

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard June 28, 2017  
Land Use Review Item #05**

**City of Colorado Springs Buckslip Number(s):**

CPC CP 17-00084, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083,  
CPC A 17-00004

**Sponsor:**

M&S Civil Consultants, Inc. on behalf of Lorson South Land Corp.

**Tax Schedule #(s):**

5300000637, 5300000638, 5300000675

**Description:**

Request for approval of the Sands Addition No. 1 concept plan. The plan proposes a mix of single-family residential, commercial, and industrial development. The property consists of 114 acres and is located northeast of Marksheffel Road and Constitution Avenue. **Concurrent Request:** Request for approval for the Sands master plan. The plan outlines land uses and planned development for the property. **Concurrent Request:** Request for approval of a zone change for the Sands Addition No. 1 for 17.57 acres from County zoning I-3 (Industrial) to City zoning M1/AO (Industrial with Airport Overlay). **Concurrent Request:** Request for approval of a zone change for the Sands Addition No. 1 for 85.9 acres from County zoning I-3 to City zoning R1-6000 DFOZ/AO (Single-family residential, design flexibility with Airport Overlay). **Concurrent Request:** Request for approval of a zone change for the Sands Addition No. 1 for 10.78 acres from County zoning I-3 to City zoning PBC/AO (Planned Business Center with Airport Overlay). **Concurrent Request:** Request for approval of an application for annexation for the Sands Addition No. 1 into the City of Colorado Springs. The annexation consists of 37.92 acres.

**Construction or alteration of more than 200 feet above ground level?**

No

**Distance/direction from COS:**

19,000 feet north (17R)

**Total structure height at the estimated highest point:**

40 feet above ground level; 6,550 feet above mean sea level

**Commercial Airport Overlay Surface penetrated:**

None

**Project location exhibit on facing page**

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Staff Recommendation and Conditions of Approval (Subject to Airport Advisory Commission Action):

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

- An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- Based on available elevation data, the Airport requests that the applicant 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 at the time of the Development Plan submittal.
- 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:

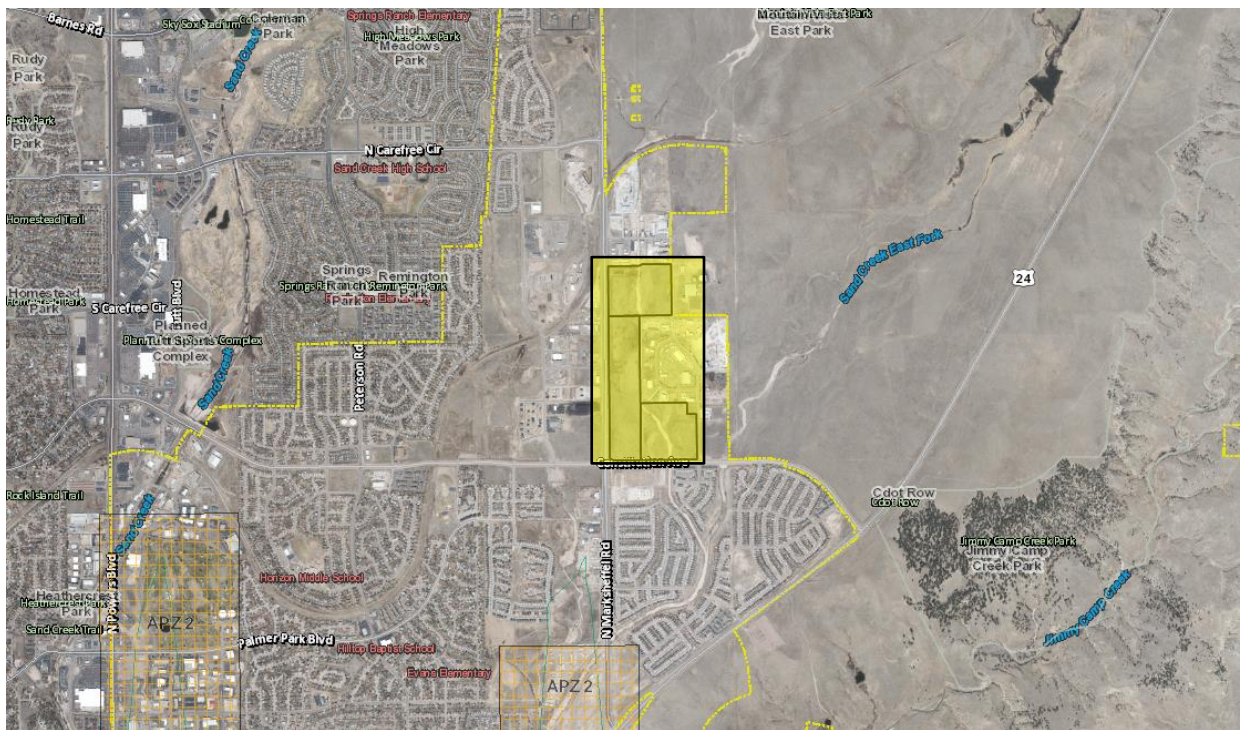
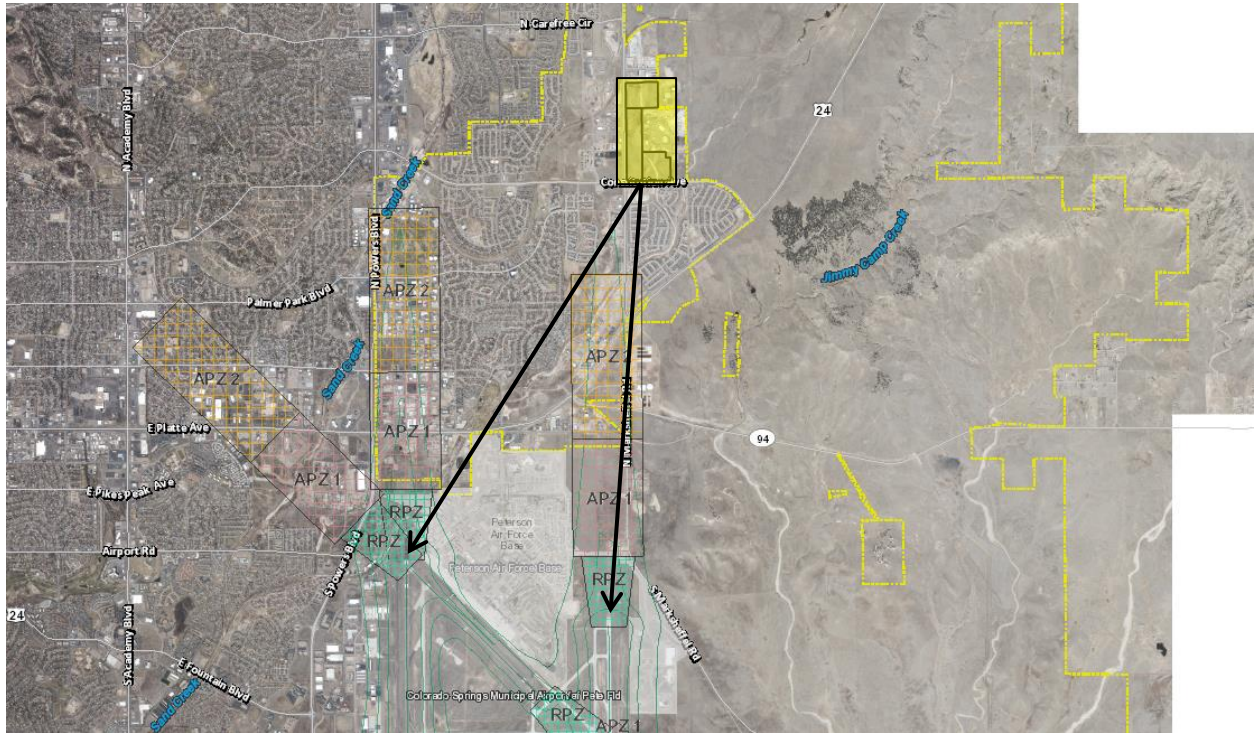


FIGURE 2