


EL PASO COUNTY
COLORADO

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
 Brian Risley, Chair**

**FROM: John Green, Planner II
 Gilbert LaForce, PE Engineer II
 Craig Dossey, Executive Director**

**RE: Project File #: SKP-20-002
 Project Name: Waterview North Sketch Plan Amendment
 Parcel Nos.: 55000-00-436, 55000-00-438, 55000-00-439, 55092-00-003, 55093-02-003, and 55093-05-003**

OWNER:	REPRESENTATIVE:
CPR Entitlements, LLC 31 North Tejon Street Suite 514 Colorado Springs, CO 80903	Dakota Springs Engineering 31 N. Tejon Street Suite 500 Colorado Springs, CO 80903

Commissioner District: 2 & 4

Planning Commission Hearing Date:	6/17/2021
Board of County Commissioners Hearing Date	7/13/2021

EXECUTIVE SUMMARY

A request by CPR Entitlements, LLC, for approval of a sketch plan amendment. The total sketch plan area consists of approximately 681 acres and is comprised of approximately 2,100 single-family residential units, 1,177 multi-family residential units, 92 acres of commercial land, 26 acres of industrial land, and 112.3 acres set aside for open space. The applicant is proposing to amend the previously approved sketch plan to reduce the proposed commercial area from 38.2 acres to 22.1 acres and the

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industrial area from 78.9 acres to 26 acres to accommodate 1,260 additional single-family and multi-family residential units. The property is located within the A-5 (Agricultural) zoning district and is located at the northeast corner of the intersection of Bradley Road and Powers Boulevard and is located within Section 9, Township 15 South, Range 65 West of the 6th P.M.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: Approval of a sketch plan amendment of approximately 681 acres to amend the previously approved sketch plan to reduce the proposed commercial area from 38.2 acres to 22.1 acres and the industrial area from 78.9 acres to 26 acres to accommodate 1,260 additional single-family and multi-family residential units.

Waiver(s)/Deviation(s): No waivers or deviations are proposed at this time.

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2019), have been met to approve a Sketch Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
- Services are or will be available to meet the needs of the

subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;

- The soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

D. LOCATION (Adjacent to area being amended)

North: City of Colorado Springs	Colorado Springs Airport
South: PUD (Planned Unit Development)	Proposed single-family residential
East: PUD (Planned Unit Development)	Proposed single-family residential
West: A-5 (Agricultural)	Vacant

E. BACKGROUND

The property was initially zoned A-2 (Agricultural) in 1942 when zoning was first initiated in this portion of the County. Due to nomenclature changes, the A-2 district was renamed as the A-5 (Agricultural) zoning district. The Waterview Sketch Plan (SKP-00-002) was approved by the Board of County Commissioners on May 10, 2001 (BoCC Resolution No. 01-191). That plan identified two (2) phases of development totaling approximately 621.59 acres which included a maximum of 680 single-family dwellings, 330 multi-family dwelling units, 404.14 acres of commercial, 40.56 acres of open space, and 118.29 acres of right-of-way.

On October 28, 2014, the Board of County Commissioners approved a sketch plan amendment to the previously approved plan (PCD File No. SKP-13-001). That amendment altered the configuration of land uses to allow 107.3 acres of commercial uses, 184.3 acres of single-family residential uses, 39.9 acres of multi-family uses, 107.4 acres of open space, and 81.4 acres of industrial uses. On April 2, 2018, an amendment to the sketch plan (PCD File No. SKP-16-002) was approved administratively to create 80 single-family residential lots. On October 24,

2018, another sketch plan amendment was administratively approved (PCD File No. SKP-18-002) allowing a one (1) acre increase in the commercial acreage of the plan.

The applicant is requesting approval of a sketch plan amendment to alter the previously approved acreages for the commercial and industrial uses within the development to accommodate additional single-family and multi-family dwellings. As part of this proposed amendment, the applicant is proposing to reduce the industrial acreage from 78.9 acres to 26 acres, reduce the commercial acreage from 38.2 acres to 22.1 acres, and to change 5.2 acres from commercial uses to multi-family. The reduction in commercial and industrial acreage is intended to accommodate an additional 74.2 acres of single-family and multi-family residential uses. The alterations in the commercial and industrial acreage are requested to accommodate an additional 1,260 single-family and multi-family dwelling units within the plan area.

F. ANALYSIS

1. Land Development Code Compliance

The sketch plan process allows for review, at a conceptual level, of the feasibility and design characteristics of the proposal based on the standards set forth in the El Paso County Land Development Code (2019), and the review and approval criteria listed above. The request is compatible with the existing land uses in the area.

The applicant has submitted this application to amend portions of a previously approved sketch plan for the property. Specifically, the applicant is proposing to alter the proposed acreages and uses associated with portions of Phase II and III of the proposed development. The sketch plan submitted with this application depicts the alteration of the following previously approved land uses:

- A reduction in the acreage identified for industrial use on proposed Lot P-14 identified on the sketch plan. Specifically, the applicant is proposing to reduce the industrial acreage from 78.9 acres to 26 acres. The remaining 52.9 acres are shown as urban density single-family residential use.
- A reduction in the commercial acreage of proposed Lot P-15 from 38.2 acres to 22.1 acres. The remaining 16.1 acres are shown as urban density single-family residential use.
- An alteration in the proposed use identified for P-21. Specifically, the applicant is proposing to change 5.2 acres from commercial use to urban

density multi-family use averaging 12 dwelling units per acre. The remaining 23.1 acres of the parcel will remain as commercial use.

Commercial and industrial uses are depicted near the intersection of Bradley Road and Powers Boulevard, which provides a buffer for the residential uses internal to the development from the regional transportation corridor, and to centralize the anticipated impacts from the proposed commercial uses to the intersection area. The proposed commercial and industrial areas depicted on the sketch plan align with the Commercial Airport Overlay District APZ Zone I, which allows commercial and industrial uses. The relationship between the APZ Zone I overlay and the proposed uses will be discussed in further detail in the Zoning Compliance section of the report.

The applicant has provided a will-serve letter from the Widefield Water and Sanitation District for water and wastewater services. The Security Fire Protection District has provided a will-serve letter. The documentation provided by the applicant demonstrates that services are or will be available to meet the needs of the subdivision as required by the Code.

The applicant will be required to depict a buffer separating the varying land uses on development plans to be provided with subsequent land use applications as required by the Land Development Code. For the above reasons, staff recommends that the request is in compliance with the Code.

2. Zoning Compliance

The property included in the sketch plan is currently zoned A-5 (Agricultural) and is within the CAD-O overlay district. The CAD-O was adopted by the Board of County Commissioners pursuant to C.R.S §30-28-113 et seq. and 41-4-101 et seq. The purpose of the CAD-O district is to ensure compliance with the Federal Aviation Administration, to ensure free and unobstructed passage of all aircraft through and over airspace and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment on August 28, 2020 that they did not have concerns with the uses allowed within the proposed sketch plan and requested an aviation easement at the time of plat recordation (see attached comments from the CSAAC). The property is within the APZ (Accident Potential Zone) I and II. The APZ I overlay does not allow for any single-family residential or multi-family residential uses but does permit commercial and industrial uses. Proposed Parcels P-14, P-15, and P-17 include commercial and

industrial uses and align with the boundaries of the APZ I overlay district. No residential uses are shown within the area of the APZ I overlay in the proposed amendment. The APZ II overlay allows for single-family residential uses and does not restrict the maximum height allowance within the overlay beyond what is allowed by the underlying zoning district or PUD Development Guidelines. Residential land use is depicted south of Bradley within the APZ II area of the sketch plan south of Bradley Road. Section 4.3.1 CAD-O, Commercial Airport Overlay District of the Land Development Code requires an Airport Activity Notice and Disclosure to be recorded against the title of the property at the time of the final plat, but does not require provision of an aviation easement. More specifically, Section 4.3.1 of the Code states:

“The following are required prior to approval of any rezoning or subdivision plat:

- The request shall be referred to Airport Advisory Commission for review and comment.
- Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval.”

If the sketch plan is approved by the Board of County Commissioners, the applicant will then be required to go through the appropriate entitlement process by submitting map amendment(s) (rezoning) of the property for the depicted land uses via subsequent land use applications in addition to subsequent preliminary and final plat application reviews. Additionally, all subsequent rezoning requests and subdivision applications will be sent to the Airport Advisory Commission for review and comment as required in the Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.3 - *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

Policy 6.1.5 - *Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:*

- *Maximize the economy and efficiency of land use*

- *Preserve open space or natural areas*
- *Integrate employment, housing, shopping, schools and other use*
- *Accommodate multi-modal transportation linkages*
- *Allow for variations in design and character*

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Policy 10.1.2 - *Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.*

Policy 10.2.2 - *Carefully consider the availability of water and wastewater services prior to approving new development.*

The subject property is zoned A-5 (Agricultural) and is bordered by properties zoned PUD (Planned Unit Development) on the south and east, undeveloped A-5 (Agricultural) on the west (part of the Blue Stem Open Space Area), and the City of Colorado Springs on the north. The predominate land uses within the surrounding PUD zoning districts are urban single-family residential with an average density of 4-6 dwelling units per acre. As part of this application, the applicant is proposing to reduce the proposed commercial and industrial acreage identified in the plan to accommodate additional single-family and multi-family residential uses. The urban single-family residential development depicted on the proposed sketch plan includes densities of 4-30 dwelling units per acre, with the higher multi-family densities located closer to the intersection of Powers Boulevard and Bradley Road. Additionally, the proposed multi-family uses are located in close proximity to the proposed commercial and industrial land uses and serve as a buffer between the commercial uses and the single-family land uses. As such, the proposed development will utilize existing infrastructure associated with the surrounding developments (Policy 6.1.6).

The range of residential densities from 4-30 dwelling units per acre, is anticipated to include various housing types. Specifically, the applicant has indicated that the types of housing in the development would include single-family attached dwellings, single-family detached dwellings, and multi-family apartment units. The proposed amendment and resulting development are compatible with the surrounding zoning (Policy 6.1.3).

The applicant has indicated that the proposed development will be included within the Widefield Water and Sanitation District, which will provide centralized water and sanitation services to the area. As part of this application, the applicant supplied a service commitment letter from the metropolitan district indicating that the proposed development can be served by the district (Policy 10.1.2). A finding of water sufficiency is not required with review of a Sketch Plan amendment but will be required with subsequent subdivision application(s) in accordance with Policy 10.2.2.

4. Small Area Plan Analysis

The property is located within the Highway 94 Comprehensive Plan (2003) and is specifically located within the Colorado Centre sub-area of the Plan. The Plan identifies this area as appropriate for urban density development in areas of the unincorporated County surrounded by the City of Colorado Springs. Relevant goals and policies of the Plan as it relates to this proposed development are as follows:

Policy 2.2.1 - *New developments should demonstrate compatibility with surrounding land uses in terms of general use, connectivity, building heights, scale, overall densities, dust, and noise and feature gradual transitions in densities and/or appropriate buffers.*

Policy 2.2.2 - *Accommodate a compatible mix of industrial, office, commercial, residential, open space, and recreational land uses.*

Objective 3.3 - *Accommodate multi-family developments within designated urban density nodes.*

The subject property is zoned A-5 (Agricultural) and is bordered by properties zoned PUD (Planned Unit Development) on the south and east, A-5 (Agricultural) on the west, and the City of Colorado Springs on the north. The predominate land uses within the surrounding PUD zoning districts are urban single-family residential with an average density of 4 to 6 dwelling units per acre. The urban single-family residential development depicted on the proposed sketch plan includes densities of 4 to 30 dwelling units per acre, with the higher multi-family densities located near the intersection of Powers Boulevard and Bradley Road, generally east and northeast of the identified commercial and industrial areas. The single-family residential uses identified on the plan are located farther south and east of the proposed multi-family units. The proposed amendment is consistent with the character and density of the previously approved sketch plan and provides transition between the proposed commercial/industrial land uses

and the residential land uses found throughout the development (Policy 2.2.2). The proposed development includes a diverse range of uses that will provide employment opportunities and services to the future residents. Specifically, the proposed commercial and industrial acreages located at the intersection of Bradley Road and Powers Boulevard will provide services and employment to the surrounding single-family and multi-family residential units within the proposed development (Policy 2.2.1). Additionally, the proposed expansion of 425 multi-family units as shown on the sketch plan is consistent with the Plan goals for areas of urban density (Objective 3.3).

Bradley Road and Powers Boulevard transect the property from east to west and from south to north, respectively. Both roads are classified as Principal Arterials. The sketch plan depicts commercial and industrial land uses adjacent to both roadways, which is compatible with the noise, higher speeds, and traffic counts generated by those roads. Additionally, the commercial and industrial uses serve as a buffer between the roadways and the multi-family and single family uses in the development. Noise studies will be required to establish a buffer from the noise impacts of the expressway road to the residential development at the preliminary plan stage of development as required by the Land Development Code (2019).

Staff recommends that the request for approval of the Waterview North Sketch Plan Amendment can be found in general conformance with the Highway 94 Comprehensive Plan (2003).

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Goal 1.2 – *Integrate water and land use planning*

Policy 6.0.4 – *Encourage development that incentivizes and incorporates water efficient landscaping principles.*

Goal 6.0.11- *Continue to limit urban level development to those areas served by centralized services.*

The subject parcel is in Region 7 of the El Paso County Water Master Plan. Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141 -acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A finding of water sufficiency regarding quantity, dependability, and quality is not being requested, nor is it required, with the proposed sketch plan, but would occur later at the subdivision stage of development. The applicant is proposing the subject development be served by the Widefield Water and Sanitation District. The water resource report submitted with the concurrently requested sketch plan states that the annual water demand for the uses depicted in the 144.89-acre area of the sketch plan amendment is 477 acre-feet of water. The future anticipated application(s) for a preliminary plan(s) may include a water sufficiency finding request, if not included with a preliminary plan, then it must be included with each final plat request. Policy 6.0.4 encourages future more water efficient landscaping design features with commercial and industrial development.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Service Department, Environmental Services Division, was sent a referral for this proposal. Environmental Services recommends that surveys be conducted ahead of ground disturbance for sensitive wildlife species in the area, including the Burrowing Owl, migratory birds, and Swift Foxes.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Entech Engineering prepared a Soils and Geology Report for the proposed sketch plan amendment on February 18, 2021. The report indicates that the underlying geologic conditions can support the development as proposed. Areas of higher concern, such as seasonally shallow groundwater, must be shown on subsequent preliminary and final plat applications dedicated as “no-build” areas with restrictions limiting the development of land within those hazardous zones.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. A wildlife impact report will be required with subsequent subdivision applications, including the preliminary plan application(s) and final plat application(s).

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0768G, which has an effective date of December 07, 2018 indicates the subject parcel is located within Zone X, areas outside of the 500-yr floodplain.

4. Drainage and Erosion

The area of the overall development associated with this sketch plan amendment is located within Big Johnson, West Fork Jimmy Camp Creek, and Jimmy Camp Creek drainage basins. All three drainage basins are included in the El Paso County drainage basin fee program and fees will be due at the time of final plat(s) recordation.

The portion of the site located within the Big Johnson drainage basin generally drains to the west, the portion of the site located within the West Fork Jimmy Camp Creek drainage basin generally drains to the south and the portion of the site located within the Jimmy Camp Creek drainage basin generally drains to the east. Per the master development drainage plan, stormwater will be collected by storm sewer systems and will be directed into at least four on-site full spectrum detention facilities for water quality and flood control to mitigate the impact of drainage from the development. Additional detail for the detention basin designs

will be required with each preliminary plan and final plat application within the development.

A grading and erosion control plan is not required at the time of a sketch plan submittal.

5. Transportation

The development is subject to the El Paso County Road Impact Fee program (Resolution No. 19-471).

The area of the proposed Waterview sketch plan amendment is identified as Phase III of the overall development and is located east of Powers Boulevard. The two access points (one full movement and one right-in/right-out) along Bradley Road remains the same as what was approved with the prior sketch plan amendment (SKP-16-002). A deviation request for intersection spacing for these two access locations was approved with the sketch plan amendment (SKP-16-002).

The Bradley Road extension west of Powers Boulevard, which would be constructed with Phase IV of the sketch plan amendment, is in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

Transportation improvements necessary due to site development will be further defined with each subsequent preliminary plan and final plat. A traffic impact analysis (TIS) was received with the sketch plan application addressing the anticipated traffic generation of the proposed project, impacts, and anticipated necessary improvements. The TIS indicates that the proposed sketch plan amendment is expected to generate approximately 19,268 daily trips added to the regional transportation system, based on full buildout of the assumed development densities. This is an increase of approximately 1,038 daily trips from the previous sketch plan amendment. The impacts of the traffic generated by the proposed development will require offsite mitigation by the developer (if not previously provided by others) as summarized in Table 5 of the TIS, and as identified during review of future rezoning and subdivision applications. Mitigation of offsite impacts may include either construction or financial contribution toward improvements including, but not limited to, the following:

1. Traffic signal installation at Bradley Road and Legacy Hill Drive intersection;
2. Intersection improvements at the Bradley Road and Legacy Hill Drive intersection;

3. Intersection improvements at the Powers Boulevard and Bradley Road intersection; and
4. Other offsite issues to be further defined at the zoning and subdivision stages of development.

H. SERVICES

1. Water

The water and wastewater resources reports submitted in support of the Waterview North Sketch Plan amendment state that Widefield Water and Sanitation District has the capacity to provide adequate water service to the development within the sketch plan area.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan area.

2. Sanitation

Widefield Water and Sanitation District has provided documentation that the District has the capability to provide wastewater service to the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District provided a commitment letter and supports the sketch plan design.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Colorado Springs Utilities will provide natural gas services to the property.

5. Metropolitan Districts

The subject property is located within the Waterview II Metropolitan District service area. The District was created on August 31, 2006 (PCD File No. ID-06-002). The District has an ad valorem (property tax) mill levy of 40.0 mills.

6. Parks/Trails

The El Paso County Parks Master Plan (2016) identifies the South Powers Boulevard Bicycle Route running north-south along Powers Boulevard on the west side of the property, as well as the proposed Curtis Road Bicycle

route running east-west along Bradley Road through the property. The applicant is showing proposed El Paso County and City of Colorado Springs trails and bicycle routes on the sketch plan amendment drawings. Dedicated public rights-of-way already exist along the bicycle routes, so no easement requests are necessary at those locations. The applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Land dedication or fees in lieu of park land dedication are not required for a sketch plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat unless a park lands agreement is proposed.

7. Schools

The proposed development is located within Widefield School District No. 3. The district was sent a referral on the application and did not provide comments. Land dedication or fees in lieu of school land dedication is not required for a sketch plan application. Land dedication or fees in lieu of school land dedication will be due at the time of recording the final plat(s).

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

There are no major issues remaining.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Bradley Road and Powers Boulevard. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.

2. The Master Development Drainage Plan will need to be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, and bridge fees shall be paid at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of subsequent preliminary plan review. Final locations and classifications of roadways will be subject to a more detailed land use design and subdivision review.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 13 adjoining property owners on May 27, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Sketch Plan
CSAAC Comments
Airport Overlay Map

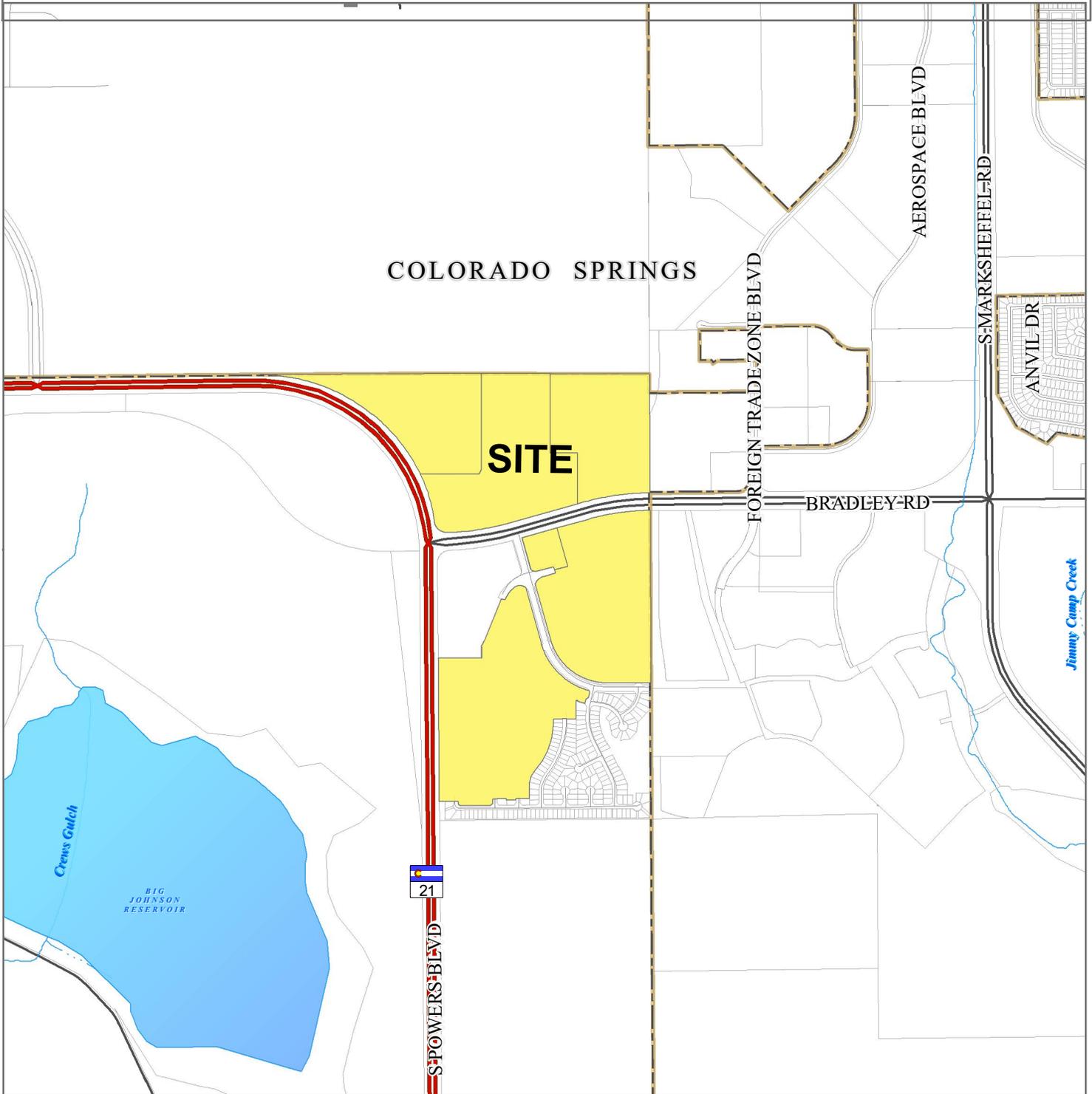
El Paso County Parcel Information

PARCE	NAME
5500000	CPR ENTITLEMENTS LLC
5500000	CPR ENTITLEMENTS LLC
5500000	PHI REAL ESTATE SERVICES
5509200	FRANK W HOWARD #2 LIMI
5509305	COLA LLC
5509302	COLA LLC

File Name: SKP-20-002

Zone Map No. --

Date: May 27, 2021



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 16 (719) 520-6600



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Letter of Intent
Waterview 2020 Sketch Plan Amendment

04/21

Owners: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Frank W. Howard #2, LLLP
118 North Tejon St., Suite 305
Colorado Springs, CO 80903

PHI Real Estates Services, LLC
200 West City Center Dr., Suite 200
Pueblo, CO 81003

Waterview East Development, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Rankin Holdings, LP
630 Southpointe Ct., Suite 200
Colorado Springs, CO 80903

Applicant: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 518
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5509200002, 5509200003, 5500000414, 5500000332 & (T.B.D.)

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 81.9 acres to 26.0 acres of Industrial and 34.6 acres to 22.1 acres of Commercial, allowing for 68.4 acres of Single-Family Residential.

Parcel P-17 is currently zoned as Commercial use. In addition to reconfiguring Parcel P-17 to reflect changes consistent with the development of Parcel P-18, 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 of 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 – PARCELS P-14, P-15 & P-19)

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;

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:

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.

- 1) 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;
- 2) 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 legal description of the area at the southeast corner of Bradley Road & Powers Blvd. (P-17) is as follows:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH 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;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.

- 1) THENCE S89°30'29"W A DISTANCE OF 3.78 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79', A DELTA ANGLE OF 15°09'41", 730.29' FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;
- 3) THENCE S74°20'48"W A DISTANCE OF 870.14' ALONG THE SAID SOUTHERLY R.O.W. LINE; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

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

THENCE S74°20'48"W A DISTANCE OF 40.87 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", 374.39 FEET;

THENCE 522°01'36"W A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'53", 61.48 FEET;

THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD.

- 1) THENCE N00°29'11.0"W A DISTANCE OF 1123.41 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.90 FEET TO A POINT ON THE SOUTHERLY 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 3 COURSES ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

- 1) THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.84 FEET, A DELTA ANGLE OF 12'59'04", AN ARC LENGTH OF 673.03 FEET;
- 3) THENCE N74°20'48"E A DISTANCE OF 81.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 1007559.31 SQUARE FEET OR 23.13 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 60 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 12.4 du/ac.

Request and Reason:

To approve an Amendment to the Waterview Sketch Plan. This approval will allow the inclusion of two (2) new parcels with Single- and Multi-Family Residential uses. This letter serves as a request to receive El Paso County approval of the Sketch Plan Amendment for this site.

El Paso County Policy Plan

The proposed Sketch Plan Amendment is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent proposed residential properties approved; the accompanying applications proposes similar densities as previously approved and similar commercial uses while matching the adjacent residential properties to the east approved by the City of

Colorado Springs. Access will be from Bradley Road via Powers Boulevard. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from the development currently underway on Parcel P-18.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater system

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement was approved in 2015. Water and Sewer service will be provided by extending water and sewer lines from the development currently underway on Parcel P-18.

El Paso County Land Development Code

The proposed Sketch Plan Amendment is in conformance with the El Paso County Land Development Code based on the following Code analysis:

Land Development Code Section 5.3.5(B): This request meets the criteria for approval outlined in Section 5.3.5(B) of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

Land Development Code Section 7.2.1(D)(1)(c): This request meets the criteria for approval outlined in Section 7.2.1(D)(1)(c) of the El Paso County Land Development Code by the following:

- The application for Sketch Plan Amendment is in general conformance with goals, objectives and policies of the County Master Plan.
- The Sketch Plan Amendment is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
- The water supply report provides sufficient information to identify probable compliance with the water supply standards; Widefield Water and Sanitation District is the provider. Water lines will be extended from the development currently underway on Parcel P-18.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District.
- Adequate drainage solutions are provided and follow MDDP and DBPS recommendations.
- Necessary services (police, recreation, utilities) have been provided and will continue to be provided by Widefield Water and Sanitation District, El Paso County Sherriff and parks, City of Colorado Springs (gas) and Mountain View Electric (electricity). Access to the site will be from Bradley Road.
- Fire Protection will be provided by the Security Fire Protection District. The property is within the Security Fire Protection District boundaries.
- Soils and geological hazards will not prohibit the subdivision and/or can be mitigated.
- The subdivision will be designed to protect or enhance the natural resources and landforms on site, particularly views to Pikes Peak.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided or will be extended.
- The proposed Amendment meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

County Water Master Plan

The proposed subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4: Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the service area of the Widefield Water and Sanitation District (WWSD). Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from south of Bradley Road. A Will Serve Letter is provided noting the District's ability to the serve the proposed development in an efficient manor with the current infrastructure provided with extension as noted above.

Policy 5.5.1: Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.

The proposed subdivision is located within the service area of the Widefield Water and Sanitation District (WWSD). A Will Serve Letter is provided noting the District's ability to serve the proposed development in an efficient manor with the current infrastructure.

Policy 6.0.1: Continue to require documentation of the adequacy or sufficiency of water, as appropriate for proposed development.

An appropriate Will Serve Letter is provided noting the WWSD's ability to serve the proposed development in an efficient manor with the current infrastructure and noting their current capacity to serve.

The project is located within Region 7, Fountain Area, and is projected to be the largest growth area in El Paso County. Specifically, the Water Master Plan states:

Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road.

Full Build out of the Widefield Water and Sanitation District is expected in the 2040 to 2060 time frame. The Water Resources Report indicates that the District has sufficient water supply to meet the expected need to full build out. Region 7 has a current water supply of 15,376 acre-feet per year and a current demand of 10,141 acre-feet per year. The 2040 water supply is project to be 25,241 acre-feet per year and the demand is projected to be 15,846 acre-feet. As stated in the water resources report, this development is projected to need 437 acre-feet of water per year.

The District currently incorporates a 15% reserve into future planning. Based on the needs, current supply and reserve the District has sufficient water to meet the needs expected now and into the future.

A Will Serve letter has been provided by WWSD, the water system that serves Waterview North and all WWSD is classified as a Public Water System and meets all CDPHE applicable requirements.

The water system uses a combination of groundwater and renewable sources and is part of the southern delivery system. There are multiple pressure zones within the WWSD system served by both gravity and pumped systems. Waterview North is in the highest pumped pressure zone.

Highway 94 Small Area Plan

The Waterview Sketch Plan is located within Sub-Area 4-Colorado Centre of the Highway 94 Small Area Plan. The Waterview Sketch Plan Amendment meets the Goals as follows:

Goal 1 Guide growth in a manner that respects the emerging needs of the community and enhances the existing rural character.

This Goal and subsequent objectives/policies is met by locating the development within an existing previously approved Sketch Plan and within a previously determined service area for Widefield Water and Sanitation District; utilities have been extended to the south side of Bradley Road. Open Space is provided to the north by the City of Colorado Springs Airport and to the southwest by transferring property from the Waterview Sketch Plan ownership to Bluestem Prairie Open Space.

Goal 2 Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations.

This Goal and subsequent objectives/policies is met by selecting land uses to compliment the neighboring facilities including the Colorado Springs Airport; all industrial/commercial uses are located within and near the APZ Zones while residential uses are further east and take advantage of the Open Space in the Peak Innovation Park Master Plan. Grading is held to a minimum while at the same time enhancing views to the west and southwest. Future plans include building and landscape arrangements per the airport recommendations and shared parking scenarios are being considered for commercial and multifamily development.

The development will be within an existing previously approved Sketch Plan. Access is focused on Bradley road at previously approved access points. The commercial and Industrial proposed uses are focused at the Bradley Road and Powers Boulevard Corridors within a ¼ mile of an existing Intersection with Bradley Road. All urban residential land uses access within a ½ mile distance from Bradley Road.

Community service costs are addressed effectively by using Widefield Water and Sanitation District, Mountain View Electric and CSU Gas all of which have recently updated facilities in the area for service. The site has been annexed into the Security Fire Protection District taxing area.

Open Space is provided to the north by the City of Colorado Springs Airport and to the southwest by transferring property from the Waterview Sketch Plan ownership to the Bluestem Prairie Open Space.

The proposed development is outside the 3-mile interference radius to Schriever AFB for radio frequency; the development may enhance the AFB by providing additional near by residential opportunities as well as potential support facilities within the Industrial and Commercial properties.

The Waterview Development has worked closely with the Colorado Springs Airport concerning development recommendations and has been commended for providing residential opportunities near the airport to support Peak Innovation Park development where residential uses are not permitted.

The Industrial proposed use within the APZ area and adjacent to Powers Boulevard provide opportunity for hard to locate businesses. Screening is planned as appropriate for allowed uses in this area. If cellular uses are considered, they will be located per County and Airport guidance.

Goal 3. Ensure that residential development is appropriate for the Planning Area

The proposed residential areas are being planned to provide transition from Commercial areas to residential areas through use of lot density and buffering. Residential areas are taking advantage of the Peak Innovation Park Opens Spaces. While avoiding the APZ areas as required for residential development, guidelines for building placement and buffering from the airport will be employed. This residential development will provide employees of the Peak Innovation Park nearby affordable housing opportunities.

Goal 4. Ensure commercial development is appropriate for the Planning Area

Proposed Commercial Development is located within or near the APZ area and focused on the Bradley Road Powers Boulevard intersection with direct access to Bradley Road at an existing intersection. This commercial development will provide both local and regional services and may provide support business opportunities near to Schriever AFB.

Goal 5. Ensure that any proposed light industrial development is appropriate for the Planning Area

Proposed Industrial Development is located within the APZ area and focused on the Bradley Road Powers Boulevard intersection with direct access to Bradley Road at an existing intersection. This industrial development will provide regional services and may provide support business opportunities near to Schriever AFB.

Goal 6. Ensure that any proposed heavy industrial development is appropriate for the Planning Area

Heavy industrial uses are not anticipated for this area, but could be considered with appropriate buffering and screening.

Goal 7. Enhance agricultural operations within the Planning Area

Agricultural uses have been limited in this area for some time, however, the introduction of commercial and industrial development could provide opportunities for agricultural businesses to serve agricultural land use further to the east or south.

Goal 8. Develop a well-integrated multi-modal transportation system

The development has access to Bradley Road at two previously approved access points. Traffic analysis will incorporate recommendations and guidance from previously approved transportation reports as well as Highway 94 Master Plan recommendations. The City has proposed a trail along Powers Boulevard and the County has proposed a trail along Bradley Road; this development will participate in the enhancement of this trail and provide access for enhancement of the development.

Goal 9. Promote the efficient, timely, and economical provision of public facilities and services in a manner which best sustains a safe, healthful, and enjoyable environment respectful of the community context.

Public services are being provided by Widefield Water and Sanitation District through extension of existing service lines. CSU Gas has recently increased service to this area (costs being shared by this development) and existing Mountain View electrical facilities are being extended underground through the development as construction commences. The area has been annexed into the Security Fire Protection District for taxing and service purposes. Screening and buffering will be major considerations moving forward.

Goal 10. Ensure the viability of proposed central water and wastewater services

The Waterview Development has worked with the Widefield Water and Sanitation District for years planning extension for services to this area. Services have been extended to the south side of Bradley Road over the last 2 years.

Goal 11. Provide or promote the efficient provision of law enforcement concurrent with population growth

The Waterview Development would welcome locating a sheriff's substation in the area. To date discussions have not resulted in the need or request.

Goal 12. Promote the efficient provision of fire protection concurrent with population growth

The development area is within the Security Fire Protection District. Preliminary discussions concerning an additional fire station have occurred with no final decisions as of yet.

Goal 13. Facilitate the adequate provision of Kindergarten through Grade 12 educational facilities

Waterview developers have met with Widefield School District on several occasions to discuss school sites. To date no school sites have been requested.

Goal 14. Provide or facilitate a well connected system of parks, trails, and open spaces

There are city and county trails planned for the area. Waterview development welcomes the opportunity to provide conductivity to these trails and the adjoining open spaces of the Bluestem Prairie Open Space (Originally part of Waterview) and the Peak Innovation park Open Space.

Goal 15. Retain and enhance the visual character and human environment of the Planning Area

The Waterview development recognizes the tremendous asset in the view of Pikes Peak and the view of Big Johnson Reservoir. This view corridor will be enhanced and not hindered through out the design of the project.

Goal 16. Protect and preserve significant historic, cultural, archaeological, and paleontological resources within the Planning Area

No historic, cultural, archaeological, and paleontological resources have been identified within the area. If they are found moving forward all effort will be made to preserve and enhance for the public the findings.

Goal 17. Recognize and respect geologic conditions.

The site has been studied by way of a Soils and Geologic Hazards Report. All recommendations will be followed. There are no hazards on site.

Goal 18. Ensure sensitivity to the community context during the extraction of mineral deposits

There are no mineral deposits identified on site.

Goal 19. Effectively manage waterways

There are no waterways onsite. Downstream waterways will be protected by following El Paso County ECM guidance.

Goal 20. Maintain high air quality

All activities that could effect air quality will be permitted by appropriate authorities.

Goal 21. Recognize the utility of vegetation to control soil erosion sediments

Vegetation will be used when ever possible to provide erosion control; grass lines swales, vegetation growth in detention facilities, etc.

Goal 22. Promote a healthy diversity of flora and fauna in the Planning Area

A Wildlife Study has been prepared to provide development guidance. Natural vegetation will be used in open spaces and drainage facilities.

Goal 23. Maintain an updated inventory of community resources

Development proposals including this Sketch Plan Amendment and future documents will provide information to be included in the inventory.

Goal 24. Increase governmental cooperation to avoid duplication of services and coordinate planning efforts

Multiple government agencies are consulted when preparing development documentation and during the review process.

Goal 25. Resolve nuisances and regulatory violations in the Planning Area

The developer will participate in any enforcement inspections moving forward with construction.

Existing and Proposed Facilities:

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.

Impact Identification:

Wildlife

Preexisting wildlife habitats and migration routes are noted for the usual prairie animals. This site has existing Bradley Road to the south and Powers Boulevard to the west. Wildlife impact to the area has already occurred due to these existing roads. A wildlife study was commissioned and completed and has been submitted as part of the Preliminary Plan submittal and can be reviewed as part of that land use application.

Colorado Springs Airport

The applicant has met with Colorado Springs Airport staff to discuss the Waterview Sketch Plan Amendment particularly concerning the east half of the application. The primary discussion point concerning the application had to do with the Airports plans to upgrade their landing lights for the east runway; the east runway is roughly in line with Powers Boulevard immediately, the alignment goes through Parcel P-14, is immediately west of Parcel P-15 and approximately 600 ft. west of proposed Parcel P-19. Parcel P-19 is between 15 degrees and 45 degrees out of the alignment of the runway. The new lighting system will be more powerful than the existing system and the airport is concerned that the strobe function of the lighting system could be detected in the development.

The airport indicated that the following steps could be taken to mitigate any effects from the strobe runway lighting:

1. Installation of landscaping (evergreen) and/or other barriers (berming/fencing) perpendicular to the runway.
2. Orientation of housing to account for runway lights.
3. Addition of plat notes indicating proximity to the airport.

The applicant notes the following in coordination with airport concerns.

1. The applicant will be installing, fencing and landscaping adjacent to the airport boundary on the north and west boundary of Parcel P-19, the proposed residential development. This somewhat perpendicular to the runway, at the higher elevations of the development, and in coordination with El Paso County, will emphasis evergreen trees.
2. The applicant will continue to consider the airport concerns as development progresses particularly in reducing the potential effects of the runway lighting by placement of landscaping and house orientation internal to the residential development.

3. The following language, suggested by the Airport Staff, will be incorporated on the plat in coordination with El Paso County review and approval:

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.

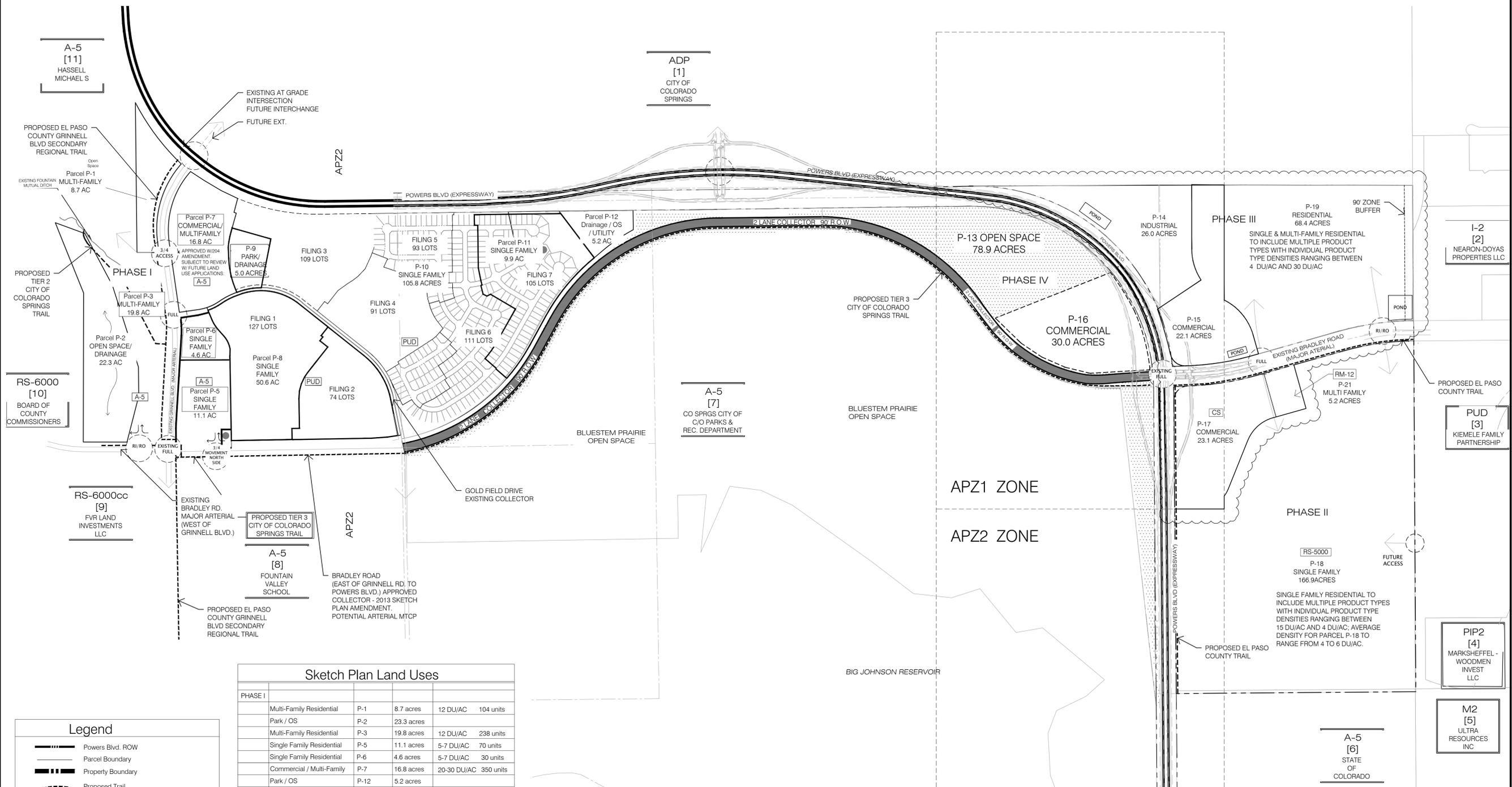
In addition to the above the applicant would like to state the following concerning mitigation of the runway lighting:

1. The proposed residential development in Parcel P-19 is 1/3 to 1/2 mile from the end of the runway and east of the runway alignment by 15 to 45 degrees.
2. The existing terrain works in favor of the development in that north of Bradley Road, between the development and the airport, is a hill in excess of 60 ft. that can help mitigate any effect of the runway lighting. In addition, the residential development slopes away from the airport and drops an additional 70 to 120 ft. below the hill elevation.

The final thoughts passed on by the airport staff included support of the Waterview development, particularly the residential development, in that the airport is implementing commercial development on the southern reaches of the airport property just north of Powers Boulevard and believed simultaneous residential development in Waterview would bring synergy to south central El Paso County.

WATERVIEW

2020_SKETCH_PLAN_AMENDMENT



Sketch Plan Land Uses					
PHASE	Use	Parcel	Area	Density	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
EXISTING/DEVELOPED	Commercial / Multi-Family	P-7	16.8 acres	20-30 DU/AC	350 units
	Park / OS	P-12	5.2 acres		
	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
PHASE II	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
	Commercial	P-17	23.1 acres		
PHASE III	Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units
	Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units
	Industrial	P-14	26.0 acres		
PHASE IV	Commercial	P-15	22.1 acres		
	Single/Multi Family Res	P-19	68.4 acres	4-30 DU/AC	850 units
PHASE V	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
Total All			681.4 acres		

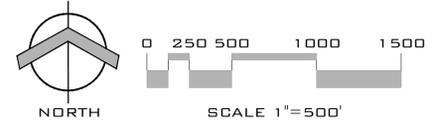
Phasing Plan
 Phase I: 1-5 years
 Phase II: 3-7 years
 Phase III: 5-10 years
 Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

NOTE: PHASE II SINGLE FAMILY RESIDENTIAL (P-18) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 4 TO 6 DU/ACRE.
 PHASE III SINGLE FAMILY RESIDENTIAL (P-20) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 20 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 6 TO 12 DU/ACRE.

Legend

- Powers Blvd. ROW
- Parcel Boundary
- Property Boundary
- Proposed Trail
- Existing Wetlands
- Proposed Access
- Existing Fountain Mutual Company Ditch
- Intersection
- Open Space
88.2 Acres Total
- Right of way needed for Powers Blvd.
42.7 Acres Total



DATE: 12-15-20
 DRAWN: J-CAD
 APPROVED: P.A. KOSBIELSKI

REVISIONS:	DATE:	BY:	COMMENTS:

PLAN SHEET

SHEET NO.
2
 OF 2 SHEETS

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 26, 2020
Land Use Review Item #14**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">SKP202</p> SKETCH PLAN AMENDMENT - RESIDENTIAL	PARCEL #(S): <p style="text-align: center;">5500000332 5500000414</p>
DESCRIPTION: <p>Request by Dakota Springs Engineering on behalf of Rankin Holdings, LP for approval of the Waterview Sketch Plan amendment. The amendment includes modifying 52.9 acres of industrial (P-14) and 16.1 acres of commercial (P-15) to single-family residential creating a new parcel (P-19) on plan for 69 acres of residential. An additional 5.2 acres from parcel P-17 will be modified from commercial to multi-family residential and create a new parcel (P-21). The property is currently zoned I-2 (Limited Industrial). The property is located northeast of Powers Boulevard and Bradley Road.</p> <p style="color: red;"><i>Review Note: An amendment to the sketch plan was reviewed with recommended conditions by the Commission in July 2018. The most recent review for development south of this area was Trails at Aspen Ridge final plat in March 2020 (Tabled from December 2019).</i></p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">0.87 miles south of Rwy 35R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">45 feet above ground level; 6,045 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">Accident Potential Zone 1 (APZ-1), ADNL Airport Noise subzone</p>
ATTACHMENTS: <u>WATERVIEW SKETCH PLAN AMENDMENT</u> CLICK ON SKETCH PLAN DRAWING(S) UNDER DOCUMENT LIST	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

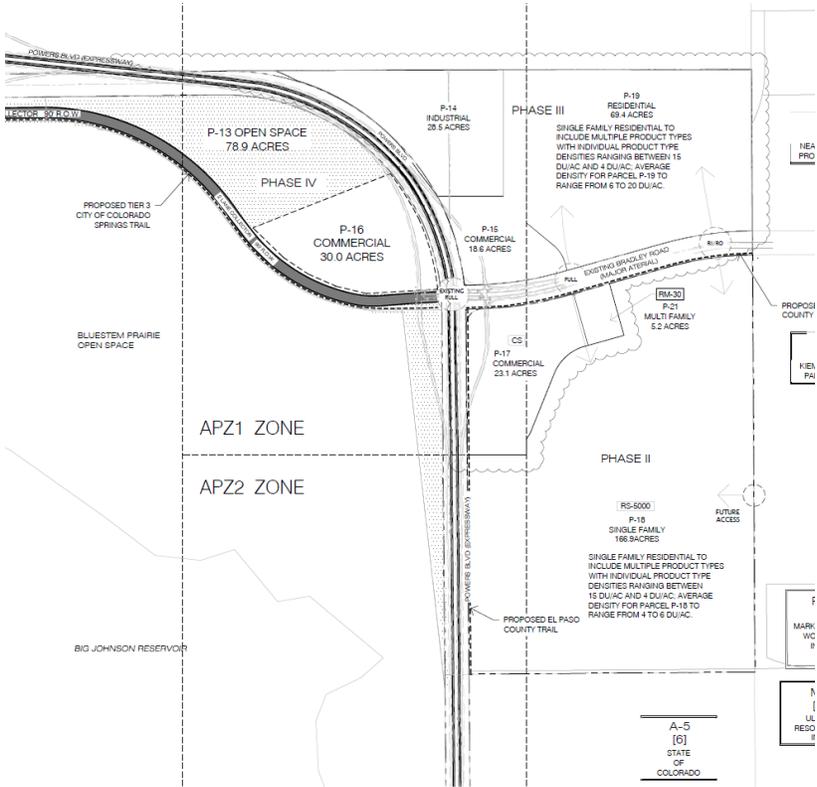
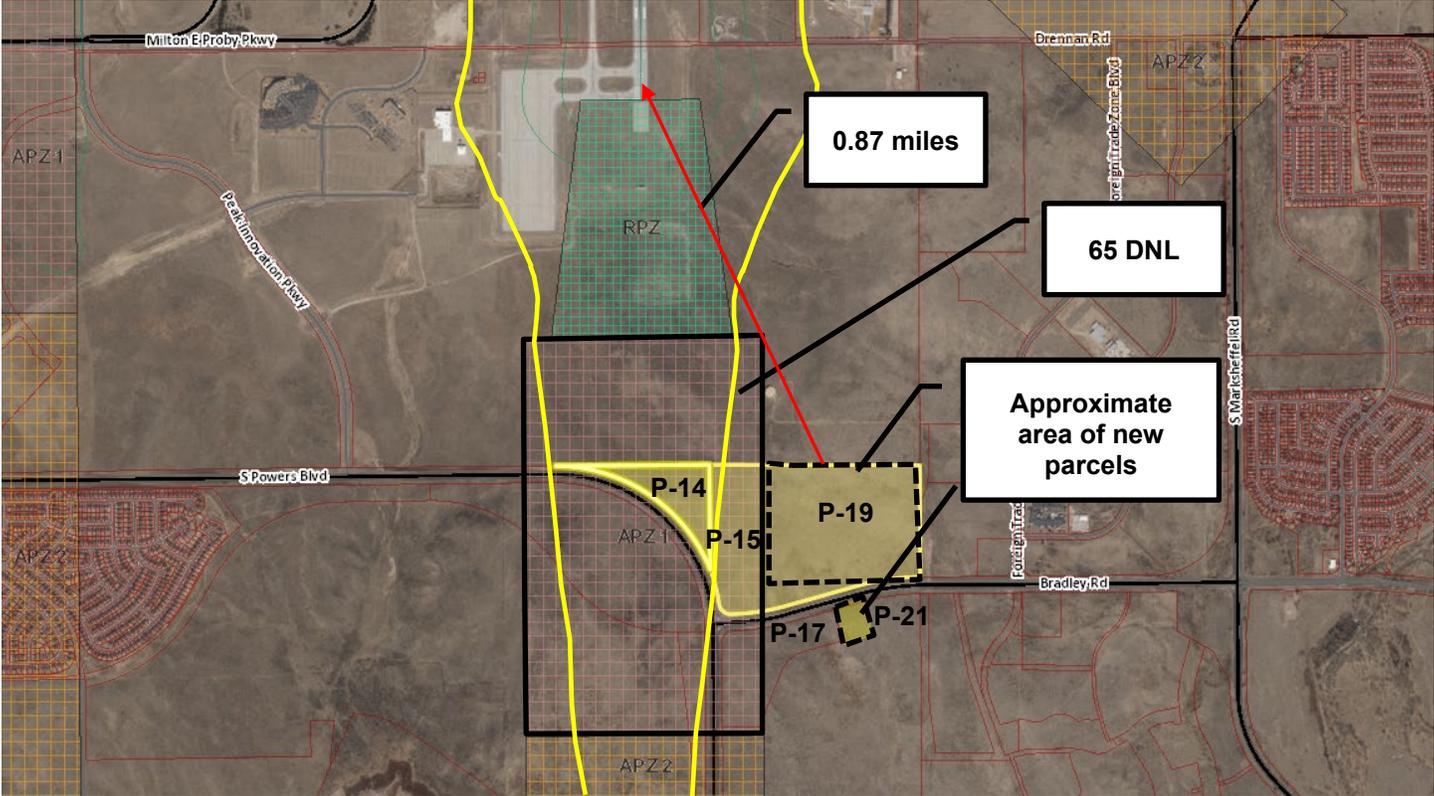
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airfield Lighting Notice/Disclosure:** To be developed and provided by the Airport.
- **Noise Study:** to show an Interior noise level of 40dB (subject to change, this is close to a typical comment we make) A 40 dB indoor noise level shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate, through a noise study/analysis by a qualified professional. In the case of land uses classified as industrial uses, only the office portion of the building is required to achieve the noise reduction.
- **Notice/Disclosure to all home buyers of their location/proximity to the Airport:** To be developed and provided by the Airport.
- **Disclosure to any renters, lessees, or sublets (typically for apartment complexes, etc. if any):** Upon accepting residency within xx, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that xx lies within an Airport Overlay Zone and is located less than xx miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** Based on elevation data, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 26, 2020
Land Use Review Item #14**

PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 25, 2018
Land Use Review Item #15

EL PASO COUNTY BUCKSLIP NUMBER(S): SKP-18-002, CS-18-003 SKETCH PLAN COMMERCIAL AMENDMENT AND REZONE	TAX SCHEDULE #(S): 5500000135, 5507206036
DESCRIPTION: Request by CPR Entitlement, LLC on behalf of Rankin Holdings LP for approval of the Springs at Waterview Sketch Plan amendment. The amendment includes modifying 1.7 acres of residential use to commercial use as part of the Springs East at Waterview development. The property consists of 26.64 acres and is located southeast of the intersection of Bradley Road and Powers Boulevard. Concurrent Request: Request for approval to rezone 1.7 acres from residential RS-5000 (Residential Suburban) to CS (Commercial Service). Review Note: <i>The Waterview Sketch Plan previous amendment for commercial and residential uses was reviewed and approved by the Commission in February 2018. The Springs East at Waterview preliminary plan and initial rezone and commercial development for this property was reviewed and approved by the Commission in March 2018.</i>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 4,900 feet south of Rwy 35R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1); Accident Potential Zone (APZ-2); ADNL Airport Noise Subzone

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

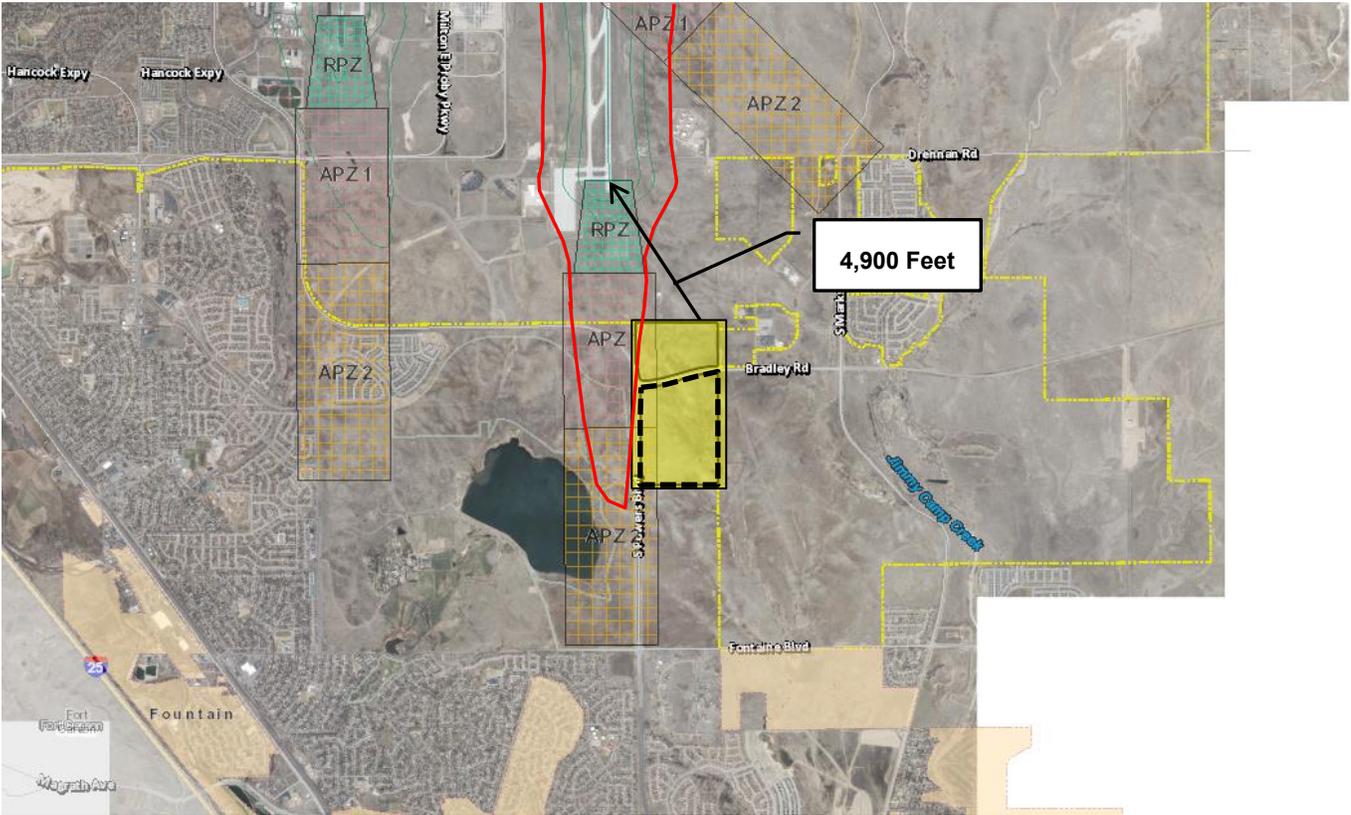
Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- The developer shall work with airport staff to create mechanisms for communicating aviation impacts within deeds of land development.
- An Avigation Easement or proof of previous filing (book/page or reception number) is required.
- The proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. Commercial development is permissible in the APZ-1 subzone.
- The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. Commercial development is permissible in the APZ-2 subzone.
- Based on elevation data, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website
³⁷ (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 25, 2018
Land Use Review Item #15

PROJECT LOCATION EXHIBIT:



39

IMPORT G

FOREIGN TRADE ZONE B

LEGACY HILL DR

FALLING ROCK DR

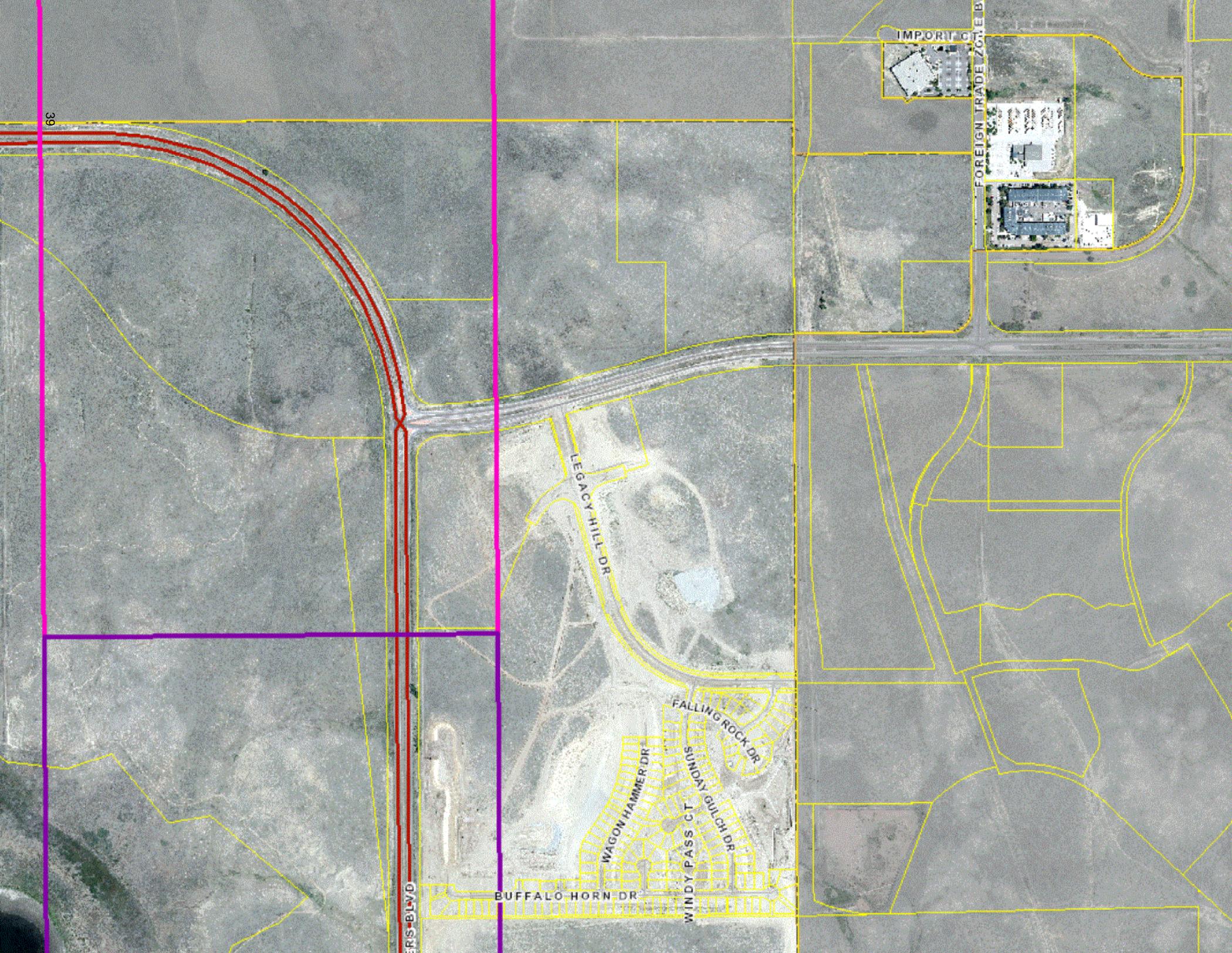
WAGON HAMMER DR

SUNDAY GULCH DR

WINDY PASS CT

BUFFALO HORN DR

ERS BLVD



To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

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John -

After reading through the documents you provided in the staff package for the Waterview Sketch Plan Amendment, I have a few questions and one longish comment.

1 - On page Sketch Plan 1 of 2, I see that the Phase II multi-family is listed at 30 DU/AC, however, everywhere else I see 12 DU/AC discussed. Which is correct and how do we ensure that developer abides by the correct number. I don't see a condition of approval listed as the developer having to follow the letter of intent. In my mind, this inconsistency can lead to issues down the road.

2 - What is P-20? Again, looking at Sketch Plan 1 of 2, I am reading that Phase III single family has a density of 4-20 DU/AC (P-19) and then a P-20 density of SF residences at 4 - 15 DU/A. Which is correct the density for SF in Phase III?

3 - On the Letter of Intent Page 21, right above your bubble asking them to show how this amendment adheres to the Hwy 94 SAP, it states that "the proposed density for parcel P-21 is 12 DU/AC allowing for a maximum of 60 units". However, when you go to the sketch plan I am reading that P-21 will have 120 units.

To be blunt, I am very concerned about the inconsistencies in the products that the developer submitted to the County.

4 - And this is just a side note to keep in mind as you look at the future site plan, the letter of intent states that COS AAC had no real issues. But as a point of education, while the developer states that P-19 is 1/3 to 1/2 mile from the end of the runway, the developer also states that the Airport stated that they plan to upgrade the approach lights to Runway 35R to something with strobes. The Colorado Spring Airport Master Plan states the Airport plans to install the most intensive lighting system we currently have in the US -- something called ALSF-2 (High Intensity Approach Lighting System with Sequences Flashers). Long story short, the ALSF-2 has 247 steady burning lights

and 15 flashing strobes that flash in sequence leading up to the runway. Pertinent to this project is that if in fact the ALSF-2 is installed, the system extends 2400' from the end of the runway. 2400' is just shy of 1/2 mile...which would put it starting abeam the P-19 development.

If you watch this video's first 60 seconds you will see the ALSF in action.

The thing to note is look how bright the ALSF-2 is compared to the cars and building lights that surround the airport. When they say High Intensity, they are high intensity. While not omni-directional, they definitely light up the area around the airport, especially if there is an overcast layer of clouds (kind of like city skyglow).

Again, this is just something to think about as you look at the future site plans that will occur around runways.

[Boeing 737 cockpit night landing](#)

See you Thursday!

Respectfully -

Eric

From: John Green <JohnGreen@elpasoco.com>
Sent: Tuesday, June 15, 2021 11:35 AM
Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: RE: 6/17/21 PC - Waterview Sketch Plan Amendment

Eric,

I will try to address your questions one by one, based on the information I have available to me.

1. Regarding the Phase II density, the version of the plan that was included as an attachment is incorrect. I've attached the correct version to this email, which does show consistency for the 12 DU/acre between the plan and the table on page 1. The plan will be updated in the packet accordingly.
2. The range in density identified for the residential uses in Phase III is 4-30 DU/acre. The note on the bottom of the table on page one mentions that the product type for residential housing in that area would create densities ranging between 4 and 15 DU/acre. The note references P-20, but I believe that is a typo since there isn't a P-20 identified, and it should be identified as "P-21".
3. The version of the Letter of Intent included in your review was also not the latest version, and I've included the correct version as an attachment. The attached Letter of Intent and Sketch Plan show consistency between the documents and both identify that P-21 will include a total of 60 units, at a density of 12 DU/acre.
4. Thank you for that information regarding strobe lighting for the airport. I will communicate that information with the developer. The Airport will continue to be a review agency with every subsequent development application on this project going forward and will have a chance to provide comments with each review.

I sincerely apologize for the confusion caused by the inconsistencies in your review packet. I have included the correct plans in this email and will make sure that the packet is updated for all Commissioners to review ahead of the meeting on Thursday. It seems that most of your confusion was caused by my error in getting the correct attachments in your packet.

John Green
Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

The Master Plan is Wrapping Up! The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. Two hearings have been scheduled before the Planning Commission for the Master Plan on May 5 and May 26. For additional information regarding the Plan, please visit the project website here: <https://elpaso.hplanning.com/pages/draft-plan-outreach>