



May 12, 2017

**LETTER OF INTENT
BRADLEY STORAGE – MAJOR COMMERCIAL SITE DEV. PLAN**

Owner:

Bradley Condominiums, LLLP
P.O. Box 1499
Monument, CO 80132
(719) 641-5752

Applicant:

M & S Enterprises, LLC
5410 Powers Center Pt., Ste 210
Colorado Springs, CO 80920
(719) 264-6955

Consultant:

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 “Bradley Storage” subdivision is located in the Southeast Quarter of Section 2, Township 15 South, Ranch 66 West of the 6th P.M., El Paso County, Colorado. The property is El Paso County Tax Schedule No. 65020-00-103 and is currently an un-platted parcel with an address of 4540 Bradley Road. The proposed subdivision is located on the north side of Bradley Road, west of Hancock Expressway and east of Academy Boulevard. The total area of the proposed Major Commercial Site Development Plan is 10.32± acres and is zoned CC (Commercial Community). The proposed Site Development Plan concerns Lot 1 (5.17± acres). Lot 2 (3.92± acres) and Tract C (1.23± acres) of proposed Bradley Storage subdivision.

Request and Justification:

The request is for Site Development Plan Approval of the mini-storage warehouse and RV storage site to be contained in Lot 1 and Lot 2 of the proposed subdivision. The mini-storage and RV storage uses are allowed as Special Uses in the CC zone. Special Use approval is also being sought for this site. The proposed Site Development Plan will provide for in-demand and needed services in this mostly commercial and residential area. The proposed use will be complimentary to the existing development and zoning. The surrounding residential areas frequently need storage for excess goods and storage areas for RV's, boats and other vehicles that may not be allowed in neighborhoods with covenants and

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restrictions. This application meets the requirements of the Land Development Code and the Engineering Criteria Manual (ECM).

Access

Access to this project is from proposed Lincoln Plaza Drive, connecting to the north side of Bradley Road. The improvements to Bradley Road, as indicated on the approved constriction plan, are complete, including the right turn lane for Lincoln Plaza Drive. These existing improvements will allow the adequate access to be completed.

Storm Drainage

The site will contain an Full Spectrum Detention Pond with Water Quality Treatment to be located in Tract A. The facility will be owned and maintained by the owner of Lot 1. Flows from all impervious areas of the developed site will be directed to the proposed detention pond. The Final Drainage Report for the site indicates that there are no significant drainage impacts to downstream facilities and properties.

Water, Sanitary Sewer, Electric And Gas Utilities

The site is contained within the service area of Security Water District and the District 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. The site is contained within the service area of Security Sanitation District and the District has agreed to serve the property. The sanitary sewer 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. Electric and Gas will be provided by Colorado Springs Utilities.

Fire Protection

Fire Protection is provided by Security Fire Department. Water Mains and Fire Hydrants for the site interior have been constructed in 2006 in accordance with Construction Documents that were reviewed and approved by the Security Fire Department. .

Traffic Impact

The proposed uses generate very low levels of traffic compared to other types of commercial uses. A Traffic Impact Report is included in the submittal items for the subdivision. Proper access is being provided from proposed Lincoln Commons Drive with it's right turn lane from Bradley Road. This arrangement will present no impact to traffic on Bradley Road. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

Existing and Proposed Facilities

Construction plans for the proposed site were approved by El Paso County on April 4, 2006. The improvements to Bradley Road, as indicated on the approved plan, are complete. The proposed Lincoln Plaza Drive improvements will be completed in accordance with the approved plans. Some of the grading, storm drain improvements, water main and sanitary sewer main improvements are complete. The owner intends to construct mini-warehouse storage facility and RV storage on two of the proposed lots.

Request for Alternative Landscape Design – Bradley Storage Lots 1 and 2

The developer of this site proposes a storage facility at the intersection of Bradley Road and Lincoln Plaza Drive. Because of its location and proposed use the developer of this property requests alternative landscape design for two of the landscape requirements listed in the General Development Standards and the Landscape and Water Conservation Manual.

Request #1

Section: Minimum Depth of Roadway Landscaping Area

Requirement: 10' roadway landscape area depth adjacent to non-arterial road.

Proposal: Provide 3.5' average depth along the proposed Lincoln Plaza Drive.

Justification: The layout of the proposed buildings and driveways only allows for a 7' setback along a portion of the west frontage and no setback along another portion of the frontage. All required trees are to be provided along with additional shrubs in the setback, where possible.

Request #2

Section: Interior Landscaping

Requirement: A minimum of 5% of the lot is to be landscaped.

Proposal: Request to use the stormwater detention area to fulfill this requirement.

Justification: The purpose of the internal landscaping is to visually soften the mass of proposed buildings. Views into the site will be blocked by a 6' ht. opaque fence along with buffer and internal landscape trees. The stormwater detention area provides a significant landscape space between the street and storage facility to soften views into the site.

Thank you for your consideration of these items.