

# COUNTRYSIDE SOUTH

## LETTER OF INTENT: PUD REZONING AND OVERALL DEVELOPMENT PLAN September 27, 2021



*VICINITY MAP*

**Owner/ Developer:**

Challenger Communities LLC  
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Colorado Springs, CO 80920

**Planners/ Landscape Architects:**

Matrix Design Group, Inc.  
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**Civil Engineers:**

Atwell, LLC



**OVERALL DEVELOPMENT PLAN NARRATIVE:**

The Countryside South PUD Rezoning and Overall Development Plan totals 168.8 acres to be comprised of 13.2-acres zoned for a school site; 1.6 acres for a fire station; 3.2 acres for an electrical transmission station; 112.9-acres of mixed-density residential; up to 22.9-acres of open space and 15- acres of proposed public ROW for future streets. The amended ODP is proposing a maximum 830 dwelling units for a proposed density of 4.9 DU. Acre.

While there may be reluctance by both planning staff and City Council to the increase of density there are several factors that balance this proposal. First, this area has remained vacant and undeveloped for over 15 years since the original approval in 2006. The growing operations of Peterson Air Force Base; Fort Carson; expanded Colorado Springs Airport growth; and job growth in southern El Paso County continue to create demand for higher-density housing in proximity to each of these large employment centers.

The proposed Overall Development Plan (ODP) seeks to incorporate a variety of lot sizes and unit densities as part of the PUD in order to provide for a range of single-family detached, attainable housing choice options. The use of a PUD will facilitate this approach and will allow the flexibility to creatively cluster groups of varying lot sizes around an open space network encouraging pedestrian circulation and opportunities for recreation within the neighborhood. Increased density also minimizes infrastructure cost by providing more units in less space, requiring less roads and utility mains.

As a part of this PUD, a 13.2-Acre school site is being proposed in the northwest portion of the site in coordination with the Widefield School District. This location provides ease of access to both the Countryside South and the existing Countryside Developments; as well as adjacency to pedestrian corridors providing safe and direct access to the school site. The Countryside South ODP also provides ample park and open space areas to serve the Countryside South residents. The park site and open space areas will be further developed with future land development applications.

**NATURAL FEATURES & LAND SUITABILITY:**

The site is vacant with the topography generally falling to the northeast portion of the site consisting of short grass prairie species. Detention ponds are proposed throughout the development to convey stormwater. There is no designated FEMA floodplain on this site. There are also no major existing utilities or easements on the property. An additional 55' of ROW will be dedicated along Wilson Road to the north creating a 110' total ROW. Additionally, 40' of ROW will be dedicated to the South for Orleans Road to a future 80' ROW.

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features found on the site.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has existing grassland cover which results in a minimal amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust once construction is complete. Construction practices will adhere to local health department and state department regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes: Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Pikes Peak region.

While the area’s most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Deer
- Numerous Small Mammals

**OPEN SPACE AND PARKLAND DEDICATION:**

As part of the ODP zoning, 25% of the total development area. The required open space will be provided for the residential acreages only, adjusting for the 13.2-acre school zone district. The adjusted site acreage was calculated by subtracting the school site (13.2-acres) from the overall total acreage of 168.8 for a net area of 155.6 acres. The total open space required is 38.9-acres with the proposed ODP illustrating 25.9 (the 22.9 acres shown on the plan, plus a minimum of 3 acres in neighborhood parks) acres, or 16% of the adjusted site area. There maybe an additional 5 acres of park and open space pending the actual size of the three neighborhood parks which will be determined at time of preliminary plat. This open space includes parks both passive and active recreational areas, general open space, and several detention facilities. The final amount of open space to be provided and the improvements in lieu of will be finalized with future preliminary plat submittals as additional open space may be provided within the detailed community layouts.

The proposed open space areas will serve the overall park, open space, and recreational needs of not only the Countryside South community but adjacent residents as well. Improvements in lieu of the remaining 13.0-acres of dedicated open space requirement will be provided for in the Countryside South development at a development cost rate of \$200,000.00 per acre of improvements. With the currently proposed 13-acres of land dedication shortfall, the minimum required development costs of required park improvements and amenities for the Countryside South community would be:

$$\$200,000 \times 13.0 \text{ Acres} = \$2,600,000$$

The required improvements may include elements such as play equipment, shaded structures and pavilions, benches and tables, soft surface trails, sidewalks, landscape improvements, and play fields to name a few. Any park element requirements will be finalized with future site-

specific submittals and design. Shall the estimated improvement costs exceed the minimum required amount of improvements the developer may seek Park Credits for those improvement costs exceeding the requirements. The open space areas will be owned and maintained by a metropolitan district and/ or homeowner’s association.

**TRANSPORTATION CONNECTIONS:**

The site is located south of Wilson Road (Minor Arterial) and north of Orleans Road (Collector). Wilson Road is currently a 60’ ROW which is entirely outside of the proposed development, an additional 55’ ROW will be dedicated as a part of this development. A widening of both Wilson Road and Orleans Road is anticipated in the future. Future Wilson Road is anticipated to be 110’ ROW, while Orleans Road will be an 80’ ROW. The following chart illustrates the right-of-way requirements for the adjacent streets for the Countryside South development:

Roadway	Classification Type	Existing ROW on site	OPD Dedicated ROW	Interim Proposed ROW	Ultimate ROW
Wilson Road	Minor Arterial	0’ ROW	55’ ROW	115’ ROW	110’ ROW
Orleans Road	Collector	0’ROW	40’ ROW	70’	80’ ROW

In addition, future roadway connections will be provided to the Countryside subdivision located along the Countryside South northern Boundary boundary. These roadway connections will provide multiple access routes, the school site, and the proposed single-family residential. All internal roadways will be designed to City of Fountain standards and upon completion will be owned and maintained by the City of Fountain.

**UTILITIES:**

The proposed Countryside South development will connect to City of Fountain for water service and sanitary sewer service. At this time, the City of Fountain is undergoing a water master plan effort to determine water availability for future growth. The Countryside ODP acknowledges this study is currently underway. Future preliminary plat submittals will further define the water needs and availability

**DRAINAGE AND DETENTION:**

Countryside South lies entirely within the Calhan Reservoir Drainage Basin. The project includes offsite and onsite drainage areas. The majority of the offsite drainage basins are tributary areas on the south and west side of the Chilcotte Canal Number 27, which flows north to south near the boundary of the site.

The general concept for management of storm water for the proposed Countryside South development will be to provide clear conveyance through the property to the multiple onsite stormwater facilities to mitigate developed runoff flows from the site. Development of the site will require overlot grading, roadway paving, and residential construction which will increase the imperviousness of the property from existing conditions. 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 detention facilities. A majority of offsite runoff will either be diverted around the site or collected and directed separately through the site before being discharged at historic drainage locations and discharge rates.

**DEVELOPMENT PHASING:**

The proposed Countryside South ODP plan is illustrating five phases to coincide with required infrastructure improvements such as utilities and roadways. However, the actual sequence and number of phases may change in the future pending market trends and availability of utilities. The sequencing and phasing will be further determined with future preliminary plat and final plat submittals.

**OVERALL DEVELOPMENT PLAN REVIEW CRITERIA:**

**1. The overall development plan is consistent with the Fountain Comprehensive Development Plan and other adopted plans.**

The site is shown to be developed with Single-family Residential in the Comprehensive Plan as illustrated on the Future Land Use Map. The previously approved Countryside South Zoning Map zoned the property PUD with proposed uses of Residential in a manner consistent with the Comprehensive Plan. The proposed ODP will remain PUD zoned while increasing the density and reorganizing the residential, school, open space and park locations. reorganizing the residential (single-family and multi-family), commercial, school, open space and parks to meet current market demands and development trends.

**2. The overall development plan 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.**

The plan shows a range in single-family lot sizes areas that will provide a variety of housing choices while remaining consistent with the comprehensive plan. The open space network is located throughout the site in a manner that will facilitate pedestrian circulation and offer a variety of desirable recreational experiences. The overall configuration of open space and single-family homes is consistent with the goals of the Planned Unit Development District.

**3. The overall development plan design achieves the stated development concept.**

The goal of the development concept is to create a desirable and pleasant community through the grouping of various sizes of single-family homes around an open space network that creates an enjoyable place to live, walk, and recreate. The plan achieves this stated development concept.

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

The Comprehensive Plan shows the area to be developed with single family homes. The trend of development in the area is also for similar land uses. 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 type, density, and location of proposed land uses are appropriate based on the findings of any required report or analysis.**

The proposed single-family use is appropriate for the site based upon the Comprehensive Plan, The Countryside South PUD Zoning Map and the trend of development for the area. Required studies will support this assertion including traffic, utilities, and drainage.

**6. The street design and circulations 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 impacts.**

Perimeter ROW dedication will be provided that accommodates the traffic and expansion of Wilson Road and Orleans Road. The interior circulation system was designed to discourage unwanted cut-through vehicular traffic and encourage pedestrian use.

**7. The overall development plan adequately mitigates off-site impacts to public utilities and facilities.**

It has been demonstrated that traffic will be adequately accommodated. Any drainage requirements will also be coordinated and implemented.

**8. 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.**

Plans for the property will be reviewed by the city departments. The proposed road system will work well for police and fire protection providing multiple roadway connections and access locations. The developer will be responsible for interior roadway and public facility improvements.

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

Amenities including a school site, parks and open space, and trail corridors are being provided for the residents in the community and surrounding area.

**10. The overall development plan preserves the significant natural features and incorporates these features into parks and open space areas.**

There are no significant natural features on this site.

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

There are no proposed deviations or waivers being requested at this time from current standard regulation requirements.

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

The proposed ODP is consistent with the surrounding area and will not detrimentally affect adjacent neighbors.

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

Studies, plans and communication have demonstrated that the proposal is feasible.