



February 12, 2018

**LETTER OF INTENT  
BUNTING MULTIFAMILY FILING NO. 1 – VACATION REPLAT**

**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 6<sup>th</sup> 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 platted parcels with addresses of 1724 and 1728 Hampton South. The proposed subdivision is located on the north side of Hampton South, west of Interstate 25 and east of B street. Each proposed lot is approximately one quarter acre. The total area of land under consideration for replatting is 0.51± acres and the property is zoned RM-30 (Residential Multi-Dwelling).

**Request and Justification:**

The request is for approval of a Vacation and Replat of two parcels of land currently composed of a portion of Lot 4, all of Lot 5, and a portion of Lot 6, Stratmoor South Subdivision. The proposed replat will create two (2) lots. The property is proposed to be replatted to allow development of two (2) four-plex multi-family residential buildings, one on each lot for a total of eight (8) residential units. Multi-family dwellings are an allowed use in the RM-30 zone. The resulting residential density is 15.7 DU/Ac, which falls below the zone maximum of 30 DU/Ac. The proposed use will be nearly identical and complimentary to the existing adjacent development. This development will feature more off-street parking and landscaping than the existing surrounding properties. The purpose of the development is to provide affordably priced housing for lower incomes for the use by the people of El Paso County and nearby Fort Carson. There is an established need for affordable housing in the area.

The Owner and Applicant are requesting approval of the Vacation Replat for “Bunting Multifamily Filing No.1”. The property is eligible for subdivision under El Paso County Land Development Code. The proposed lots will provide an adequate site for multi-family dwellings and is a location and zone fitting for the purpose.

*Engineers • Surveyors*  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)**

This application meets the Vacation and Replat submittal requirements, the standards for Divisions of Land in Chapter 7 (Section 7.2.3(A)(3) and Section 7.2.3(C)., and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Vacation Replats are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

Vacation

1. *Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements.* This vacation is accompanied by a replat which will provide the necessary utility and drainage easements.
2. *Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property.* No road right-of-way or access easement are being vacated with this proposed vacation action.
3. *Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code.* There are not public facilities or services that will be affected by the vacation of the subject existing multi-family residential lot and portions of lots. Also, the vacation action is accompanied by a replat that will replace the lot and lot fragments with two viable platted lots for multi-family residential use.
4. *Vacation of the recorded plat is consistent with the Master Plan.* This proposed vacation is accompanied by a replat which is consistent with the Master Plan and satisfies the required findings for a Final Plat. There is no aspect of the proposed vacation that conflicts with the goals and policies of the Master Plan.
5. *Vacation of the recorded plat will not adversely affect the public health, safety, and welfare.* There is no aspect of this vacation that will adversely affect the public health, safety, and welfare. The proposed vacation action will make way for the proposed replat which will enable the use of this long-vacant property in an established neighborhood.
6. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.* There is no record of any CC&Rs or other restrictions concerning the subject property.

Replat

1. *The replat complies with this Code, and the original conditions of approval associated with the recorded plat.* The propose replat complies with the Land Development Code. The replat does not affect any original conditions of approval of the 1967 recorded plat. The purpose of the replat is to replace the existing lot and lot fragments created by past ownership transfer of lot portions. The replat will reconfigure two parcels made up of a portion of Lot 4, all of Lot 5, and a portion of Lot 6, Stratmoor South Subdivision. The replat will establish two (2) new viable lots which are of similar size and area as the existing surrounding lots. The adjacent street right-of-way will remain in place. A drainage easement shown on the original plat has already been vacated by County action.
2. *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.* The purpose of the replat is to replace the existing lot and lot fragments created by past ownership transfer of lot portions. The replat will reconfigure two parcels made up of a portion of Lot 4, all of Lot 5, and a portion of Lot 6, Stratmoor South Subdivision. The replat will establish two (2) new conforming and viable lots which are of similar size and area as the existing surrounding lots.
3. *The replat is in keeping with the purpose and intent of this Code.* The proposed replat will

establish two (2) new lots in place of the existing lot and lot fragments that meet the requirements contained in the Land Development Code in size, area and provision of adequate public facilities and services. The replat will allow use of the property in the existing and surrounding RM-30 zone. The development and use of the lots will be in conformance with the requirements of the Land Development Code as established by an administratively approved Site Development Plan.

4. *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.* This replat conforms to all the required finding of a subdivision plat, including compliance with the Master Plan. 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 5.1.8 - Encourage the retention and development of existing military installations by protecting their operational integrity and promoting compatible adjoining land uses. The site is in an ideal location to provide off-base housing nearby Fort Carson; 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 site is proposed to bring multi-family housing of similar size and nature as the surrounding neighborhood; Policy 6.1.7 - Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans. This development will utilize an existing vacant area between two established four-plex buildings. The presence of the new development will act to discourage the current random dumping an unauthorized uses of the vacant property; Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. The proposed site will provide development for similar size and use and the surrounding neighborhood will be developed in accordance with the current Land Development Code, which incorporates updated Landscaping, Parking, and Trash Enclosure requirements that will serve to enhance the current neighborhood; Policy 6.2.11 - Encourage compatible physical character, density and scale in existing neighborhoods; Policy 6.3.4 - Commercial, office industrial, and residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts. The proposed development is bound on all sides by properties zoned RM-30 (Residential Multi-Dwelling), the same as the proposed site.; Policy 13.3.1 - Consider market driven approaches and land use plans that provide for low income housing; Policy 13.3.2 - Support the low cost housing efforts of private and non-profit organizations. This proposed development, by nature of its location and configuration is intended to be a low-cost housing option for use by El Paso County residents. The site is not contained within any Small Area Plans of the County. The proposed replat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The replat is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations. The site is contained within the service area of Stratmoor Hills Water and has agreed to serve the property. The water mains on the site interior have been constructed and inspected in 2006 in accordance with Construction Documents that were reviewed and approved by the District. Fire Protection is provided by Stratmoor Hills Fire Protection. Water Mains and Fire Hydrants for the site exist in the adjacent Hapton South roadway and there adequate emergency access from two paths and directions.
5. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.* Access to both new lots is provided by existing Hampton South, a 60' wide public right-of-way that is

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constructed with asphalt pavement, concrete curb and gutter and sidewalk. The two lots will access the public street with standard El Paso County drive entrances.

6. *The approval will not adversely affect the public health, safety, and welfare.* There is no aspect of this replat that will adversely affect the public health, safety, and welfare. The proposed replat will enable the use of this long-vacant property in a manner originally intended and provided for on the originally recorded plat and established public infrastructure.
7. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.* There is no record of any CC&Rs or other restrictions concerning the subject property.

#### Drainage Easements

Existing Drainage Easements are being vacated with the Vacation and Replat. New Drainage Easements are being added by the replat to coincide with the existing drainage facility locations and proposed lot and boundary lines.

#### Utility Easements

All existing Utility Easements are being retained in order to accommodate the existing utility lines on the site. No existing Utility Easements will be vacated. New Drainage and Utility Easements are being plated with replat on the exterior lot lines as shown.

#### Traffic Impact

The eight (8) proposed multi-family residential units will access the public Hampton South (local residential road), which connects to B street and Chamberlin Street. The development is expected to generate a total of 53 trips per day (Average weekday trips ends) and 5 trips in the peak hour based on 6.65 trips per unit for Apartments (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This proposal does not create additional lots in the existing subdivision and does not generate additional traffic compared to the previously platted lots. Therefore, in accordance with the Road Impact Fee Program (Resolution 16-454), this development is subject to road impact fees.