



LAND USE STUDY

DRAFT LAND USE STUDY REVIEW

October 28, 2021

Virtual Meeting

- There will be an on-line presentation with Q&A session breaks for clarifying questions
- There will be a general Q&A session at the conclusion of the presentation
- The meeting will be recorded
- Please mute your microphone when you are not speaking
- Please use the “Raise Your Hand” function at the bottom of the screen if you wish to speak during the Q&A sessions
- Please state your name and address or affiliation
- Please don't use the Chat for public comment
- We appreciate everyone's participation and patience!

Study Objectives

- Create balanced Land Use Plan (LUP)
 - Protects airport operations and future development
 - Allows compatible development
- Develop common code recommendations using proven examples
- Use data, analysis and strategies as basis of plan and recommendations
- Develop common overlay zone
- Identify/address Dept. of Defense (DOD) land use issues
- Develop legally-defensible Airport (COS) and Airport Advisory Commission (AAC) project review process

1 Existing Land Use Plan & Codes

Common Subzone Maps
1. Safety
2. Noise
3. Part 77 (Airspace)

El Paso County Code

City of Colorado Springs Code

City of Fountain zoning code



2 Updated Land Use Plan

DRAFT
Chapter 1
Introduction

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Chapter 2
Inventory

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Chapter 3
Forecast

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Chapter 4
Noise

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Chapter 5
LUP

Proposed City of Colorado Springs Code

Other Jurisdictions

3 Common Airport Review Process

Proposed Airport/AAC Review Process

Clarifying Questions?

Chapter 1 - Introduction

- Defines the need for land use planning
- 5 key questions - answers set the context for the plan

	QUESTION	ANSWER
1	What is airport compatible land use?	Uses that can coexist near an airport
2	Why is airport land use compatibility important?	Ensuring aircraft and community safety
3	What are the most common land use compatibility concerns?	Noise, Safety, Airspace
4	What land uses are most commonly found near airports?	Residential, Commercial, Industrial, Institutional, Infrastructure, Agricultural, Parks
5	How is airport land use compatibility achieved?	Understanding and enforcement of land use codes

Chapter 2 - Inventory

- Background and history of land use planning at COS
- Roles and authority of the local jurisdictions to control land use
- Coordination with Peterson Space Force Base and larger DOD community on Joint Land Use Study (JLUS)

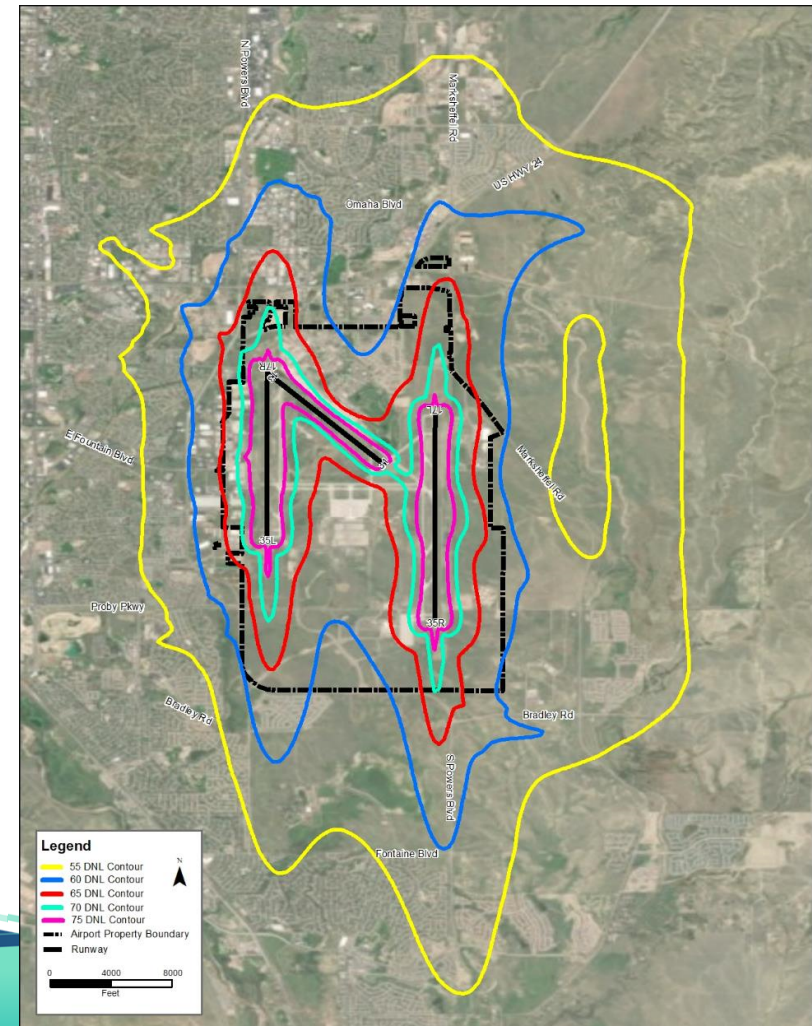
Chapter 3 - Forecast

- Developed the 20-year FAA-approved demand forecast for COS
- Aircraft operations forecast – civilian and military
- Aircraft fleet mix forecast
- Master Plan is currently revisiting the forecast for COS
 - COVID-19 impacts
 - Introduction of Southwest Airlines

Chapter 4 - Noise

- Converted demand forecast into Aviation Environmental Design Tool (AEDT) modeled noise contours out to 2039
- Measured local background and ambient noise
- Established approach for Annual Service Volume (ASV) airport capacity of 320,000 annual operations
- Recommend 60 Day-night average sound level (DNL) ASV noise contour to limit new residential development near COS

ASV DNL Contours



Clarifying Questions?

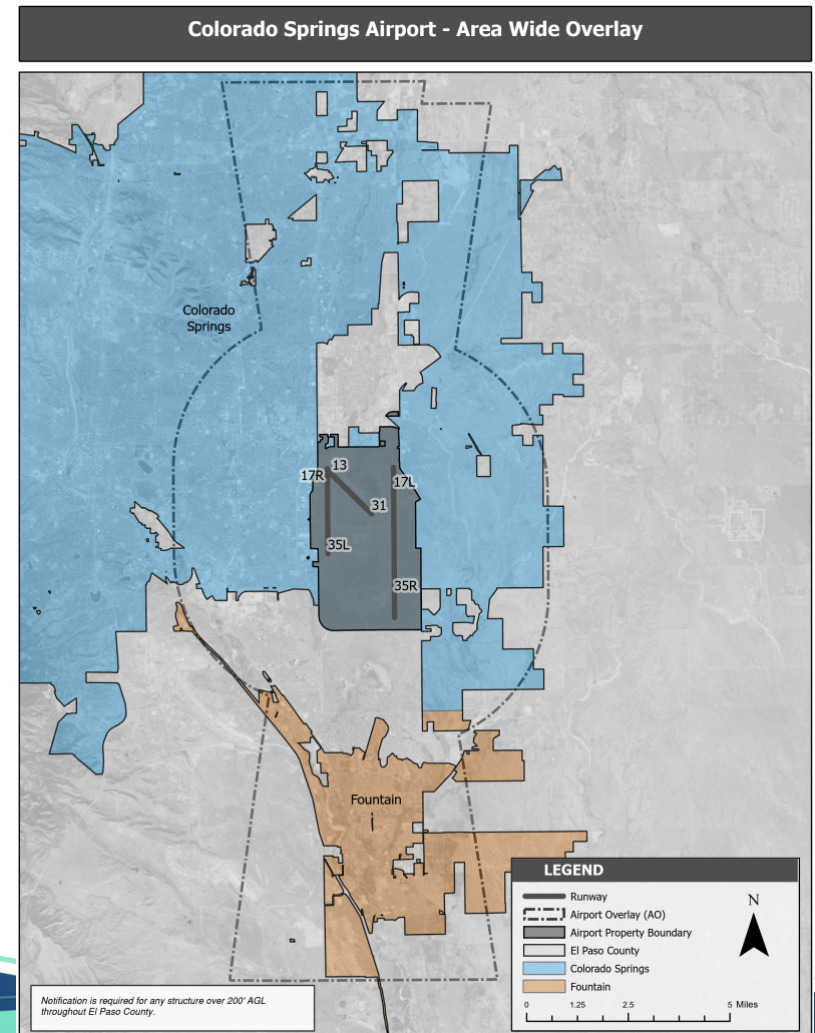
Chapter 5 – Land Use Compatibility Plan

- Key chapter
- Living document – to be updated as needed over time
- Can stand with or without the other chapters
- Aviation's recommendation to COS/AAC for consideration

Chapter 5

Jurisdictions

- Includes City of Colorado Springs, El Paso County, City of Fountain
- Adoption by each jurisdiction
- Standard review



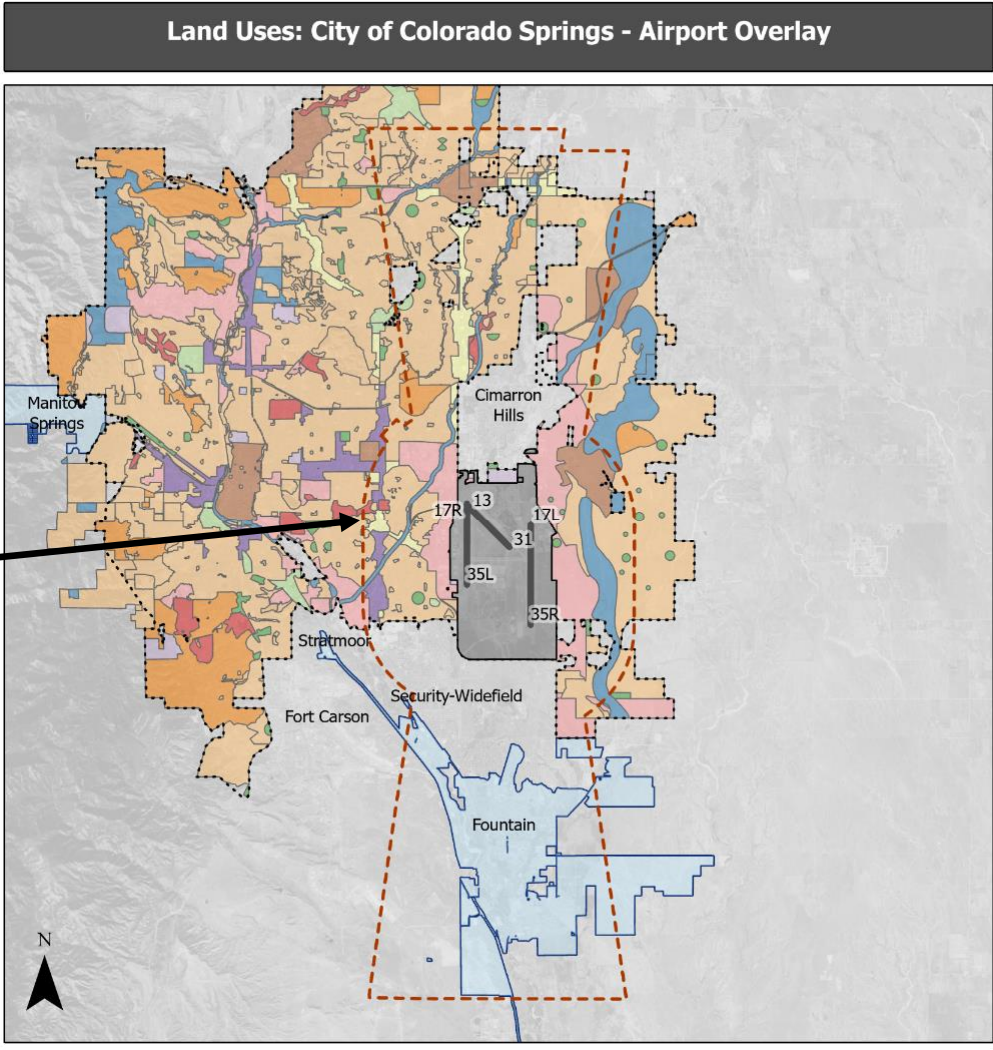
Chapter 5

Recommend Airport Overlay (AO)

- Replaces previous City and County AO
- Provides a focused review of development
- Anything over 200' AGL requires FAA airspace review (7460-1)

Chapter 5 Previous AO

Airport Overlay

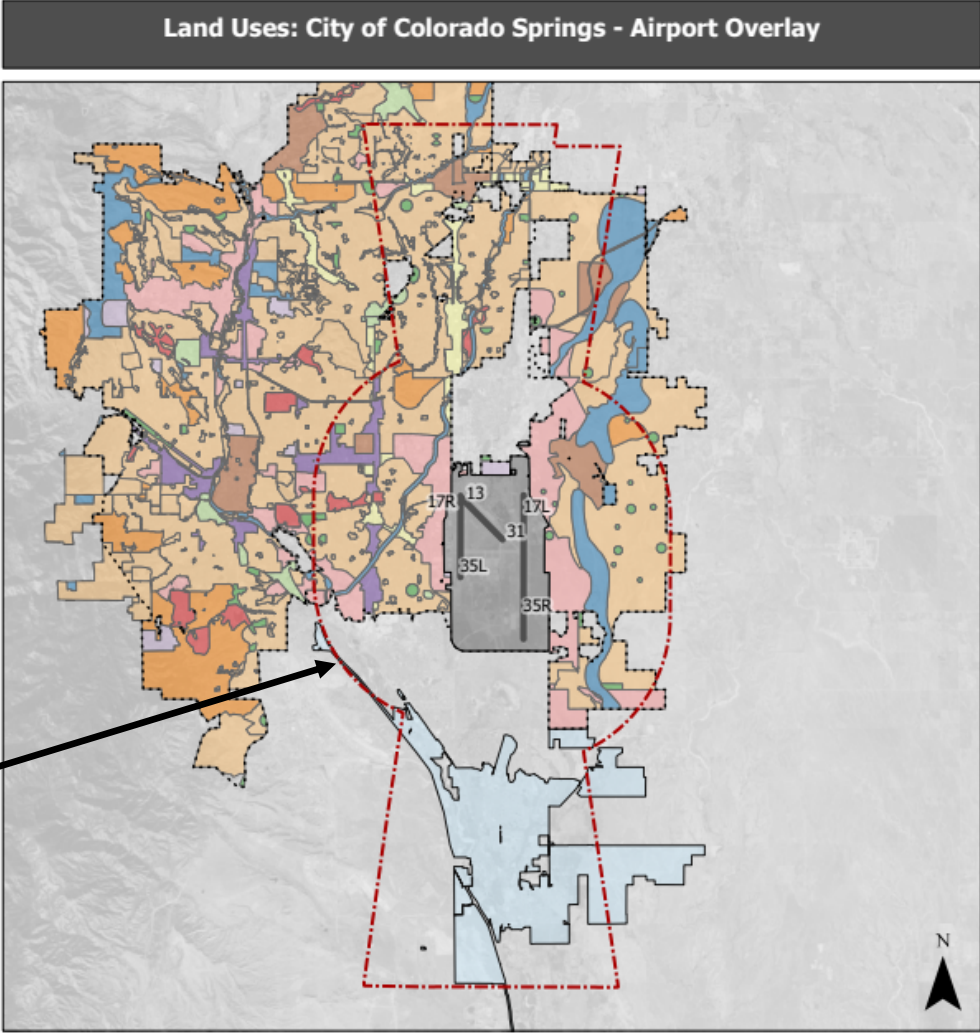


Chapter 5

Recommended AO

- Anything over 200' AGL still requires 7460-1
- AO widen to include notification area (within 20,000 ft of an airport which exceeds a 100:1 surface from any point on the runway)

Airport Overlay



Chapter 5

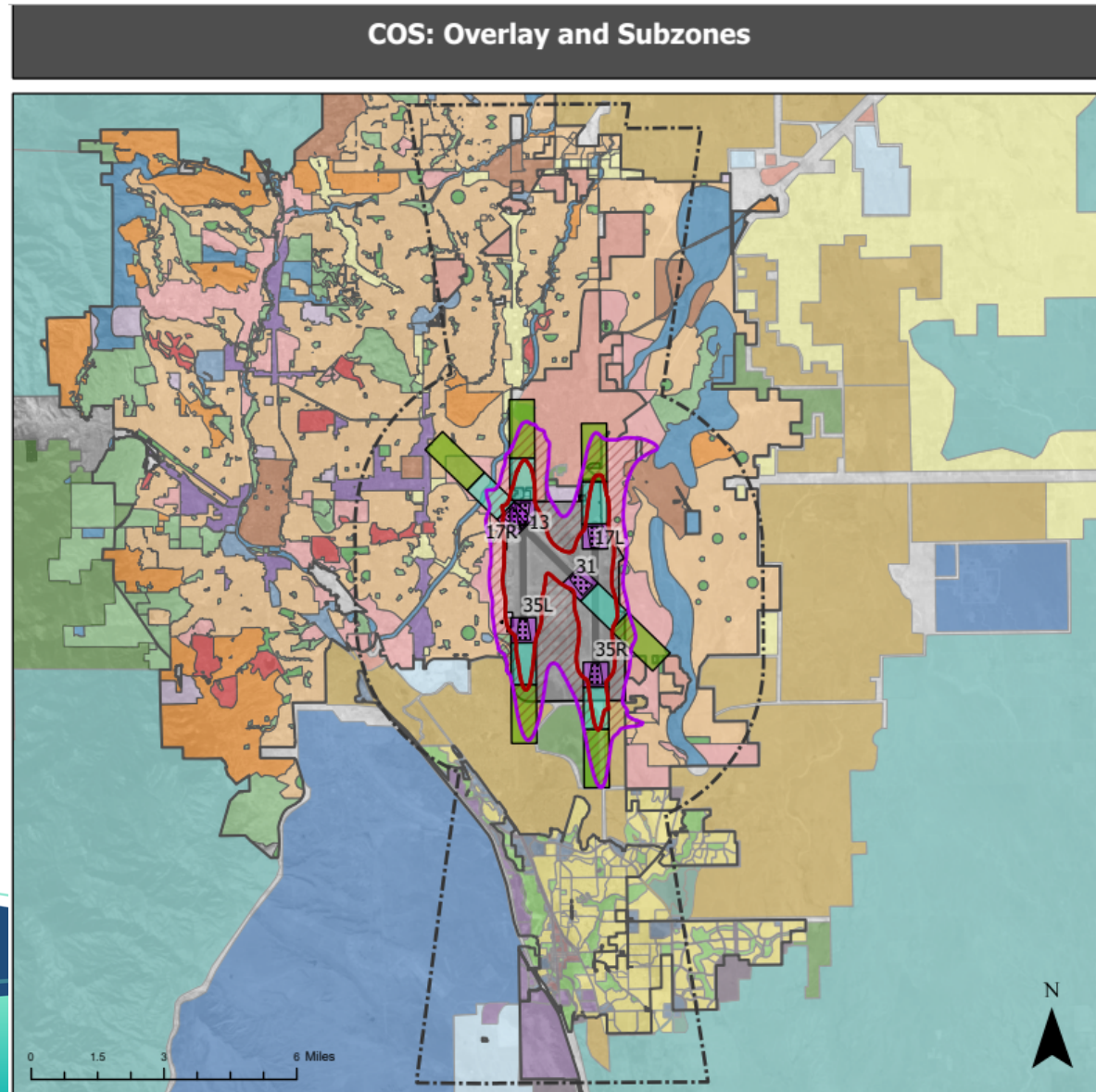
Recommended Overlay and Subzones

OVERLAY OR SUBZONE	CODE	DIMENSIONS	INTENT
Runway Protection Zone	RPZ	A trapezoidal shaped zone centered about the extended runway centerline	To enhance safety and protection of people and property on the ground
Clear Zone	CZ	A surface on the ground beginning at the runway end and symmetrical about the runway centerline extended, measuring 3,000' long and 3,000' wide	To enhance safety in an area that possesses a significant potential for aircraft accidents
Accident Potential Zone 1	APZ-1	Starts at the end of the Clear Zone, measures 5,000' long and 3,000' wide, centered about the runway centerline	To enhance safety in an area that possesses a significant potential for aircraft accidents
Accident Potential Zone 2	APZ-2	Begins at the end of APZ-1, is 7,000' long and 3,000' wide	To enhance safety in an area that possesses a measurable potential for aircraft accidents
DNL 65 dB Noise Contour	DNL65	Based on airport capacity noise modeling	To prohibit noise-sensitive and other non-compatible uses
Airport Influence Area	AIA	Based on airport capacity noise modeling and the DNL 60 dB noise contour	To establish a buffer around the Airport based on noise in which noise disclosure and sound attenuation are required
Airport Overlay	AO	Includes FAA Part 77 imaginary surfaces and FAA notification area.	To create, establish, and maintain protection against hazards to air navigation.

Chapter 5 Overlay and Subzones

LAND USE		
El Paso County	Colorado Springs	New / Developing Corridor
Urban Residential	Candidate Open Space	Regional Center
Large-Lot Residential	Commercial Center	
Suburban Residential	Community Activity Center	Fountain
Employment Center	Employment Center	Commercial
Regional Open Space	Existing Golf Course / Cemetery	Historic Downtown
Rural	Existing Park Land / Open Space	Industrial
Incorporated	General Residential	Mixed Use
Military	Low Residential	Public
	Major Institutional	Residential
	Mature Redevelopment Corridor	Agriculture

LEGEND
DNL 60 Contour ASV
DNL 65 Contour ASV (65 DNL)
Airport Influence Area (AIA)
Airport Overlay (AO)
Accident Potential Zone 1 (APZ1)
Accident Potential Zone 2 (APZ2)
Clear Zone (CZ)
Runway Protection Zone (RPZ)
Runway
Airport Property Boundary
City Boundaries



Chapter 5

Permitted Uses and Development Requirements

- Permitted, Conditional, and Prohibited
- Establishes guidelines for land use development surrounding the Airport
- Standard Land Use Coding Manual (SLUCM) match DOD standards
- Over 80 land use categories defined

Next Steps

- Receive feedback from this group
- Final recommendation from AAC and Airport
- Adoption by City
- Integration with ReToolCOS – City of Colorado Springs – Zoning Ordinance Update (completion tentatively anticipated Spring 2022)

Questions and Comments



LAND USE STUDY

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