

Impact Identification
Waterview Sketch Plan Amendment

6/20

Tax Schedule Nos.: 5500000332, ~~5500000413~~, 5500000414 5509200001

Site Information:

The Waterview Sketch Plan was most recently amended in late 2018. That amendment addressed changes in land use for parcels P-17 and P-18. This proposed amendment to the Waterview Sketch Plan is focused specifically to the two parcels at the northeast corner of Bradley Road and Powers Boulevard; Parcels P-14 and P-15, and the P-17 parcel on the southeast corner of Bradley Road and Powers Boulevard.

Parcels P-14 and P-15 are currently proposed as Industrial and Commercial uses, respectively. The proposed uses identified in the requested Sketch Plan Amendment keep the Industrial and Commercial uses, however, the acreages have been adjusted primarily to include an area of new Single-Family Residential land use under new parcel P-19. This application is for changing 52.9 acres of the Industrial to Single-Family Residential and 16.1 acres of Commercial to Single-Family Residential. This would change the use acreage of the 81.4 acres to 28.5 acres of Industrial and 34.7 acres to 18.6 acres of Commercial, allowing for 69.4 acres of Single-Family Residential.

Parcel P-17 is currently zoned as Commercial use. The proposed use identified in the requested Sketch Plan Amendment changes 5.2 acres from Commercial to Multi-Family Residential land use under new parcel P-21.

The Industrial area of P-14 is wholly contained within the APZ-1 Airport overlay area while the Commercial area of P-15 includes the remaining area of the APZ-1 Airport overlay area as commercial with some additional area to the east included to accommodate the full movement access.

The Commercial area of P-17 continues to include all the APZ-1 Airport overlay area as commercial with some additional area to the east included to accommodate the full movement access.

The legal description of the area North of Bradley Road (P-14, P-15 and P-19) is as follows:

LEGAL DESCRIPTION (WATERVIEW NORTH)

If applicable, please update legal description per the parcel configuration change for 5509200001

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

Please also describe P-21 that is included with this request.

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS

The legal description of the area south of Bradley Road (P-21) is as follows:

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT:

THE FOLLOWING 2 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD.

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29' ALONG THE SAID SOUTHERLY R.O.W. LINE;

THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;

THENCE S74°20'48"W A DISTANCE OF 484.60 FEET;

THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N74°20'48"E A DISTANCE OF 484.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 5.23 ACRES, MORE OR LESS.

The proposed Commercial acreage for parcel P-17 has decreased to allow for the creation of Parcel P-21. The proposed density for parcel P-21 is 12 du/ac allowing for a maximum of 120 units. The proposed Industrial and Commercial acreage for parcels P-14 and P-15 has decreased to allow for the creation of Parcel P-19. The proposed density range for parcel P-19 is 6-20 du/ac allowing for a maximum of 850 units; an average density of 12.3 du/ac.

Existing and Proposed Facilities:

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

The site currently is vacant. Proposed services in the development include the following:

- Water/Sewer-Widefield Water and Sanitation District
- Electric Service-Mountain View Electric and City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Century Link
- Fire Protection – Security Fire Protection District

The applicant anticipates county approval of Water Quality and Sufficiency at Preliminary Plan approval.

Offsite Improvements

Extension of Water and Sewer lines from the development currently underway on Parcel P-18.

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Powers and Bradley; Parcels P-14, P-15 and P-19.

The proposed uses are similar for the industrial and commercial areas in and near the APZ associated with the airport. East of the APZ the uses are being changed to accommodate residential. The following highlights anticipated impacts.

Water

The subject property is within the Widefield Water and Sanitation District (WWSD) Service area. WWSD has previously committed to serve this property with approval of the previous Sketch Plan Amendment. The proposed use would require similar but slightly higher quantities of water. WWSD water lines have been extended from Fontaine Boulevard north to serve the property south of Bradley Road.

Sewer

The subject property is within the Widefield Water and Sanitation District (WWSD) Service area. WWSD has previously committed to serve this property with approval of the previous Sketch Plan Amendment. The proposed use would require similar but slightly higher wastewater capacity. WWSD sewer lines have been extended from Fontaine Boulevard north to serve the property.

Natural Gas

The subject property is within the Colorado Springs Utilities gas service area. CSU has previously committed to serve this property with approval of the previous Sketch Plan Amendment. CSU gas lines currently have been extended to the property south of Bradley Road.

Electricity

The subject property is primarily within the Mountain View Electric Service area with the westerly “triangle” against Powers Boulevard being within the CSU Electric Service area. MVEA has previously committed to serve this property with approval of the previous Sketch Plan Amendment. MVEA electricity lines borders the property on the east side. CSU is providing service letters with this application

Neighborhood

The subject property has been previously Sketch Planned to be industrial and commercial land uses. The proposed use would be similar, but with the addition of residential uses on the easterly portion of the property. There is no existing adjacent development. However, the El Paso County has recently approved Trails at Aspen Ridge south of Bradley Road with similar land uses and densities. The Colorado Springs Airport borders the site on the north, but there is no current development within the airport property adjacent to the site.

Traffic

The proposed layout requests access to Bradley Road as was approved with the previous Sketch Plan Amendment. The same access points are being requested. Access spacing is similar to that approved for Bradley Heights by the City of Colorado Springs east of these Parcels on the south side of Bradley Road. Meetings to discuss access have been conducted with county and CDOT personnel. A TIS is being submitted to support access plans. Submitted TIS has provided a list of recommended improvements in the vicinity of this site & trigger point as Table-5. (attached Table-5)

Fire Protection

The subject property is within the response area of the Security Fire Protection District (SFPD). The applicant and ownership processed a petition and have been included in the SFPD service area.

Sherriff/Police

The El Paso County Sherriff’s department currently serves the Waterview Development and the Painted Sky Neighborhoods to the west.

Wildlife

The subject property is bordered on the north by the Colorado Springs Airport and by Powers Boulevard and Bradley Road on the west and south respectively. Wildlife impact to the area has already occurred due to these existing roads and the Colorado Springs

Airport. The property to the east and north are currently vacant. A Wildlife Impact study for this site was commissioned and is included as part of the submittal.

Noise Pollution

Anticipate noise levels generated by the proposed neighborhood would be the same as what is existing in the neighborhoods to the west. Powers Boulevard and Bradley Road will generate more noise (traffic) than the proposed neighborhood. Additional noise will be associated with the Colorado Springs Airport to the north.

Dust

The subject property will generate dust during construction. The dust will be controlled based on El Paso County and State of Colorado permitting and regulations. The proposed neighborhood will include landscaping and structure that will replace the existing arid/semi dessert conditions; this will improve the current dust conditions.

View

There are no existing neighborhoods that this development will impact related to views of the mountains. The site is higher than adjacent property and will have nice views of the mountains. Development will occur in a fashion that takes advantage of the views and will maintain them.

Summary

In general the proposed land use will have similar impact to the services and the surrounding property as the currently approved Sketch Plan.

**Table 5
Improvements Table
Waterview North**

Improvement	Timing / "Trigger Point(s)"	Required Length	Proposed Length	Responsibility ⁽¹⁾
Access Points to Bradley Road (Future Public Street Intersections)				
Full-movement access to the north side of Bradley Road 1,030 feet east of Powers Boulevard (aligning with Legacy Hill Drive on the south side)	With this development	---	---	Applicant
Right-in/right-out access 1,317 feet east of Legacy Hill Drive	With this development	---	---	Applicant
Traffic Signals				
Traffic Signal Installation - Installation of the traffic signal at Legacy Hill Drive/Bradley Road.	As determined by El Paso County Public Works - typically this is when traffic signal warrants are met, however traffic signal warrants are guidelines and the actual timing of installation is at the discretion of El Paso County Public Works. An Eight-Hour Vehicular Volume Traffic Signal Warrant is projected to be met once any of the following levels of development are reached: 31% of the Trails at Aspen Ridge (242 DUs) 23% of the commercial portion of Springs at Waterview East 93% of the residential portion of Waterview North (884 DUs) 44% of the commercial/industrial portion of Waterview North A warrant may be met sooner if the residential and non-residential portions of either Waterview North or the Trails at Aspen Ridge and Springs at Waterview East are developed concurrently. These trigger points/timing estimates and the need for the signal are subject to change and would be evaluated with each final plat application. County public works approval is required for signal installation.	---	---	This intersection is considered an eligible improvement under the El Paso County Road Impact Fee Program (Please refer to the attached draft minutes of the County Fee Program Advisory Committee dated April 23, 2020 regarding this intersection.)
Auxiliary Turn Lanes				
Extend the existing northbound right-turn deceleration lane on Powers Boulevard approaching Bradley Road	As specified in the terms and conditions of a CDOT Access Permit if not completed sooner by another development. This can be addressed with plat applications.	800' plus 25:1 transition taper	Extend existing lane approximately 200'	To be evaluated with each final plat if not completed sooner by another development
Eastbound dual left-turn lane on Bradley Road approaching Legacy Hill Drive (the dual left would be striped as a single left-turn lane until the intersection is signalized AND dual left-turn operation is operationally necessary)	westbound left-turn volume of 25 vehicles per hour	435' plus 200' taper	250' plus 200' taper	Applicant
Westbound right-turn deceleration lane on Bradley Road approaching proposed right-in/right-out only access	eastbound right-turn volume of 50 vehicles per hour.	235' plus 200' taper	235' plus 200' taper	Applicant
Westbound right-turn deceleration lane on Bradley Road approaching Legacy Hills Drive	eastbound right-turn volume of 50 vehicles per hour.	235' plus 200' taper	235' plus 200' taper	Applicant
Reconstruct the Powers Boulevard median north of Bradley Road to provide dual southbound left-turn lanes	With this development if not completed by other development(s) or CDOT. The timing of this improvement could be evaluated with each final plat.	---	---	Likely the applicant if not completed by other development(s) or CDOT.
Reconstruct the Bradley Road to provide dual eastbound left-turn lanes approaching Marksheffel Road	The timing of this improvement could be evaluated with each final plat.	---	---	Applicant

Other Improvements (CDOT)

Per CDOT comments dated 8/3/2020, the northbound Powers Blvd right turn onto Bradley Rd. acceleration lane shall be reconfigured to provide necessary sight distance decisions for left turning traffic northbound onto proposed Legacy Hill Drive. (LSC suggests this be addressed with the Preliminary Plan/Plat and/or through the access permit process - no access permit will be submitted at the Sketch Plan stage of the process).

Per CDOT comments dated 8/3/2020, escrow funds will be required as a term and condition of Access Permit for a portion of the future SH21A(Powers Blvd.) / Bradley Rd. interchange based on a pro-rata share determined by the traffic impact study. (LSC suggests this be determined with the Preliminary Plan/Plat traffic study and/or through the access permit process - no access permit will be submitted at the Sketch Plan stage of the process).