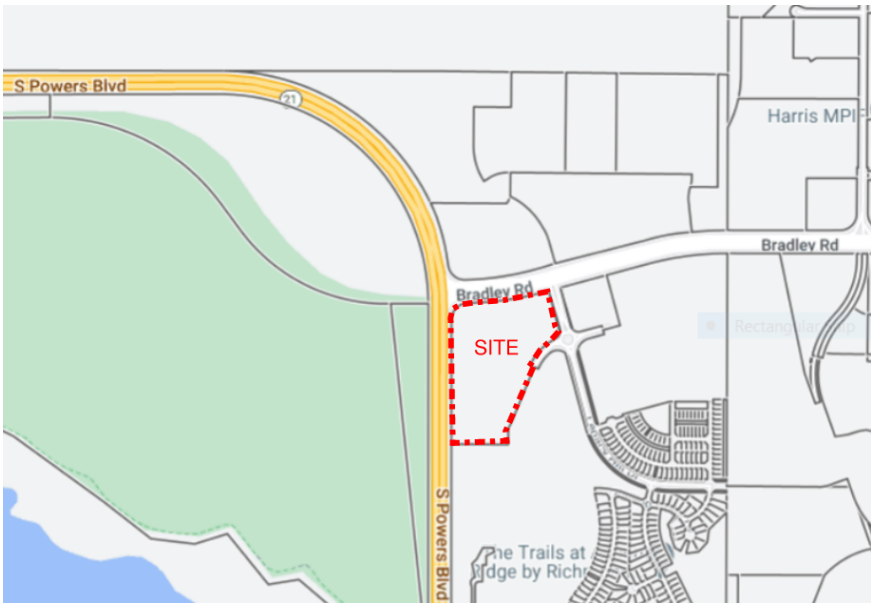
WATERVIEW EAST COMMERICAL FINAL PLAT
LETTER OF INTENT
04.22.26 (Revised 10.01.26)

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER
WATERVIEW COMMERCIAL INVESTORS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920

PLANNING
KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING
KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903



PARCELS NO(S): 5509200004, 5509300002, 5509300001, 5509300005, 5509300004, 5509300006

five

SITE/BACKGROUND INFORMATION:
The ±22.1 acres is within the zoned CS, within the Commercial Airport Overlay District (CAD-O). The parcels are located southeast corner of intersections of Powers Boulevard and Bradley Road

The current site is associated with the approved Preliminary Plan approved in October 2023 (Resolution NO 23-358) also reference(PCD Fil No SP229 as amended by PCD Fil No SP267). The Preliminary Plan subdivides the existing parcels into nine (9) commercial lots and seven (5) Tracts under the CS CAD-O zoning. 8-Lots will be accessed by private roads (tract) and the 9th lot to be served by an access off a public road (Frontside Dr). The existing parcels and future lots are located within the Waterview III Metropolitan District.

REQUEST AND JUSTIFICATION:
Waterview Commercial Investors, LLC ("The Applicant") requests approval of the Waterview East Commercial final plat Filing 1 that includes Two (2) commercial lots, three (3) tracts for stormwater detention/water quality, public and private rights-of-way, road improvements including sidewalks and access, utility infrastructure, and landscape.

The applicant requests that the plat approval includes the following:

- And continued acceptance (as approved with the Preliminary Plan) for the Waiver for a private roads, alternative lot frontage dimension and Deviation for a right-in and right-out access onto Legacy Loop

Related to the final plat and long-term maintenance, the collection of public subdivision improvements will be owned/maintained by Waterview III Metropolitan District. Future individual lot landscaping will be submitted on a per site basis which shall conform the amended preliminary plan approved landscape plan per the current code.

Note: The Water sufficiency was found with the Preliminary Plan at PCD FIl No SP229.

Review Criteria:

A. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan

Response: Yes, the plat reflects and is in conformance with the goal, Objectives and policies of the EPC Master Plan. The area is within the "New Development" area of change zone and it has overlapping boundaries with the Key Areas:

- **Colorado Springs Airport/Peterson Air Force Base**
- **Military Installations and 2-mile Notification Zone**

This project supports the County's goals to grow Employment Centers in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents, but will expand the County's tax base, while supporting the growth and upgrading of infrastructure, expand services and development of new roadways.

B. The subdivision is in substantial conformance with the approved Amended preliminary plan

- **Response:** The plat reflect the goals and objectives of the approved Preliminary Plan approved October of 2023 (Resolution 23-358). It maintains the same number of lots, uses, access points and intent.

Address the preliminary plan amendment currently in review, as well.

C. The Plat and future SDP's will met the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.

Response: The Plat as defined by the preliminary plan has been designed to conform to the dimensional requirements of the CS zone which include:

- Setbacks: 25' front yard; 25' side/rear yards (0' from internal side/rear lot line within the same zone)
- Height: 45'
- Roadway Landscape Buffer/Setback Requirements:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 21 Powers Blvd.	Expressway, Principal Arterial	25 feet	1 per 20 feet
Bradley Rd	Major Arterial	25 feet	1 per 20 feet
Legacy Hill Dr.	Non-Arterial	15 feet	1 per 30 feet
Frontside Dr.	Non-Arterial	15 feet	1 per 30 feet

*Note, the landscape plan will provide buffers with minimum 1/3 trees shall be evergreen)

The plat provides and maintains direct access to Waterview East Commercial per the original proposed (private) access points approved with the Preliminary Plan. With Filing 1, plat formalized the one southern full movement access along Frontside Drive (public road) approximately 600 feet west of Legacy Hill Drive and a second access as a Right-in (private road) access along Legacy Hill Drive approximately 325 feet south of Bradley Road.

D. Utilities Services

Response: The Plat and the development will be serviced by the following:

- **Water:** Widefield Water and Sanitation District (Commitment letter)
- **Wastewater:** Widefield Water and Sanitation District (Commitment letter)
- **Electric:** Mountain View Electric Association (Commitment letter)
- **Gas:** Colorado Springs Utilities (Commitment letter)

The noted utility services and available connections are located adjacent to the project site and will be extended/extended on-site with Filing 1.

- Water sufficiency was found with the Preliminary Plan at PCD Fil. No SP229. Water will be provided by Widefield Water and Sanitation District
    - **a.** A public sewage disposal system has been established
        - **i.** Wastewater will be provided by Widefield Water and Sanitation District

2 **Describe any environmental constraints, hazards, and potentially sensitive natural or physical features, impacts or mitigation procedures.**

- **Response:** There are no environmental or natural features on the site and to date the site conditions reflect the initial preliminary grading permitted in 2024. All erosion control BMP's have been maintained per EPC standards.

3 **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified**

- **Response:** The soils have been tested as part of the approved preliminary Subsurface Soils Investigation by Entech Engineering. See report. No geo hazards have been identified. Each site development plan will be responsible for detail investigation per site needs.

4 **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM**;

- **Response:** See the Final Drainage Report for details. Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.
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5 **Anticipated traffic generation and access**

Response: See the most recent TIS prepared for the overall development April 9, 2026, which was updated from the previous study completed with the Preliminary Plan application (SP229) completed August 15, 2023 (with minor revisions September 12, 2023).

Appendix Table 1 of the TIS includes: Area Traffic Impact Studies that includes a list of other traffic studies in the area of study completed within the past five years (that LSC is aware of)

and is attached for reference. This updated study accounts for the land use, trip generation, and the roadway network included in these studies and the intended land use patterns.

The Main access points consist of two planned full-movement access points on Frontside Drive shown on the approved Preliminary Plan and the north access point will be installed with Filing No. 1. Additionally, the right-in-only access from Legacy Hill Drive will also be installed with Filing No. 1. The right-in-only access to Legacy Hill Drive (about 325 feet south of Bradley Road) was previously approved with a deviation to the EPC Engineering Manual.

The intersection of Powers/Bradley is currently signalized and operates at a satisfactory level of service. All movements at this intersection are projected to continue to operate at LOS D or better during the peak hours with the addition of traffic projected to be generated by the land uses within the currently proposed Waterview East Commercial Filing No. 1 assuming no improvements to the intersection.

The project with Filing 1, will be contributing to the proposed Bradley Road and Legacy Hill Drive signal ($200,000 to City of Colorado Springs) and the signal and intersection improvements being planned for Powers Blvd and Bradley Road ($117,553 to CDOT),

The project will also be submitted for a new Benchmark Access Permit with CDOT with Filing 1.

6 **Proposed County's Road Impact Fee Payment Approach**

- **Response:** The applicant will be required to participate in the County Road Impact Fee Program. The applicant intends to “opt out” of a PID option and pay the full fee at building permit. The fee for a 2,313-square-foot fast-food restaurant is $31,674.22 and the fee for a gas station with 10 vehicle fueling positions is $22,830.

7 **Proposed public and private improvements, including onsite and offsite improvements, and ongoing ownership and maintenance.**

- **Response:** The off-site public improvements are limited to minor turn lane clean up and curb and gutter improvements at Bradley Road and Legacy Hill Drive. There is also short portion of Frontside Drive that will be extended off of Legacy Hill Drive to provide access to the filing 1 development. The future build out of Frontside Drive will be the responsibility of WATERVIEW II METRO DISTRICT and Aspen View Homes.

The ongoing onsite management of the tracts, roads, drives, parking, landscaping and drainage facilities will be provided by the Waterview North Metropolitan District 2

8 **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

- **Response:** Yes, the necessary public services are accounted for. The providers include:

Fire: Security Fire Protection District (Commitment letter)
Police: El Paso County Sheriff's Offices
Water: Widefield Water and Sanitation District (Commitment letter)
Wastewater: Widefield Water and Sanitation District (Commitment letter)
Electric: Mountain View Electric Association (Commitment letter)
Gas: Colorado Springs Utilities (Commitment letter)
Parks: El Paso County
Roads: Colorado Springs, El Paso County and Waterview

9 **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code**

- **Response:** The plans have been reviewed and have received commitments and approval by Security Fire Protection District

10 **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated**

- **Response:** All public facilities will be constructed and secured by financial assurance bonds per current code, ECM standards and SIA.

11 **Proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with the Preliminary Plan.**

- **Response:** There were two Waiver Requests with the original preliminary plan for (1) private roads, and (2) alternative lot frontage dimension and there is no additional waiver request with this application

12 **Proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with the approved Preliminary Plan.**

- **Response:** There was one Deviation approved with the preliminary plan for a right-in access from ~~Legacy Loop to *Prairie Edge Way*~~ and there is no additional deviation request with this application.

Old Sage View to Old Wheat Point

13 **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.**
Response: No known commercial mining interests are impeded by the plat.

14 **Summarize the community outreach**

Response: The community outreach was limited to neighborhood notification letters. There have been no comments received to date. No other outreach was conducted at this time.