

**The Ridge at Waterview North
Project 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 (UDC). 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.

Rezone Review Criteria

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 the Colorado Springs Comprehensive Plan and City Council policies. It supports the city’s goals for flexible, compatible development and helps resolve dimensional conflicts created by recent code changes. The developments use, site designs, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in subsequent development plans. As the surrounding developments are also associated with the Villages at Waterview North Sketch Plan and therefore

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

The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare. The development maintains the previously approved designs and dimensions; only the zone designation is changing to resolve technical conflicts with the updated city code.

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

Location of the land is well-suited for the proposed R-Flex-Medium zoning. The site meets all bulk, density, and dimensional standards for the new zone, and its design is compatible with surrounding developments and planned uses in the area.

The application aligns with the purpose of the R-Flex-Medium zoning as described in section 7.2.209 of the UDC. As the application provides attached single-family housing, with a mix of three different building forms/sizes to break up monotony. The application proposes a housing density of 11.50 dwelling units per acre, which falls between the 5 to 16 dwelling units per acres requirement as described in the UDC.

The dimensional standards as outline in section 7.2.209 of the UDC are being met as described below.

Dimensional Standard	PER UDC	Proposed
Lot area (minimum)	1,500 sf per du	1540.905 sf
Lot width (minimum)	20 ft per du	21.50 ft
Front Setback	20 ft (Street-loaded garage) [3]	20 ft [3]
Side Setback (interior)	1 ft minimum with 6 ft combined both sides, or 0 ft if attached	0 ft (Attached), 10 ft between residential buildings
Side Setback (corner lot)	15 ft	15 ft
Rear Setback	10 ft [3]	3 ft [3]
Height (maximum)	45 ft	30 ft

[3] Setbacks for MF apply only to the perimeter of the parcel/zone district boundary. (Table 7.4.2-B)

- 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 a rezone of a small area as the development consists of 18.71 acres.

- 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.

The application does not dislocate any tenants or occupants as the project is still under developmental review.

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 in Subsection 7.5.514C.3 (Land Use Plan Criteria).

The application does not require a land use plan or an amendment to one, as a land use statement will be utilized in lieu of the land use plan

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.

The approved Concept Plan has been classified as implemented. Therefore, in accordance with City policy, it is not necessary to amend the Concept Plan for the purposes of this rezoning application. The proposed zoning map amendment remains consistent with the intent and provisions of the previously approved and implemented Concept Plan, ensuring alignment with established planning objectives for the area.

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.

The application is not for the creation of an ADS-O 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.

The application is not for a PDZ district rezone.

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 project lies within an Airport Overlay and complies with all applicable requirements of said overlay district.