



## **Final Plat Application Project Statement**

Bradley Heights Filing No. 5B

Date: April 29, 2024

Applicant: Challenger Homes

Contact: Erin Ganaway

Email: [eganaway@challengerhomes.com](mailto:eganaway@challengerhomes.com)

Consultant: Ken Huhn, PE

Email: [khuhn@hrgreen.com](mailto:khuhn@hrgreen.com)

The purpose of this Final Plat Application Project Statement is to provide a clear description of the proposed plat, provide a justification based on the review criteria addressing why the proposed plat should be approved, and identify any issues stated within the pre-application process, as communicated to the applicant/owner by the reviewing planner, that have been addressed in the proposed subdivision plat.

This Final Plat is for the major PUD subdivision of a filing within Bradley Heights to be platted as *Bradley Heights Filing No. 5B* located in the City of Colorado Springs, County of El Paso in the state of Colorado. The parcel is located within a portion of the southeast quarter of Section 9, Township 15 South, Range 65 West of the Sixth Principal Meridian. The proposed filing is located south of Bradley Road, east of Powers Boulevard, west of Marksheffel Road, and north of Fontaine Boulevard. The filing will be accessed from Bliss Road to its east through *Bradley Heights Filing No. 5A*. The filing is located south of and adjacent to Bradley Heights filing No. 1 and is the second filing within Filing No. 5.

The 9.161-acre PUD is proposed as a portion of the existing property with Schedule No. 5500000463, zoned PUD AO containing vacant undeveloped land. The proposed subdivision plat is for 50 single-family detached residential PUD lots, fourteen Tracts and rights-of-way for public roadways including the extension of Filing No. 5A roadways which are 50' width public local residential sections of Pershing Drive, and Truscott Road as well as private alleyways. All Tracts within the filing are to be owned and maintained by the Bradley Heights Metropolitan District. The proposed PUD has a gross density of 5.45 DU/acre with typical lots ranging from 50' width by as small as 87' long to 105' length. A Tract Table is provided on the cover sheet of the Final Plat with the assigned tract name, area, use, maintenance, and ownership.



There are no public easements dedicated by Plat to the City nor are any to be vacated as part of the plat. However, public improvements such as utilities and drainage are included uses in the tracts.

There is no issue list as none were brought to the attention of the owner/applicant at the time of the Pre-Application meeting for the filing.

This Project Statement is provided to demonstrate compliance with the City's Development Plan Review Criteria for the PUD Development Plan application and the Major Subdivision (Final Plat) application, as follows:

## A.

### 7.5.409 – General Criteria for Approval

When Parts 7.5.5 (Administrative Decisions), 7.5.6 (Decisions Requiring a Planning Commission Hearing), and 7.5.7 (Policy Decisions by City Council), or another provision of this UDC (Unified Development Code) does not provide more specific review or decision-making criteria, or refers to the criteria in this Section, the review or decision-making bodies shall evaluate applications for compliance with the general review criteria below.

A. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied. ***The proposed subdivision is in compliance with the UDC for the master planned PUD.***

B. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations. ***The proposed subdivision is in compliance with all other City regulations. There is no floodplain within the lots. Water quality is provided via a downstream proposed water quality and full spectrum detention pond. Erosion control requirements are to be met per the GEC and CSWMP by HR Green Development. Wastewater regulations are met with the Development Plan application requirement of a Wastewater Master Facilities Form approval by Colorado Springs Utilities.***

C. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC. ***The proposed subdivision meets engineering standards and utility standards for the proposed plat. The PUD is to be in compliance with all City engineering standards including the proposed accesses. Roadways are in compliance with CSFD and***



***the IFC for fire protection, and water and wastewater services in compliance with Colorado Springs Utilities services which will be central public water and wastewater.***

D. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03) ***The proposed subdivision is in compliance with prior approvals for Master Planned drainage via the MDDP by Matrix Design Group for regional detention and stormwater conveyance. There are no known no-build areas within the proposed platted area prohibiting single-family developments. There are no agreements, land use plans, easements, or preservation areas prohibiting development of the platted area.***

## **B.**

The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s). ***The proposed use the PUD in compliance with zoning standards for the established PUD and City zoning criteria. The proposed lots meet minimum lot areas, frontage, and are to meet building height restrictions per the PUD criteria B. The proposed plat does not exceed the maximum gross density.***

## **C.**


The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet developed uses identified in approved Development Plans. ***The proposed PUD meets dimensional standards to be adhered to for plot plan applications at the time of building permit application for each respective lot.***

## **D.**

Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. ***Off-site impacts include utility main taps and drainage to downstream facilities per the Preliminary Utility and Public Facility Plans and Preliminary Grading Plans. There are no significant off-site impacts for the development of this PUD.***

## **E.**

The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals. ***The proposed PUD is consistent with the MDDP and Development Plan. A modified alley access***



***drive is proposed as a roadway section as a part of the Development Plan and the Final Plat includes these alleyways.***

**F.**

The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district. ***The PUD meets dimensional standards set forth in the PUD standards as stated on the Development Plan.***

**G.**


The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations. ***All stormwater criteria are to be met for the PUD including Green infrastructure water quality runoff reduction and downstream detention by the regional facility in which this PUD drains. A Final Drainage Report was approved and included as a part of this application. The report demonstrates compliance with City regulations.***

**H.**

The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading). ***The PUD complies with development standards including access and connectivity requirements. The PUD has an access point from Bliss Road which connects to Bradley Road to the north. The roadway network meets access criteria and provides emergency vehicle routing. This filing is limited to 50 lots to allow a single point of access. Internally, the filing meets emergency access criteria by providing permanent and temporary turnarounds. The PUD meets landscaping and green space requirements with the implementation of Tracts. Parking and loading criteria are met for single-family detached residences with garages and driveways.***

**I.**

The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts). ***The PUD meets dimensional standards for the established PUD criteria on the Development Plan. There are no known overlay districts.***





## J.

The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site. ***There are no preservation easements or hazardous natural features associated with the site.***

## K.

The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties. ***The PUD includes central public water and wastewater that connect to existing public infrastructure owned and maintained by Colorado Springs Utilities. Public water main loops are provided as required. Public main sizes have been verified by CSU and the required HGL and WWMF reports are included with the application.***

## L.

If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project. ***The PUD includes typical right-of-way sections and one modified collector roadway section. These typical sections follow City criteria for pavement width, tree lawn width, and detached or attached public pedestrian sidewalk sections. The roadway network allows for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles.***



There are no issues to list for the proposed PUD subdivision of 50 lots. Justification has been provided by acknowledging and providing responses to the review criteria in Sections A through L.

City wide development Impact (Police and Fire) Fees are determined based on the housing types and uses. The tables below are the detailed information for this project as requested by the City:

**Residential**

<b>Housing Type</b>	<b>Existing Use – No. of Units</b>	<b>New Use – No. of Units</b>
Single-family Detached Residential Structure	0	50
2-4 Units in Residential Structure	0	0
5-19 Units in Residential Structure	0	0
20-49 Units in Residential Structure	0	0
50 Units or more in Residential Structure	0	0

**Non-Residential**

<b>Building Type</b>	<b>Total Existing Use – Sq. Ft.</b>	<b>Total New Use – Sq. Ft.</b>
None proposed nor allowed by Zoning	0	0

Respectfully,

***Ken Huhn, PE***

HR Green Development, LLC.

