

BRADLEY RIDGE APARTMENTS FILING NO. 1

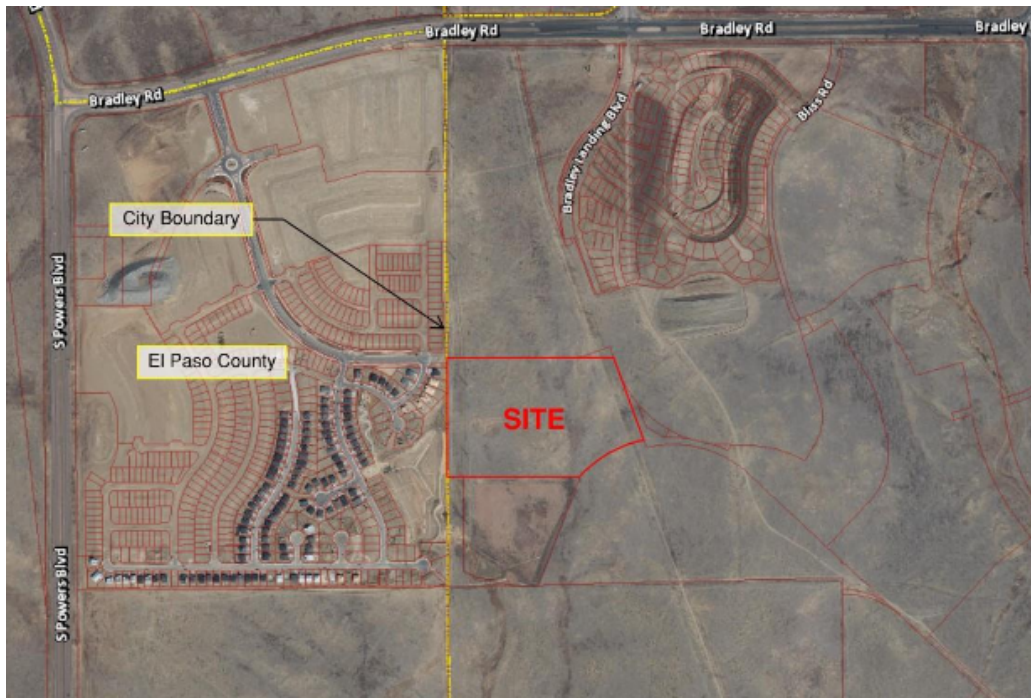
Final Plat Application
December 2024

Applicant/Developer:

Lincoln Avenue Capital
44 Cook St., Suite 510
Denver, CO 80206
Tel: (608) 347-6604
Contact: Ben Taylor

Planning/Engineer:

Kimley-Horn and Associates Inc.
2 N. Nevada Ave.,
Colorado Springs, CO 80903
(719) 453-0180
Contact: Noah Brehmer



Project Description:

The project we are proposing is to construct and develop a 336-unit affordable housing multifamily community located southwest of Bradley Landing Boulevard and Legacy Hill Drive. The project will consist of 14 buildings with 24 units, clubhouse, amenity areas, dog parks, and open space. The project encompasses 20.18-acres and will be split into two phases of development. Phase 1 will include 7 apartment buildings, clubhouse, and amenity buildings. Roadways, landscaping, and parking needed for Phase 1 will be constructed. Phase 2 will consist of the remaining development of the site. Utilities and stormwater improvements will also be phased out with temporary stubs provided at the end of Phase 1.

Project Justification:

This development lot is already zoned for multi-family use. We are looking to take advantage of this current zoning and develop the first phase of this property to utilize zoning and provide affordable housing in the region. This development will bring economical benefits to this area by providing affordable housing to a new community as well as creating new jobs within this proposed development.

Project Issues Addressed:

All issues as discussed during the pre-application have been addressed.

City Wide Development Impact:

This development will be multi-family residential buildings. There is currently no existing buildings/structures on this site and all construction will be new construction.

Pre-application Meeting Recap:

1. PDZ allows for multifamily at this location at a density of 12-24.99 DU/Acre
2. There is a planned electric substation to the south of this site, plan building locations accordingly.
3. There is a planned park to the southeast of this site that may benefit from a walkable connection.
4. There is a 100' utility easement on the west of the property and a 75' CIG Gas easement on the east side of the property.

7.5.519.C (Final Plat or Replat Process)

A final Subdivision Plat shall be reviewed and approved administratively by the Manager pursuant to the following procedures.

1. The applicant shall submit the Final Plat and any related information to the Manager.

Final Plat and all related items requested for submittal have been provided with this submittal.

2. The Manager shall refer the complete Final Plat to other affected City departments or agencies, and to other governmental agencies as required by law, for review and comment.

It is understood that The Manager will send the Final Plat to relevant City departments and other required governmental agencies for review and feedback

3. The Manager shall review and notify the subdivider in writing (through comments on the submitted Final Plat or through a review letter) of any required Final Plat revisions.
 - a. Upon receipt of a Final Plat containing all required revisions, the Manager may:
 - b. Refer the plat to City departments or agencies and/or other governmental agencies for follow up review and comment and then notify the subdivider of additional revisions; or

It is understood that The Manager will send the Final Plat to relevant City departments and other required governmental agencies for review and feedback

4. Approve or deny the Final Plat.

It is understood that The Manager will send the Final Plat to relevant City departments and other required governmental agencies for review for approval or denial of final plat.

5. A Final Plat shall be approved by the Manager if it complies with the standards and requirements of this UDC and any other applicable City policies, standards, and ordinances, as modified by any Administrative Adjustments approved under Section 7.5.524 (Administrative Adjustment), and includes all required changes to, and conditions attached to, other approved applications and/or documents for the same property.

It is understood if Administrative Adjustments under Section 7.5.524, and incorporates all required changes and conditions from other approved applications or documents for the property.