



February 15, 2019

**LETTER OF INTENT
THE TOWNHOMESS AT BRADLEY CROSSROADS – Townhome Plat**

Owner / Developer:

J Elliot Construction LLC
12218 Crystal Downs Road
Peyton, CO 80931
(719) 499-8214, Attn: Jordan Guinane

Applicant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736, Attn: Dave Gorman

Site Location Size and Zoning:

The site of the proposed Bradley Crossroads Townhome Plat is the existing platted lot known as Lot 1A, Bradley Crossroads Filing No. 1B, located within the southeast one-quarter of Section 2, Township 15 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 65024-07-102 and is currently undeveloped, except for the adjacent private roadways located on the north and east edges of the property. The 5.24± acre site is situated south of Bradley Road, north of Gladiator Drive, east of Lincoln Plaza Drive and west of Hancock Expressway. The zone of the site is RM-30 (Residential Multi-Dwelling). The proposed development is planned to consist of 20 buildings having a total of 78 units. The proposed density is 14.9 dwelling units per acre.

Gladiator Drive borders the south edge of the site. The property to the southwest of the site is part of Bradley Ranch Filing No. 4 Phase 1, zoned RS-5000 (Residential Suburban) containing developed 5000 sf single family residential lots. The property to the southeast is a Widefield School District 3 facility zoned RS-5000. The platted properties north of the site are undeveloped Lots 2A and 5A, Bradley Crossroads Filing No. 1B, zoned CC. These lots separate the site from Bradley Road to the north. The developed property to the west is Lincoln Commons Townhomes zoned PUD and containing multi-family (townhome) use. The southeast side of the site is adjacent to developed Lot 7A, Bradley Crossroads Filing No. 1B zoned CC and containing a car wash. The adjacent property to the northeast is vacant and undeveloped Lot 4A, Bradley Crossroads Filing No. 1B zoned CC.

The site will be served with water by Security Water District. Sanitary Sewer treatment will be by Security Sanitation District. Electric and Natural Gas will be provided to the site by Colorado Springs Utilities. The site is located within the boundaries of the Security Fire Protection District. As a proposed Multi-Family Residential project, Park Fees and School Fees will be due.

Request and Justification:

The request is for approval of the Townhomes at Bradley Crossroads Townhome Plat of the 5.24± acre site. The site is currently vacant, except for the edge of shared private roadway on the north and east

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edges of the site. The proposed future multi-family development will consist of 20 buildings and a total of 78 townhome units. The site is laid out and planned to comply with the requirements of the requested RM-30 zoning with respect to land use (multi-family residential), lot size, minimum building setbacks, drainage, access, and utilities.

Section 7.2.2(E)(1)(b) of the El Paso Land Development Code designates the following applicability for a Townhome Plat *“A...townhome plat may be approved where a...townhome is proposed to be established on land that was platted in a manner intended for...townhome uses at the density proposed, where the proposal involves...The establishment of townhome units, where land ownership is conveyed to the homeowner”*. The proposed Townhome Plat action meets the applicability conditions.

This application also meets the approval criteria for Townhome Plats established in the standards for Divisions of Land in Chapter 7 (Section 7.2.2(E)(1)(c) and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Townhome Plats are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

Townhome Plats

1. *The proposed uses in the condominium units or townhome units are consistent with existing zoning of the site; The existing RM-30 zoning of the site is intended for development of moderate density multi-dwelling projects. The proposed density of 14.9 dwelling units per acre is consistent with the zone with allows 30 dwelling units per acre.*
2. *The site complies with the approved Site Development Plan, where applicable; A Site Development Plan is being applied for concurrent with this Townhome Plat application. The proposed Townhome Plat complies with the proposed Site Development Plan.*
3. *The condominium map or townhome plat is consistent with the intent of the original subdivision of the property and does not result in an increase in density; The subject Townhome Plat is in compliance with the original plat of Lot 1A, Bradley Crossroads Filing No. 1B. The proposed density is less than the RM-30 zone district limitations,*
4. *The condominium map or townhome plat complies with the monumentation and plat preparation standards required by State Statute; The subject Townhome Plat is in compliance with the plat preparation standards and is prepared by a land surveyor registered in the state of Colorado,*
5. *Access and utility connections as appropriate are provided for any subsequent phases of the project; The project is being supplied with the required access and utility connections as indicated on the proposed Site Development Plan,*
6. *Homeowners' association documents or their equivalent address the unit owners' rights and responsibilities with respect to parking, loading and access facilities, landscaping, utilities and any other common areas and facilities on the site; and The proposed Townhome development has draft homeowners association documents in compliance with County requirements owner's rights and responsibilities.*
7. *Perpetual maintenance of common facilities by property owners is provided for by the homeowners' association documents and allow for the option of County to take over maintenance and charge the cost to the property owners until property owners demonstrate they can adequately maintain the property if the property owners fail to adequately maintain the common facilities. The proposed Townhome development has draft homeowners association documents in compliance with County requirements for ownership and maintenance of the common areas and facilities.*

Access

Access to this project is from existing private roads connecting to existing public roadways of Bradley Road on the north, Gladiator Drive on the south and Main Street on the east. The private and public roadways are paved surface with curb and gutter, and sidewalk. Additional sidewalk will be provided in areas to promote adequate pedestrian circulation inside the development and to the adjacent commercial areas. No improvements are required in the existing nearby public right-of-way.

Storm Drainage

The area of the proposed site is planned to drain to the southwest corner of the site. All flows are to be directed to the existing Extended Detention Basin in adjacent Lincoln Commons Townhomes. This facility was designed and constructed to accommodate the the flows from the proposed Townhome development. A Drainage Report has been prepared and submitted for the site. The Drainage Report provides that there are no significant drainage impacts to downstream facilities and properties.

Water, Sanitary Sewer, Electric And Gas Utilities

The site will be served with water by Security Water District. Sanitary Sewer treatment will be by Security Sanitation District. Electric and Natural Gas will be provided to the site by Colorado Springs Utilities. These districts already serve the adjacent properties and service letters are provided with this Site Development Plan submittal. Public Utility Mains exist in the adjacent streets. Construction Documents for the proposed main extensions and unit utility services will be reviewed by the applicable utility organizations.

Fire Protection

The site is located within the boundaries of the Security Fire Protection District. Construction Documents for the proposed buildings will be reviewed by the Fire District.

Traffic Impact

Previous Traffic Impact analyses for site was completed with previous platting and site development plans. The 78 proposed multi-family residential units will access the public roadways as discussed above. The development is expected to generate a total of 519 trips per day (Average weekday trips ends) based on 6.65 trips per unit for Apartments (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). In accordance with the Road Impact Fee Program (Resolution 16-454), this development is subject to road impact fees, which will be paid at the time of building permit.

Parks and Schools

This property was formerly zoned CC (Commercial Community) and no park fees or school fees were previously paid. The multi-family zoning and use require that park and school fees be paid on the site. El Paso County Park Fees in lieu of land in the amounts of \$33,540 for Regional Park purposes and

\$21,216 for Urban Park purposes are to be paid at the time of Townhome Plat recording which will occur following approval of the proposed Site Development Plan.

The site is located in Widefield School District 3. The School Fees for the site are expected to be \$114.00 per unit for a total of \$8,892.00. The fees will be paid at the time of Townhome Plat recording.

Existing and Proposed Facilities

The Townhomes at Bradley Crossroads requires no new public roadway improvements. New utility main extensions, private driveway and private drainage improvements are detailed in then associated Construction Drawings.

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