

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 28, 2018
Land Use Review Item #05**

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| EL PASO COUNTY BUCKSLIP NUMBER(S): SP-17-010 – 2 ND REVIEW <i>RESIDENTIAL AND COMMERCIAL PRELIMINARY PLAN</i> | TAX SCHEDULE #(S): 5500000135 |
| DESCRIPTION: This is the second review for approval of the Springs East at Waterview preliminary plan for 713 single-family lots on 168.61 acres and commercial development on 26.64 acres. The Waterview East property is proposed mixed use development on 195.25 acres and is located southeast of the intersection of Bradley Road and Powers Boulevard. <i>Review Note: This item was originally reviewed and tabled in November 2017 and was reviewed and approved by the Commission in February 2018.</i> | |
| CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No | DISTANCE/DIRECTION FROM COS: 4,900 feet 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); Accident Potential Zone (APZ-2) |

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Recommend approval with inclusion of aviation easement and title notification to include impacts from lighting and noise. Developer will continue to work with airport staff for future notification of aviation impacts.
- 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.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:

