



June 22, 2018

**LETTER OF INTENT  
THE TOWNHOMES AT BRADLEY CROSSROADS – ZONE CHANGE**

**Owner:**

Bradley Investment Group LLC  
106 Sunbird Cliffs Lane East  
Colorado Springs, CO 80919  
(719) 229-8041

**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 Zone Change is 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 existing zone of the site is CC (Commercial Community). The site is proposed to be rezoned to RM-30 (Residential Multi-Dwelling) to facilitate construction of a townhome community on the site. The future development is planned to consist of 20 buildings having a total of 78 units.

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.

*Engineers • Surveyors*  
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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.

A Neighborhood meeting was advertised by direct certified mail and held on May 23, 2018 at Security Fire Station No. 1. There were no attendees from the neighborhood.

**Request and Justification:**

The request is for approval of a change of zone of the 5.24± acre site from CC (Commercial Community) to RM-30 (Residential Multi-Dwelling). The site is currently vacant, except for the edge of shared private roadway on the north and east edges of the site. The proposed future multi-family development will be 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.

The requested zone is compatible with the zones and uses of the surrounding zones listed above and provides a good buffer/transition between the 5000 sf single family lots opposite Gladiator Drive and the Community Commercial parcels located north of the site. The proposed zone change application is in conformance with the goals, objectives, and policies of the Master Plan including the Policy Plan discussed below. There is no operative Small Area Plan for the site.

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request: *“Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.”* The proposed rezone will not create the need for additional roadways or public facilities. The site will be the same multi-family land use as the adjacent property to the west; *“Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.”* The proposed rezone is in an area adjacent to both less dense single-family residential development on the south and future commercial land use on the the north and east. The site will serve as a transition from the lower density single family residential on the south and the future commercial areas to the north and east; *“Policy 6.1.13 – Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs”;* The proposed rezone will utilize the existing adjacent roadways without adding new public facilities.; *“Policy 6.2.14 Encourage the reasonable accommodation of mixed uses within neighborhoods for the purposes of promoting land use efficiency and providing housing options.* The proposed rezone preserves the mixed use concept in the area with single-family, multi-family and commercial uses in the neighborhood.

As a proposed Multi-Family Residential project, Park Fees and School Fees will be due.