

BRADLEY POINT FILING No 1
Minor Site Commercial Development Plan

Letter of Intent

February 6, 2024

Add "PCD Filing No. PPR243"

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 (4.61 AC) & 6503400038 (4.89 AC)
Combined Parcel Acreage: 9.5 AC
Zone District: M (Industrial)

Please make the acreage match what the legal description on the site plan and approved Resolution states.

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.

Please revise statement. Grading plans and drainage report were not included with the site development application. Please provide the project file number of where the approved documents are located. Include a link to the location. Additionally, discuss and confirm if the development will be in conformance with approved documents.

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. See enclosed grading plans and drainage report.

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 off-street and storage space. The whole of the site is planned for flexibility and it is anticipated that truck, trail and employee parking will change as storage needs change. All of the on-site parking will be contained behind the fenced in area.

See comment on the plan regarding alternative parking and make revisions to this letter as necessary.

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.

Is there any existing lighting? Existing lighting is required to display compliance with the LDC. If existing lighting is utilized, a lighting / photometric plan will be required.

Site Lighting

No site lighting 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.

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.

If you are going to request an alternative landscape plan, you must justify how the landscaping meets the requirements for alternative landscaping in LDC Sec. 6.2.2.A.4. Alternative landscape request does not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

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.

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.