



FOUNTAIN VALLEY SKETCH PLAN AMENDMENT

May 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

AIME MANAGEMENT, LLC
ATTN: CHRISTEL AIME CEO
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, CO 80909
CAime@aime-management.com
719- 391- 4444

PLANNING

KIMLEY-HORN & ASSOCIATES
ATTN: RAIMERE FITZPATRICK
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
raimere.fitzpatrick@kimley-horn.com
719-453-0180

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
ATTN: JEFF PLANCK
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
jeff.planck@kimley-horn.com
303-228-2300

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The Fountain Valley Sketch Plan (417.4-AC) is generally located at the southwest corner of the Bradley Road Grinnell Ave intersection. (See Sketch Plan Exhibit for details). The proposed amendment includes an approximately 1.16-AC parcel located near the northwest corner of the Crawford Avenue/Grinnell Boulevard intersection (See Vicinity Map for Details) The 1.16-AC parcel (ID No. 6513125009) is legally described as Tract A Fountain Valley Ranch Sub Fil No. 6B. The parcel (tract) is in the CC (Commercial Community) zone district with Commercial Aviation Development-Overly (CAD-O).

REQUEST

The owner/applicant(s) requests approval of an amendment to the Fountain Valley Ranch Sketch Plan to change proposed land use of 1.16 AC from 'Office' to 'Multi-family Residential' with a max gross density of 20 DU/AC.

The resulting amendment will remove 'Office' from available uses. The Sketch Plan does contain 15.9 AC of Commercial/Office that will remain.

BACKGROUND

The Fountain Valley Ranch Sketch Plan was originally approved as the Fountain Valley School Master Plan (MP81004) as an amendment to the El Paso County Master Plan. The Original 415 AC Master (Sketch) Plan included a mix of commercial (17.9 AC), industrial (91.2 AC), office (35.3 AC), and residential (223.6 AC) land uses. The 223.6 AC of residential included multifamily units. Prior to rezone and sketch plan amendment for Fountain Valley Ranch Filing No. 4, (File No. R486011), the multifamily zones of R-10 and R-14 consisted of approximate 96-acres prepared. This is reflected by the 1985 amendment. Since then, the multifamily use has been amended to provide for more single-family uses. Today, the Sketch Plan area has been 98%+/- implemented with minor changes. Multiple Sketch Plan Amendments have been approved to refine land use densities reflected today mix and ratios but remain consistent with the overall spirit of the original Sketch Plan, minus the original multifamily uses. The current request re-introduces a small portion back into a multifamily land use as reflect within the original sketch plan area. The adjacent surrounding single-family has been established since 1994 and characterizes the neighborhood today. The subject site remains vacant and has been zoned office throughout the history of the sketch plan. The proposed change to multi-family will complement the residential environment and provide a traditional zone transition between the office/commercial and single-family uses at the corner of Crawford Ave and Grinnell Street.

Since 1986, the commercial frontage along Grinnell Street has been reduced for further residential neighborhood development, this includes the original 18.8 ac north of Crawford Ave. Today the "commercial/office" use has been reduced to just 2.5ac. The subject vacant parcel today is 1.16 ac or half of the remaining non-residential use at this corner within the current sketch plan. Due to the size of the amendment a Minor revision is justified as it is pursuant to section 47.B.9 where it does not meet the thresholds of a major revision.

JUSTIFICATION

Criteria for Approval. In approving a sketch plan, the BoCC shall find that:

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The proposed use and subdivision generally conform with the goals, objectives, and policies of the Master Plan. Analysis of conformance with the Your El Paso Master Plan and County Water Master Plan are provided below.

A. YOUR EL PASO MASTER PLAN ANALYSIS***Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.***

The introduction of the proposed 22-unit multifamily project is compatible with the single family detached housing and commercial uses within the area. The proposed use will not have a detrimental or deleterious effect on the existing character of the area. The development of a higher density residential development is adjacent to a commercial zone along the main arterial creates easy accessibility for utilities. The proposed land use provides a land use and density transition between commercial land uses at the Crawford Ave/Grinnell intersection on the east and the detached single-family homes on the west of the site.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

The proposed land uses are compatible and provides a traditional land use transition between the established commercial/residential mix within the area and specifically at the Crawford Ave/Grinnell Blvd intersection and with the commercial uses located along the Grinnell Blvd corridor. All existing utility infrastructure is currently in place to serve the variety of commercial, office, and residential land uses within the Sketch Plan boundaries. the developer will be financially responsible for any utility and/or infrastructure improvements to serve the future multifamily development.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

The site is not located within any desirable annexation area by neighboring municipalities (Colorado Springs or City of Fountain).

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Approval of the Sketch Plan Amendment establishes the feasibility of the proposed multifamily housing use and densities.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The developer will be financially responsible to finance at their expense necessary infrastructure improvements, subdivision exactions, and impact fees at final plat recordation and/or prior to building permit issuance. Additional fee identification will occur during the final plat and site development plan submittals and review.

1) Key Areas – Military Installations and 2-Mile Notification Zone

Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development.

The Sketch Plan Amendment and future development site lies within the Military Installation Key area and is within the 2-Mile Notification Zone. The proposed sketch plan amendment and multifamily uses on 1.6 AC is not anticipated to generate any negative impact on military operations. The subject parcel is an infill development opportunity to provide additional housing within the Fountain Valley Ranch Sketch Plan, which is primarily built out.

2) Area of Change – Minimal Change: Developed

Areas of Change – identifies areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner different than they exist today.

Characterized as:

- having an established character
- largely built out with pockets of vacant/undeveloped land
- likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area

“Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The proposed Sketch Plan amendment re-introduces the multifamily housing density into the established and implemented residential and commercial sketch plan uses. The re-introduction of these uses will be a more intense infill development use than what is currently planned for the site (office/commercial), but will serve as an appropriate land use transition between existing commercial land uses at the Crawford Ave/Grinnell Street intersection (east of the site) to the existing detached residential development at the north, west, and southern boundaries of the site.

3) Placetype – Suburban Residential

Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning.

Suburban Residential Placetype is characterized as:

- predominantly residential (single-family detached)
- also include limited single-family attached and multifamily housing, provided such development is:
 - not the dominant development type, and
 - supportive of and compatible with the overall single-family character of the area.

“Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are **Security, Widefield**, Woodmen Hills, and similar areas in Falcon.” [emphasis supplied]

Primary Land Uses in the Suburban Residential Placetype are Single-Family Detached Residential uses (less than 1 unit/2.5 acres to 5 units/acre). **Supporting Land Uses** in the Suburban Residential Placetype are Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institutional uses.

The proposed amendment to include multifamily housing uses in the sketch plan area will provide an additional 22 dwelling units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing conveniently located near major transportation thoroughfares (Powers/HWY 85/87 Corridors) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities along the Powers and Highway 85/87 corridors.

Approval of the multi-family land use will provide additional housing choice meet the current regional demand for workforce, affordable, and attainable housing. The project provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

PLACETYPES	LAND USES																					
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility		
Rural	●	●	○																		●	○
Large-Lot	○			●					○	○												○
Suburban				●	○	○			○	○											○	○
Urban Residential				●	●	●	○	○	○	○											○	○
Rural Center				●	○	○		●	●	●											●	
Regional Center					○	●	○	●	●	●		●	○								○	
Employment Center								○	○	○				●	●	●						
Regional Open Space																	●	●				
Mountain Interface				○					○	○	○	○					●	●		○		
Military				○	○	●		○	○	○		○	●	●		●	○			○		
Utility																	○					●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use

B. WATER MASTER PLAN ANALYSIS

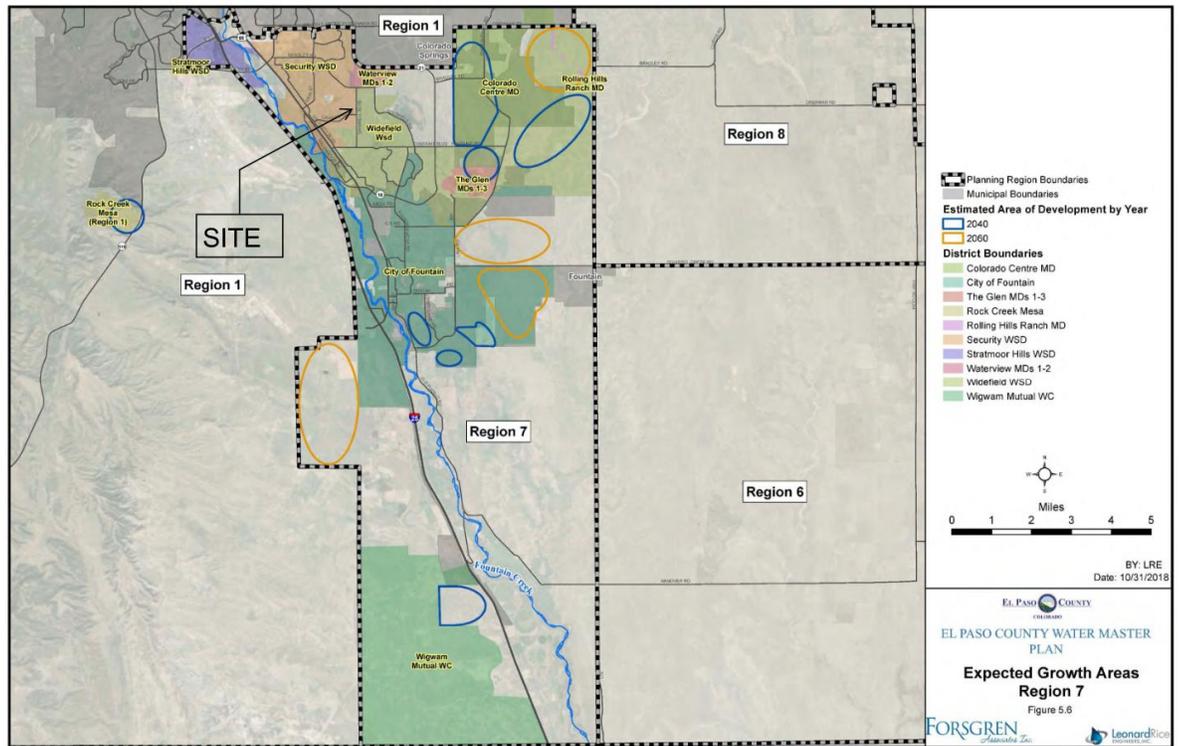
WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 7 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Security Water and Sanitation District Service Area.

Region 7 is projected to experience one of the demands for growth in the County by 2060. “Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Area’s northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the

area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road.” See Figure 5.6 for the Region 7 growth map (BELOW).



The project area is located outside of the areas identified for growth in the 2040 and 2060 horizons.

District water supplies are from the Pueblo Reservoir and, according to the District, meets all federal and state regulatory standards. Existing groundwater wells (25) have been shut down due to water quality concerns (PFC’s) in 2016. Currently, the district transports water from the Pueblo Reservoir via the Fountain Valley Authority and Southern Delivery System infrastructure systems.

Additional evaluation of water supplies will be provided with upcoming final plat applications.

- ***The proposed subdivision is in conformance with the requirements of this Code;***
The proposed development will conform with the requirements of the Code unless otherwise varied through waivers or deviations during the final plat and site development plan application review. No waivers or deviations are anticipated at this time.

- ***The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;***
The proposed multifamily use is compatible with the surrounding single-family detached residential and commercial land uses (and densities) inside and adjacent to the sketch plan area. The proposed use is an appropriate transitional land use between adjacent commercial uses and existing single-family detached residential development. Compatibility can be increased through the proper use of buffers, landscaping, building massing and orientation, and lighting controls.

- ***The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;***
Preliminary analysis of the Security Water and Sanitation District Water Resources Report (dated, March 17, 2021) indicates the District has adequate existing and future water supplies to serve the proposed multifamily development. The report has been included as a reference document to this submittal. A site-specific water resources report will be provided during the final plat application and review process.

- ***Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;***
Required services are currently available to serve the needs of the future development. Existing Services (and providers) include:
 - Water & Wastewater Services: Security Water/Sanitation District
 - Natural Gas: Colorado Springs Utilities
 - Electric Service: Mountain View Electric Association
 - Fire Protection: Security Fire Protection District
 - Public Schools: Widefield School District #3
 - Library Services: Pikes Peak Library District:
 - Roads: El Paso County Road and Bridge
 - Police Protection: El Paso County Sheriff’s Department
 - Special District Services: Fountain Mutual Metropolitan District
 - Parks, Trails, Open Spaces: El Paso County

- ***The soil is suitable for the subdivision.***
The soil is suitable for the planned development. Soil investigations and analysis have been provided for review of previous Fountain Valley Ranch Sketch Plan amendments. No hazards have been identified that would preclude the planned development of the site. An additional soils and geology report will be provided at the subdivision (final plat) and building permit phase of development.

- ***The geologic hazards do not prohibit the subdivision, or can be mitigated;***
No geologic hazards or constraints have been identified within the sketch plan area or the Fountain Valley Ranch Subdivision Filing No. 6B that are uncommon to property within the region, or which cannot be mitigated through standard engineering and design practices.
- ***The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];***
No economically viable commercial deposits will be impacted by the subdivision project.
- ***The design of the subdivision protects the natural resources or unique landforms;***
No natural landforms or resources will be impacted by the subdivision design.
- ***The proposed methods for fire protection are adequate to serve the subdivision; and***
The property is currently within the service boundaries of the Security Fire Protection District. The district will provide comments on any service needs to be offset by the developer.
- ***The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.***
The subdivision is appropriate, and the design is based on mitigating constraints such as topography, soils types, geologic hazards, aggregate resources, environmental resources, floodplains, airplane flight overlays, and/or other constraints.

Related to the related airport considerations, the subzones CAD-O and ANAV Multifamily residential is allowed. Per the El Paso County, Land development code, Appendix B, Chapter 7, Article 1, 4.3.1(F) the request referred to the Airport Advisory Commission, the airport staff recommends no objection with the following conditions:

1. Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
2. Airport Acknowledgement: Upon accepting residency within the property, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the property lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft ant the Airport.
3. FAA Form 7460-1 Airspace Evaluation: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the federal aviation administration (FAA) and provide the results to the airport before the commencement of construction activities.