

# ASPEN RANCH

LETTER OF INTENT:  
FINAL PLAT  
August 2020



VICINITY MAP

## **Aspen Ranch Final Plat**

### **Owner/ Developer:**

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### **Planners/ Civil Engineer:**

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### **SITE INFORMATION:**

The site known as Aspen Ranch is currently vacant and consists of 58.86 acres located northeast of the intersection of Link Road and Kane Road east of downtown Fountain, CO. The site is bound by Link Road to the west, Kane Road to the south, Crescent Moon Drive to the east and commercially zoned vacant land to the north. The property was previously annexed to the City of Fountain in 2005. This annexation included an annexation agreement outlining the proposed land uses for this site. The Aspen Ranch site was recently approved for a zone change to Planned Unit Development (PUD) and ODP (Overall Development Plan) on January 14, 2020 by the Fountain City Council. The approved PUD Zone and ODP allows for mixed lot size residential, a park site, open space, and a 1 acre safety center. The ODP illustrated the permitted uses, densities, and design standards for the Aspen Ranch development of which the preliminary plat will be in conformance.

### **PROJECT DESCRIPTION:**

The submittal request being made to the City of Fountain is for the Aspen Ranch Final Plat and Construction Documents for development of 227 detached single-family residential units, a neighborhood park, and perimeter landscaping. In addition, a 1-acre site will be dedicated to the City of Fountain for a future safety center at the northeast corner of Link Rd and Watchmen Rd.

The site is vacant with the topography generally falling to the southwest corner of the site where an existing detention facility will be upgraded to meet current city and state regulations. There is an existing Black Hills Energy gas line and utility easement running east-west through the lower third of the site. This existing gas line and easement will remain, restricting any structures from being built atop the easement. As a result, the land area encumbered by the easement was incorporated as open space into the design. A central spine of open space is provided running north/ south through the proposed layout without road crossings providing for safe, effective pedestrian circulation within the community.

Vehicular circulation was a key consideration related to the perimeter road improvements and ROW dedications provided at Link Rd., Kane Rd., and Crescent Moon Dr. The internal roadway network was designed for efficiency while also taking steps to break up the road layout to work with the open space and create shorter lengths of roadway where possible to encourage pedestrian activity, limit vehicular speeds on residential streets, and mitigate the potential for cut through traffic.

**REQUEST AND JUSTIFICATION:**

The Aspen Ranch Final Plat is in conformance with the approved PUD zoning and ODP permitting mixed lot size single-family residential previously approved by City Council on January 14, 2020. The final plat proposes 227 lots on 58.86 acres for a density of 3.857 DU/ Acre. The preliminary plat also illustrates the 1-acre safety center to be dedicated to the City of Fountain and 11.4 acres of open space. The open space dedication and amenities in-lieu of are discussed in more detail below. The project contains lot sizes ranging from 4,275 SF up to 13,000 SF and larger with the average lot size being 5,801 SF. The range of lot sizes creates a variety of housing styles to meet the varied demand of the current housing market. There are no proposed phases with the Aspen Ranch Final Plat.

The original annexation agreement was amended in 2009 to create lot size restrictions with minimum sizes of 6,000- 8,000 SF and 8,000- 10,000 SF along the southeastern boundary. In order to conform with the 2009 annexation agreement, Lots 1-16 along Crescent Moon Dr shall meet these minimum sizes of 6,000- 8,000 SF and 8,000- 10,000 SF. These lots have a minimum size of 7,000 SF and a maximum lot size of 9,147 SF.

The final plat complies with the PUD and ODP regulations and requirements through the implementation of the approved design standards, lot sizes and setbacks as shown on the previously submitted Preliminary Plat. The final plat also conforms to the design standards and city code requirements such as street design, utility corridors and minimum separations, and drainage requirements. There are no requests for deviations or waivers being requested with this proposed development.

**OPEN SPACE AND PARKLAND DEDICATION:**

As part of the ODP approval, 25% of the total 58.86 acre site area is required for use as open space. The total open space required is 14.7 acres and the final plat and landscape plan is illustrating 11.77 acres, or 20% of the total site area. This open space includes both passive and active recreational areas to include a neighborhood park, general open space, and 5% of the detention facility (5,111 SF or .18 acres) in the southwest corner.

The proposed open space will serve the overall park and recreational needs of not only the Aspen Ranch community but adjacent residents as well. Improvements in lieu of the remaining 2.93 Acres of dedicated open space requirement will be provided through required development costs at a rate of \$120,000.00 per acre of improvements. As part of the Final Plat and Construction Document submittal, the developer will seek park credits for additional cost of amenities in lieu of that exceed the required figures. With the currently proposed 2.93 acres of land dedication shortfall, the minimum required development costs of required park improvements for the Aspen Ranch community would be:

$$\$120,000 \times 2.93 \text{ Acres} = \$351,600$$

The Fountain Parks Master Plan illustrates a neighborhood park in the area of the proposed Aspen Ranch development. As part of the proposed final plat, the design incorporates 11.77 acres of total open space including a 6.70 acre neighborhood park centrally located within the community. The neighborhood park as designed includes a turf play area, basketball court, two pavilions, bocce ball and horseshoe games, benches; sidewalk connections, and a multi-age playground structure. The open space and park site area will be owned and maintained by the existing Metropolitan District or a homeowner's association.

**TRANSPORTATION CONNECTIONS**

The site is located at the intersection of two important Fountain roadways, Link Road (Community Arterial) and Kane Road (Community Arterial). Each of these community arterial streets are currently located within a 40’ existing right-of-way with both roadways ultimately being built to current standards within a 100’ public right-of-way. Link Rd dedication and roadway improvements along the frontage of Aspen Ranch are being provided as required. Due to the widening of Link Rd, additional easements are being granted of 20’ for MVEA and 15’ for Fountain Electric. These separate easements are provided for each of the utility providers and are in addition to the dedication ROW for Link Rd. Crescent Moon Dr. located along the eastern edge of project is a Minor Residential Collector with an existing 40’ right-of-way with an ultimate design for a 60’ public right-of-way. Crescent Moon Dr. will be constructed along the frontage of the Aspen Ranch development from Kane Rd north to the second access point at Kismet Street. While ROW will be dedicated for Crescent Moon along the entire frontage to the northernmost property line, construction of Crescent Moon from the second access point at Kismet Street north will be constructed in the future by others. Improvements to the eastern portion of Crescent Moon Dr. will be completed in the future by others. Kane Rd dedication will be provided along the southern property line of Aspen Ranch as required. The northern portion of Kane Rd will be constructed by the Aspen Ranch owner/ developer with curb, gutter, sidewalk and drainage improvements per the interim roadway design detailed on the preliminary plat. This includes east and west bound travel lanes with the appropriate transition to the gravel surface of existing Kane Road to the east.

As illustrated on the final plat, additional right-of-way is being provided for dedication to the City of Fountain to meet roadway classification requirements. The following chart illustrates the right-of-way requirements for the adjacent streets for the Aspen Ranch development:

Roadway	Classification Type	Existing ROW	Preliminary Plat Dedicated ROW	Interim Proposed ROW	Ultimate ROW
Link Road	Community Arterial	40’ ROW	30’ ROW	70’ ROW	100’ ROW
Kane Road	Community Arterial	40’ ROW	30’ ROW	70’ ROW	100’ ROW
Crescent Moon Drive	Minor Res. Collector	40’ ROW	10’ ROW	50’ ROW	60’ ROW

Kane Rd is planned to connect into Ohio Avenue as part of the transportation plans to create an important east/ west collector. As part of this intersection improvement, the long-range plan is to provide a roundabout at the Kane/ Ohio intersection. While the final design has yet to be completed, the preliminary plat acknowledges the need for dedicated right-of-way at this intersection to be determined with future final plat submittals. As this roundabout will be designed and constructed by others at some point in the future, detailed ROW dedication cannot be completed at this time. However, the proposed layout takes into account this future traffic calming device and has been planned accordingly for future roundabout construction with little to no impacts on the Aspen Ranch project. Perimeter road widening and ROW dedications will be offered as part of the community to improve the function of these two roads for the City of Fountain. The developer may choose to prepare a cost recovery agreement for those improvements to Kane Rd and Crescent Moon Dr along adjacent parcel frontages.

**UTILITIES**

The City of Fountain will provide water service for the Aspen Ranch development via connections through the city's existing 12" PVC water distribution mains located within Link Rd and Kane Rd. Water service lines will be provided throughout the development including service taps to each proposed lot and irrigation taps as needed to irrigate common park and open space areas. The Fountain Sanitation District will provide wastewater services to the development via connections to the existing 12" PVC sewer mains within Link Rd. and Kane Rd. New 8" sewer line collection mains through the development, generally installed down the centerline of local streets, will provide service taps to each lot.

Electric service to the Aspen Ranch development will be provided by the City of Fountain which shall include underground electric extension through the subdivision for residential services. There are existing Mountain View Electric Association above ground power lines that run along Link Rd which shall remain. Coordination with Mountain View Electric will determine whether these existing electric lines will be buried or remain above ground. Separate easements along Link Rd are being provided to service both City of Fountain and MVEA electrical services. Gas service to the Aspen Ranch development will be provided by Black Hills Energy through the extension of existing gas main infrastructure. The existing Black Hills Energy gas main and easement running through the project will be preserved and protected in place.

**DRAINAGE AND DETENTION**

The general concept for the management of storm water for the proposed development will be to provide clear conveyance through the property to the onsite detention facility in the southwest corner of the site to mitigate developed runoff flows from the site. Development of the site will require overlot grading with the roadway paving and single-family home construction increasing the imperviousness of the property from existing conditions. The site is located within the Jimmy Camp Creek Drainage Basin which has a drainage fee requirement based on City of Fountain drainage policies. These fees will be determined with future final plat submittals. The general drainage patterns will consist of positive drainage away from home sites, across lawns and open space, to curb and gutter within the internal roadways. Storm water within the roadways will be directed to inlet collection points, where it is captured and conveyed through a pipe network system to the full spectrum detention pond to be located in the southwest corner of the site.

The Water Quality Capture Volume (WQCV) is treated within a proposed Extended Detention Basin (EDB), where the initial flush of storm water will be drained over a 40-hour time period. The onsite pond has been evaluated to reduce the developed flows from the site to a maximum of the historic peak flows. The detention pond has been sized and evaluated based upon the 100-year storm events in accordance with City Criteria utilizing UD-Detention from UDFCD.

The site also contains historical flow patterns for released upstream irrigation tailwater. The Fountain Mutual Irrigation Company (FMIC) ditch system periodically releases tailwater flows within this drainage basin. These flows follow the existing natural overland drainage swales. At the properties eastern most boundary, Crescent Moon Dr provides a barrier where flow is collected on the easterly side then overtops and travels westerly within the Black Hills Energy Gas main corridor through the site to the project low point ultimately crossing Link Rd and continuing northwesterly to Jimmy Camp Creek. Crescent Moon Dr has been designed to provide a low point for irrigation tailwater collection at the historic natural swale location where inlets will join 48-inch RCP pipe crossing under Crescent Moon Dr. This proposed inlet will capture tailwater to be piped around the Aspen Ranch project to the existing

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storm drain currently crossing under Link Rd. Any FMIC tailwater collected and routed around the Aspen Ranch development will by-pass the proposed detention facility, releasing through the existing 42" storm pipe under Link Rd as it does today. Additional FMIC tailwater flows crossing the site will be captured through a variety of means including sheet flow or captured by street inlets. Refer to the drainage report included with this application for more information.

### DEVELOPMENT PHASING

Due to the size, timing of roadway improvements, and required utility connections the site will be developed in one phase.

### FINAL PLAT REVIEW CRITERIA:

- 1. The application is complete in form and contains all required information:** The application is complete and the submittal contains all required information.
- 2. The proposal meets the objectives of the ODP, if applicable, and the intent of the Fountain Comprehensive Development Plan or any other adopted plans:** The property was previously annexed to the City of Fountain in 2005. This annexation included an annexation agreement outlining the proposed land uses for this site. The Aspen Ranch project was approved for a zone change to Planned Unit Development (PUD) and ODP (Overall Development Plan) on January 14, 2020 by the Fountain City Council. The approved PUD Zone and ODP allows for mixed lot size residential, a park site, open space, and a 1 acre safety center.
- 3. The final site development plan is consistent with the requirements and development standards of the particular zoning district and other regulations of this Title:** The designed lots shown on the final plat conform to the design standards as approved through the Aspen Ranch ODP and Preliminary Plat.
- 4. There is an appropriate relationship to the surrounding area:** The Comprehensive Plan shows the area to be developed with single family homes, including existing development to the west and northwest. The trend of development in the area is also for single family homes. The varying lot sizes have been arranged to work well together. As a result, the plan will be both internally compatible and externally compatible with the surrounding area, both existing and future planned.
- 5. The circulation is designed for the type of traffic generated, safety, and separation from living areas, convenience, access, handicap access, noise, and exhaust control:** Vehicular circulation was a key consideration related to the perimeter road improvements and ROW dedications provided at Link Rd., Kane Rd., and Crescent Moon Dr. The internal roadway network was designed for efficiency while also taking steps to break up the road layout to work with the open space and create shorter lengths of roadway where possible to encourage pedestrian activity, limit vehicular speeds on residential streets, and mitigate the potential for cut through traffic.
- 6. All utilities been approved by the appropriate agencies:** The City of Fountain will provide water service for the Aspen Ranch development via connections through the city's existing 12" PVC water distribution mains located within Link Rd and Kane Rd. The Fountain Sanitation District will provide wastewater services to the development via connections to the existing 12" PVC sewer mains within Link Rd. and Kane Rd. Electric service to the Aspen Ranch development will be provided by the City

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of Fountain which shall include underground electric extension through the subdivision for residential services. Gas service to the Aspen Ranch development will be provided by Black Hills Energy through the extension of existing gas main infrastructure.

- 7. The access points, off-street parking facilities, loading areas and pedestrian ways are designed to promote safety, convenience, separation and ease of traffic flow both on-and off-site:** Perimeter ROW dedication and roadway improvements will be provided that accommodate the traffic and expansion of Link Rd, Kane Rd and Crescent Moon Dr. The interior circulation system was designed to discourage cut-through vehicular traffic and encourage pedestrian use. The Aspen Ranch development will be responsible for roadway improvements to Link Rd., Kane Rd., and Crescent Moon Dr. As a result, traffic will be adequately accommodated.
- 8. Functional open space and recreational amenities have been provided, if applicable:** As part of the proposed final plat, the design incorporates 11.77 acres of total open space including a 6.70 acre neighborhood park centrally located within the community. The neighborhood park as designed includes a turf play area, basketball court, two pavilions, bocce ball and horseshoe games, benches; sidewalk connections, and a multi-age playground structure. The open space and park site area will be owned and maintained by the existing Metropolitan District or a homeowner's association.
- 9. Building types and designs are appropriate in terms of density, bulk, and height:** There are no proposed buildings as part of this final plat. The future safety center will be provided in the future by others.
- 10. Building design, in terms of orientation, spacing, material storage and lighting are appropriate:** There are no proposed buildings as part of this final plat. The future safety center will be provided in the future by others.