

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 28, 2020
Land Use Review Item #09**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2034 COMMERCIAL SITE DEVELOPMENT PLAN		PARCEL #(S): 5408101057
DESCRIPTION: Request by Hammers Construction, Inc. for approval of a site development plan for Claremont Business Park 2, Filing No. 1 Lot 1. The plan includes a 7,000 square foot building with 5,500 square feet for warehouse space and 1,500 square feet for office space. The plan also includes parking and drive aisles. The property is zoned CS/CAD-O (Commercial Service, Commercial Airport District Overlay) and consists of 0.51 acres. The property is located north of Highway 24 and west of Marksheffel Road.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.5 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 19 feet above ground level; 6,409 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone (APZ-2), ADNL Noise Zone	
ATTACHMENTS: CLAREMONT BUSINESS PARK 2 LOT 1 PLAN4 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **an objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **ADNL Noise:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. As a portion of the proposed structure will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **APZ-2:** The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development 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:

