

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard March 24, 2021  
Land Use Review Item #09**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR217, SF2112, P204 <b>RESIDENTIAL DEVELOPMENT, PLAT AND REZONE</b>	<b>TAX SCHEDULE #(S):</b> 5332404001
<b>DESCRIPTION:</b> Request by Kimley-Horn on behalf of Feathergrass Investments, LLC for approval of the Watermark at Akers site development plan. The plan consists of a 300-unit multifamily development including private parking and drives, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks. The property consists of 15.39 acres and is located northwest of Marksheffel Road and Constitution Avenue. <b>Concurrent Request:</b> Request for approval of the Upland Flats by Watermark Filing No. 1. <b>Concurrent Request:</b> Request for approval for a rezone from CS/CAD-O (Commercial Service and Commercial Airport District) to RM-30/CAD-O (Residential Multi-Dwelling and Commercial Airport District).	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 3.5 miles northeast of Rwy 17R
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 48 feet above ground level; 6,510 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/170352">https://epcdevplanreview.com/Public/ProjectDetails/170352</a> CLICK ON VIEW SITE DEVELOPMENT MAP UNDER DOCUMENT LIST <a href="https://epcdevplanreview.com/Public/ProjectDetails/170022">https://epcdevplanreview.com/Public/ProjectDetails/170022</a> CLICK ON VIEW FINAL PLAT DRAWINGS 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:** Proof of Avigation Easement filing noted on plat (Reception No. 2140022684); no further action is required.
- **Noise:** Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- **Airport Acknowledgement:** Upon accepting residency within Watermark at Akers, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Watermark at Akers lies within an Airport Overlay Zone and is located less than 4 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 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:

