



February 14, 2019

**LETTER OF INTENT
Site Development Plan - 78 Townhome Units
THE TOWNHOMES AT BRADLEY CROSSROADS**

Owner / Developer:

J Elliot Construction LLC
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Peyton, CO 80931
(719) 499-8214, Attn: Jordan Guinane

Applicant:

M.V.E., Inc.
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Colorado Springs, CO
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Site Location Size and Zoning:

The proposed Site Development Plan is for the property of Lot 1A, Bradley Crossroads Filing No. 1B, located within the southeast one-quarter of Section 2, Township 15 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 65024-07-102 and is currently undeveloped, except for the adjacent private roadways located on the north and east edges of the property. The 5.24± acre site is situated south of Bradley Road, north of Gladiator Drive, east of Lincoln Plaza Drive and west of Hancock Expressway. The zone of the site is RM-30 (Residential Multi-Dwelling) which allows the use of townhome community. The future development is planned to consist of 20 buildings having a total of 78 units.

Gladiator Drive borders the south edge of the site. The property to the southwest of the site is part of Bradley Ranch Filing No. 4 Phase 1, zoned RS-5000 (Residential Suburban) containing developed 5000 sf single family residential lots. The property to the southeast is a Widefield School District 3 facility zoned RS-5000. The platted properties north of the site are undeveloped Lots 2A and 5A, Bradley Crossroads Filing No. 1B, zoned CC. These lots separate the site from Bradley Road to the north. The developed property to the west is Lincoln Commons Townhomes zoned PUD and containing multi-family (townhome) use. The southeast side of the site is adjacent to developed Lot 7A, Bradley Crossroads Filing No. 1B zoned CC and containing a car wash. The adjacent property to the northeast is vacant and undeveloped Lot 4A, Bradley Crossroads Filing No. 1B zoned CC.

Request and Justification:

The request is for Site Development Plan Approval of the multi-family residential project consisting of 19 four-plex buildings one (1) duplex building having a total of 78 townhome units to be located in Lot 1A, Bradley Crossroads Filing No. 1B. Multi-family dwellings are an allowed use in the RM-30 zone. The resulting residential density is 14.9 DU/Ac, which falls below the zone maximum of 30 DU/Ac. The

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proposed use is identical and complimentary to the existing adjacent development to the east (Lincoln Commons Townhomes). This development will feature townhomes with attached covered parking and ample uncovered off-street parking, landscaped areas and open space. The purpose of the development is to provide affordably priced townhome housing for those that wish to own their own townhome unit in El Paso County and near to Fort Carson. There is an established need for affordable housing in the area. This application meets the requirements of the Land Development Code and the Engineering Criteria Manual (ECM).

Access

Access to this project is from existing private roads connecting to existing public roadways of Bradley Road on the north, Gladiator Drive on the south and Main Street on the east. The private and public roadways are paved surface with curb and gutter, and sidewalk. Additional sidewalk will be provided in areas to promote adequate pedestrian circulation inside the development and to the adjacent commercial areas. No improvements are required in the existing nearby public right-of-way.

Storm Drainage

The area of the proposed site is planned to drain to the southwest corner of the site. All flows are to be directed to the existing Extended Detention Basin in adjacent Lincoln Commons Townhomes. This facility was designed and constructed to accommodate the the flows from the proposed Townhome development. A Drainage Report has been prepared and submitted for the site. The Drainage Report provides that there are no significant drainage impacts to downstream facilities and properties.

Water, Sanitary Sewer, Electric And Gas Utilities

The site will be served with water by Security Water District. Sanitary Sewer treatment will be by Security Sanitation District. Electric and Natural Gas will be provided to the site by Colorado Springs Utilities. These districts already serve the adjacent properties and service letters are provided with this Site Development Plan submittal. Public Utility Mains exist in the adjacent streets. Construction Documents for the proposed main extensions and unit utility services will be reviewed by the applicable utility organizations.

Fire Protection

The site is located within the boundaries of the Security Fire Protection District. Construction Documents for the proposed buildings will be reviewed by the Fire District.

Traffic Impact

Previous Traffic Impact analyses for site was completed with previous platting and site development plans. The 78 proposed multi-family residential units will access the public roadways as discussed above. The development is expected to generate a total of 519 trips per day (Average weekday trips ends) based on 6.65 trips per unit for Apartments (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). In accordance with the Road Impact Fee Program (Resolution 16-454), this development is subject to road impact fees.

Parks and Schools

This property was formerly zoned CC (Commercial Community) and no park fees or school fees were previously paid. The multi-family zoning and use require that park and school fees be paid on the site. El Paso County Park Fees in lieu of land in the amounts of \$33,540 for Regional Park purposes and \$21,216 for Urban Park purposes are to be paid at the time of Townhome Plat recording which will occur following approval of the proposed Site Development Plan.

The site is located in Widefield School District 3. The School Fees for the site are expected to be \$114.00 per unit for a total of \$8,892.00. The fees will be paid at the time of Townhome Plat recording.

Existing and Proposed Facilities

The Townhomes at Bradley Crossroads requires no new public roadway improvements. New utility main extensions, private driveway and private drainage improvements are detailed in then associated Construction Drawings.

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