



Drexel, Barrell & Co.

June 23, 2026

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719 260-0887

City of Colorado Springs – Land Use Review
Attn: Allison Stocker, Senior Planner/Streamside Reviewer
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
719-385-5905

RE: Project Statement
SUBD-26-0049
Street Name Change for Sugarbowl Grove to Sugarbowl Point
Chelton Road Affordable Senior Apartments

Ms. Stocker,

On behalf of The Szanton Company, please accept this project statement and the enclosed supplemental materials as Drexel, Barrell & Co.'s application and request for your review and approval of a Street Name Change for the aforementioned project.

The purpose of this application is to request approval for the renaming of the private street (right-of-way width varies) known as Sugarbowl Grove to Sugarbowl Point located in Lot 1 in the Chelton Road Affordable Senior Apartments Subdivision. The proposed street name change applies to the future roadway generally located between 1760 and 1761 Sugarbowl Grove, and along the western portion of 1875 South Chelton Road. The roadway contains an access point roughly 150' east of the Zebulon Drive and South Chelton Road intersection along with a second access point located approximately 250' west of the intersection of South Academy Boulevard and a private access road (see enclosed Site Plan). The 1760 and 1761 Sugarbowl Grove properties (developer-owned) are the only lots that require an address change. See enclosed list for detailed information.

The street suffix name change, which is a personal preference, is being proposed for purposes of providing a street name that is more compatible with the character, identity, and planned marketing of the future development while still supporting clear street identification and orderly development patterns that promote the health, safety, convenience, and general welfare of the public.

The proposed change is consistent with the City's review criteria for street naming and addressing in that:

- The proposed street name suffix change will not adversely impact compliance with the requirements of the City's subdivision code as the roadway is located within a future development area which has not yet been constructed, addressed, or occupied.
- The proposed request is consistent with the intent and purpose of the City subdivision code by continuing to promote orderly development, logical

identification, effective wayfinding, and coordination with future addressing and emergency response services.

- The proposed change remains consistent with the purpose and intent of the applicable chapter of the City code in that it continues to promote the health, safety convenience, and general welfare of the public by providing clear and consistent street identification for future residents, visitors, emergency responders, utility providers, and service agencies within the planned development area.
- The proposed street name is unique and does not create a duplication or substantial similarity with existing street names within the City or surrounding emergency response jurisdiction areas.
- The proposed street name remains compatible with the character and development pattern of the surrounding area.
- The request supports orderly development and long-term addressing consistency within the City.

The proposed street name continues to be compatible with the planned character and future development pattern of the area and will provide consistent street naming within the proposed development. Because the roadway has not yet been constructed or addressed, approval of the requested street name change at this stage will help avoid future confusion and minimize impacts to existing and future development.

We trust you find our Street Name Change application and request for The Szanton Company acceptable. We look forward to working with the City in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager

Enclosures: Site Plan Exhibit
 Supplemental Documents