

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 23, 2021
Land Use Review Item #16**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): ID212 RESIDENTIAL/COMMERCIAL METRO DISTRICT AMENDMENT	PARCEL #(S): 5509302003, 5509305003, 5500000332, 5500000414
DESCRIPTION: Request by White Bear Ankele Tanaka & Waldron Attorneys at Law on behalf of Waterview II Metropolitan District for a major amendment to the Service Plan. The amended and restated plan adheres to the County's current model service plan. The amendment includes an updated financial plan and estimated infrastructure costs for development inclusive of the Trails at Aspen Ridge. <i>Review Note: The Trails at Aspen Ridge PUD Amendment was reviewed with recommended conditions by the Commission in March 2021. The Waterview Sketch Plan Amendment that includes the Waterview II Metropolitan District boundary was reviewed with recommended conditions by the Commission in August 2020.</i>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 0.87 miles southeast of Rwy 35R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-1), Accident Potential Zone 2 (APZ-2) Airport Noise subzone (ADNL)
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/171270 CLICK ON VIEW DEVELOPMENT SUMMARY UNDER DOCUMENTS LIST	

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STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

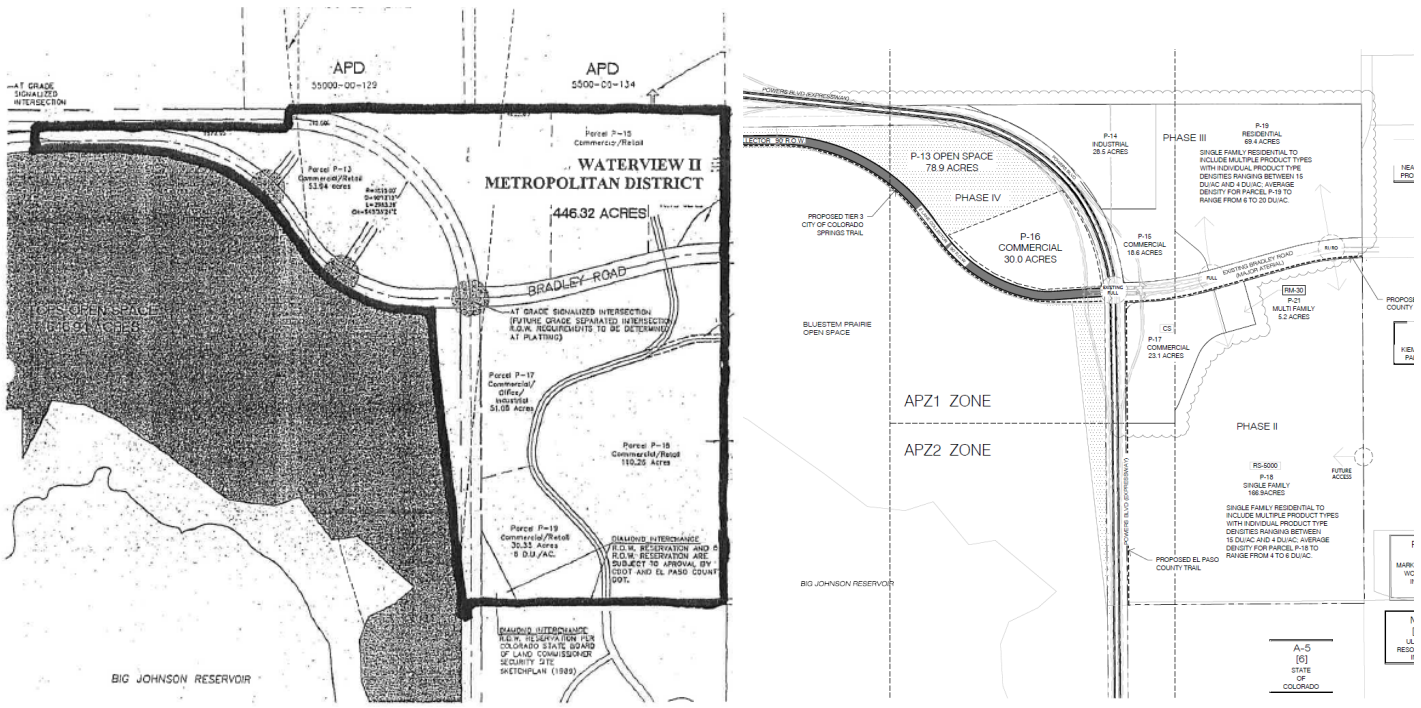
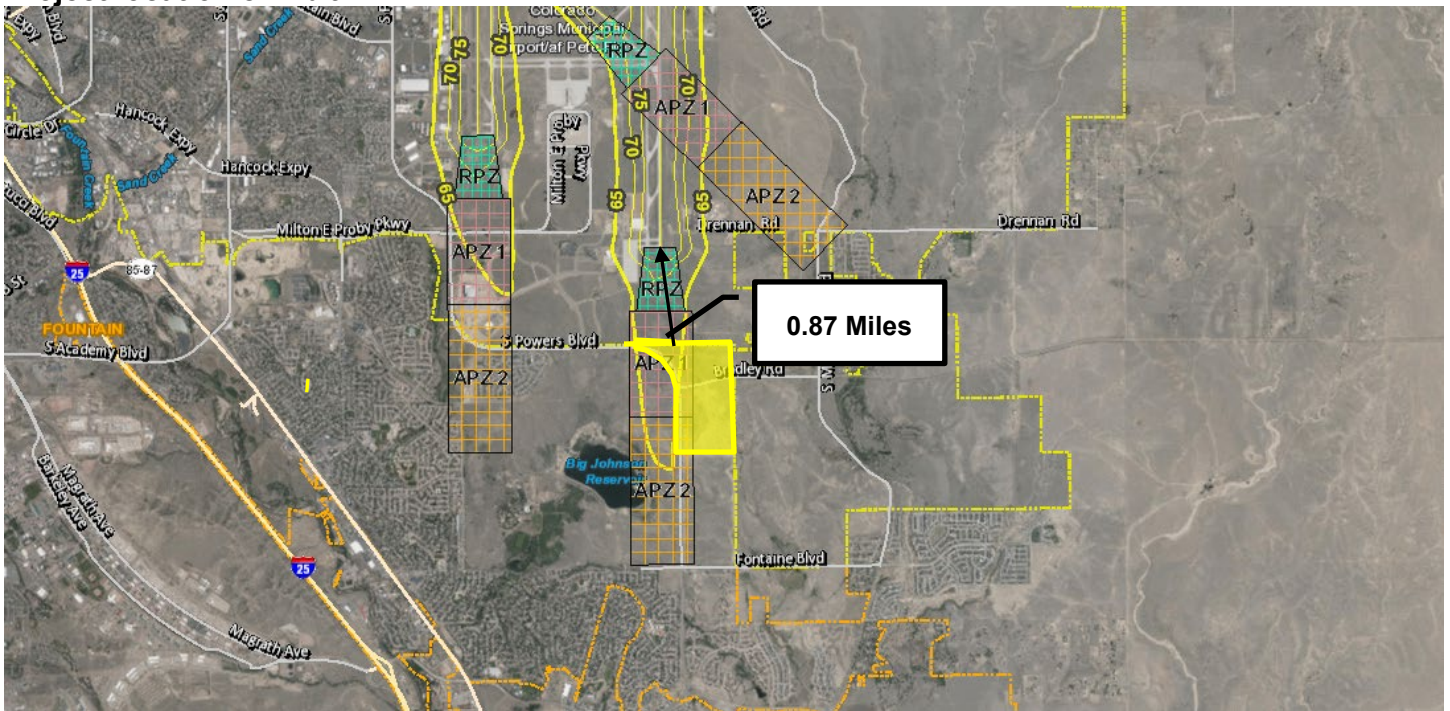
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** The owner/developer has placed airport disclosure notices on the Final Plat drawings as requested by the Airport Advisory Committee for the Trails at Aspen Ridge Filing 2. This notice will also be placed on all future final plat documents. An avigation easement was recorded 1/16/13 at Reception No. 213006737 and is shown on plan.
- **Noise:** The owner/ developer has agreed to work with builders in the use of common and regional building techniques to help mitigate sound per HUD Sound Transmission Class Guidelines. A Noise Study has been completed and the owner/ developer has stated they will follow the building recommendations as outlined in Section 4.2 Building Construction of the noise study.
- **Airport Acknowledgement:** Upon accepting residency within the Trails at Aspen Ridge, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the Trails at Aspen Ridge lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **Lighting:** Add note: *The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.*
- **Accident Potential Zone:** The proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. Commercial development is permissible in the APZ-1 subzone.
- Parcel is within Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated within the development of this parcel appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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Project location exhibit:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 26, 2020
Land Use Review Item #14

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SKP202 SKETCH PLAN AMENDMENT - RESIDENTIAL		PARCEL #(S): 5500000332 5500000414
DESCRIPTION: Request by Dakota Springs Engineering on behalf of Rankin Holdings, LP for approval of the Waterview Sketch Plan amendment. The amendment includes modifying 52.9 acres of industrial (P-14) and 16.1 acres of commercial (P-15) to single-family residential creating a new parcel (P-19) on plan for 69 acres of residential. An additional 5.2 acres from parcel P-17 will be modified from commercial to multi-family residential and create a new parcel (P-21). The property is currently zoned I-2 (Limited Industrial). The property is located northeast of Powers Boulevard and Bradley Road. <i>Review Note: An amendment to the sketch plan was reviewed with recommended conditions by the Commission in July 2018. The most recent review for development south of this area was Trails at Aspen Ridge final plat in March 2020 (Tabled from December 2019).</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 0.87 miles south of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1), ADNL Airport Noise subzone	
ATTACHMENTS: <u>WATERVIEW SKETCH PLAN AMENDMENT</u> CLICK ON SKETCH PLAN DRAWING(S) UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

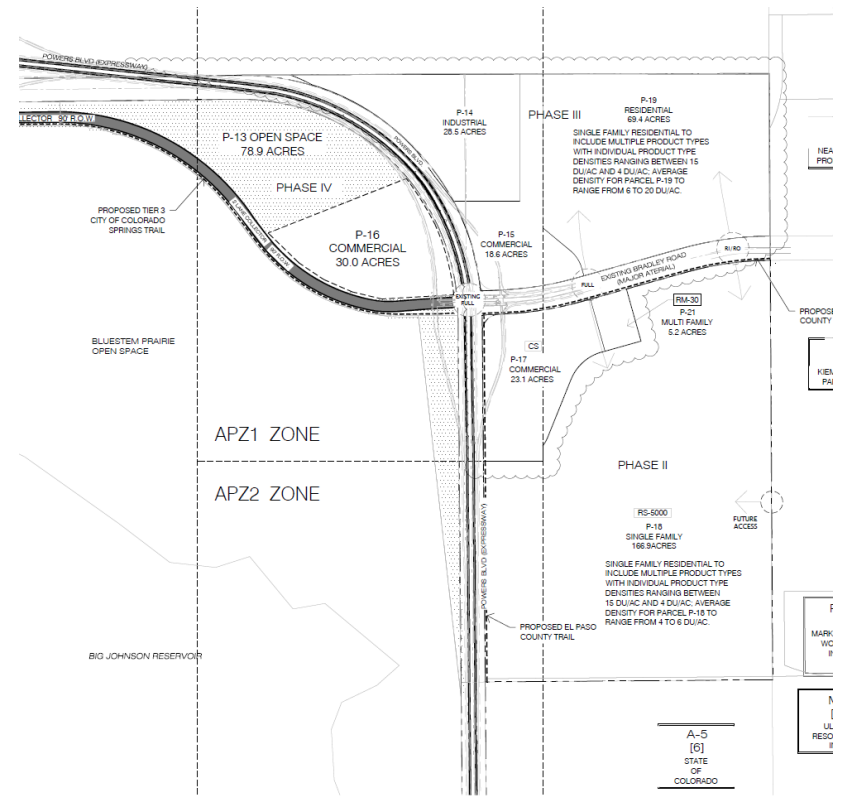
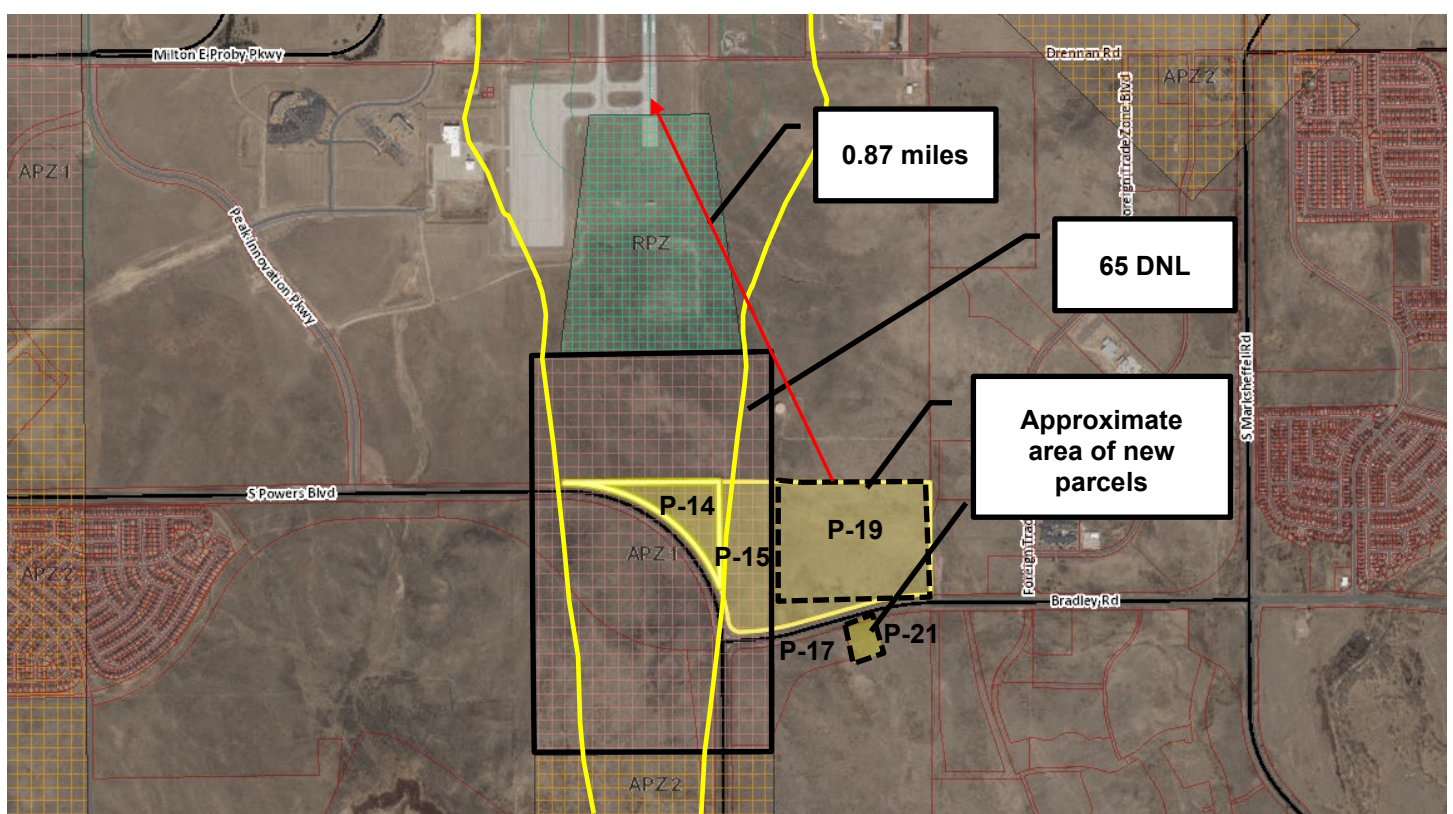
- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airfield Lighting Notice/Disclosure:** To be developed and provided by the Airport.
- **Noise Study:** to show an Interior noise level of 40dB (subject to change, this is close to a typical comment we make) A 40 dB indoor noise level shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate, through a noise study/analysis by a qualified professional. In the case of land uses classified as industrial uses, only the office portion of the building is required to achieve the noise reduction.
- **Notice/Disclosure to all home buyers of their location/proximity to the Airport:** To be developed and provided by the Airport.
- **Disclosure to any renters, lessees, or sublets (typically for apartment complexes, etc. if any):** Upon accepting residency within xx, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that xx lies within an Airport Overlay Zone and is located less than xx miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** Based on elevation data, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oaaaa.faa.gov/oaaaa/external/portal.jsp>).

Colorado Springs Airport Advisory Commission Meeting

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Land Use Review Item #14

PROJECT LOCATION EXHIBIT:



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STATE OF COLORADO