

**Waterview Villas
Project Statement**

Prepared For:

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Site Details

The application for a Development Plan (Permitting) incorporates Parcel No. 5500000456. The subject property lies in a portion of section 9, township 15 south, range 65 west of the 6th p.m., El Paso County, Colorado. More precisely the site is located at the northeast corner of the intersection between Powers Blvd, and Bradely Rd. The parcel is zoned R-FLEX-MED-AO (Low to Medium Residential) with an AP-0 (Airport Overlay) zone overlay, as the parcel lies east of the APZ1 line.



Figure 1: Vicinity Map

Project Description

We are seeking a development plan to develop 21.03 acres of land within the Villages at Waterview North Sketch Plan. Modifications to the site include earth work, connecting to the metro district utility and drainage infrastructure, and overall development of the land to accommodate a single-family and two-family neighborhood, while also dedicating 3.77 AC to park land. The site will be compliant with the City of Colorado Springs parking, ADA accessibility, landscaping, green infrastructure, and land use requirements.

Development Plan Review Criteria

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.

The DP use and site designs are compatible and harmonious with the surrounding neighborhood and uses, including not-yet-developed uses identified in approved development plans. As the surrounding developments are also associated with the Villages at Waterview North Sketch Plan and therefore harmoniously work together to create a balanced and appealing overall development. The subject site is also in harmonious compliance with the development to the north (Peak Innovation Park). Furthermore, the building location, orientation and exterior building materials will be the responsibility of the home builder to ensure harmonious compatibility with the surrounding buildings.

2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

The Villages at Waterview North development has been recently annexed into the City of Colorado Springs, therefore the subject site is not depicted in the master plan maps for the City of Colorado Springs. Prior to annexing the Villages at Waterview North development substantially complied with the El Paso County mater plan maps. Additionally the DP is harmonious with the adopted city plans per the COS Vison Map, as the DP will provide a future neighborhood (See COS Vison Map).

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

The project and site design meets the bulk, density, and dimensional standards attributed to the R-FLEX-MED city of Colorado Springs Zone.

4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.

All grading, drainage, flood protection, stormwater mitigation and quality comply with the DCM and conforms to the submitted final drainage report submitted to City Engineering and SWENT.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

The project provides ample off-street parking as required by Code. The Code requires two parking space per dwelling unit. These parking spaces are provided in the driveways and garage spaces of each unit. On-street parking is also allowed according to the public residential road cross section.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

Parking stalls, drive aisles, loading/unloading areas, and waste collection/removal areas conform to the dimension and location standards of the Code.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.

The home builder will be responsible for providing landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

No sensitive or hazardous natural features are associated with the site or impacted by the project. As such, no special protection, preservation, integration, or mitigation is required.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

The site supports standard sidewalks. Providing safe, convenient and ADA-accessible transit facilities and circulation. Any additional ADA requirements will be the responsibility of the home builder.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. Individual unit driveways are the responsibility of the home builder.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.

Public utilities will be made available to serve the site by the Villages at Waterview North Metro District. Adjacent properties are also connected to public utility infrastructure provided by said metro district.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

The site will have no effect on the existing metro district's compliance with City's Traffic Criteria Manual.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)

The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.

14. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in part 7.2.6 (Overlay Districts).

The project lies within an Airport Overlay and complies with all applicable requirements of said overlay district.