



WATERVIEW EAST COMMERCIAL PRELIMINARY PLAN
(AMENDMENT) LETTER OF INTENT

07.20.26

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

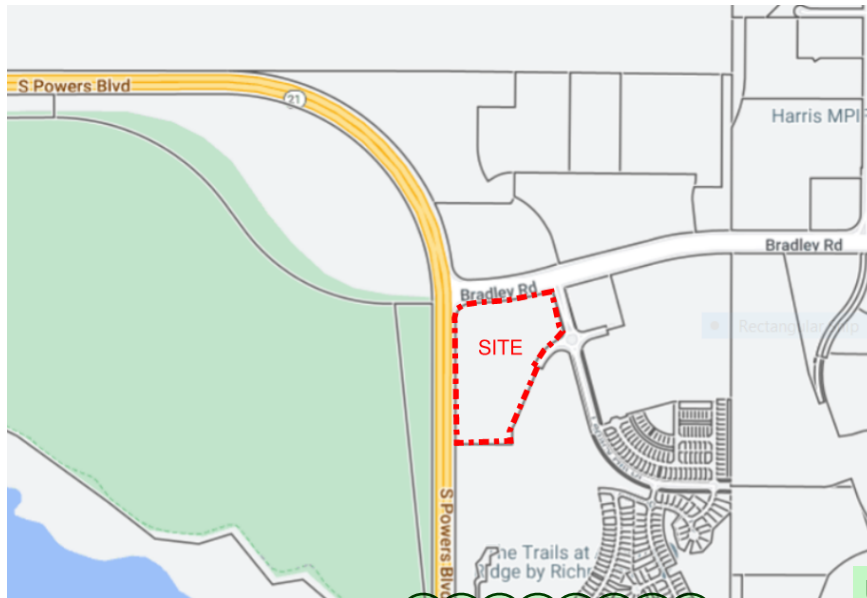
WATERVIEW COMMERCIAL DEVELOPMENT, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903



PARCELS NO(S): 5509200002

Update parcel numbers:
55092-00-004,
55093-00-001, 002,
004, 005, and 006

PROJECT DESCRIPTION AND BACKGROUND

The Waterview East Commercial Preliminary Plan Amendment encompasses approximately **22.1 acres** located at the southeast corner of **Powers Boulevard and Bradley Road** within the **CS (Commercial Service) Zone District** and the **Commercial Airport Overlay (CAD-O)**.

The original Preliminary Plan (SP229) was approved by the El Paso County Board of County Commissioners on **October 12, 2023 (Resolution No. 23-358)**. The Preliminary Plan approval was subsequently extended on **April 9, 2026 (Resolution No. 26-121)**.

This amendment is requested to accommodate minor revisions to lot and tract boundaries in the northeast portion of the development to facilitate preparation of the Final Plat. The amendment does not modify the overall development concept, land use, zoning, roadway network, utility servicing, drainage strategy, or previously approved findings.

The project will continue to consist of **nine (9) commercial lots and four (4) tracts** developed under the existing CS zoning. Eight lots will continue to obtain access from the internal private roadway system, while Lot 9 will continue to be served from the future public extension of Frontside Drive. The property will remain within the Waterview North Metropolitan District NO. 2.

PURPOSE OF THE AMENDMENT

The purpose of this Preliminary Plan Amendment is to revise internal lot and tract configurations to meet the current Filing 1 plat.

The amendment is limited in scope and preserves the previously approved development program, including:

- Nine commercial lots
- Four tracts
- Public and private roadway system
- Stormwater detention and water quality facilities
- Utility infrastructure
- Sidewalks
- Shared parking and access system
- Landscape buffers
- Streetscape improvements

No changes are proposed to the approved zoning, permitted land uses, overall density, roadway circulation, drainage concept, utility service, or previously approved waivers.

REQUEST AND JUSTIFICATION

The original preliminary plans showed 9 lots and 8 tracts. This is not a continuation of those plans, please revise the wording here to depict the changes being proposed.

The new plans show 9 lots and 5 tracts. Please revise.

Waterview Commercial Development, LLC respectfully requests approval of the Waterview East Commercial Preliminary Plan Amendment.

The proposed amendment is minor in nature and is necessary to refine lot and tract boundaries prior to and part of the Final Plat. The requested revisions improve subdivision efficiency while maintaining the development pattern and infrastructure previously approved by the Board of County Commissioners.

The amendment does not create additional impacts beyond those previously evaluated during the original Preliminary Plan approval. All supporting technical studies, infrastructure assumptions, public improvements, and development commitments remain applicable. Accordingly, the Applicant requests that all previously approved findings and authorizations remain in effect, including:

- Findings of sufficiency regarding water quality, quantity, and dependability;
- Authorization for pre-development grading and installation of wet and dry utilities;
- Private Road Waiver;
- Alternative Minimum Lot Frontage Waiver; and
- Deviation allowing right-in/right-out access from Legacy Loop.

CONSISTENCY WITH THE APPROVED PRELIMINARY PLAN

The Preliminary Plan Amendment preserves the character and intent of the previously approved development.

Specifically, the amendment maintains:

- Overall commercial development pattern
- Roadway circulation
- Utility infrastructure
- Stormwater management facilities
- Landscape buffers
- Streetscape design
- Typical roadway sections
- Cross sections
- Sidewalk network
- Open space and tract configuration

Future Site Development Plans for each commercial lot will continue to comply with the El Paso County Land Development Code, including all applicable landscaping, buffering, parking, architectural, lighting, and development standards.

ZONING COMPLIANCE

The amended Preliminary Plan continues to comply with the development standards of the **CS**

Commercial Service Zone District, including:

Minimum Setbacks

- Front Yard: 25 feet
- Side Yard: 25 feet
- Rear Yard: 25 feet
- Internal side and rear setbacks between lots under common zoning: 0 feet

Maximum Building Height

- 45 feet

All roadway landscape setbacks and buffering requirements remain unchanged from the approved Preliminary Plan.

Please discuss landscaping and how the changes to the tracts where the landscaping was previously planned will impact the landscaping requirements moving forward.

ACCESS

The amendment maintains the previously approved access configuration consisting of three access points:

- A full-movement public access from Frontside Drive approximately 600 feet west of Legacy Hill Drive.
- A private roadway serving the southern portion of the site approximately 1,260 feet south of the Legacy Loop roundabout.
- A right-in private access from Legacy Hill Drive approximately 200 feet south of Bradley Road.
- No modifications are proposed to the approved circulation network or traffic operations.

MASTER PLAN CONSISTENCY

The Preliminary Plan Amendment remains consistent with the goals, policies, and recommendations of the **Your El Paso Master Plan**.

Because the amendment only adjusts internal lot and tract boundaries, the development continues to support the Master Plan's objectives for commercial development, transportation connectivity, coordinated infrastructure, and efficient land use. The amendment also remains consistent with the findings of the El Paso County Water Master Plan.

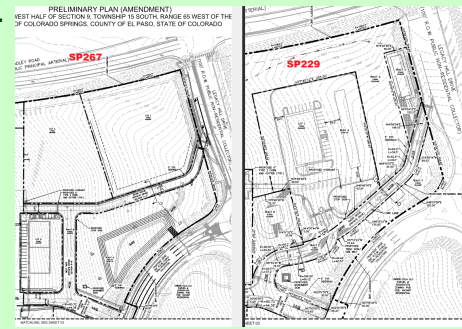
WATER

The property lies within **Water Master Plan Region 7** and is located inside the service area of the **Widefield Water and Sanitation District (WWSD)**.

As established during the original Preliminary Plan approval, WWSD has confirmed adequate water supply, system capacity, water quality, and infrastructure to serve the development. The proposed amendment does not alter projected water demand or utility infrastructure; therefore, the previously approved findings regarding water quality, quantity, and dependability

remain valid.

The new plans do alter the internal roadway design on the northern lots, please revise.



WAIVERS

Because the amendment does not alter roadway design or lot functionality, the Applicant requests that the following previously approved waivers remain in effect without modification:

Private Road Waiver

The proposed private roadway continues to satisfy the intent of Section 8.4.4.E of the Land Development Code. The roadway will:

- Be constructed to current standards.
- Be located within a public roadway tract.
- Be maintained through the Waterview North Metropolitan District NO. 2.
- Continue to provide emergency access approved by the Fire District.
- Protect public health, safety, and welfare.
- Preserve the intent of the Land Development Code.

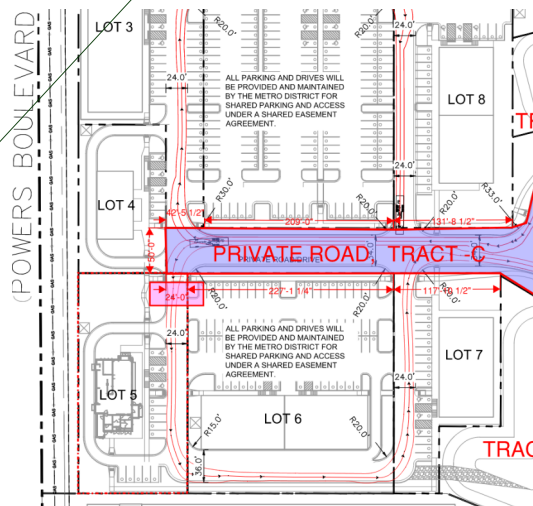
Private

Alternative Minimum Lot Frontage

The previously approved reduction of frontage 30 feet to 24 feet remains appropriate because:

- Safe access is provided from the private roadway.
- Shared parking and access agreements enhance circulation.
- No adverse impacts are created to adjacent properties.
- The waiver remains consistent with the purpose and intent of the Land Development Code.

The original prelim plan references a commitment/letter of support from the fire district. Has this new design of the road been reviewed and approved by the Fire District? Please discuss.



These are changing with the new road design and the changes to tract A, B, and F which were shown on the original tract table as being designated for drainage. Please revise.

CONCLUSION

The Waterview East Commercial Preliminary Plan Amendment represents a minor refinement to the approved subdivision layout necessary to facilitate Final Plat preparation. The amendment does not alter the approved land use, development intensity, circulation system, utility infrastructure, drainage design, or overall character of the project.

All previously approved findings remain applicable, and the amendment continues to satisfy the requirements of the El Paso County Land Development Code and the Your El Paso Master Plan.

For these reasons, the Applicant respectfully requests approval of the Waterview East Commercial Preliminary Plan Amendment

Jim Houk
Kimley-Horn and Associates