

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 26, 2021  
Land Use Review Item #13**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> ID213 <i>RESIDENTIAL SPECIAL DISTRICT</i>		<b>PARCEL #(S):</b> 5329100004, 5329111002, 5329400016
<b>DESCRIPTION:</b>  Request by Spencer Fane, LLC on behalf of Eagle Development Company for approval of the Windermere Special District. The District will include the development of approximately 163 single-family lots, 7 tracts, and rows. The site is zoned RS-5000/CAD-O (Residential Suburban and Commercial Airport Overlay District) and consists of approximately 42.8 acres. The property is located northwest of Marksheffel Road and North Carefree Circle.  <i>Review Note: The Windermere Preliminary Plan for residential development was reviewed with recommended conditions by the Commission in March 2019.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  4.7 miles northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  30 feet above ground level; 6,620 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  None	
<b>ATTACHMENTS:</b> <a href="#">Project Details - EDARP (epcdevplanreview.com)</a> CLICK ON VIEW DISTRICT BOUNDARY MAP 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:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **FAA Form 7460-1:** If use of temporary construction equipment will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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 March 27, 2019**  
**Land Use Review Item #03**

PREVIOUS REVIEW

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> <p style="text-align: center;">SP-19-003</p> <p><i><b>RESIDENTIAL DEVELOPMENT PLAN</b></i></p>	<b>TAX SCHEDULE #(S):</b> <p style="text-align: center;">5329111002, 5329400013</p>
<b>DESCRIPTION:</b> <p>Request by Drexel Barrell &amp; Co., on behalf of Windsor Ridge Homes for approval of an amendment to the Windermere Preliminary Plan. The amendment consists of residential family development to include 202 single-family lots. The property is zoned RS-5000 (Residential Suburban) and consists of approximately 52.07 acres. The site is located northwest of Marksheffel Road and North Carefree Circle.</p> <p style="color: red;"><i><b>Review Note:</b> The Windermere Filing No. 1 final plat for 59 single-family lots and rezone of 52.07 acres was reviewed and approved by the Commission in November 2014.</i></p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b> <p style="text-align: center;">No</p>	<b>DISTANCE/DIRECTION FROM COS:</b> <p style="text-align: center;">4.7 miles northeast of Rwy 17L</p>
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> <p style="text-align: center;">30 feet above ground level; 6,658 feet above mean sea level</p>	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> <p style="text-align: center;">None</p>

PREVIOUS REVIEW

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

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

- Airport Activity Notice and Disclosure provided on Preliminary Plan; the Airport requests applicant file an avigation easement.
- If use of temporary construction equipment will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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>).

# Colorado Springs Airport Advisory Commission Meeting

## To Be Heard March 27, 2019

### Land Use Review Item #03

PREVIOUS REVIEW

#### PROJECT LOCATION EXHIBIT:

