

# Villages at Waterview North

## Mater Plan, Concept Plan and Zone Change



**Applicant/Owner/Developer:**

CPR Entitlements, LLC  
30 N Tejon St - Ste 518  
Colorado Springs, CO 80903

Phi Real Estate Services, LLC  
200 W. City Center Dr – Ste 200  
Pueblo, CO 81003

**Planner:**

Kimley-Horn and Associates Inc.  
2 N. Nevada Ave.,  
Colorado Springs, CO 80903  
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## PROJECT OBJECTIVES:

On behalf of CPR Entitlements, LLC, Kimley-Horn and Associates request the review and approval of:

1. A Master Plan development for the Villages at Waterview North Master Plan of approximately 116.53 acres.
2. A Zone Change of approximately 116.53 acres, from: (see individual zone request exhibits)
  - a. I-2 to C-6 (30.00ac)
  - b. CS to PBC (18.11ac)
  - c. RM-12 & RM-30 to R5 (40.90ac)
  - d. RS-5000 to R-2 (23.54ac)
  - e. Detention pond (3.98ac)
3. A Concept Plan for approximately 116.53 acres.

## LOCATION:

The site is located on the northeast area of the Powers Boulevard and Bradley Road Intersection.

Surrounding developments consist of:

- A vacant tract of land zoned A-5 CAD-O west of the right-of-way of Powers Boulevard,
- City of Colorado Springs Airport to the north of said project site,
- A vacant tract of land zoned I-2 CAD-O Dedicated to Colorado Centre Metro District east of the project site,
- Vacant land by Waterview Commercial, Ross Equity Holdings and COLA LLC, to the south, across the existing Bradley Road right of way,
- A portion of Waterview II Metro District

## PROJECT DESCRIPTION:

The following outlines the scope and justification for the Master Plan Amendment, Zone Change, and Concept Plan requests as part of the Villages at Waterview North application. The project proposes to set the framework for the mixed-density residential development located in the north central portion of the Villages at Waterview North Master Plan. The goal of the project is to develop an integrated patchwork of residential neighborhoods that offer a variety of housing options. The overall project is estimated to provide approximately 800 residential units

## The Master Plan:

The applicant requests approval of a Master Plan to be identified as Villages at Waterview North Master Plan Development. The Master Plan respects the current and growing general land use

pattern in the area and proposes to introduce a mix of residential neighborhood densities, housing types, commercial, office and warehouse uses to the 116.53 acre development.

MASTER PLAN CRITERIA (SECTION 7.5.408)

- A. *How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?*
  - a. **The proposed Villages at Waterview North Master Plan is designed to incorporate the goal and policies of the Plan COS adopted Plan. The scope and intent of the plan is to celebrate the framework of vibrant neighborhoods, unique places to live, work and play. The plan will support a thriving economy and build strong connections within the project area and the surrounding areas. The planned community is in the position to create the vision of COS that is unique to this place (location & site) and environment.**
  
- B. *Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards.*
  - a. **The Public facilities are a major consideration for the planned area. Ongoing discussion regarding public facilities with city departments have led to a clearer understanding of the planned services associated with this proposal. From the discussion. The discussions have also included the proposed major street connections and network, new public stormwater facilities and traffic system improvements (see related drainage reports and traffic study).**
  - b. **At this time, no additional fire or police station needs have been identified by city departments. The plan amendment is presented in the spirit of the approved annexation agreement.**
  
- C. *Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.*

The following preliminary calculations have been provided to illustrate the potential school and parks obligations/dedications associated with the Master and Concept Plan. It is anticipated that with future development plans the details of dedications and site plans will be reviewed with the District and City Parks Department.

LAND USE	DU/AC	AC	UNITS	NPLD	AC	CPLD	AC
RH/RVH	8-24.99	39.94	479	0.0044	2.108832	0.0053	2.5402
RL/RM	2-7.99	21.60	130	0.0066	0.85536	0.008	1.0368
Estimates		<b>Total Units</b>	<b>609</b>	NP	2.9642	CP	3.5770
<b>SCHOOL AC</b>						<b>Total AC</b>	<b>6.5412</b>
						Provided	1.2000
				<b>Required</b>	<b>5.123</b>		

D. *The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.*

- a. The plan is not fully consistent with the land use patterns reflected in the approved City-wide land use plan. However, the area as the land West, East and south of the property are projected to be annexed to the city and these parcel make that possible.



Potential Annexation Areas  
(See Annexation Plan for Status)

Existing Park Land or Open Space

E. *Land Use Relationships:*

- a. *The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.*
  - i. Yes, the proposed plan promotes functional and healthy connections and relationships between the various residential land uses and the neighboring non-residential use by supporting existing landscape and pedestrian/bicycle connections
- b. *Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood.*
  - i. With the growing neighborhoods in the area, the plan provides greater residential housing option and types, but also provides for the development of commercial and regional neighborhood services. The plan also provides a framework for future job and employment services.
- c. *The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.*

- i. Yes, the pattern and division of the land and street will provide healthy and compatible land use relationships with approved and growing neighborhoods in the county.
  - d. *Housing types are distributed to provide a choice of densities, types, and affordability.*
    - i. The plan recognizes a framework for a mix of residential housing choices and densities within the area and context of the community and Master Plan.
  - e. *Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.*
    - i. There is little landscape characteristics that define the pattern of development, but the plan dose recognizes the airport overlay, which do define the limits of residential patters. Considerations are given to land use buffers and transitions and conform the definitions within the land use code.

F. *Public Facilities:*

- a. *The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation, and trails master plan.*
  - i. The plan recognizes the proposal trail along Bradley road (east and west) and consideration will be given to making connections with future development plan proposals.
- b. *Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.*
  - i. The proposal recognizes the community commitment for parks and schools. No site have been identified for the site. See the PLDO calculations enclosed.
- c. *The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.*
  - i. The proposal incorporates and extends the existing and planned utilities infrastructure in the plan. The plan provides for the water extension from the airport, down the proposed Legacy Loop Drive and east on Bradley Road.
- d. *Proposed public facilities are consistent with the strategic network of long-range plans. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.*
  - i. *The plans have been coordinated with CSU and with the greater drainage master plans associated with the El Paso County Waterview Sketch Plan.*

*D. Transportation:*

- a. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
 
  - i. The plan recognizes the extension of the Legacy Loop north into the airport business park. And the plan attempts to provide good internal vehicle and pedestrian connections between uses.**
- b. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
 
  - i. Yes, the final trail and street designs will be planned to provide a safe and logical connections and pedestrian crossings**
- c. The transportation system is compatible with transit routes and allows for the extension of these routes.
 
  - i. The master plan and future development plans will continue to work with public transit to support local and regional transit services in the area.**
- d. The land use master plan provides opportunities or alternate transportation modes and cost-effective provision of transit services to residences and businesses.
 
  - i. The Master Plan will preserve the transit and multi-modal options as by the City's Master Plan**
- e. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.
 
  - i. A traffic study has been conducted to estimate impacts. The impacts and shared improvements have been identified in conjunction with the adjacent developments along Bradley road. This includes the development of additional turns at Power Blvd. And shared signal at Legacy Loop**

*E. Environmental:*

- a. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
 
  - i. The plan recognizes the natural open space being preserved with the Airport Business Park Master Plan. No other natural feature have been identified with the parcels.**
- b. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities, and access roads when feasible.*

- i. Yes, the plan provides for and responds to the natural features and systems on the site and adjacent to the project area.
- c. *The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.*
  - i. The plan has and will respond to and reflect the preliminary and final soil and geological investigations

F. *Fiscal:*

- a. *A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.*
  - i. The amendment is consistent with the approved Village at Waterview Annexation Agreement.
- b. *The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long-range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.*
  - i. The amendment is consistent with the approved Village at Waterview Annexation Agreement.
- c. *The cost of on-site and off-site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionality to the impact generated by the proposed master plan. Mitigation of on site and off-site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions.*
  - i. The amendment is consistent with the approved Village at Waterview Annexation Agreement.
- d. *Any special agreements for mitigation of on-site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.*
  - i. The amendment is consistent with the approved Village at Waterview Annexation Agreement.

- e. *Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.*
  - i. The amendment is consistent with the approved Village at Waterview Annexation Agreement.
- f. *Any proposed special districts are consistent with policies established by the City Council.*
  - i. Existing Districts (approved) will function and operate per the policies of the City and State.

CONCEPT PLAN

The Concept Plan project proposes to set the framework for the mixed-density residential development as captured with the Villages at Waterview Master Plan. The goal of the project is to develop an integrated patchwork of residential neighborhoods that offer a variety of housing options while providing a mix of commercial and office related uses. The overall project is estimated to provide approximately 800 residential units. The Concept Plan is intended to be developed in one phase. The Concept Plan also reflects a proposed zone change to PBC, C6, R5 and R2.

(See Zoning Diagram)

CONCEPT PLAN REVIEW CRITERIA

- A. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working about the proposed development?*
  - a. The development is surrounded by the two major arterial right-of-ways, Powers Boulevard east and Bradley Road to the south. The project is connected to the Airport Business Park to the north. While the proposed development is connected to the overall community network, it is isolated from the adjacent development by these major corridors. With the full build out of the concept plan, both pedestrian and land use connections will be improved with the completion of the signalized crossings and proposed Bradley Road trail linkage.
- B. *Will the proposed density, types of land uses, and range of square footages permit adequate light and air both on and off site?*
  - a. The Concept plan proposes a development pattern and density consistent with the Master Plan objectives by meeting open space criteria and providing connections with the adjourned neighborhood developments.
- C. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood, and the community?*

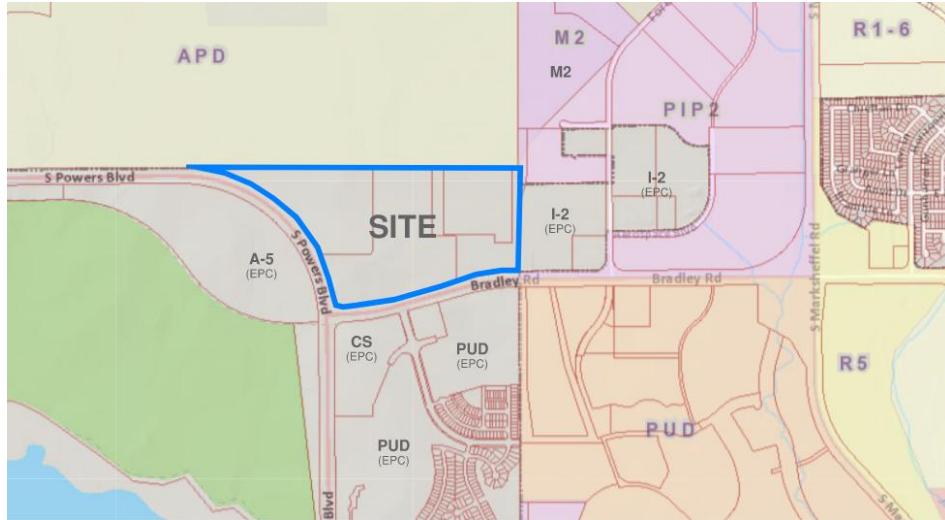


- a. The Concept plan proposes general development standards that are consistent with the Master Plan and zoning code criteria, while providing surrounding buffers, transitions, and open space.
- D. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*
  - a. Yes, the connections, access points and planned traffic patterns will provide safe circulation for the residence and balance within the current system. While a traffic study has been conducted as part of this application, the study will be refined and revisited as final development plan move forward.
- E. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities?*
  - a. No, the development will not over-burden the public facilities. The plan considers and have been coordinated the development of public services with City Departments to incorporate needed services and improvement.
- F. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*
  - a. The proposed concept plan reflects the goals and framework of the approved Master Plan as has worked to collaborate on the transitions between developments and have identified shared improvements that will benefit the project and surrounding development.
- G. *Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*
  - a. The proposed residential concept plan recognizes the surrounding residential and public land uses and has provided appropriate transition between uses and has accounted for future buffers.
- H. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*
  - a. The Concept plan has been prepared per the standards and terms of the Zoning and Subdivision Codes as well as applicable elements of the Comprehensive Plan.

ZONE CHANGE

The following request is for a Zone Change of the approximate 116.53 acre portion of the Villages at Waterview North project area. The request is to change I-1 to a mix of Commercial C6, PBC and Residential RM 12 and RM 30 to R2 and R5.

The surrounding zoning includes Airport (APD), Residential Planned Unit Development (PUD) and Commercial Services (CS), Industrial Park (I-2) and County Zoning A5.



Existing Zoning

As part of the zone change request, the plan application will identify Residential Zones in accordance with the Colorado Springs Zoning Ordinance. With formal approval, the applicant seeks to formalize the following zone classifications.

PARCEL	EXISTING COUNTY ZONE	PROPOSED CITY ZONE	ACREAGE
1	I-2 CAD-O/A-5	C-6 CAD-O	22.11
2	CS CAD-O/A-5	PBC CAD-O	15.90
3	CS CAD-O/A-5	PBC CAD-O	6.08
4	RM-30 CAD-O/A-5	R-5 CAD-O	10.06
5	RM-12 CAD-O/A-5	R-5 CAD-O	29.88
6	RS-5000 CAD-O/A-5	R-2 CAD-O	22.20

**ZONE CHANGE REVIEW CRITERIA**

- A. The action will not be detrimental to the public interest, health, safety, convenience, or general welfare.
  - a. **The proposed zone change will follow the current development standards and shall not impact the current welfare or safety of the public or adjacent residents.**
  - b. **The existing zoning and proposed zoning shall enhances the residential zoning and neighborhood services providing additional housing density options in the**

- mix per the goals of the PlanCOS and provide accessible job and service options missing today.
  - c. **The requested zone change preserves the existing land use values and will not be detrimental to the surrounding land use or residence.**
  - d. **The approval of the request will facilitate development that will improve the conditions of the public facilities such as streets and trails.**
- B. The proposal is consistent with the goals and policies of the Comprehensive Plan.
- a. **The proposal is consistent with the PlanCOS goals and policies by increasing the housing options in the community and building the framework for additional neighborhood connections and pedestrian facilities in the area.**
- C. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.
- a. **No Master Plan existing today and the application better defines the long-term land use goals.**

**LEGAL DESCRIPTION: VILLAGES AT WATERVIEW NORTH MASTER PLAN**

LEGAL DESCRIPTION (WATERVIEW NORTH)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH 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 SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 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 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS