

Letter of Intent
Waterview 2020 Rezone Plan CS to RM-12

6/20

Owners: Rankin Holdings, LP
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Tax Schedule Nos.: 5500000413

Site Information:

History

Waterview East, located south east of Powers and Bradley Road intersection, is part of the Waterview Sketch Plan. The Waterview Sketch Plan Amendment (2020) is currently being amended to modify 5.2 acres of Sketch Plan Parcel P-17 (existing) from exclusively commercial use to commercial use remaining parcel P-17 (proposed) and a multi-family residential use designated in new parcel P-21 (proposed).

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

Multi-Family Residential Use

The proposed Multi-Family Residential area (P-21) is completely outside the APZ-1 Airport overlay area. The proposed Multi-Family use is bordered on the north by Bradley Road, on the west by newly plated Legacy Hill Drive and to the east and south is Trails at Aspen Ridge Preliminary Planned single-family lots. The proposed land use is that associated with El Paso County Multi-Family Residential (RM-12) zoning.

The legal description of the parcels is as follows:

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

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

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

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

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

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

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

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

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

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

The proposed Commercial acreage for parcel P-17 has decreased to 23,1 acres allowing for the creation of the 5.2 acre Parcel P-21.

Request and Reason:

To approve a Multi-family Residential (RM-12) rezone for newly created Parcel 21, the 5.2 acres currently zoned as Commercial in P-17. This letter serves as a request to receive El Paso County approval of the proposed RM-12 zoning for this site.

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.

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. The property to the north does not include any uses that would limit the proposed Residential use. Powers Boulevard to the west provides a significant buffer to uses west of the site. Commercial and residential uses are proposed to the north and east to provide additional buffer.

The Waterview East property south of the proposed Parcel 21 (current – P-17 commercial use) will bring public utilities north to this Parcel from Widefield Water and Sanitation District, Mountain View Electric and Colorado Springs Utilities as it is developed.

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.

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 Residential and Commercial uses.
- 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.

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

- The application for Zoning is in conformance with the County Master Plan.
- The Zoning is in conformance with the proposed land use for these parcels.
- The proposed subdivision is on vacant land and surrounded by vacant land, however, the proposed subdivision is consistent with the adjacent land.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District. Water lines will be extended from the south in the current Waterview East project.
- 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 (fire protection, police, recreation, utilities) have been provided and will continue to be provided by Security Fire, Widefield Water and Sanitation District, El Paso County, City of Colorado Springs (gas) and Mountain View Electric (electricity).
- Fire Protection will be provided by the Security Fire Protection District. The property is within the Security Fire Protection District response area and a petition is in process to include the property within the actual boundaries of the Security Fire Protection District.
- 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.

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 south of P-21 in the Waterview East development.

Impact Identification:

Wildlife

Preexisting wildlife habitats and migration routes are noted for the usual prairie animals. This site has existing Bradley Road to the north 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 Residential 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.