

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 23, 2022
Land Use Review Item #01**

City of Colorado Springs Buckslip Number(s): CPC MP 02-00254-A4MJ22, CPC ZC 22-00011, CPC CP 22-00012 RESIDENTIAL MASTER PLAN, ZONE CHANGE AND CONCEPT PLAN	TAX SCHEDULE #(S): 5306300007, 5306306004
DESCRIPTION: Request by WSB Engineering on behalf of RMG-RS Holdings, LLC for approval of an amendment to the Powerwood 2 Master Plan. The amendment includes adding Tutt Boulevard Townhomes multi-family housing to include 140 townhomes. The site is located northeast of Powers Boulevard and Woodmen Road and consists of 13.45 acres. Concurrent Request: Request for approval of a zone change to allow for multi-family housing. The site is zoned A-AO (Agricultural with Airport Overlay) and the proposed zone district is R-5-AO (Multi-Family Residential with Airport Overlay) consisting of 4.43 acres. Concurrent Request: Request for approval of the Tutt Boulevard Townhomes Concept Plan for multi-family housing.	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 8.5 miles north of 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,985 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
ATTACHMENTS: https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/145553.pdf https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/145559.pdf https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/145566.pdf	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- **Avigation Easement:** Avigation Easement on Concept plan.
- **Airport Acknowledgment:** Upon accepting residency within the Tutt Boulevard Townhomes, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the Tutt Boulevard Townhomes lies within an Airport Overlay Zone and is located less than 9 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:** If use of equipment (permanent or temporary) will exceed 200 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:

