

November 20, 2020

City of Fountain Planning Department
116 S. Main Street
Fountain, CO 80817

To the City of Fountain Planning Department:

This letter is intended to serve as an informative narrative that helps to describe the purpose and intent of The Ranch community.

La Plata Communities is a master planned community developer located in Colorado Springs, Colorado. In partnership with its investors including the owners of the property, the Norris family, La Plata Communities is committed to developing a master planned community that is reflective of the quality and authenticity of the communities we have developed in northern Colorado Springs over the last 25 years.

The Ranch is located in El Paso County, Colorado, and includes ~516 acres of undeveloped ranch land. The property is directly adjacent to the City of Fountain, south of South Marksheffel Road and east of Link Road. The property is surrounded by mostly rural land, single-family homes, active development parcels, and ranch lands.

The property consists of mostly rolling grassy terrain and a portion of the Jimmy Camp Creek Corridor, a significant historic and geologic feature. The Jimmy Camp Creek Corridor is comprised of many large, mature canopy trees and provides unique topographical character along the creek edge. This corridor is also an integral component of the City of Fountain Parks and Recreation Masterplan, as the city's proposed major trail system runs along the Jimmy Camp Creek Corridor.

La Plata Communities is proposing to develop a unique master planned community that will incorporate a strong design vision, offer a variety housing products and segments, and integrate meaningful open spaces and amenities intended to attract a spectrum of buyers. The master plan will include uses that conform to the overall land use patterns in the City of Fountain's Comprehensive Development Plan.

The intent of the project is to become a part of the City of Fountain through Voluntary Annexation and ultimately follow the development application process for the Overall Development Plan (ODP) and Planned Unit Development (PUD) Zoning approvals. The development timeframe goal is to make the initial submittal for all three of these development applications (Annexation, ODP, and PUD Zoning) in November of 2020, processing all three applications concurrently.

Annexation into the City of Fountain would be beneficial to both The Ranch as well as the City of Fountain. The property is located within the three-mile line/boundary of the Planning Influence Areas Comprehensive Plan, the "Priority 1" Enclave area on the City of Fountain Annexation Plan, and within the urban services and urban growth areas per the City of Fountain Urban Services and Growth Areas Boundaries Plan. Incorporating into the City would be a logical and sequential extension of the city's boundary.

La Plata Communities is looking forward to taking these next steps with the City of Fountain and moving through the development application and approval process for The Ranch community.