



Item # - Ridge at Waterview North Zone Change

CITY PLANNING COMMISSION

FORMAL MEETING – January 14, 2026



Ridge at Waterview North Zone Change

QUICK FACTS

Address:

0 Bradley Road

Location:

Northeast of Bradley Road and Powers Boulevard.

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

APPLICATIONS

Zoning Map Amendment

VICINITY MAP



Ridge at Waterview North Zone Change



PROJECT SUMMARY

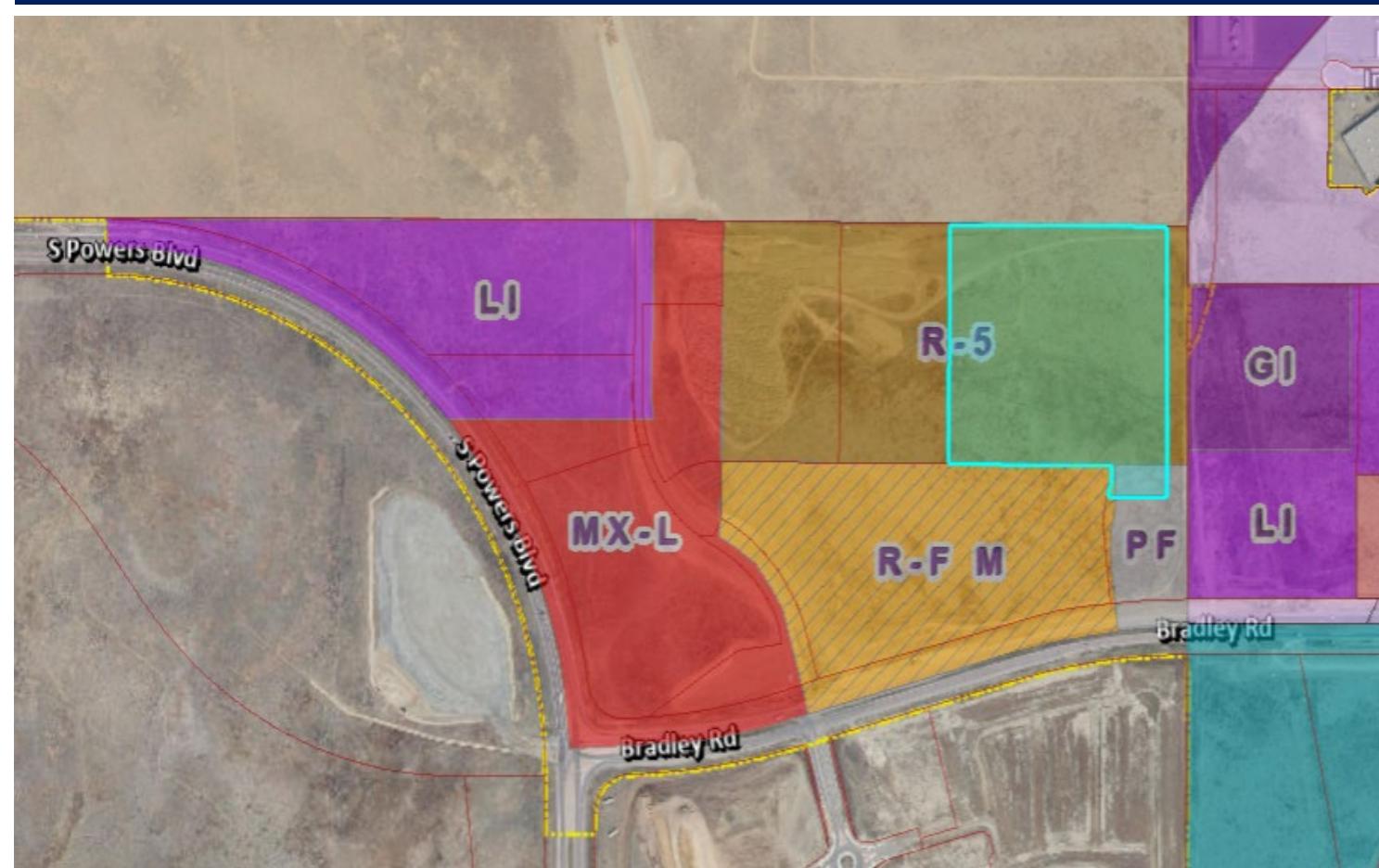
File #(s):

ZONE-25-0031

Project Proposal:

Zoning Map Amendment from
R-5 AP-O (Multi-Family High with Airport
Overlay) to R-FLEX M AP-O (R-Flex,
Medium with Airport Overlay)

SITE PLAN



Ridge at Waterview North Zone Change



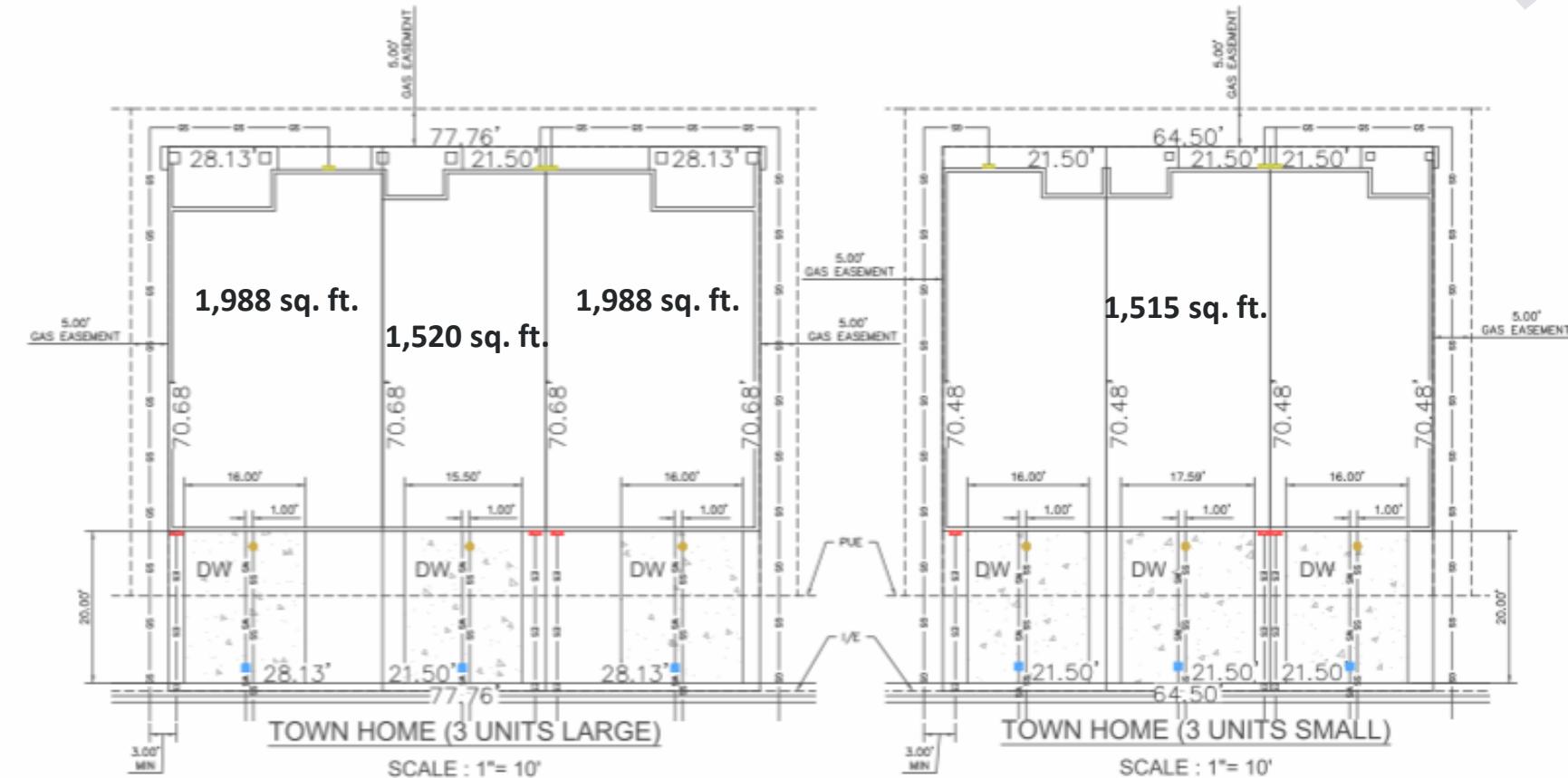
ADDITIONAL INFO

TITLE

Ridge at Waterview North

Development:

- Single-Family, Attached
- Incompatible with current R-5 zone district dimensional standards
 - Min. lot width: 50 ft.
 - Min. lot size: 2,200 sq. ft.
- R-Flex Medium zone district dimensional standards support proposed lot size and lot width
 - Min. lot width: 20 ft.
 - Min. lot size: 1,500 sq. ft.



TIMELINE OF REVIEW

Initial Submittal Date

October 21, 2025

Number of Review Cycles

Two (2)

Item(s) Ready for Agenda

December 22, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	11 Postcards
Number of Comments Received	None

PUBLIC ENGAGEMENT

No public comments received.

Agency Review Comments

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

School District (3)

No comments received during review.

Parks

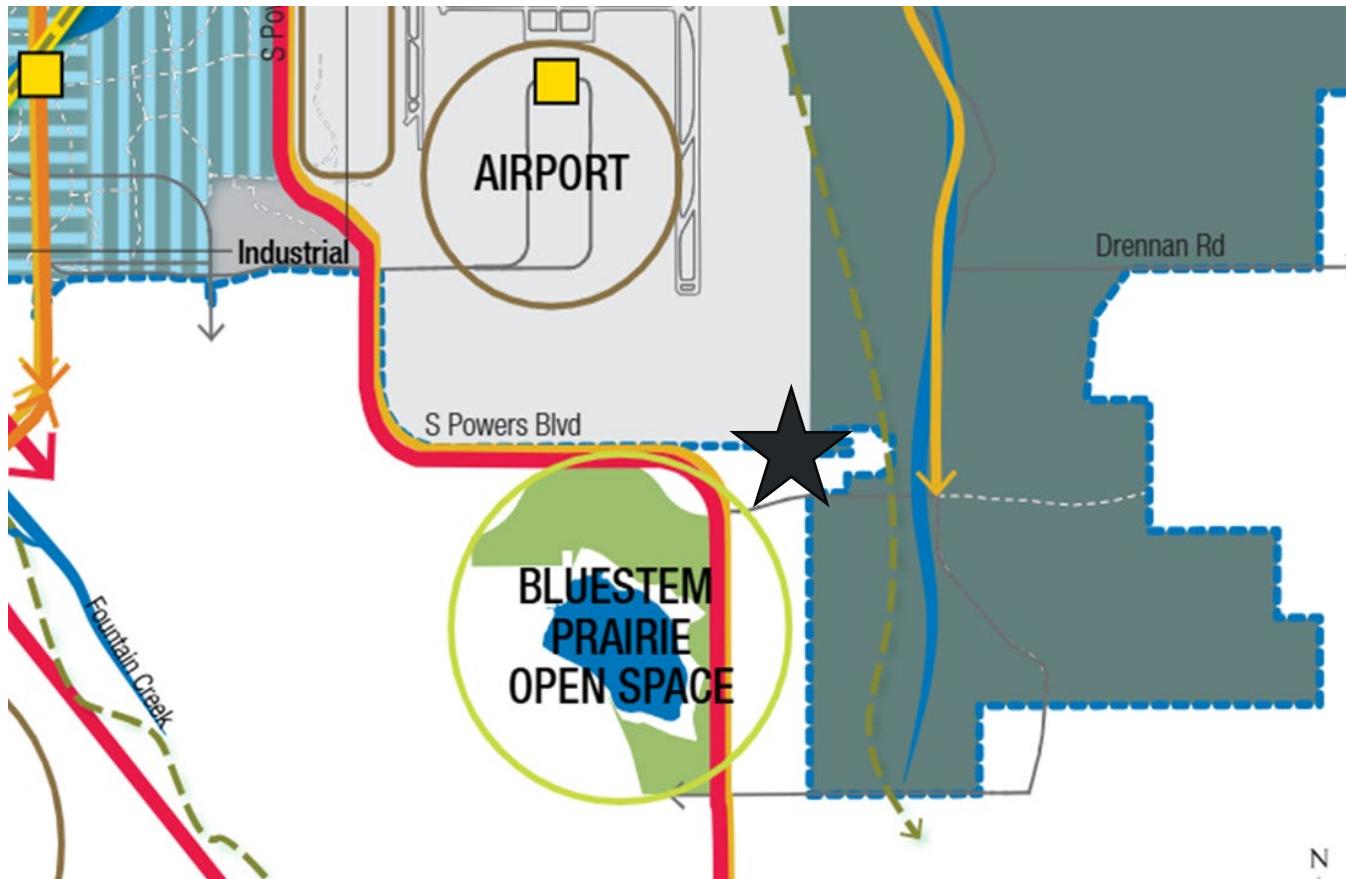
No comments received during review.

Airport

No comments received during review

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

SITE LOCATION

 **Majestic Landscapes**
 Parks & Open Space
 Complete Creeks
 Primary Trail Network
 Legacy Loop & Ring the Springs

 **Strong Connections**

 **Renowned Culture**

 **Activity Centers**
 Mature/Redeveloping
 New/Developing
 Reinvestment Area & Community Hub

 **Vibrant Neighborhoods**
 Downtown
 Established Historic Neighborhood
 Established Traditional Neighborhood
 Established Suburban Neighborhood
 Changing Neighborhood
 Newer Developing Neighborhood
 Future Neighborhood
 Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.601 Conditional Use

Criteria for Approval

- 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 rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
- The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
- 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.
- 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.

Statement of Compliance

ZONE-25-0031

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

APPLICATION REVIEW CRITERIA

7.5.601 Conditional Use

Criteria for Approval

- 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).
- 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.
- 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.
- 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.
- 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)).

Statement of Compliance

ZONE-25-0031

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

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

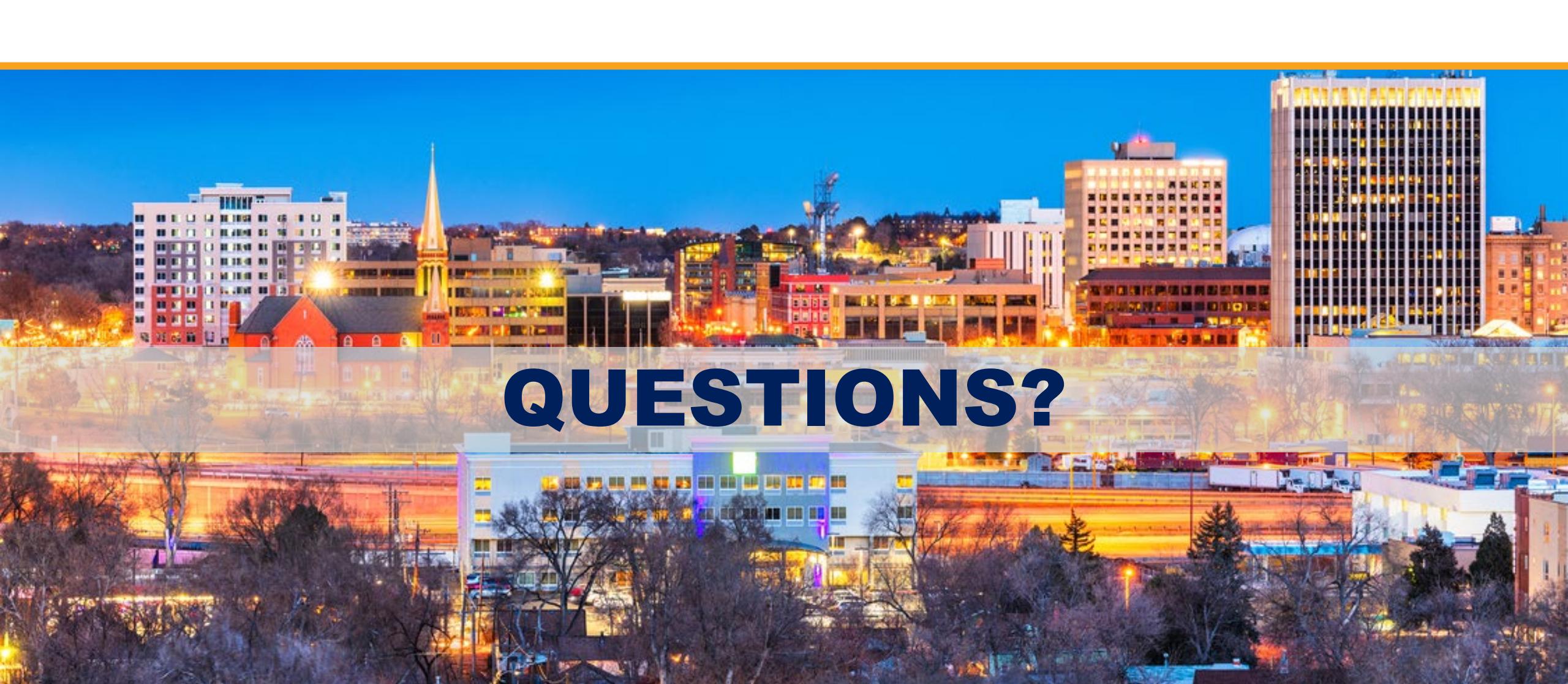
ZONE-25-0031 – Zoning Map Amendment

Motion to Approve

Recommend approval to City Council of the zone change of 21.19 acres from R-5 AP-O (Multi-Family, High with Airport Overlay) to R-FLEX M AP-O (R-Flex, Medium Scale with Airport Overlay) based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

Motion to Deny

Recommend denial to City Council of the zone change of 21.19 acres from R-5 AP-O (Multi-Family, High with Airport Overlay) to R-FLEX M AP-O (R-Flex, Medium with Airport Overlay) based upon the finding that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.



QUESTIONS?

