



March 8, 2018

**LETTER OF INTENT
BUNTING MULTIFAMILY FILING NO. 1 – ADMINISTRATIVE RELIEF**

Owner:

GNC Bunting, LLC
205 Sedona Dr.
Colorado Springs, CO 80921
(719) 646-5907

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 proposed subdivision to be known as “Bunting Multifamily Filing No. 1” is located in the Southeast Quarter of Section 5, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The properties have El Paso County Tax Schedule No.s 65054-08-034 and 65054-08-035 and are currently vacant parcels with addresses of 1724 and 1728 Hampton South. The proposed development is located on the north side of Hampton South, west of Interstate 25 and east of B street. Each lot is approximately one quarter acre. The total area of land under consideration is 0.51± acres zoned RM-30 (Residential Multi-Dwelling).

Request and Justification:

The request is for approval of Administrative Relief on the Site Development Plan the multi-family residential project consisting of two (2) four-plex buildings to be located on Lot 1 and Lot 2 Bunting MultiFamily Filing No. 1 as described above. We are requesting Administrative Relief for the number of required parking spaces (parking requirements).

The Land Development Code Section 6.2.5 (Table 6-2) requires this multi-family residential site with eight (8) 2-bedroom units to have 14 parking spaces for the residents at a rate of 1.7 spaces per unit. Additionally, 3 more parking spaces are required for guests at the rate of 1 space per 3 units. The total number of parking spaces required by code is 17 spaces. Administrative Relief is requested to allow a total of 14 parking spaces, being three less than required. Administrative relief of up to 20% of the required 17 spaces back may be granted to allow a deletion of up to 3 parking spaces (20% x 17 spaces = 3.4 spaces and 17 - 3 = 14 spaces). The requested 14 spaces equates to 7 per four-plex building.

The intent of the proposed multi-family residential development is to provide affordably priced housing for lower incomes suitable to the existing surrounding neighborhood. The proposed development will be infill between the two adjacent existing multi-family buildings on Hampton South. The lot sizes, number

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

of proposed units and proposed unit sizes are comparable in size the adjacent surrounding neighborhood. The proposed buildings also provide the appropriate number of units and amount of living space that make the project financially sound and viable.

In attempting to duplicate the type of multi-family housing that exists adjacent to the site, the project faced several challenges regarding the County's current Land Development Code, compared to the existing properties in the neighborhood. The adjacent properties were not subject to the current parking and site requirements being applied to this new project. But, the Bunting MultiFamily project must devote more space for on-site parking due to increased required number of spaces, requirement for dedicated driveway accesses, requirement for on-site trash enclosure areas and requirement for dedicated drive isles. The topography of the site, having the steep slope at the rear of the lots, coupled with the lot configuration and shape is restricting the space available for parking within the lots. The amount of off-street provided in the proposal meets or exceeds the parking provided in the adjacent lots having the same number of units. Also, The proposed parking and access configuration allows the utilization of parallel parking on street, which provides for at least three (3) cars to park on the street. The adjacent lots do not allow for street parking because all spaces are accessed directly from the mountable curb of the street.

Granting the requested administrative relief will not diminish the safety or welfare of the proposed site and surrounding neighborhood. The proposed site will still be provided with adequate parking spaces and site facilities that surpass those of that surround.

Z:\61072\Documents\Correspondance\61072 LetterOfIntent-Administrative Relief.odt