

APPLICATION FOR OVERALL DEVELOPMENT PLAN (ODP)

New Overall Development Plan	<input type="checkbox"/>
Major Amendment to an ODP	<input checked="" type="checkbox"/>
Minor Amendment to an ODP	<input type="checkbox"/>

Property Owner(s): *(for multiple owners, please attach a separate sheet listing the following information for each owner)*

Name: DHN DEVELOPMENT

Address: 2335 CORALBELL GROVE UNIT 101 COLORADO SPRINGS, CO 80910

Email: BRYAN@PLACESMANAGEMENT.COM **Phone #:** 719-244-9851

Fax #: _____

Applicant: DHN DEVELOPMENT

Address: 2335 CORALBELL GROVE UNIT 101 COLORADO SPRINGS, CO 80910

Email: BRYAN@PLACESMANAGEMENT.COM **Phone #:** 719-244-9851

Fax #: _____

Assessor's Parcel #: 6513314015, 6513300021, 6524200052, 6524200053 **Acreage:** 16.06 AC. PRIVATE DEVELOPMENT + 0.99 AC. R.O.W. (FONTAINE BLVD.) + 0.31 AC. R.O.W. DEDICATION AT SOUTHMOOR DR = 17.36 AC.

(From County Assessor's Office 520-6600)

Property Location: SOUTHMOOR DRIVE AND FONTAINE BOULEVARD

(Nearest Street Intersection)

Development Name: SOUTHMOOR RIDGE FILING NO. 1

Existing Zoning: UNPLATTED *PUD zoning required.*

No. Residential Lots: 2 **No. Commercial/Industrial Lots:** 1

Residential Acreage: 3.34 **Commercial/Industrial Acreage:** 0.25

Open Space Acreage: 6.70 **Open Space - % of development:** 38.6%

A copy of the Submittal Matrix must accompany your development application packet

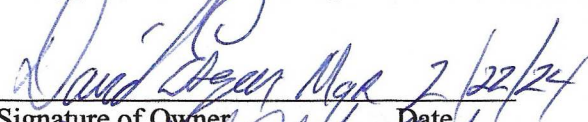

Materials Required to Accompany Application:	Check if Complete
1. Nonrefundable fee as set forth in the fee schedule.	<input checked="" type="checkbox"/>
2. Referral Matrix - provided by the City of Fountain.	<input checked="" type="checkbox"/>
3. Referral agencies packets folded and assembled in unsealed manila envelopes addressed to appropriate referral agencies as specified in the referral matrix.	<input type="checkbox"/> Online Submittal


General Information:

- Refer to Chapter 17.22.010 of the City's Zoning Ordinance for Overall Development Plan procedures and requirements.
- Refer to the attached Overall Development Plan Checklist for items required on the ODP.

Owner's Acknowledgement

As owner or applicant named herein, I acknowledge that I have familiarized myself with the application procedures for an overall development plan and that the written and graphic information, the foregoing statements contained herein and the information provided as part of this application are in all respects true and accurate to the best of my knowledge and belief.

 Signature of Owner	<u>2/22/24</u> Date	<u>RDL</u> Signature of Applicant	<u>02/16/2024</u> Date
 Buon Real Estate Holdings, LLC			


DEVELOPER 2/16/24

PLANNING DEPARTMENT USE ONLY	
Date Received: _____	Received By: _____
Fee Paid: _____	Complete Submittal: _____

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN CHECKLIST

The following checklist outlines the information to be included directly on the overall development plan. Please complete this checklist by checking all appropriate boxes. Applications for overall development plans will not be accepted without this completed checklist.

<input checked="" type="checkbox"/>	1. Name by which the proposed development is to be referred, located at the top, center of the drawing.
<input checked="" type="checkbox"/>	2. Date of preparation, north arrow, and scale (1" = 50' or larger).
<input checked="" type="checkbox"/>	3. Legal description concluding with the gross acreage of the entire parcel
<input checked="" type="checkbox"/>	4. Owner's notarized acknowledgment and approval statement.
<input checked="" type="checkbox"/>	5. Existing topographical character of the land with elevation contours at five feet (5') intervals or less, showing all water bodies and courses, wetlands, floodplains, unique natural features, existing vegetation, and critical wildlife habitat as identified by existing habitat conservation plans and/or the Colorado Division of Wildlife.
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	6. Open space (Section 17.246) information and calculations to include: a. Total acreage of open space; b. Location of open space; c. Land uses proposed for open space; d. Amount of open space utilized for stormwater detention; e. Amount of open space located within the 100 year floodplain; and f. If open space is less than 25%, provide amenities in lieu of land calculations. g. Conceptual Plan showing proposed type and location of planned amenities within the open space.
<input checked="" type="checkbox"/> N/A	7. Approximate alignment of proposed and existing arterial and collector streets and pedestrian and bicycle routes, including major points of access and labeling the type of movement for each access.
<input type="checkbox"/> N/A	8. Approximate location and number of acres of any public use such as parks, school sites, and other public or quasi-public uses. (Section 17.209)
<input checked="" type="checkbox"/>	9. Location of existing and proposed primary utility lines.

<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<p>10. Height, yard, lot and other development standards including but not limited to the following:</p> <p>a. Front, Side & Rear yard structural setbacks;</p> <p>b. Maximum building height;</p> <p>c. Maximum structural lot coverage and impervious surface;</p> <p>d. Accessory structural setbacks; and</p> <p>e. Corner lot setbacks.</p>
<input checked="" type="checkbox"/>	<p>11. Designated land use descriptors or zoning designations for all areas within the ODP.</p>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	<p>12. Areas beyond the property lines to a distance of at least one hundred and fifty feet (150'), exclusive of public right-of-way, at the same scale as the overall development plan, to include the following:</p> <p>a. Existing and proposed land uses, principal structures and other features;</p> <p>b. Density of adjacent residential uses;</p> <p>c. Traffic circulation;</p> <p>d. General topographic mapping of the area;</p> <p>e. Significant environmental amenities;</p> <p>f. Location and topography of drainage ways and other natural features; and</p> <p>g. Location of existing municipal boundaries, service and school district boundaries.</p>
<input checked="" type="checkbox"/>	<p>13. Proposed treatment of the perimeter of the development and outside storage areas. Information should include materials, height and techniques used, such as screens, fences, walls and landscaping.</p>
<input checked="" type="checkbox"/>	<p>14. Existing and proposed drainage facilities.</p>
<input checked="" type="checkbox"/>	<p>15. Street cross-section schematics for each category of street, including the proposed right-of-way and pavement width, curb, gutter, bicycle lane and sidewalk locations.</p>
<input checked="" type="checkbox"/>	<p>16. Existing and proposed easements and rights-of-way.</p>
<input checked="" type="checkbox"/>	<p>17. Owner's certification statement of acceptance of conditions and restrictions as set forth on the final development plan.</p>
<input checked="" type="checkbox"/>	<p>18. Additional information as may be required by the Zoning Administrator, planning commission, or city council, which is necessary to evaluate the character and impact of the overall development plan area.</p>