

**BRADLEY POINT FILING No 1**

**Minor Site Commercial Development Plan**

**Letter of Intent**

**Revised March 26, 2024**

"PCD Filing No. PPR243"

This is considered a  
Major Site  
Development Plan

**APPLICANT /CONSULTANT INFORMATION:**

**OWNER (APPLICANT)**

Bradley Point, LLC  
2010 FOX MOUNTAIN POINT  
COLORADO SPRINGS, CO 80906

**ENGINEERING/SURVEYING**

MS CIVIL CONSULTANTS  
212 N Wahsatch Ave, Suite 305  
COLORADO SPRINGS, CO 80903

**LANDSCAPE ARCHITECTURE**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903



Figure 1, Vicinity Map

**SITE/BACKGROUND**

Parcel ID No: 6503400040 & 6503400038  
Combined Parcel Acreage: 9.736 AC  
Zone District: M (Industrial)

Updated Parcel # is 65034-03-003

Updated parcel # is 65034-03-002

Updated address is 4850 Polar Pt.

9.736

Project Address: 4245 and 4265 Polar Point

**SITE LOCATION:** The 9.5-acre site is located north of the intersection formed by Highway 85/87 and South Academy Boulevard.

**SITE DESCRIPTION:** The site is currently zoned M (Industrial). The proposed use of outside storage are permitted in this zone. Topographically, the site is relatively flat, and drains from the north to the south. The Minor Subdivision Plat was approved Resolution NO. 23-419 Bradley Point Filing No. 1

The site consists of and is limited by a number of easements. There are four Colorado Springs Utilities (CSU) easements that generally run along the northerly/southerly boundaries of the property that include: a 75-foot wide electric easement with existing overhead lines, a 20 foot sludge easement with underground transmission lines, a 10 foot sludge easement with underground lines, and a fiber easement that runs around the perimeter of the existing southern lot with previously removed underground lines and appurtenance. Constraints in the terms of the electric easement preclude placement of structures on the site and restrict the ability to plant trees that may, in the future, interfere with the existing electric lines.

The project land use context is: There are two properties located west of this parcel. One is zoned CC, the other is used as right of way for CDOT. The land to the north is Zoned M and is used as a stockpile area as part of an aggregates processing facility and batch plant. The land immediately to the east is a BN&SF RR right-of-way approximately 100 feet in width. The railroad tracks are elevated above the subject site by approximately 5 feet. To the east of the BN&SF right-of-way is land zoned A-5 CAD O and is owned by Aggregate Industries. A sliver of land that forms the southeastern boundary of this site is owned by the railroad and is vacant. The property that forms the rest of the south border is zoned M, is owned by #9 Properties, LLC, and is part of property otherwise developed as a mini storage facility. The site will be used for dry material storage and related truck and trailer parking that is consistent with the surrounding land uses.

The proposed plan has been design per the land development code Chapter 6.

**Utilities**

The site is a dry use property and there is no water or wastewater connections provided. The site is serviced by CSU electric and gas.

## Drainage and Grading

The overall stormwater for the development and the site is directed to on-site facilities in the north-central and east areas of the lots in accordance with the approved grading plans and drainage report. Please refer to PCD File No. MS212 for the approved aforementioned documents or see the following link: <https://epcdevplanreview.com/Projects/ADetails/169217>.

## Traffic

Access is provided from a shared private access road/drive along Highway 85-87. The traffic impact memo addresses the shared access and provide the basis of the CDOT access permit. The private road was approved as part of the approved Preliminary Plan and Filing 1 plat.

## Parking

The project provides (2) two off-street and storage space. There is no building or on-site employees. The whole of the site is planned for flexibility and it is anticipated that truck, trail and parking will change as storage needs change. Truck driver are on site to drop or pick up material. All of the on-site parking and storage will be contained behind the fenced in area.

## ADA

While this is a storage yard, very little "employee active" will take place on the site and there are no site buildings or structures planned. The project provides accessible surfaces, but the project again has been planned for the parking and storage only.

Note that an Alternative Landscape Plan has been outlined below and with the Landscape Plan Drawings

## Site Lighting

No existing on-site lighting exist or is proposed with the site development plan.

## Landscaping

The project provides landscaped areas per El Paso County code. The plan provides the minimum required landscape and setback along the Highway 85-87 frontages. Due to the nature of the site use, no delineated parking or internal landscape tress have been provided.

Expressway, principal Arterial	25' feet-Setback	Trees, 1 per 20' feet of Frontage	65 Trees Provided
--------------------------------	------------------	-----------------------------------	-------------------

## Lot Line/Easement Vacation

A share access easement is provided along a shared property line and there are a number of existing CSU easements that will be preserved as part of the plan. See the site plan and approved plat.

## Site Signage

No site signs are being requested at this time. A separate signage program and application will be provided under separate application if future users require a sign.

## Waiver Request

No requests have been made.

Unresolved: Please include the project file number of where the approved traffic memo is located in the traffic section. Confirm the land use and traffic generation is still in conformance with the approved TIS. As well the timeframe for anticipated improvements and access closures highlighted in the TIS.

Unresolved: Reference the name of the TIS and PCD File number.

**Public Improvements**

The plan includes minor curb cut improvements and roadway striping updates per the approved traffic study (#222166 Nov 21 2023, CDOT Access Permit)

**Final Plat**

The final Plat is identified with Resolution NO. 23-419 Bradley Point Filing No. 1

**ZONING COMPLIANCE**

The proposed uses on the site will adhere to the bulk and dimensional requirements of the M (Industrial) Zone, required roadway and use/zone district buffer and landscape requirements, and the requirements for outside storage.

**Setbacks**

- **Front/Rear Yard Setbacks: Fifteen Feet (15')**
- **Side Yard Setbacks: 0'**
- **Maximum Lot Coverage: N/A**
- **Maximum Structural Height: Fifty Feet (50')**

**Landscaping/Screening:**

- **Roadway Landscaping**

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
Hwy 85/87 (AKA: E. Las Vegas St/CanAM HWY)	Expressway, Principal Arterial	25 feet	1 per 20 feet

\*(min. 1/3 trees shall be evergreen) (See the provided landscape plan)

- The site-specific landscaping reflect xeriscape landscape principles.

• **ALTERNATIVE LANDSCAPE REQUEST**

LUR [Section 6.2.2.A.4](#), states that “The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the **purposed standards** and promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.

- **The Request No. 1:** The proposal is to reduce the total site area being considered as part of the required *Minimum Internal Landscape* area calculations (6.2.2.E.2) for *Non-Residential Use*. The request is to calculate the overall site minus the internal

site encumbered by the large existing utility easement on the north side of the site. See that site exhibit.

- The total gross site area is 424,013 SF.
  - The adjusted net internal area is 303,830 SF (Minus the Easement, 120,183 SF)
    - Minus the no-build/use zone with the existing large utilities easement.
  - Proposed adjusted total internal trees proposed (31 trees)
  - **Justification:**
    - The use and zoning is light industrial and consists of dry material storage yard. The site is greatly impacted by a number of major utility facilities and easements. The subject north CSU overhead easements are a no build/ no use area and will remain native grass. No trees are allowed either. See the site plan attached.
    - The storage area is fenced in with a 6' solid screen fence per code. There are no views of the internal storage area and limits the value of on-site internal landscape investment.
    - While the site is larger in nature, the request will recognize the proposed disturbed and allowable and useable area of the site. The proposal will address the functional areas to calculate the landscape area.
    - Again, there are no proposed buildings on the site. The adjacent uses are industrial and the railroad.
- **The Request No. 2:** The proposal is to relocate a number of the required internal landscape trees to the street frontage. The relief request is for sections (6.2.2.E.3) regarding *Standards for Required Internal Landscape Areas*.
- **Justification:**
  - Due to the nature of the shipping and storage activities within the internal area of the site, the site operations require flexibility for trucks and loading on the site. While some of the internal trees will be located within the fenced or screened in internal area. The alternative planting areas will support the success of the proposed trees. The proposal is to locate 6-trees within the street frontage, while maintaining 25 trees within a few isolated areas within the internal parts of the site. The additional trees along the street will **enhance community image** per the objectives of the LDC 6.2.2.A and break up the massing of the screen fence.
    - Enhance the street frontage with additional trees.
    - The additional frontage trees will soften the mass of the solid screen fencing.
    - The plantings will add to the overall character of the industrial environment.