

**The Ridge at Waterview North
Land Use Statement**

Prepared For:

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Site Details

The application for a rezone incorporates Parcel No. 5500000441. The subject property is 18.71 acres and lies in a portion of section 9, township 15 south, range 65 west of the 6th p.m., El Paso County, Colorado. More precisely the site is located at the northeast corner of the intersection between Powers Blvd, and Bradely Rd. The parcel is zoned R5-AP-O (Multi-Family High Residential) with an AP-0 (Airport Overlay) zone overlay.



Figure 1: Vicinity Map

Project Description

The Ridge at Waterview North development is seeking to rezone the subject property from R5-AP-O to R-Flex-Medium-AP-O due to dimensional conflicts that have arisen as a result of recent revisions to the City of Colorado Springs Unified Development Code. Rezoning to R-Flex-Medium with Airport Overlay will resolve these dimensional conflicts while also allowing the development to continue utilizing current site designs that are under review.

Proposed Land Uses, Housing Densities, and Development Intensity:

The Ridge at Waterview North is proposed as a single-family attached residential (townhome) development on an 18.71-acre parcel. The project seeks to rezone the property from R5-AP-O (Multi-Family High Residential with Airport Overlay) to R-Flex-Medium-AP-O, which will allow for flexible site design and resolve dimensional conflicts with the updated zoning code. The anticipated housing density (11.50 DU/AC) aligns with the standards of the R-Flex-Medium zone, supporting medium-density residential development. The intensity of development will be consistent with the approved concept plan, maintaining compatibility with the area's planned residential character.

Compatibility with Adjacent Development Patterns:

The proposed rezoning and development are compatible with adjacent and surrounding land uses, which are primarily residential and part of the broader Villages at Waterview North Sketch Plan. Building locations, orientations, and exterior materials are designed to harmonize with existing and planned developments in the vicinity.

Impact to Adjacent Developments (Light, Noise, Traffic):

The development is not expected to create adverse impacts on adjacent properties. Building placement and design will minimize light spillover and noise, adhering to city standards and overlay requirements. Traffic generated by the project will be consistent with the anticipated residential use and is supported by existing infrastructure at the intersection of Powers Blvd and Bradley Rd. The project maintains previously approved site designs, ensuring that traffic, light, and noise impacts remain within acceptable limits and do not negatively affect neighboring developments.