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

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

RE: **Project File #: P-21-005**
Project Name: Waterview North RM-12
Parcel No.: 55000-00-438 and 55000-00-439

OWNERS:	REPRESENTATIVE:
CPR Entitlements, LLC 31 North Tejon Street, Suite 500 Colorado Springs, CO 80903 PHI Real Estate Services, LLC 200 West City Center Drive, Suite 200 Pueblo, CO 81003	Dakota Springs Engineering, LLC 31 North Tejon Street, Suite 518 Colorado Springs, CO 80909

Commissioner District: 4

Planning Commission Hearing Date:	**11/18/2021**
Board of County Commissioners Hearing Date:	**12/14/2021**

EXECUTIVE SUMMARY

A request by CPR Entitlements, LLC, and PHI Real Estate Service, LLC, for approval of a map amendment (rezoning) of a 34.57-acre portion of two parcels from A-5 (Agricultural) to RM-12 (Residential Multi-Dwelling). The two (2) parcels, totaling 68.41 acres, are located approximately one-quarter (1/4) of a mile northwest of the Bradley Road and South Powers Boulevard intersection and are within Section 9, Township 15 South, Range 65 West of the 6th P.M. The properties are within the CAD-O

(Commercial Airport Overlay District) zoning overlay and within both the Accident Potential Zone (APZ) I and Accident Potential Zone (APZ) II airport subzones, however, the specific area being rezoned is outside of the subzones.

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by CPR Entitlements, LLC, and PHI Real Estate Service, LLC, for approval of a map amendment (rezoning) of a 34.57-acre portion of two parcels from A-5 (Agricultural) to RM-12 (Residential Multi-Dwelling).

Waiver(s)/Deviation(s): There are no waivers associated with the map amendment (rezoning) request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	City of Colorado Springs	Colorado Springs Airport
South:	CS (Commercial Service) and PUD (Planned Unit Development)	Vacant
East:	I-2 (Limited Industrial)	Vacant
West:	A-5 (Agricultural)	Vacant

E. BACKGROUND

The area proposed to be included within the map amendment (rezoning) was zoned A-2 (Agricultural) on May 10, 1942, when zoning was first initiated for this area of unincorporated El Paso County (BoCC Resolution No. 669212). Due to nomenclature changes to the Code, the A-2 zoning district was renamed as the A-5 (Agricultural) zoning district.

On May 10, 2001, the Waterview Sketch Plan (PCD File No. SKP-00-002) was approved by the Board of County Commissioners (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 detached dwellings, 330 multifamily dwelling units, 404.14 acres of commercial area, 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). The amendment altered the configuration of land uses within the sketch plan area to allow 107.3 acres of commercial uses, 184.3 acres of single-family residential uses, 39.9 acres of multifamily residential 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 administratively approved to allow for an additional 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 amount of commercial acreage within the Sketch Plan area.

On July 15, 2021, the Board of County Commissioners approved an amendment (PCD File No. SKP-20-002) to the previously approved sketch plan. The amendment allowed for a reduction of the total area proposed for commercial uses from 38.2 acres to 22.1 acres and the total area proposed for industrial uses from 78.9 acres to 26 acres to accommodate 1,260 additional single-family and multifamily residential

units. The area included in the proposed map amendment (rezoning) is designated for multifamily in the sketch plan.

F. ANALYSIS

1. Land Development Code Analysis

The two (2) parcels, totaling 34.57 acres, included in the proposed map amendment (rezoning) are currently zoned A-5 (Agricultural). The map amendment (rezoning) area is adjacent to properties within unincorporated El Paso County zoned A-5 and CS, and properties located within the incorporated boundaries of the City of Colorado Springs.

On July 15, 2021, the Board of County Commissioners approved an amendment to the previously approved sketch plan (PCD File No. SKP-20-002). That amendment allowed for the reduction of 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 multifamily residential units. The area included in the proposed map amendment (rezoning) is depicted in the sketch plan as being multifamily residential development with densities ranging from four (4) dwelling units per acre to 30 dwelling units per acre.

The Trails at Aspen Ridge PUDSP is located immediately south, across Bradley Road, from the area proposed to be rezoned and includes single-family residential lots with lot sizes ranging from 3,000 to 9,000 square feet in size. The Colorado Centre development, located approximately one (1) mile to the east, consists of single-family detached dwellings on lots ranging in size from 5,000 to 10,000 square feet. The Sunrise Ridge Subdivision is located approximately two (2) mile south of the subject property and is developed with single-family detached dwellings on lots ranging in size from 7,300 square feet to 13,000 square feet.

The subject property is located immediately south of the Colorado Springs Airport and the new Amazon Fulfilment Center (one-half mile northwest of the subject property). Both of these facilities are major employers in the region and are accessed from the south and east via Bradley Road and Powers Boulevard, which would serve as a convenient commuting corridor for current and future employees of the two facilities who may choose to live in the proposed multifamily development.

The subject parcels are also in close proximity to residential developments with urban densities. Approval of the map amendment (rezoning) request will allow

for development of multifamily residential uses in the area, which will improve the variety of housing types in this emerging employment area of the County. The proposed map amendment is compatible, in terms of density and land use, with the surrounding planned and developed parcels. Should the map amendment (rezoning) be approved, the applicants will need to submit a request for approval of a preliminary plan and final plat to subdivide the parcel into individual lots and rights-of-way.

The property is located within the CAD-O (Commercial Airport Overlay District) zoning overlay. 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 did not provide a response but previously responded to a referral from the County on the sketch plan application indicating that they have no concerns (see attached comments). 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 avigation 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."

The applicant will be required to comply with the above referenced section of the Code at the final plat stage of development.

The proposed map amendment (rezoning) is in conformance with the land use depicted on the approved sketch plan. Should the map amendment (rezoning) be approved, the applicant proposes to proceed through the applicable subdivision processes. The subsequent subdivision will need to demonstrate compliance with the standards of the RM-12 zoning district as well as the subdivision standards included in Chapters 7 and 8 of the Land Development Code.

2. **Zoning Compliance**

The applicant is requesting approval of a map amendment (rezoning) of 34.57 acres to the RM-12 (Residential, Multi-Dwelling) zoning district. The RM-12 (Residential, Multi-Dwelling) zoning district is intended to accommodate moderate density single-family attached and low-density multi-dwelling development. The density and dimensional standards for the RM-12 (Residential, Multi-Dwelling) zoning district are as follows:

- Minimum lot size: 3,500 square feet *
- Minimum width at the front setback line: 35 feet
- Minimum setback requirement: front 15 feet, rear 20 feet, and side yard of 10 feet ** ***
- Maximum lot coverage: 70 percent
- Maximum height: 40 feet

* The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

** The minimum distance between buildings shall be 10 feet.

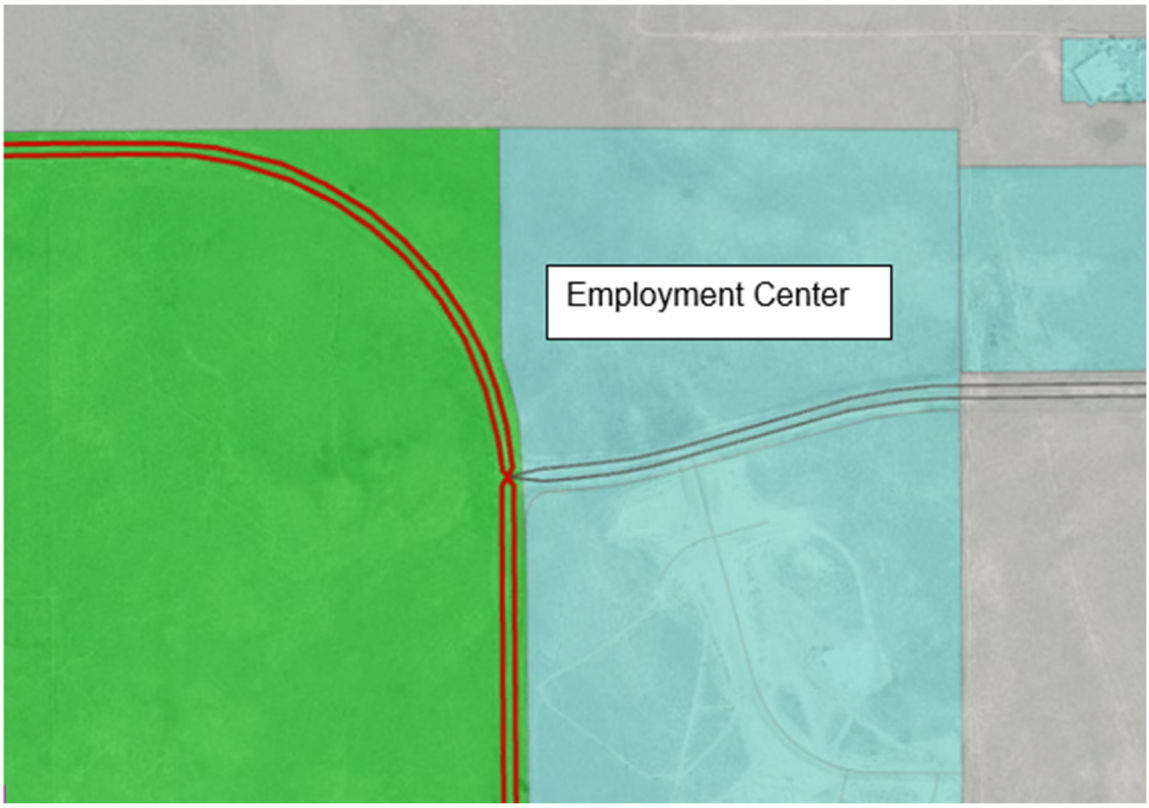
*** If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25-foot perimeter boundary setback shall be maintained around the entire development, but a zero-foot setback is allowed along any internal lot line within the development.

If the map amendment (rezoning) application is approved, the subsequent subdivision will need to demonstrate compliance with the standards of the RM-12 zoning district as well as the subdivision standards included in Chapters 7 and 8 of the Land Development Code. Approval of a residential site plan for each single-family dwelling will be required and a site development plan for multifamily development will be required prior to construction. The site plans will need to provide a detailed depiction of the proposed residential use and compliance with all standards for the zoning district.

3. **Master Plan Analysis**
    a. **Your El Paso Master Plan**
        i. **Place Type:** Employment Center

Place Type Character:
"Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this place type often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development."



Recommended Land Uses:

Primary

- Light Industrial/Business Park
- Heavy Industrial
- Office

Supporting

- Commercial Retail
- Commercial Service
- Restaurant

Analysis:

The parcels are designated as Employment Center. The Employment Center placetype is the County's primary location for large-scale, nonretail businesses that provide significant employment and economic development opportunities. The relevant goals and objectives are as follows:

> Goal 1.1: Ensure compatibility with established character and infrastructure capacity.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Priority LU3: The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Goal HC3.Locate attainable housing that provides convenient access to goods, services, and employment.

Goal M1. Support compatible land uses within and in close proximity to bases and associated facilities.

Goal M2. Ensure coordinated planning efforts for transportation impacts and access.

Objective M2-2: Continue to work with CDOT to prioritize transportation improvements along the routes that serve military bases.

As noted in the Land Development Code Analysis section of this report above, the proposed map amendment may be considered compatible with the development pattern of the surrounding neighborhood. The proposed map amendment (rezoning) is not consistent with the uses recommended in the Master Plan for Employment Centers, but it is consistent with the goals pertaining to supporting compatible land uses (Goal LU1) and New Development areas (see below). In the Letter of Intent, the

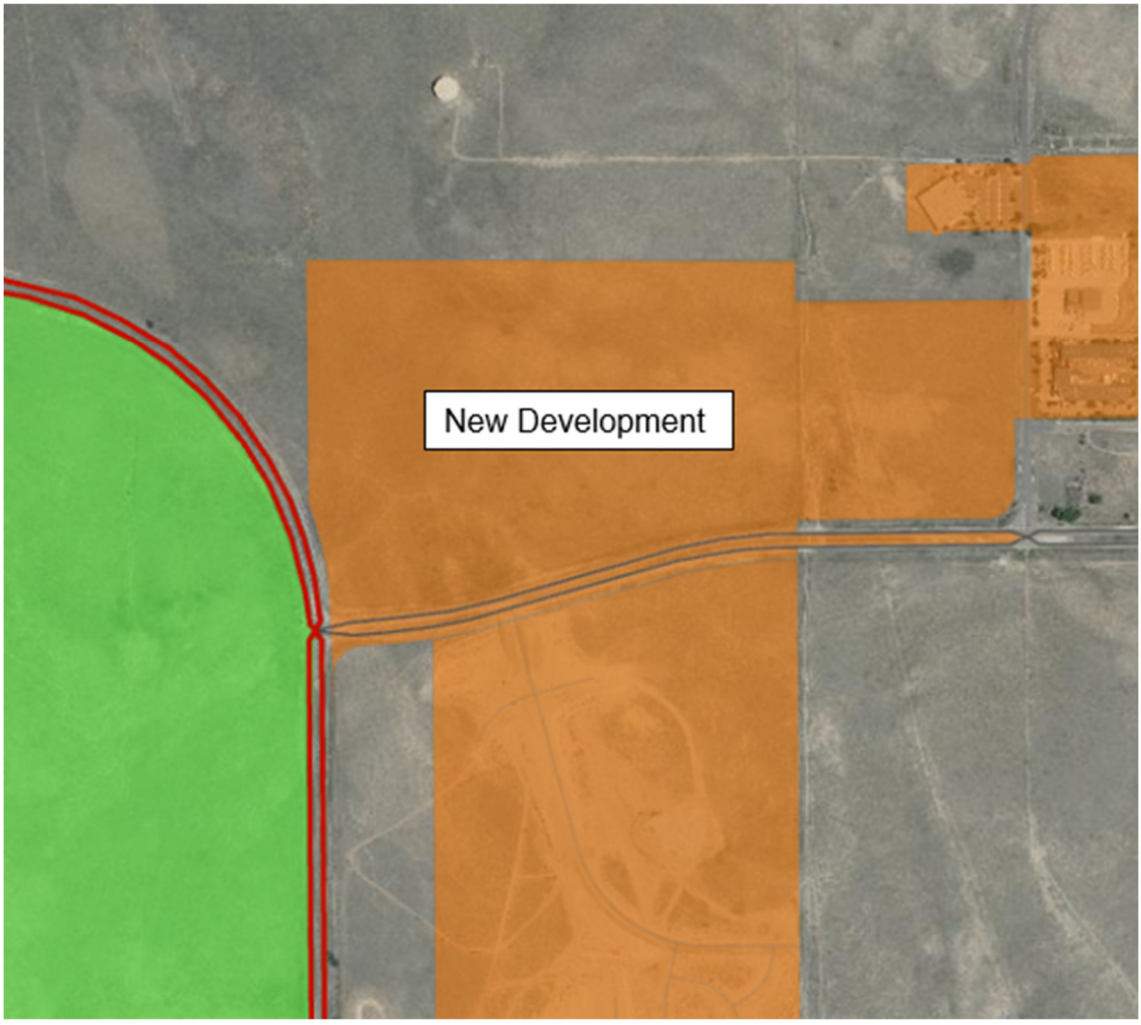
applicant indicated that proposed development will provide employees of the Peak Innovation Park with affordable and attainable housing options, which is consistent with Goal HC3.

While this area is classified as an Employment Center, the development pattern in the surrounding area indicates that residential uses in this area could be equally as appropriate as commercial and industrial uses. The subject property is adjacent to residential land uses with densities compatible with those proposed with the map amendment (rezoning) request.

ii. **Area of Change Designation:** Minimal Change: New Development

> "These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary use such as an employment hub or business park adjacent to an urban neighborhood."

The proposed map amendment (rezoning) will increase the residential density of the subject parcels by allowing for lot sizes of 3,500 square feet up to a maximum density of 12 dwelling units per acre. The map amendment (rezoning) would make the subject parcels more consistent with the character of the developments to the south and east by allowing for denser residential uses than are currently allowed by the A-5 zoning district. Additionally, the proposed multi-family zoning will create a transition between proposed industrial and commercial uses located at the intersection of Bradley Road and Powers Boulevard and the existing and proposed single-family residential uses located south and east of the subject property. The previously approved sketch plan amendment (PCD File No. SKP-20-002) for this property reduced 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. The proposed rezoning is consistent with the previously approved sketch plan amendment.



iii. **Key Area Influences:** Military Installations and Colorado Springs Airport/Peterson Air Force Base

The Military Installations Key Area recommends:

> "Areas directly adjacent to the installations are critical to successfully planning for the County's projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation."

The Colorado Springs Airport/Peterson Air Force Base Key Area includes the following recommends:

> "Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part

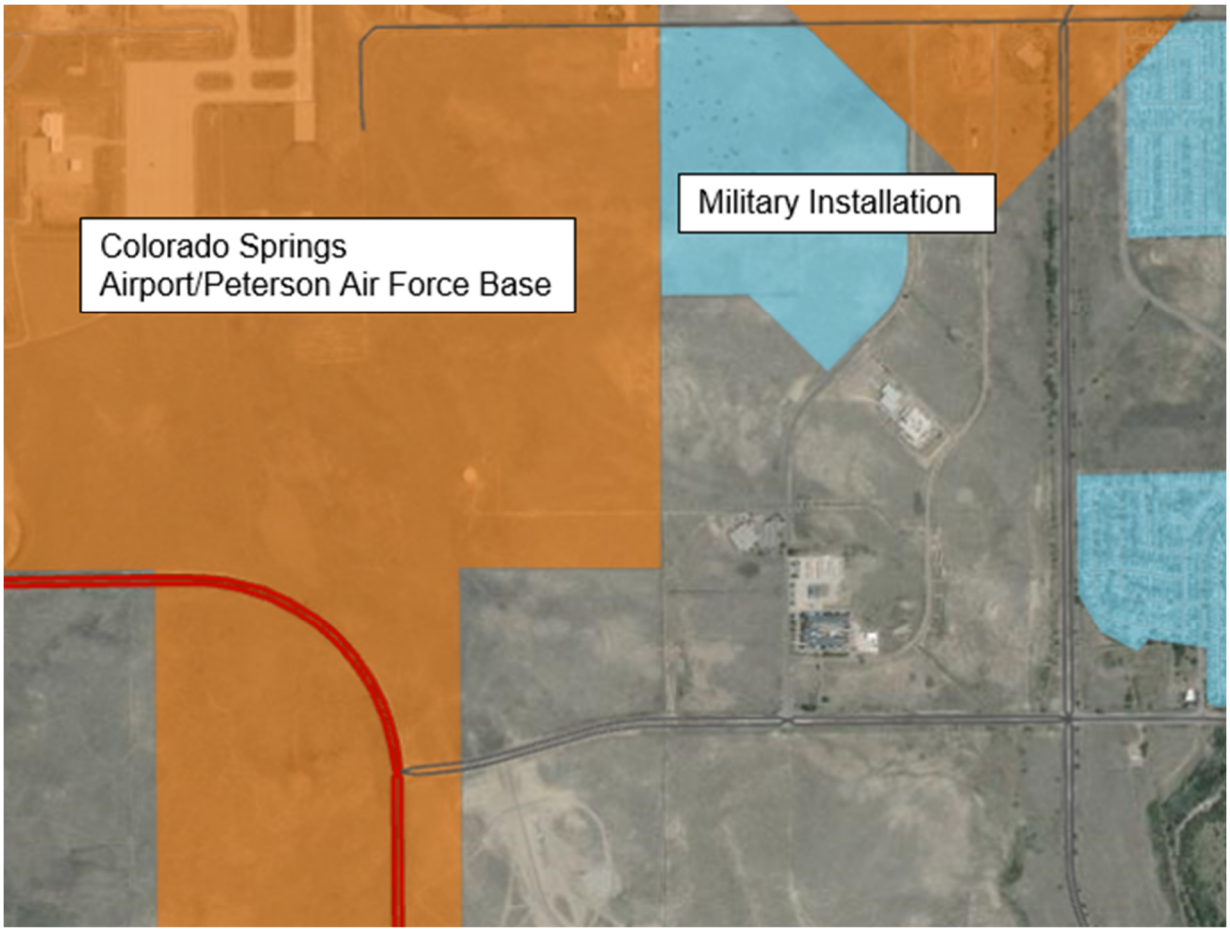
due to the establishment of a Commercial Aeronautical Zone (CAZ)."

"The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County."

"The County should also coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary."

The proposed map amendment (rezoning) is consistent with the approved sketch plan (PCD File No. SKP-20-002). While the proposed map amendment (rezoning) is not consistent with the Key Area Influence recommendations, with respect to discouraging residential uses near the Airport, the request is consistent with the development pattern of the surrounding area which consistent with Goal LU1 and the Airport Advisory Commission did not object to residential uses in this area of the sketch plan. The BoCC previously determined that residential land uses were appropriate in this area when the sketch plan amendment (PCD File No. SKP-20-002) was approved.

As discussed above, the proposed map amendment (rezoning) to the RM-12 (Residential Multi-Dwelling) will allow for residential development, which is not consistent with the recommendations for the Colorado Springs Airport/Peterson Air Force Base area. However, much of the existing surrounding development is residential and would suggest that additional residential uses are consistent with the surrounding area but may not be fully consistent with the Colorado Springs Airport/Peterson Air Force Base Key Area recommendations. The Colorado Springs Airport, Peterson Air Force Base, and CDOT were sent a referral for the proposed map amendment (rezoning) and had no comments or concerns.



4. **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
   >
   > **Goal 6.0.11**- Continue to limit urban level development to those areas served by centralized services

   The subject parcels are 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 map amendment (rezoning), but would occur later at the subdivision stage of development. The subject parcels are proposed to be served by the Widefield Water and Sanitation District. The future anticipated application(s) for a preliminary plan(s) could include a finding of water sufficiency. If a finding of water sufficiency is not included with the preliminary plan(s) , then it would be required with each final plat application.

5. **Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The El Paso County Community Service Department, Environmental Services Division, was sent a referral for this proposal and their comments are attached to this report.

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.

G. PHYSICAL SITE CHARACTERISTICS

1. **Hazards**

No hazards were identified in the review of the proposed map amendment (rezoning).

2. **Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential.

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-year floodplain.

4. **Drainage and Erosion**

The area of the proposed map amendment (rezoning) is located within the West Fork Jimmy Camp Creek and Jimmy Camp Creek drainage basins. These drainage basins are included in the El Paso County drainage basin fee program. The drainage fee shall be calculated as part of subsequently required final drainage report(s) and must be paid at the time of final plat recordation.

A preliminary drainage report is required with each preliminary plan. The preliminary drainage report provides hydrologic analysis to identify and mitigate drainage impacts to the surrounding properties by providing water quality and flood control detention. A grading and erosion control plan is not required with the rezoning application.

5. **Transportation**

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

Transportation improvements necessary due to site development will be further defined with each subsequent preliminary plan and final plat. A traffic impact Study (TIS) was received with the map amendment (rezoning) request addressing the anticipated traffic generation of the proposed project, impacts, and anticipated necessary improvements. 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 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 the 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 subdivision stages of development.

H. SERVICES

1. **Water**

The applicant has indicated that water supply service is proposed to be provided by Widefield Water and Sanitation District.

2. **Sanitation**
   The applicant has indicated that wastewater service is proposed to be provided by Widefield Water and Sanitation District.

3. **Emergency Services**
   The property is within the Security Fire Protection District. The District was sent a referral and did not provide a response.

4. **Utilities**
   Natural gas service is provided by Colorado Springs Utilities and electrical service is proposed to be provided by Mountain View Electric Association.

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) and has an ad valorem (property tax) mill levy of 40 mills.

6. **Parks/Trails**
   The El Paso County Parks Master Plan (2013) identifies the proposed South Powers Boulevard Bicycle Route running north-south along Powers Boulevard along the west side of the property, as well as the proposed Curtis Road Bicycle route running east-west along Bradley Road through the property. Land dedication or fees in lieu of park land dedication are not required for a map amendment (rezoning) application. Dedication of park land or 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**
   Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application but will be required with the recording of any subsequent final plats associated with the development.

I. APPLICABLE RESOLUTIONS

Approval Page 27
Disapproval Page 28

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021), staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-12 (Residential, Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

3. 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 necessarily limited to, Powers Boulevard, Bradley Road, and Legacy Hill Drive. The developer's general design and financial responsibilities regarding the Bradley Road and Legacy Hill Drive intersection configuration and improvements, as well as other offsite improvements shall be determined with subsequent preliminary plan approval(s).

4. A County access permit will be required for the connection of new roads to Bradley Road and any other County roadway. A CDOT access permit will be required with improvements to the Powers Boulevard and Bradley Road intersection. The applicant shall comply with all CDOT access permit requirements.

NOTATIONS

1. If a map amendment (rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County

Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Map amendment (rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified ten (10) adjoining property owners on November 3, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Map Amendment (Rezoning) Map

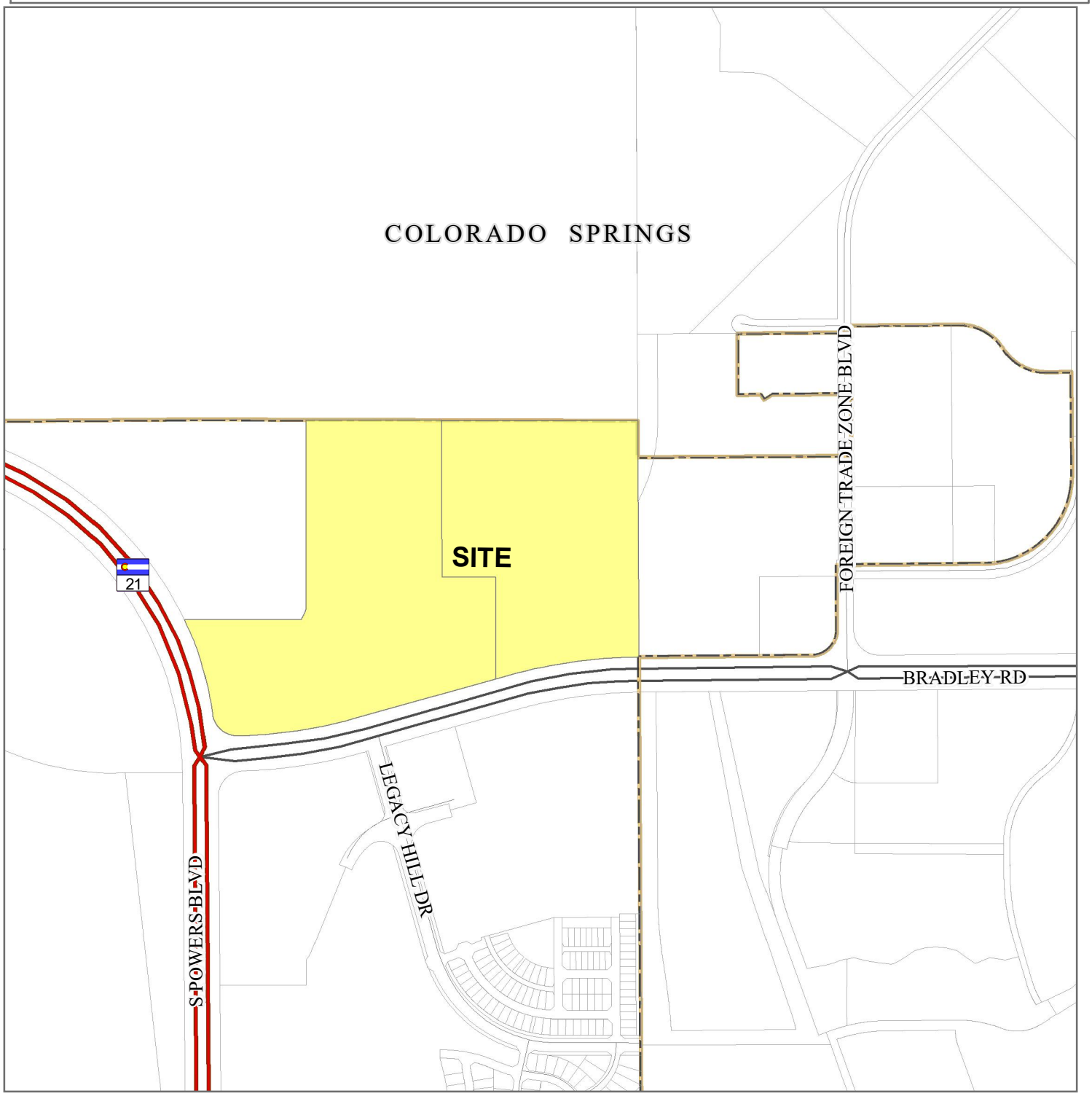
El Paso County Parcel Information

PARCEL
5500000439
5500000438

File Name: P-21-005

Zone Map No. --

Date: October 29, 2021



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

N W E S

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Letter of Intent

Waterview 2020 Rezone Plan

A-5 to RM-12

6/21

Owners: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 377-0224
hli.pak7@gmail.com

PHI Real Estate Services, LLC
200 West City Center Dr., Suite 200
Pueblo, CO 81003
(719) 584-2800
npannunzio@premierhomesinc.com

Applicant: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 377-0224
hli.pak7@gmail.com

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 432-6889
charlescothern@springseng.com

Tax Schedule Nos.: 5500000438, 5500000439

Site Information:

History

Waterview North is a proposed mixed-use development on 116.5 acres south of the Colorado Springs Airport and northeast of Powers Boulevard and Bradley Road. Waterview North is part of the Waterview Sketch Plan; the Waterview Sketch Plan was recently approved modifying the proposed land uses in Waterview North (Sketch Plan Parcels P-14 and P-15) from Commercial and Industrial uses only, to Commercial, Industrial and Residential uses allowed under the approved **parcel P-19**.

We are rezoning 34.53 acres of the Amended Waterview Sketch Plan Parcel P-19 from the current A-5 zoning to a land use associated with El Paso County Residential (RM-12) zoning to allow for single-family attached housing (townhomes).

The legal description of the parcels is as follows:

PARCEL P-19 (RM-12 PORTION)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, 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 TWO (2) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

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 322.96 FEET, A DELTA ANGLE OF 06°13'51", WHOSE LONG CHORD BEARS S86°23'33"W A DISTANCE OF 322.80 FEET;

THENCE N06°43'16"W DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 247.45 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 130.05 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS N05°41'52"E A DISTANCE OF 129.03 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS N09°03'30"E A DISTANCE OF 94.46 FEET;

THENCE N00°00'00"E A DISTANCE OF 55.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 1150.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 905.81 FEET TO THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 1469.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,504,159 SQUARE FEET OR 34.531 ACRES MORE OR LESS

<u>Request and Reason:</u>

To approve a Residential RM-12 rezone for a portion of Parcel 19 (Sketch Plan), the 34.53 acres currently zoned as A-5. This letter serves as a request to receive El Paso County approval of the proposed RM-12 zoning for this site.

Rezoning Approval: Section 5.3.5(B)
This request meets the criteria for approval outlined in Section 5.3.5 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**; in this case Sketch Planned Industrial and Commercial uses are being amended to introduce 68.4 acres of a mix of urban residential densities. The underlying Waterview Sketch Plan is scheduled for consideration by the PC on June 17, 2021 and by the BOCC on July 17, 2021. The Sketch Plan amendment has been reviewed against the El Paso County Master Plan including the 2003 Highway 94 Comprehensive Plan prior to the adoption of the current El Paso County Master Plan in 2021.

- **The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area**, and with the proposed mix of commercial, light industrial, and urban density residential land uses included on the Amended Waterview Sketch Plan. The Sketch Plan Amendment is currently under County review and scheduled to be considered for approval by the PC and BOCC. Concurrent rezone applications have been submitted for industrial (I-2), commercial (CS), multifamily (RM-30) and single-family detached (RS-5000) zone districts to implement the land use scenario of the Amended Waterview Sketch Plan (2020).

  The proposed residential area mix of densities 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 Open Spaces to the north of the Sketch Plan and development area to provide additional buffering from the commercial and industrial uses in the Colorado Springs Airport development. 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 and attainable housing opportunities.

  This Criteria 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 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 site is suitable for the intended use.** Necessary urban and public services, available including access, stormwater facilities, public safety, recreation, utilities are or will be

adequate and available to serve the site. Geologic conditions are also favorable to develop the site following accepted and adopted engineering guidelines.

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.

EL PASO COUNTY MASTER PLAN

The proposed zoning, which was developed in response to market demand and absorption is in general conformance with the intent, policies, goals, and recommendations of the Master Plan. Approval of the Waterview North Commercial and Industrial zoning reflects the prioritization of supporting commercial land uses.

Land Use Goals. The land uses and densities proposed and approved under the Amended Waterview Sketch Plan have been in review by the County prior to development and adoption of the current El Paso County Master Plan. The individual rezone applications needed to implement the uses authorized by the Sketch Plan are currently being reviewed for consistency with the newly adopted El Paso County Master Plan Land Use framework and typology recommendations. Chapter 14, Implementation states in the Land Use Applications and Master Plan Consistency narrative:

> *...Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan. [The Planning Commission and BOCC] have the discretion to give greater weight to individual components of the Master Plan compared to other components when taking a formal action to either approve, approve with conditions, or deny an application.*
>
> ***Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.***
>
> Proposed zoning, land uses, and densities are compatible with the approved 23.1 acres of commercial adjacent to the site, the ± 167 acre urban residential Trails at Aspen Ridge, and ±5 acres of multifamily zone located along the southern border of Bradley Road opposite of the site and within the approved Sketch Plan Area.
>
> 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.
>
> Public services are being proved 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 considerations moving forward.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

The area is identified in the 3-mile Land Use Map (Map 3-1 Potential Annexation Areas) of the City of Colorado Springs Annexation Guide. It is identified as eligible, not recommended. The site lies within the Waterview Metropolitan District Service Boundaries which has committed to provide water and wastewater and other municipal type services.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposed zoning has been planned together as a mixed-use development with a range of development types to support a variety of land uses. These land use relationships are depicted on the Amended Waterview Sketch Plan (PCD File No. 20-2) which is pending approval. Uses approved under the sketch plan include light industrial, commercial retail, office, multifamily, and urban density single-family attached and detached residential.

Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".

Development in the proposed Waterview North area (inclusive of commercial, light industrial, and residential zones) will be developer and district funded including:

- Developer funded site and infrastructure improvements (roads, site preparation, and wet/dry utilities)
- Applicable drainage/bridge, park, and school fees payable at individual plat recordation
- Applicable County Road Impact Fees
- Utility Service Design, Construction, and/or Service Connection (Tap) Fees

The County Master Plan locates the development within in the Colorado Springs Airport/Peterson Airforce Base Area on the **Key Area Map** as an area anticipating "New Development" on the ***Areas of Change Map*** with as a projected "Employment Center" by the ***Placetypes Map***. The Plan recommends prioritization of nonresidential growth in this area to help expand Employment Center land uses and densities in this area.

Approval of the Waterview North Commercial and Industrial zoning reflects the prioritization of supporting commercial land uses. Approval of the residential zoning is supportive of the local economic consumer base needed to sustain the future land uses in the commercial and industrial zones shown on the Sketch Plan.

The Plan recommends prioritization of nonresidential growth in this area to help expand the Employment Center Placetype in this area to:

- implement policies, plans, programs, and partnerships in support of BOCC efforts to attract local businesses and promote development on the available land in the Area.
- provide additional job opportunities for County residents
- expand the County's tax base, to:
    - providing more opportunities to address other County issues such as upgrades to infrastructure,
    - expansion of services,
    - and development of new roadways.
    - (See discussion on **Goal 1.4 - Continue to encourage policies that ensure "development pays for itself"**, above)

Areas of Change: New Development

The plan assumes undeveloped areas Undeveloped "that are adjacent to a built out area ***will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood***". ***[Emphasis Supplied]***

Proposed zoning, land uses, and densities are compatible with the approved 23.1 acres of commercial adjacent to the site, the ± 167 acre urban residential Trails at Aspen Ridge, and ±5 acres of multifamily zone located along the southern border of Bradley Road opposite of the site and within the approved Sketch Plan Area. The proposed development areas and zones have been planned to mutually support each other and upon development will create the land use scenario with employment hub/business park uses.

Placetype: Employment Center

The Waterview North Sketch Plan area has been identified on the Placetype Map as an Employment Center. The Plan characterizes this placetype with Light Industrial/Business Park, Heavy Industrial, and Office uses as the primary or dominant land uses. Supporting land uses include Commercial Retail, Commercial Service, and Restaurant land uses. These supporting uses are comparable to the supporting uses identified within the Urban Residential Placetype identified as Mixed Use, Restaurant, Commercial Retail, Commercial Service, Institutional, Parks, and Office. While the employment center and urban residential Placetypes have differing primary uses, both Placetypes share common supporting land uses demonstrating an interdependence among the differing yet complementary land uses.

The proposed commercial, light industrial, multifamily land use mix of land uses and zones is consistent and compatible with the existing land use mixes within the Waterview South Sketch Plan Area and approved zoning and subdivision applications located on the south side of Bradley Road, opposite and adjacent to this development area.

Residential Conformance with Employment Center Placetype

Approval of the Waterview North Commercial and Industrial zoning reflects the prioritization of supporting commercial land uses. Approval of the residential zoning is supportive of the

local economic consumer base needed to sustain the future land uses in the commercial zone. The proposed residential land uses are a response to market demand for a residential mix to support and complement the existing commercial and industrial land uses depicted on the current Waterview Sketch Plan in the development 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.

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.

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 and existing intersection. This industrial development will provide regional services and may provide support business opportunities near to Schriever AFB.

Housing & Community Goals:

The rezone request meets the following Housing & Community Goals of the Master Plan

Goal 2.1 - Promote development of a mix of housing types in identified areas.
Residential land uses in this portion of the Waterview Sketch Plan area include a mix of single-family attached and detached to multifamily land uses and densities. These land uses and densities have been planned to be complementary and supportive of planned commercial uses within the development area.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.
The range of housing densities proposed in the Amended Waterview Sketch Plan and residential rezone request are located within close proximity to commercial areas within the Amended Waterview Sketch Plan. The commercial and residential land uses have been arranged to be supportive and complementary land uses. The Commercial uses have been oriented toward the primary development access for vehicular convenience and accessibility to residents. The residential areas will have pedestrian access to the commercial land uses via an internal pedestrian sidewalk and trail network.

El Paso County Policy Plan

The proposed Zoning Request 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.

Parcel P-19 (Overall)

This application meets this policy by maintaining land use within the parameters of the adjacent proposed land uses and restrictions. The APZ-1 Airport Overlay has no impact on the property. A buffer is provided on the north and east sides and multifamily land uses to the west provides a buffer to proposed Industrial uses further west and to vacant lands which may develop with non-residential land uses in the City of Colorado Springs to the east.

Development of the property south of Bradley Road (commercial and residential uses) has brought public utilities to the area from Widefield Water and Sanitation District, Mountain View Electric and Colorado Springs Utilities allowing for development of property north of Bradley Road (Waterview North) including the proposed Residential use.

Access will be from Bradley Road via Powers Boulevard and eventual anticipated/ proposed access to the Colorado Springs Airport. Capacity of these roads is addressed in the TIS provided with the Waterview Sketch Plan Amendment.

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 south of Bradley Road. In addition, Mountain View Electric and Colorado Springs Utilities have extended services to the site.

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 has recently been approved. Water and Sewer service will be provided by extending water and sewer lines from south of Bradley Road.

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 the 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 the 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 of 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.

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

Public services are being proved 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 considerations moving forward.

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 south of Bradley Road.

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 and due north of the proposed Industrial use. 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 proposed land use should not be significantly affected by the runway lighting.
2. The applicant will continue to consider the airport concerns as development progresses.
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.

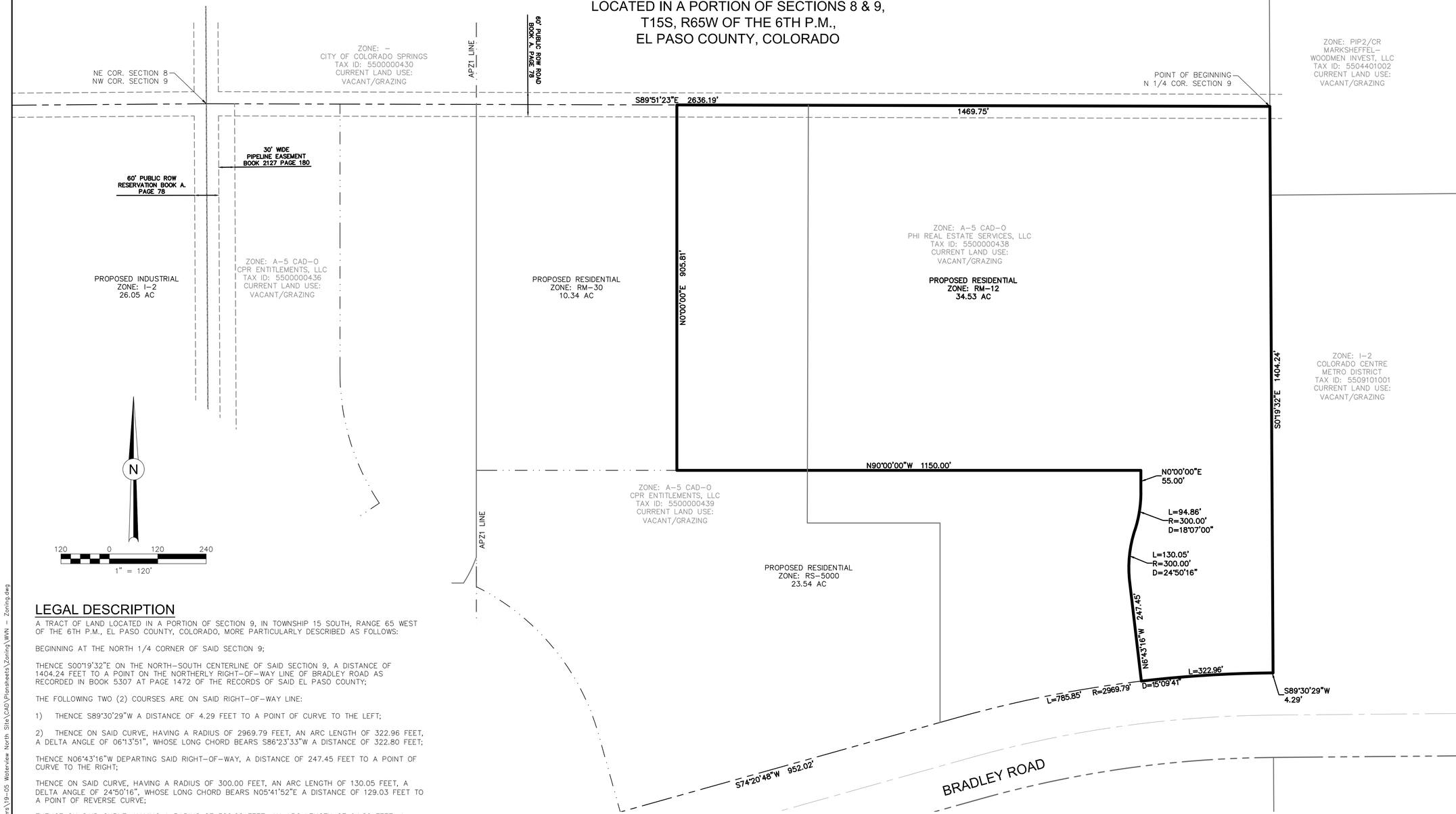
In addition to the above the applicant would like to state the following concerning mitigation of the runway lighting:

Airport staff indicated Residential Land Uses would be a benefit to the area based on all the commercial activity proposed at the Colorado Springs Airport.

WATERVIEW NORTH

RESIDENTIAL ZONING - RM-12

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, 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 TWO (2) COURSES ARE ON SAID RIGHT–OF–WAY LINE:

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 322.96 FEET, A DELTA ANGLE OF 06°13'51", WHOSE LONG CHORD BEARS S86°23'33"W A DISTANCE OF 322.80 FEET;

THENCE N06°43'16"W DEPARTING SAID RIGHT–OF–WAY, A DISTANCE OF 247.45 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 130.05 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS N05°41'52"E A DISTANCE OF 129.03 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS N09°03'30"E A DISTANCE OF 94.46 FEET;

THENCE N00°00'00"E A DISTANCE OF 55.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 1150.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 905.81 FEET TO THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 1469.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,504,159 SQUARE FEET OR 34.531 ACRES MORE OR LESS

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
EXISTING ZONING: A–5
PROPOSED ZONING: CS, I–2, RM–12, RM–30, RS–5000
PROPOSED USE: RELATIVE TO PROPOSED ZONES
AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I–2, 34.53 AC RM–12, 10.34 AC RM–30, 23.54 AC RS–5000)
MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:
ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

LAND OWNERS

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719–377–0244

PHI REAL ESTATE SERVICES, LLC
200 W CITY CENTER DR., SUITE 200
PUEBLO, CO 81003
719–584–2800

SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719–377–0244

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227–7388

LEGEND

WATERVIEW NORTH BOUNDARY
EXISTING PARCEL LINE
EXISTING RIGHT OF WAY
EXISTING PROPERTY EASEMENTS
EXISTING PROPERTY SECTION LINE
PROPOSED ZONE BOUNDARY

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227–7388
F: (719) 227–7392

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1–800–922–1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

J-CAD
J–CAD DESIGNS
719–377–0002

DESIGNED BY: JJM DATE: 03.12.21
DRAWN BY: JJM DATE: 03.22.21
CHECKED BY: DATE:

SCALE: HORIZ: 1"=120' VERT: N/A
STATION:
FROM:
TO:

WATERVIEW NORTH

RESIDENTIAL ZONING - RM-12

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219–05

SHEET 1 OF 1

Z:\0001–Dakota Springs\02–Waterview Partners\19–05 Waterview North Site\CAD\Plansheets\Zoning\WVN – Zoning.dwg