



# RIDGE AT WATERVIEW NORTH ZONE CHANGE

Planning Commission January 14, 2026

Staff Report by Case Planner: Drew Foxx



## Quick Facts

### Applicant

Premier Homes Inc. / Real Estate Services, LLC

### Property Owner

PHI Real Estate Services, LLC

### Developer

PHI Real Estate Services, LLC

### Address / Location

Northeast of Bradley Rd. and Powers Blvd. Intersection

### TSN

5500000441

### Zoning and Overlays

Current: R-5/AP-O (Multi-Family, High with Airport Overlay)

Proposed: R-Flex-M/AP-O (R-Flex Medium with Airport Overlay)

### Site Area

21.19 Acres

### Proposed Land Use

Single-Family, Attached

### Applicable Code

Unified Development Code

### Council District

District No. 4

## Project Summary

This application requests a rezoning of a 21.19-acre tract of land from R-5/AP-O (Multi-Family, High with Airport Overlay) to R-FLEX-M/AP-O (Mixed-Use, Medium with Airport Overlay) to support a proposed single-family, attached housing development. (Figure 1\_Project Statement)

| File Number  | Application Type                             | Decision Type  |
|--------------|--|----------------|
| ZONE-25-0031 | Zoning Map Amendment with Land Use Statement | Quasi-Judicial |

## Background

### Prior Land-Use History and Applicable Actions

| Action                   | Name  | Date               |
|--------------------------|---|--------------------|
| Annexation               | Villages at Waterview North Addition No. 1 (Figure 2_Annexation Ord. 23-50) | October 3, 2023    |
| Subdivision              | N/A   | N/A                |
| Master Plan              | Villages at Waterview North   | September 26, 2023 |
| Prior Enforcement Action | N/A   | N/A                |

### Site History

The 21.19-acre subject lot is part of a larger master-planned area (Figure 3\_Villages at Waterview North Master Plan) that has been vacant in the City of Colorado Springs since its annexation in 2023. The annexed area as a whole involved the designation of several zone districts across a 144.82-acre area of land. The subject lot specifically was zoned to the R-5 (Multi-Family, High) zone district at time of annexation (Figure 4\_Zoning Ordinance No. 23-54) and included two additional lots to the west under the same R-5 zoning designation, totaling 39.94 acres intended for residential development. A concept plan (Figure 5\_Villages at Waterview North Concept Plan) was processed and approved simultaneously with the master plan on September 26th, 2023; both of which detail allowable residential density, public street designations, potential access point, and public park dedication.

### Applicable Code

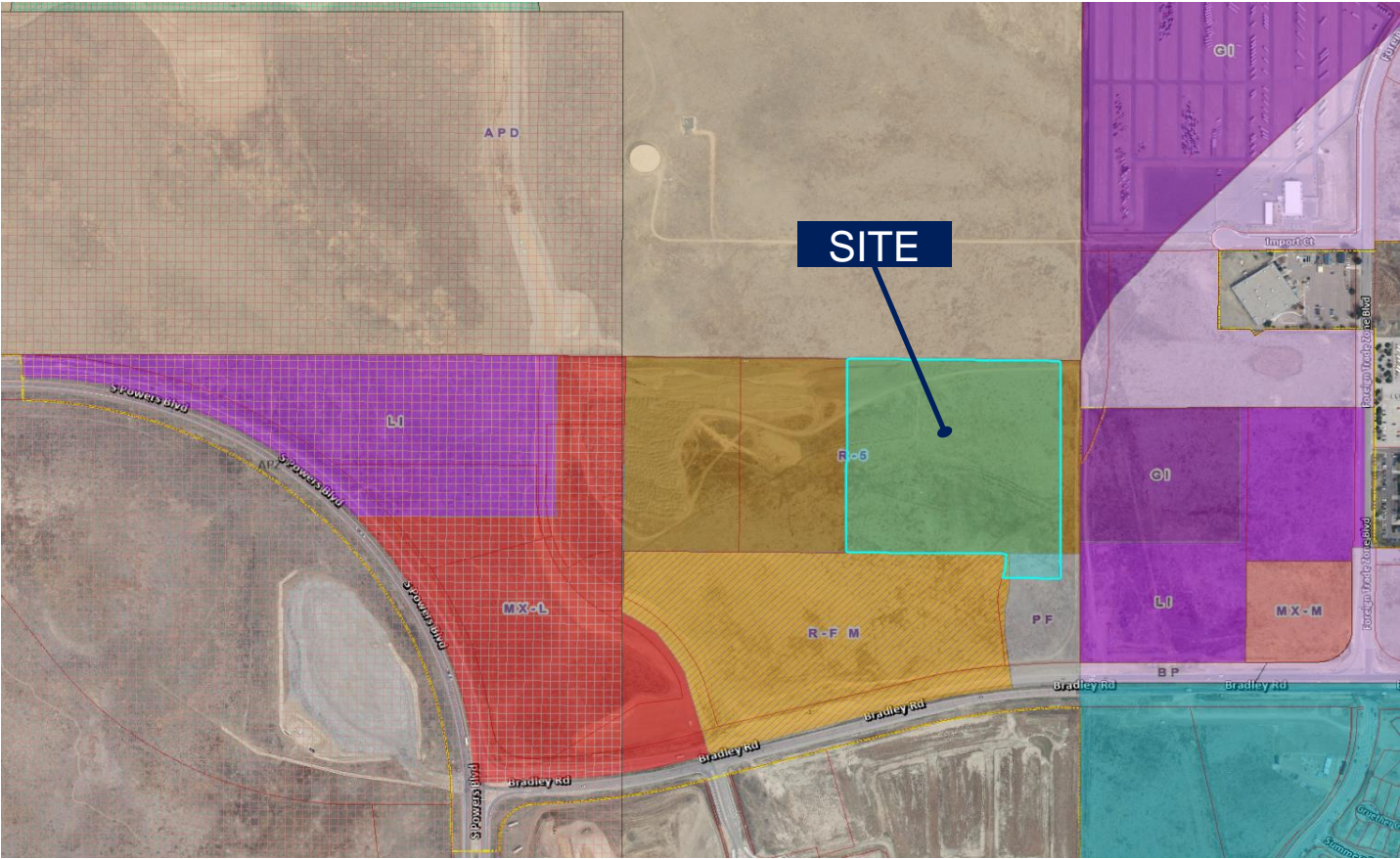
The subject application was submitted after the implementation date, June 5, 2023, of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

|       | Zoning  | Existing Use  | Special Conditions |
|-------|---|---|--------------------|
| North | APD/AP-O/APZ-1/RPZ (Airport Planned Development with Airport, Accident Potential Zone, and Runway Protection Zone Overlays) | Peak Innovation Parkway                               | None               |
| West  | R-5/AP-O (Multi-Family, High with Airport Overlay)  | None  | None               |
| South | R-FLEX-M/AP-O & PF/AP-O (R-Flex, Medium with Airport Overlay & Public Facilities with Airport Overlay)                      | None; Proposed Single-Family & Two-Family Residential | None               |
| East  | GI/AP-O (General Industrial with Airport Overlay)   | None; Proposed Warehousing & Wholesaling              | None               |

Zoning Map



Stakeholder Involvement

Public Notice

|   |   |
|---|---|
| Public Notice Occurrences<br>(Poster / Postcards) | During Internal Review / Prior to the Planning Commission Hearing |
| Postcard Mailing Radius                           | 1,000 feet  |
| Number of Postcards Mailed                        | 11 Postcards  |
| Number of Comments Received                       | None  |

Timeline of Review

|                          |                   |
|--------------------------|-------------------|
| Initial Submittal Date   | October 21, 2025  |
| Number of Review Cycles  | Two (2)           |
| Item(s) Ready for Agenda | December 22, 2025 |

## Agency Review

### Traffic Impact Study

No comments received.

### School District

No comments received.

### Parks

No comments received.

### SWENT

No comments received.

### Colorado Springs Utilities

No comments received.

### Airport Economic Development

No comments received.

## Zoning Map Amendment

### Summary of Application

The applicant is requesting a Zoning Map Amendment for the proposed 21.19-acre vacant site within the Ridge at Waterview North master planned area. The existing zone district is proposed to convert from R-5 AP-O (Multi-Family, High with Airport Overlay) to R-F M AP-O (R-Flex, Medium with Airport Overlay). Subsequent to the approval of the associated ordinances and land use entitlements in 2023, the subject lot has been under review for a development plan and subdivision plat applications. These applications were submitted to support a proposed single-family, attached (townhome) residential development. During the review of these applications, City Planning staff recognized the proposed lots and town home products do not satisfy the required dimensional standards associated with R-5 zoning (i.e., minimum lot size and minimum lot width). As a result, the developer has chosen to pursue a Zoning Map Amendment application to rezone the property to R-Flex, Medium to ensure the proposed development complies with dimensional standards as required by the Code.

A zone change application requires a Land Use Plan per UDC Section 7.5.514.3, unless it is eligible for a Land Use Plan Waiver per UDC Section 7.5.514.B.3. The applicant is eligible for a Land Use Statement in lieu of a land use plan as the subject lot is contained in and subject to an approved master and concept plan, and the proposed zoning pattern aligns with adjacent existing zoning. Due to this eligibility, the applicant has provided a Land Use Plan Statement describing proposed land uses, land use compatibility, and impacts to adjacent developments (**Figure 6\_Land Use Statement**).

### Application Review Criteria

#### UDC Section 7.5.704 Zoning Map Amendment (Rezoning)

An application for Zoning Map Amendment shall be subject to the following criteria for approval:

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*

The proposed rezoning is consistent with these criteria. Additional information regarding compliance with this criterion has been provided in subsequent section of this report below.

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The proposed rezoning is not detrimental to public interest, health, safety, convenience, or general welfare. The subject lot is currently vacant and will be complementary to the growth occurring within the Peak Innovation Park development to

the north of the site and to the surrounding community. The majority of the area surrounding this site is expected to involve various types of residential development, supporting compatibility of the proposed zone district.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

The envisioned residential development and its location are appropriate for the purposes of the proposed R-Flex, Medium zone district. The proposed zoning “accommodates a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre” (UDC 7.2.209). The R-Flex, Medium zone district, is appropriate for this location as the surrounding properties have compatible zones and proposed developments. The two parcels to the west of the site are zoned R-5 (Multi-Family, High) and are a part of the Villages at Waterview North Concept and Master Plan approving these parcels for eventual development of multi-family with a density of eight (8) to 25 units per acre. The parcel directly to the south of the site is also a part of the approved Ridge at Waterview North Concept and Master Plan approving this parcel for residential use with a density of five (5) to sixteen (16) dwelling units per acre directly aligning with the proposed zone district and is supported by the same zoning designation (R-Flex, Medium) as the subject property. The parcel directly southeast of the site is designated for public facilities with Public Facility (PF) zoning and is currently vacant. The parcel directly to the north is a part of the Peak Innovation Park concept plan and is made up of several different use types; all of which are subject to the APD (Airport Planned Development) zone district. The area of land located on the parcel directly north of the subject property has been approved for a utility lift station for sanitation infrastructure purposes which has been designated to support the proposed developments within the Ridge at Waterview North master planned area.

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

The application does not propose rezoning a small area of land as the subject area consists of 21.19 acres. While the R-Flex, Medium zone district does not have a minimum district area standard, the parcel in question is sufficiently sized and located to support the proposed residential development.

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

No tenants or occupants exist on the subject lot, and the proposed rezoning has no impact on adjacent tenants or occupants as the surrounding area has not yet been developed.

6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514.C.3 (Land Use Plan Criteria).*

A Land Use Statement has been accepted for this application in lieu of a Land Use Plan due to eligibility under UDC Section 7.5.514.B.3 for the land is contained in and subject to a previously approved Master and Concept Plan and the proposed zoning pattern for the land aligns with adjacent existing zoning or development.

7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

Additional information regarding consistency with the approved concept plan is provided below. The proposed rezoning classification is consistent with the intent and provisions of the approved Ridge at Waterview North Concept Plan as the proposed zone district is compatible with the R-Flex, Medium zone district directly south of the subject lot and is well within the maximum density of 24.99 dwelling units per acre.

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

This application does not propose the creation of an ADS-O (Area Design Standards Overlay) district.

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

This application does not propose the creation of a PDZ (Planned Development Zone) district.

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

The subject lot is currently vacant, however, there is a development plan application for the site that is currently under review. The applicant is requesting this zone change in an attempt to bring the proposed development into compliance with local zoning code dimensional standard requirements. This zone change is proposed to support this proposed development. The additional standards for the proposed R-FLEX, Medium zone district include the following:

- i. Each Development Plan or Phasing Plan based off the approved Land Use Plan shall meet the established density of the district.
  1. The required density for the proposed zone district is 5 – 16 dwelling units per acre and the proposed density included in the proposed residential development plan is 11.50 dwelling units per acre.
- ii. Each development shall comply with all applicable standards relating to Compact Lots in this UDC.
  1. All applicable standards relating to compact lots are met per the proposed residential development plan in that the appropriate guest parking stalls and green space requirements have been provided (Figure 7\_Pre-Approved Development Plan). The regulations pertaining to compact lots are provided below:
    - a. Each development shall provide a minimum green space equal to ten (10) percent of the gross site area. Of the total area, fifty (50) percent shall be contiguous active green space.
    - b. Ten (10) percent of the minimum parking required for individual dwelling units shall be provided for guest parking.
    - c. Driveways or tandem parking may be used to meet guest parking requirements where not needed to meet the principal parking requirement.
    - d. C. If the dwelling unit has tandem parking, one-half (1/2) space per lot required (regardless of whether the tandem parking area is located in front of one (1) or two (2) garage doors).
    - e. D. When the street configuration (width and frontage) allows for on-street parking, one (1) on-street guest parking space per lot shall count towards required parking.
    - f. E. Guest parking areas shall be provided on-street or reasonably distributed throughout the development in a separate parking bays within an approximate two hundred (200) foot radius from the units they serve.
    - g. F. Guest parking spaces shall not be assigned and shall be available for public use.
- iii. Reference Part 7.3.3 for additional use-specific standards.
  1. No use-specific standards per Part 7.3.3 of the Code apply to the proposed residential development plan.

The site is also subject to the AP-O (Airport Overlay) district. The proposed development plan has been accepted and approved by Colorado Springs Airport, the agency responsible for reviewing land use applications associated with the Airport Overlay. Therefore, the proposed development for this lot complies with the additional standards of the base zone and overlay district where the property is located.

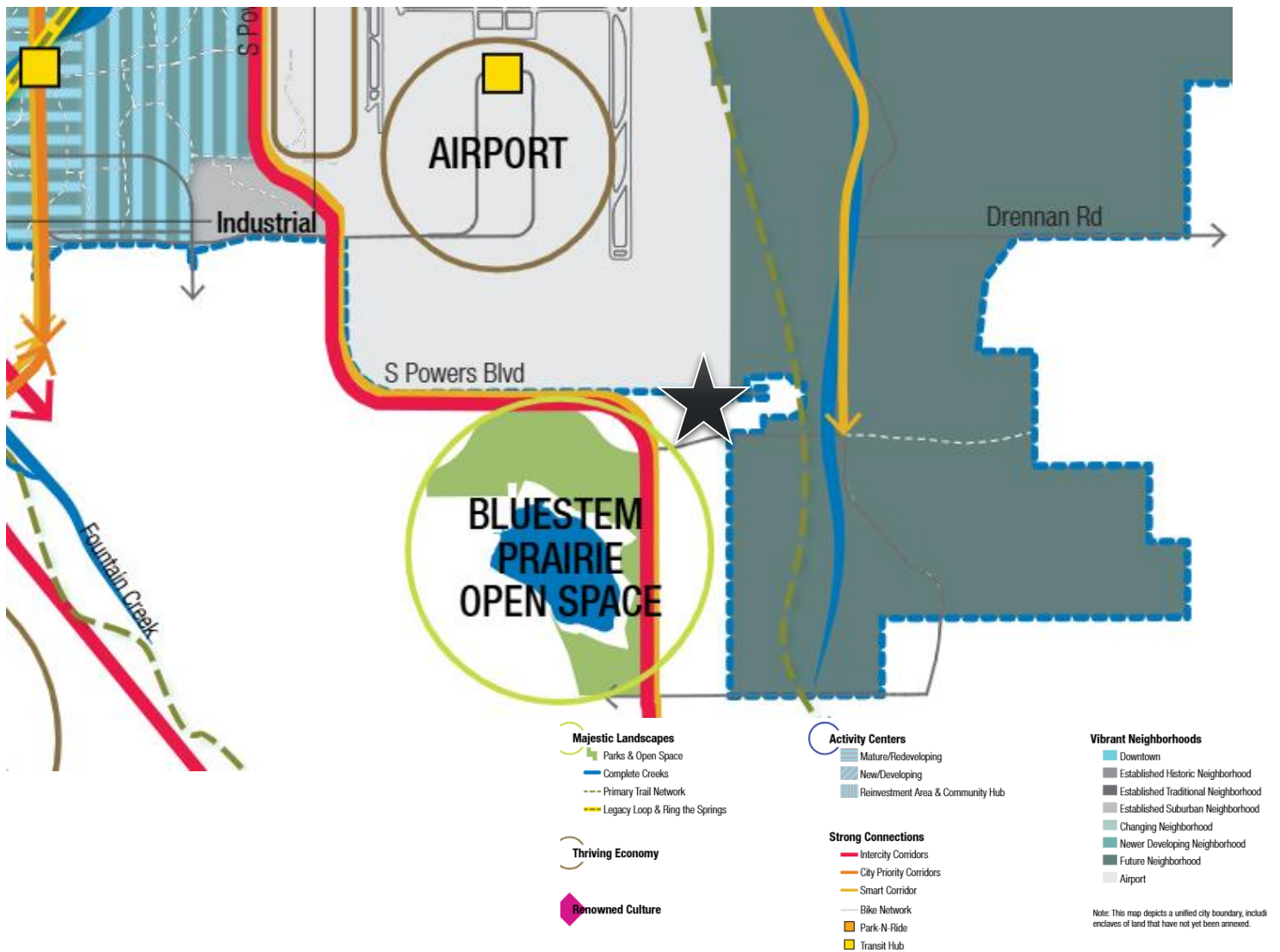
After evaluation of the proposed Zoning Map Amendment application for the subject property, Planning staff finds that it meets the review criteria.

## Compliance with Relevant Guiding Plans and Overlays

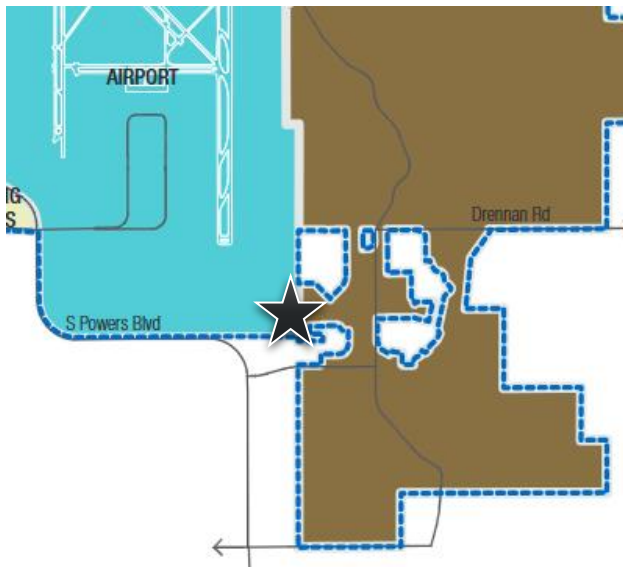
### **Villages at Waterview North Master Plan & Concept Plan (City File No. MAPN-22-0002 / COPN-22-0002)**

The Villages at Waterview North Master and Concept Plan was approved by City Council on September 26, 2023, in correlation with the Villages at Waterview North Addition No. 1 Annexation establishing 144.82 acres within the City. Several zone districts were established via ordinance in correlation with the annexation to include PF (Public Facility), MX-L (Mixed-Use, Large), LI (Light Industrial), R-Flex-M (Residential Flex, Medium), and R-5 (Multi-Family, High). As stated, the subject lot is subject to the R-5 zone district. The purposes of the existing R-5 zone district for this lot are to accommodate residential development. The proposed R-Flex, Medium zone district maintains compatibility with the intended land-use pattern of the previously established zone districts as demonstrated on these plans because it continues to accommodate residential development, reduces the maximum residential density from 25 to 16 dwelling units per acre, and continues to reasonably contribute to a land use pattern across the 144.82 acres as the zone district adjacently west of the subject lot is maintaining R-5 zoning and the zone district adjacently south is maintaining R-Flex, Medium. The proposed zone district is well within this maximum density established by the Concept Plan at 24.99 dwelling units per acre with a proposed density of 11.50 dwelling units per acre.

Planning staff have determined that the proposed zoning complies with the associated Master and Concept Plans. No amendment to the associated Master and Concept Plan.



Based on the City's Comprehensive Plan (PlanCOS), as amended, the proposed zone change application is consistent with the envisioned development patterns for the subject parcel, which is not currently identified on the City's 2020 Comprehensive Plan and Vision Map. While the site is in close proximity to areas identified under the AP-O (Airport Overlay) zone district as Airport and Future Neighborhood typologies. These areas include objectives and strategies that the proposed rezoning aligns with. The Airport area and Future Neighborhood area are both associated with the "Vibrant Neighborhoods" PlanCOS theme. This theme is focused on preserving neighborhood characteristics and values, provide diverse and attainable housing, and establishing resiliency for existing, changing, and future neighborhoods. Upon updating the PlanCOS Vision Map, this area of development is likely to become a part of the Future Neighborhood typology. The Future Neighborhood typologies are those that have yet to be developed in the city and provide opportunity to reflect the visions and goals of Vibrant Neighborhoods, while addressing emerging demographic and market conditions.



#### Predominant Typology

|   |  |
|---|--|
| <span style="color: brown;">■</span> Downtown                               | <span style="color: olive;">■</span> Established Traditional Neighborhood    |
| <span style="color: teal;">■</span> Newer Developing Neighborhood           | <span style="color: lightyellow;">■</span> Established Suburban Neighborhood |
| <span style="color: orange;">■</span> Changing Neighborhood                 | <span style="color: lightblue;">■</span> Airport                             |
| <span style="color: lightgreen;">■</span> Established Historic Neighborhood | <span style="color: brown;">■</span> Future Neighborhood                     |

### Vibrant Neighborhoods

The proposed rezone will allow for the site to support the overall intent of the broader Villages at Waterview Master Plan and Concept Plan objectives. The rezone and the subsequent development plan for this site will be a component of the overall area proposed for development to include a variety of housing types, commercial uses, and public park land. The envisioned single-family, attached residential development that is specific to this lot is supported by this requested Zoning Map Amendment application. Therefore, the proposed Zoning Map Amendment application will support the vibrant neighborhood objectives of mixed-use development, innovative community design elements, and the promotion of neighborhoods that include common desired elements.

#### Neighborhood Typologies and Framework:

##### **Typology 4: Future Neighborhoods – Vibrant Neighborhoods Framework:**

The integration of a R-Flex, Medium zone district into this portion of the Ridge at Waterview development is supportive of Typology Four (4): Future Neighborhoods because it will better support the proposed compact lots and the associated desired elements that results in greater neighborhood design (i.e., mixed development, active/inactive landscaping elements, attainable housing, etc.) where this sector of the city currently lacks this style of residential development.

##### **Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.**

The request to rezone this parcel supports this policy when considering the overall Ridge at Waterview North neighborhood. The development to the south (Waterview Villas) consists of a proposed 3.5-acre public park and single family and two-family residential products. The development two lots to the west consists of multi-family development (Veteran Villas) and further west exists lots zoned for commercial and mixed-use development.

The proposed rezoning effectively supports the referenced policy above and will support the integration of mixed-use development in the overall Villages at Waterview North neighborhood. The City Planning Department finds that this proposed rezone meets the objectives of the overlapping Vibrant Neighborhoods framework,

## Statement of Compliance

### **ZONE-25-0031 – Ridge at Waterview North Rezone**

After evaluation of the Zoning Map Amendment application, staff finds that the application meets the review criteria.