

Colorado Spring Municipal Airport

(COS)

Land Use Encroachment Concerns

2017 - ?

Background

- Population creep has created incompatible land use in vicinity of local airports nation-wide
- Several regional airports across the U.S. have been negatively impacted
 - Forced modification of flight activities and/or forced closures to accommodate residential concerns
 - Results: Negative long-term impacts on local airport ability to generate productive economies

Arising National Dilemma

- Land use compatibility
 - Community/regional planning decisions regarding land bordering airports is creating incompatible land use
 - Unintended land use incompatibility has shown to limit, and ultimately render, regional airports ineffective
 - Resultant loss of economic vitality negatively impacts local communities and regions

National History

- Several airports have fallen victim to surrounding encroachment from non-compatible land development due to the growth of adjacent metropolitan areas.
- Examples:
 - Santa Monica, CA.,
 - Scottsdale, AZ.
 - Naples, FL.
 - Stapleton, Co.
 - More recently San Francisco, CA.

Challenge

- Population Growth
 - Demographers' current predictions
 - Colorado Springs population to double in 2 decades
 - Population expected to top 1,000,000 residents by 2050+
 - Challenge
 - City must plan to accommodate projected growth
 - Available residential land geographically restricted to airport vicinity
 - Requires land use re-zoning to accommodate needs

COS Airport

- Advantages of retaining a healthy airport
 - Critical component of area economic growth
 - Thriving commercial/airline services attracts business
 - Serve the growing population travel needs
 - Serve growing needs of military tenants
 - Continue as relief/alternate for Denver airports
 - Critical factor for Colorado Springs tourist trade

COS Airport Advisory Commission Involvement

- Charter
 - Appointed by City Council to advise the Mayor, City Council, & City Planning Commission on:
 - Land use and other matters effecting the construction, planning, and operation of the airport
 - Review and make recommendations concerning long range plans for the airport
- Actions
 - Hear local land use items proposed in vicinity of the airport
 - Advise airport staff on approval of presented land use items

Prevention ≈ Avoidance

Colorado Springs Municipal Airport

- The COS AAC has identified future potential residential land use near the airport as a major area of concern.
- Recently completed 2-year JLUS conducted by DOD OEA sponsored by PPACG has validated AAC concerns

Implementation Strategies 1.2/.3/.4 & 2.1/.2/.4/.5 all address land use issues.

Actions

- Local Governing Bodies must respond:
 - Revise and codify current COS Airport Overlay Map to include current aviation activities
 - Commit to ensuring compatible land use within the Airport Area of Influence
 - Immediately require local planning agents consider compatibility in relevant development requests
 - Require positive notification of all possible life-style irritants in all land transfers

Recommendations (3)

- Revise land use standards for rezoning designated land in the airport vicinity
- Mandate mitigation and noise attenuation construction measures for land use development
- Require continuing owner notification, in perpetuity, of real property located within designated area

Land Use Standards

- Recognize specific area of possible compatibility conflicts
 - Define and publically disclose land holdings located within an airport revised overlay district.
 - Identify areas sensitive to aviation activities that may impact safety and quality of life issues.
 - Noise irritants
 - Aircraft related odors (fuel odors, etc.)
 - Possible falling objects
 - Create and codify an airport overlay district. to regulate land uses

Development Requirements

- Enforce construction requirements
 - Require developers and community planners to address compatibility during development construction
 - Incorporate planning to include known construction mitigation methods to address future irritants. (Compatible Land Use Matrix).
 - Require local government compatibility approval as condition of final project approval

Aviation Activity Notice

- Create standard notification codicil to accompany legal documentation for all future property transfers
 - Notice to be attached to original and all transfers of ownership
 - Clear statement of any and all known reasonable life-style irritants derived from property location
 - Require evidentiary disclosure by seller and acknowledgement by buyer

Conclusion

- Several states and municipalities across the nation have taken various actions to address land use compatibility question.
- Since, to date, Colorado has not, Colorado Springs feels the need to initiate an effort to address compatible land use in a timely manner
- **Our local growth projections do not allow delay**

Questions & Discussion