



**Community Services  
Planning Department**  
116 South Main St, Fountain, CO 80817  
Phone: 719-322-2000 Fax: 719-322-2001

**Project Overview** #1245098

<b>Project Title:</b> Southmoor Ridge	<b>Jurisdiction:</b> City of Fountain, CO
<b>Application Type:</b> Planning: Overall Development Plan	<b>State:</b> CO
<b>Workflow:</b> Administrative Review	<b>County:</b> El Paso

**Project Contacts**

**Contact Information: Applicant**

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**Fountain Business License Number:**

**Contact Information: Engineer**

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**Fire License Number (minimum NICET-III):**

**Please indicate which of the following contacts should be included in this project:** Developer,Engineer,Landscape Architect

**Contact Information: Property Owner(s)**

Bryan Kniep  
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2335 Coralbell Grove, 101  
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**Contact Information: Developer**

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**Contact Information: Landscape Architect**

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**Project/Site Location**

Please use the El Paso County Assessor's Office website to look-up an Address or Assessor's Parcel #. Click [here](#) to open the GIS search page.

**Project Address or Assessor's Parcel #:**

- 6513300021
- 6513314015
- 6524200052
- 6524200053

**Suite/Unit #:**

**Nearest Street Intersection:** Southmoor Drive and Fontaine Boulevard

**Project Description****Project Description:**

Overall Development Plan for a Major PUD totaling 17.36 acres for four multifamily residential apartments totaling 208 units and 19 single-family attached townhome buildings totaling 77 units. Of the 17.36 acres, 0.99 acres is City right-of-way for the extension of Fontaine Boulevard to Southmoor Drive and 0.31 acres is a 10' right-of-way dedication to the City for Southmoor Drive.

**Overall Development Plan**

**Type of Overall Development Plan:** New Overall Development **Overall Development Plan Name (if PUD):** Southmoor Ridge Plan

**Project Information**

Please use the City's GIS website to look-up the zoning district of your property. Click [here](#) to open the website, enter your address to zoom in and then click next to the address point to see the zoning district it is in.

**Property Zoning:** Planned Unit Development District (PUD)

**Property Zoning (Multiple):**

**Type of Development:** Residential

**Residential Acreage:** 3.34

**Commercial/Industrial Acreage:**

**Acreage of Open Space (including all tracts):** 6.70

**Total Acreage of Property:** 17.36

**Open Space - Percentage of Total Plat:** 38.6

**Number of Residential Lots:** 2

**Number of Commercial/Industrial Lots:**

**Additional Required Documents**

**Are any of the following documents included with your submittal?:** Drainage Report, Geotechnical Report, Land Analysis Report, Traffic Impact Analysis

**Property Owner Notification**

You must confirm that all owners have been notified in order to proceed with your application.

**Have all property owners been notified of the request?:** Yes

**Please take a moment to read the following requirements and enter your full name at the bottom of the page to indicate you understand and agree.**

- I, acting as the agent for the owner/developer/organization hereby certify that I have their approval and that the information submitted is true.

**By entering my full name in the box provided, I acknowledge receipt of these terms and agreement to the standards therein.:** Richard Daniel Lyon, PE

**Applicant Responses to ODP Review Criteria (1 of 3)**

**Please respond to each of the Planning Department's review criteria to indicate why the proposed project**

**meets or exceeds each criteria below:**

**The PUD is consistent with the Fountain Comprehensive Development Plan and other adopted plans.:**

Please refer to the Letter of Intent which describes in detail the Fountain Comprehensive Development Plan and other adopted plans and how this development is consistent with those plans and standards.

This application and proposed land use is consistent with the Fountain Comprehensive Development Plan (2005). Existing land uses on the site and in the surrounding area are shown on the below exhibit as vacant. Surrounding the subject site is significant commercial and residential uses. The proposed use of Multi-family and Townhomes will mesh well into the existing land uses in the area and surrounding region. The proposed product increases the number of units in a key area of the City allowing future residents to walk to the mix of uses in the area.

**The PUD design achieves the stated development concept.:**

Please refer to the Letter of Intent which describes in detail the achieved stated development concept.

This application and PUD design achieves the stated development concept both from a land use standpoint but also by meeting the intent of the PUD district in the City of Fountain. The LOI attached to this submittal contains many excerpts from the City Code, Section 17.04.170. - Planned unit development district (PUD). This application aligns with most all of the conditions and standards, as well as the purpose of the PUD district, described further in the LOI.

**The PUD achieves the stated objectives of the Planned Unit Development District, by allowing for the mixture of uses and greater diversity of building types, promoting environmental protection, limiting sprawl, improving design quality and a higher-quality living environment, encouraging innovation of design and a variety of housing types, and managing the increase in demand for public amenities.:**

Please refer to the Letter of Intent which describes in detail the ways in which the PUD achieves the stated objectives of the PUD District.

This application provides a diversity of building types (both apartments and townhomes) which is higher density to minimize sprawl for the City. Placing higher density next to significant commercial uses is a logical land use transition and provides a lot of housing next to those commercial uses allowing people to walk versus using a vehicle. This community will provide a higher-quality living environment with its unique site design, architecture, innovative stormwater management solution and significant parks and open space.

**The proposed land uses are compatible with other land uses in the development and with surrounding land uses in the area.:**

Please refer to the Letter of Intent which describes in detail how this development is compatible with other land uses in the development and with surrounding land uses in the area.

This application as designed is compatible with the existing zoning and land uses/zoning in the immediate area A mix of existing zoning and land uses surround this site including commercial and other proposed multi-family uses that are similar and compatible to this proposed development. The proposed building square footages, heights, lot coverage, etc. are appropriate for the area and this site. The community will be landscaped with primarily Colorado native street trees and open space areas will be stabilized with native vegetation further adding a positive effect to adequate light and air on and off the property. This will be appropriate to the type of development, the surrounding neighborhood and community. The proposed site design is carefully integrated on the property to be sensitive to the surrounding area.

**Applicant Responses to ODP Review Criteria (2 of 3)**

**Please respond to each of the Planning Department's review criteria to indicate why the proposed project meets or exceeds each criteria below:**

**The type, density, and location of proposed land uses are appropriate based on the findings of any required report or analysis.:**

The proposed type (apartments and townhomes), density, and location of proposed land uses are appropriate for this site and the surrounding

The street design and circulation system are adequate to support the anticipated traffic and the proposed land uses do not generate traffic volumes, which exceed the capacity of existing transportation systems, or that adequate measures have been developed to effectively mitigate such

area. The proposed land use permit adequate light and air both on and off site. The proposed building square footages and heights are appropriate for the area as they are very comparable to heights of surrounding buildings. For these reasons the proposed type, density and location of this proposal is appropriate.

**The PUD adequately mitigates off-site impacts to public utilities and facilities.:**

This application and associated design adequately mitigates off-site impacts to public utilities and facilities and should not overburden the capacities of existing streets, infrastructure, utilities, parks, schools and other public facilities. The development will tie into the existing public facilities and utilities in the immediate area that are more than sufficient for this type of development. Fountain Boulevard will be extended and some improvement will be made to Southmoor Drive to accommodate the needs of this project.

#### **Water: Security Water and Sanitation District**

**Sanitary Sewer: Security Water and Sanitation District**

**Stormwater: City of Fountain (Public) within Fontaine Boulevard; Private in the private development areas.**

**Streets: Fontaine Boulevard is owned and maintained by the City of Fountain and is extended as a part of this development. Widening of Southmoor Drive on the adjacent east side of the roadway is shown on the development plan within the 10 right-of-way dedication for the classification upgrade of the public roadway. All other roadways within the private development are private drives.**

#### **impacts.:**

This application and site design does provide an appropriate street design and circulation system which does support the anticipated traffic for the proposed land uses. Adequate measures have been developed to effectively mitigate such impacts. Proposed parking counts and ratios are appropriate for this product and site design. Access to the proposed parking areas will be safe and convenient.

**The fiscal impacts have been satisfactorily addressed and the City will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or that adequate measures have been developed to effectively mitigate such impacts.:**

Fiscal impacts have been satisfactorily addressed and adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, are or will be developed to effectively mitigate such impacts. The proposed development will not have detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood.

### **Applicant Responses to ODP Review Criteria (3 of 3)**

**Please respond to each of the Planning Department's review criteria to indicate why the proposed project meets or exceeds each criteria below:**

**Higher levels of amenities, including open spaces, parks, recreational areas, trails and school sites will be provided to serve the projected population.:**

This proposal has provided a high level of amenities with the significant parks, open space and trails that exceed the City requirement. Also, amenities such as the clubhouse, pool, deck/patio and sport court will provide adequate recreation for future residents.

**There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.:**

Special physical conditions or objectives of development do satisfy and warrant a departure from the standard regulation requirements. With the PUD zoning this proposal provides a unique and higher quality

**The PUD preserves significant natural features and incorporates these features into parks and open space areas.:**

No significant natural features exist on this site. However, a lot of open space has been provided as part of the site design.

**The adjacent and nearby developments will not be detrimentally affected by the proposed PUD and approval period.:**

The proposed development will not have detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the surrounding area. The proposed use fits well within the

community that may not be achieved with straight zoning or standard regulations. surrounding area.

**The applicant adequately demonstrates that the proposal is feasible.:**

This Letter of Intent and associated exhibits and plans demonstrate the proposal is feasible.