

2005

City of Fountain Comprehensive Development Plan





RESOLUTION 05-054

A RESOLUTION ADOPTING THE CITY OF FOUNTAIN COMPREHENSIVE DEVELOPMENT PLAN 2005

WHEREAS, Section 31-23-206 of the Colorado Revised Statutes authorizes the Planning Commission to adopt a Master (Comprehensive) Plan for the physical development of the community; and

WHEREAS, Section 4.4(d) of the Home Rule Charter of the City of Fountain authorizes and directs the Planning Commission to prepare, amend and submit a Comprehensive Development Plan for the City and its environs to the City Council for adoption; and

WHEREAS, the City Council on October 26, 1999 adopted a Comprehensive Development Plan (Resolution 99-029) which is currently in need of revision; and

WHEREAS, on July 6, 2005, the Planning Commission recommended to the City Council a proposed Comprehensive Development Plan 2005 for the development of land within the City, and including areas outside the boundaries of the City which, in the judgment of the Planning Commission, are related to the planning of the City; and

WHEREAS, public notice was provided in the *Fountain Valley News/El Paso County Advertiser and News* on August 3, 2005 for consideration of the proposed City of Fountain Comprehensive Plan 2005 by the City Council on August 9, 2005.

WHEREAS, the proposed Comprehensive Development Plan 2005, with accompanying maps, charts and descriptive and explanatory matter, show the recommendations of the Planning Commission for the development of the territory covered by the Plan; and

WHEREAS, the City Council finds and determines that the health, safety and welfare of the City and its inhabitants will be preserved, protected and enhanced if the proposed Comprehensive Development Plan 2005 is adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOUNTAIN, COLORADO:

1. The document entitled "The City of Fountain Comprehensive Development Plan 2005", and all maps, charts and drawings, together with such explanatory material and legends pertinent thereto, are hereby adopted. Copies of the Comprehensive Development Plan shall be made available for review or purchase by the public within a reasonable time of adoption of this Resolution.

2. In cases of conflict between a City ordinance and the Comprehensive Development Plan 2005, the provisions of the ordinance will be controlling. The adoption of the Comprehensive Development Plan 2005 shall not be deemed to be a limitation or restriction upon the discretion or judgment of the City Council, or any member thereof, present or future, in adopting, proposing to adopt or refusing to adopt an ordinance providing for a text amendment or a map amendment in the Zoning Ordinance.

3. While the Comprehensive Development Plan 2005 is an advisory guide for land use decisions, it is the intent of the City Council that all land use decisions should be consistent with the Comprehensive Development Plan 2005 or any amendment thereto.

4. In order to ensure the Comprehensive Development Plan 2005's continued viability, it shall be periodically reviewed and updated as deemed necessary by the City Council.

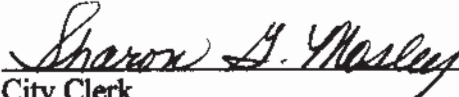
5. This resolution shall take effect immediately upon its passage.



ATTEST:



Mayor



City Clerk

We would like to thank the following individuals for their support and assistance in the creation of this plan:

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Mayor

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Ron Martin,
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Bill Hughes,
*Superintendent,
Street Department*

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Water Department*

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*Information Technology
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Lisa Cochrun,
*Economic Development
Director*

And, The Citizens of Fountain

City of Fountain: Comprehensive Development Plan

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How this Plan is used by the City of Fountain

The Fountain Planning Commission uses this Comprehensive Development Plan as a guide to determine if land use changes are in keeping with the overall pattern of development desired by the City and its citizens.

As specified in Colorado State Statute, the comprehensive plan sets forth the planning commission's recommendation as to the most desirable use of land from the community's perspective, while zoning provides the detailed means for giving legal effect to the plan's policies and principles. C.R.S. § 31-23-303 provides that, in statutory municipalities, the zoning regulations "shall be made in accordance with a comprehensive plan."

Colorado case law further provides that adopted land use plans are advisory only, and do not bind the discretion of the legislative body making specific zoning decisions. Local governments may, of course, require that its zoning be in accordance with its master plan. Recently, the Colorado Supreme Court held that in the context of a subdivision approval, the state law does not prohibit local governments from adopting or incorporating land use plans as part of its land use regulations, provided these plans are sufficiently detailed.¹



¹ Reference: Colorado Land Planning and Development Law, 5th edition, 1999, Colorado Chapter of the American Planning Association.

Plans Incorporated by Reference

The following plans are hereby incorporated as a part of the Comprehensive Development Plan 2005.

- The City of Fountain Annexation Plan; Fall 2005–2006
- Traffic Master Plan; October 8, 2002
- Water System Master Plan; 2002
- Water Resource Study; 2004
- Parks, Recreation and Trails Master Plan; May 13, 2003
- Fountain Strategic Downtown Plan- A Blue Print for the Future; October 2000
- City of Fountain Economic Development Plan; February 11, 2004
- Water Conservation Plan; August 2001

‘A comprehensive development plan may contain master plans, zoning plans, subdivision regulations, and building code, permit, and other land use standards, which, if set out in specific detail, may be in lieu of such regulations or ordinances of the local governments.’

C.R.S. 29-20-105.

In addition to this Comprehensive Development Plan adopted on August 9, 2005, the City of Fountain Planning Commission and City Council may refer to any of the above adopted plans to guide decision making.

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11" x 17" Map; Figure 6 Official Zoning Map

11" x 17" Map; Figure 7 Future Land Use Plan





Chapter 1

Use this chapter to understand the legal basis
for this planning document

Overview and Legal Basis



OVERVIEW AND LEGAL BASIS

The idea behind planning is a simple one. It is the idea that people in a community can guide decisions, development, and growth in the place where they live. A comprehensive plan is only one tool to be used by a community to guide in decision-making. Its framework is advisory in nature.

This Comprehensive Development Plan represents a revision to the 1999 Comprehensive Development Plan and replaces in its entirety the 1999 plan [Resolution 99-029]. It also meets the statutory “plan in place” requirement. C.R.S. § 31-12-105 requires as a precondition to any annexation that a plan be in place for the area outside the municipality. According to Colorado Revised Statute §30-28-106(f), “All statutory counties (and cities) are authorized (but not required) to make and adopt a master plan...Colorado courts have determined that...master plans are advisory only, neither legislative nor judicial in nature.”

C.R.S. §30-28-106(1) and C.R.S. §30-28-107 outlines the responsibilities and general guidelines for why planning commissions should create master/comprehensive plans:

“If a planning commission is appointed, its duty is to make and adopt a master plan for the physical development of the unincorporated territory within the [city]. Master plans are to be made for the general purpose of ‘guiding and accomplishing a coordinated and harmonious development of the relevant territory, which, in accordance with present and future needs and resources, will best promote the general welfare of the inhabitants’ of the county. In preparing their plans, county [city] planning commissioners are directed to make comprehensive surveys and studies of the existing conditions and probable future growth in the demand for their services.”

Chapter 2

This chapter summarizes the six critical actions the City of Fountain will need to act on to implement this plan.

Critical Actions



CRITICAL ACTIONS

In order to manage the change that the City of Fountain is likely to experience in the next five to seven years, there are a number of actions which will need to be implemented in the near-term. There are five critical areas requiring immediate action:

1. Land Use Regulations:

Update the City's Zoning Ordinance and Subdivision Regulations.

- Amend the City's official zoning map and zoning ordinance to allow for the new types and locations of development specified in the Comprehensive Land Use Plan.
- Amend the zoning ordinance to address the physical appearance of new development with the addition of design standards and guidelines.
- Strengthen the Site Plan Chapter of the City of Fountain's Zoning Regulations by adding specific performance criteria.
- Update required public improvement requirements for larger developments.
- Amend the current land use regulations to address the quality and location of non-residential development. In particular, tie non-residential land uses and the vehicle trips generated by these uses to the type of road that exists.
- Finally, the Subdivision Regulations are over twenty-years old, and if not updated soon, are likely to create unnecessary fiscal hardships. Revising the Subdivision Regulations will require new sections as well as substantially rewriting existing sections to ensure that adequate facilities and services are provided and that new subdivisions contribute their fair share to needed infrastructure improvements.

2. Capital Improvements: Refine the Capital Improvements Program to deal specifically with long range needs given anticipated growth in the community.

- The current Capital Improvement Program (CIP) is more than sufficient in addressing the operation and maintenance of current facilities as well as plan for anticipated growth. The CIP should carefully assess and monitor the rate, amount and location of growth. The anticipated rate of growth outlined in the low, expected and high growth scenarios in Chapter 4, will prove helpful in addressing longer-term servicing needs in the community.

- Update and implement the Transportation Framework Plan by identifying needed right-of-way, request funding through PPACG to build needed east-west connectors, and improve entry ways into town from I-25. Strengthen partnerships with area agencies that are involved with transportation planning in the region.
- If the City wishes to serve the already approved but un-built development, additional water resources will need to be secured.
- Water quality will require further attention and corresponding investment as the City moves toward greater reliance on ground water. The 2004 Black and Vetch Water Resource Study estimates the source of future water supply will be 80% groundwater and 20% surface water by the year 2040. The City's wells are advantageously positioned along the rechargeable Fountain Creek Alluvium. Future wells will also be located within this alluvium and should provide a reliable, renewal able source of groundwater.
- There is no additional water available from the Fryingpan- Arkansas project. The City is a participant in the Southern Deliver System (SDS) with Colorado Springs Utilities and Security Water District. SDS is expected to deliver an additional 2500 Acre-Foot of treated water to Fountain in 2012, providing water for 5000 households.
- The Fountain Sanitation District and Fountain City Council need to play a proactive role in how development outside the Jimmy Camp Creek Basin will be served in order to respect the City's policy and strong citizen desire to avoid the proliferation of special districts.
- The City will need to work with the Union Pacific and Burlington Northern/ Santa Fe Railroads to develop a grade-separated crossing that allows police, fire and emergency services to cross the railroad tracks. If a grade separated crossing can not be developed, the City will need to develop secondary police, fire, and emergency services on the east side of the railroad corridor.
- The City of Fountain should conduct a fiscal impact study to determine the costs and benefits of residential development on the City's General Fund in order to ensure that Fountain taxpayers are not unduly burdened by growth.





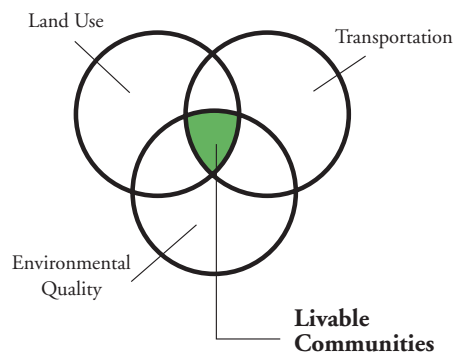
3. Intergovernmental Collaboration: The City of Fountain should take a proactive role in forging partnerships with area jurisdictions. Key actions that should be acted upon immediately include:

- Request the Pike Peak Area Council of Governments (PPACG) to adopt the City of Fountain's Transportation Framework Plan as the City's Three-mile Street Plan as allowed by Colorado statute. This Three-mile plan should become part of the officially recognized Long Range Transportation Improvement Plan adopted by PPACG and incorporated in to the Colorado Statewide Transportation Plan². In addition, the City of Fountain's Transportation Framework Plan should be included as part of the regions required long-range intermodal plan³.
 - As a matter of courtesy and to ensure a logical roadway system is developed within the region, copies of the Transportation Framework Plan should be sent to CDOT, El Paso County and the City of Colorado Springs. The City of Fountain should also work with these entities to develop either an Intergovernmental Agreement or Memorandum of Understanding regarding the adoption of common roadway standards and classifications and insuring a commitment to follow adopted street plans.
 - Develop an Intergovernmental Agreement with El Paso County that states the following:
 - All development applications within the identified Planning Area Boundary should be forwarded to the City of Fountain for review and comment.
 - All development within the defined Urban Growth Area Boundary over one acre in size should be jointly reviewed by the City of Fountain and El Paso County since this is land the City of Fountain will consider annexing.
 - All development within the defined Urban Services Area should be annexed into the City of Fountain, unless there are extenuating circumstances that suggest that new development within the Urban Services Area better serves the intentions of this Plan.
- 4. Drainage: Enact measures to ensure the protection of life and property from natural or man-made drainage-related hazards.**
- The 100-year and 500-year floodplain identified and mapped by FEMA (Federal Emergency Management Agency) is outdated and in many instances, incorrectly delineates the location of the floodway and flood fringe. This became apparent to many Fountain residents after the flooding experienced along both Fountain Creek and Jimmy Camp Creek in 1999.

2. The Transportation Improvement Program (TIP) is a three-year program outlining transportation projects in metro areas as required by CDOT and FHWA to receive state or federal highway funds.

3. A regional intermodal plan for metropolitan areas for a twenty-year period is required under TEA-21 and state law. A Metropolitan Organization (MPO) is designated for each urbanized area of 50,000 or more people and must negotiate the long-term plan and policies for the region. PPACG serves this role in the Colorado Springs region.

- Update the current City of Fountain map that designates areas of “Special Flood Hazard.” Such lands should include all lands identified by FEMA on the Flood Insurance Rate Map (FIRM) as well as lands that are below a base flood elevation. To establish this base flood elevation, the City of Fountain should proceed with the development of a map that expands the Flood Insurance Rate Map and includes all lands that experienced flooding through 1999. The highest elevation along each drainage basin should constitute the base flood elevation until such time as the area is re-examined by either FEMA or the Colorado Water Conservation Board. Alternatively, the City could consider a Floodplain Hazard Overlay Zone and further address necessary mitigation in the Subdivision Regulations.
- Contact the Colorado Water Conservation Board regarding assistance programs and grant programs⁴.
- Floodplain Management Standards should be applied to areas identified by the City of Fountain as “special flood hazard areas.” Develop Floodplain Management Standards to:
 - > Protect human life and health
 - > Minimize the expenditure of public money for costly flood control projects
 - > Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public
 - > Minimize prolonged business interruptions
 - > Minimize the damage to public facilities and utilities such as water and gas mains, electric facilities, sewer and bridges located in areas of potential flood hazard (i.e. along Fountain Creek)



4. Brian Hyde at CWCB 303.866.3441



- With the support of adjacent jurisdictions, request Pikes Peak Area Council of Governments to coordinate and staff an effort to establish an area-wide Drainage and Flood Control District to deal with flooding and drainage problems in the Pikes Peak Region. Support a regional effort to create a special enterprise or taxing district to fund storm water maintenance and improvements to infrastructure. A major benefit of a District is that it would review and provide comments on proposed developments in or near floodplains at the request of local government.

5. Work with the Railroads and the Public Utilities Commission.

- The Union Pacific Railroad (UP) and the Burlington Northern/Santa Fe Railroad (BNSF) both have a major presence in the City of Fountain. The mainline corridors of each of these railroads bisect the community. Historically, the railroads played a major role in the local economy and predetermined the physical design of the street and land use network. Today, the railroads have less affect on the local economy as freight rail service diminishes. However, the presence of the rail corridors, and the increasing number of trains passing through the community continue to have a profound impact on land uses along the corridor and the street network that crosses them.
- Signalization of at-grade crossings (where a street crosses the tracks at the same grade) will continue to be a major concern in the City. The City of Fountain should look to the State of Colorado's Highway Crossing Protection Fund as this is the primary source of funding for new crossing signal installations or upgrades. The Colorado Public Utilities Commission (PUC) administers the crossing program and allocation of funds. The Commission will consider the benefits to the parties involved when allocating the cost of improvements. Generally, the PUC adopts a cost-sharing approach requiring both the railroad and the local municipality to share the cost of signal improvements.
- As the City of Fountain grows, it will become increasingly difficult to maintain efficient east-west traffic flow across the mainline rail corridors. Given increased average daily traffic and increased train movements, one or more grade separations may be required to minimize congestion and assure adequate response times for fire, police and other emergency vehicles. The City should work closely with the railroads and the PUC to consider the physical separation of rail and automobile/truck traffic. The PUC has the authority to approve or deny railroad/highway grade separation projects and to allocate funding for individual projects. According to state law, all applications for grade separations must meet certain pre-established criteria⁵. Upon receipt of an application for a grade separation project that meets the criteria, the PUC may allocate the costs of related construction based upon

5. Colorado Statewide Rail Needs Study 1999. See Technical Appendices, available from the City of Fountain Planning Department.

reasonable adequate facilities. Fifty percent of the cost may be borne by the railroad or railroads and fifty percent of the cost borne by the State, County, Municipality or public authority in interest. However, the PUC may impose a different allocation if it is demonstrated, by substantial evidence, to be of benefit and need.

- In addition to operating its mainline corridor through the City, Union Pacific is also a landowner in the City. The City should establish a formal dialogue with Union Pacific representatives regarding possible land exchanges to create more useable industrial properties and increase market values.
- Consider developing all land adjacent to the rail corridors throughout Fountain in one of the following ways:
 - > Planned Industrial, which may aid in diversifying the economic base of the City
 - > Open Space to buffer lower density residential uses from the noise and safety concerns associated with railroad traffic
 - > Mixed residential, only after non-residential uses are placed along the railroad corridor
 - > Small office/warehouse with warehousing facilities adjacent to the corridor
 - > Higher density residential uses only if sufficient open space and landscape buffers are provided to mitigate adverse impact.



6. Develop an Open Space and Land Conservation Plan.

- Open space is a valued commodity in the Fountain Valley, yet there is no long-range plan identifying lands that should be held as open space due to its scenic, historic or wildlife habitat value. This plan should also outline a strategy to implement the conservation of priority open space.
- Unlike parks, recreation facilities and trail acquisition, there are a number of tools and techniques that can be initiated immediately. These include:
 - > Conservation easements, which can provide a local land owner or developer with substantial tax benefits
 - > Cluster development allowances in exchange for open space preservation
 - > Establishment of a Local Land Conservation Trust
 - > The Transfer of Development Rights

HOW TO USE THIS COMPREHENSIVE PLAN

Plan Distribution and Use

- The Plan should be used by the Fountain City Council, City Staff and various boards and commissions to determine annual work programs and budgets.
- The Plan should be used to guide decision-making with regard to community character, infrastructure improvements, land use and environmental quality.
- The Plan should be reviewed on an annual basis by the City Council, Planning Commission and City Staff. The intent of the review is to check whether action items identified have been met, completed on schedule, are no longer valid or whether new ones need to be added. Amendments can be added to the Plan as a supplemental section at the beginning of the document. Alternatively, a revised plan can be printed with all revisions on a bi-annual basis.
- The City should alert community service groups and local agencies and businesses that the Plan is available to aid in investment decisions and immediate and long-term goal setting.
- The Plan should also prove useful to Fountain residents, the real estate community, private property owners and developers' representatives. The Plan provides relevant information to these groups regarding policies and guidance on land use, community character, development performance, transportation and housing needs.
- The Plan should also be made available to all prospective businesses, employers and residents to help them understand the desires of the community.

Using the Plan to Review New Development

Any land use applications, including, but not limited to, rezoning requests, subdivisions, vacations, variances, conditional uses, etc. should be reviewed for compliance with the Comprehensive Land Use Plan Map and all other respective goals and policies outlined in the Plan.

City staff should make the initial determination as to whether or not such proposals conform to the guidelines contained within the Plan, and the Planning Commission shall then review the staff's recommendations to determine how the request conforms to the Plan.

If the development proposal or request does not conform to the Comprehensive Plan, the request should be denied or modified to be consistent with the plan. Changing conditions or unique circumstances, where approving the request will definitely benefit the community, may require an amendment to the Comprehensive Plan. This should occur only if community benefits are clearly identified and do not compromise any other community goals and policies.

To ensure that this Comprehensive Plan is implemented, Colorado State Statutes suggest that “zoning regulations should conform to the applicable municipal or county master plan (sometimes called a comprehensive plan). In Colorado, master plans are considered advisory, not mandatory, documents. C.R.S. § 31-23-303 provides that zoning regulations in statutory municipalities ‘shall be made in accordance with a comprehensive plan.’ The position of this statute within the article suggests that it is intended to apply to the enactment of a comprehensive zoning scheme affecting all or a substantial part of the jurisdiction, and not to individual rezonings.” It therefore follows that any rezoning request should be made in conformance with this document to avoid “spot zoning.”

“Even if a master plan is considered only an advisory document, zoning that does not conform to the plan may be subject to an attack as “spot zoning.” Spot zoning is prohibited in Colorado on the theory that a local government cannot act merely to benefit a single landowner, but must act to benefit the general public.”

Colorado Land Planning and
Development Law,
5th edition, 1999





Chapter 3

Use this chapter if you want to know about the consensus goals, principles, and policies determined by the Citizens of Fountain.

The City of Fountain's Preferred Future



THE CITY OF FOUNTAIN'S PREFERRED FUTURE

What do the citizens of Fountain want for the city?

Overall Community Goals:

1. Ensure that growth and development within the City of Fountain enhances the quality of life for present and future citizens, provides a positive impact on the tax base, and does not adversely affect community services or the natural environment.
2. Encourage development that provides for a diverse and stable economic base and provides employment opportunities for existing and future residents.
3. Maintain a balance between developed lands and Fountain's natural amenities.
4. Ensure that new and existing land uses do not harm the transportation system, the environment or visual quality of the community and surrounding lands.
5. Revitalize the downtown area to provide a focal point and meeting place for the citizens of Fountain, area residents and visitors to Colorado.
6. Preserve and improve significant features within the City such as creeks, flood plains, and wetlands and historic and architectural features.
7. Provide the residents of Fountain with adequate and cost-effective public facilities, and community services.
8. Ensure that adequate water supply and wastewater treatment is available and maintained for current and future residents and businesses of the City.
9. Continue to develop and maintain a parks and open space system that is linked together by a series of trails and sidewalks.
10. Encourage an appropriate mix of housing types, locations, and values for all residents of the City.
11. Provide for the safe and convenient circulation of motorists, cyclists, and pedestrians throughout the City of Fountain.
12. Preserve and enhance visual resources for the benefit of all City residents and visitors.

How does the Comprehensive Plan address this vision?

Components of the Plan

Growth Management and Land Use:

This component provides strategies to manage growth to ensure development occurs in accordance with community wants and needs and provides the general framework for all future development in the community. The key elements to the Growth Management and Land Use component are:

- Type and Location of Growth
- Land Use Compatibility
- Cost of Growth
- Appropriate Mix of Future Land Uses Within the City
- Diversity of Housing

Greeninfrastructure:

While this is an invented word for the Fountain community, it represents the community's desire to preserve and protect the natural amenities and open spaces throughout Fountain, utilize the creek system as the backbone of a trail system, and place a high priority on the development.



of parks and recreational opportunities throughout the City. There are three elements to this component:

- Preservation and Protection of Natural Amenities and Resources
- Trails and Open Space System
- Recreational Opportunities

Community Character:

The Community Character component deals with strategies to continue to develop a strong positive identity for Fountain, strengthen the historic downtown area and improve the visual quality of the City. There are three elements to the Community Character Component:

- Overall Image and Identity
- The Downtown Historic Area
- Visual Citizen Comfort

Community Services and Facilities:

The Community Services and Facilities component presents a collaborative approach to providing desired community services and facilities, ensuring that water and sewer are provided in a fiscally responsible and logical manner, and implementing the community's desire to improve the availability of health, safety and emergency services. The following themes will be addressed by this Plan:

- Collaborative Approach to Providing Services
- Logical and Fiscally Responsible Extension and Maintenance of Water and Sewer Services
- Health, Safety and Emergency Services

Transportation:

This component provides strategies to develop an integrated system of pedestrian, bicycle, transit ways, as well as safer roads and crossings throughout Fountain. The major themes of this component include:

- Multiple Modes
- Safety
- Integrated Circulation
- Intergovernmental Transportation Improvements

Economic Development:

The Economic Development component deals with strategies to achieve:

- A Balance Between Residential Growth and Commercial Growth
- Appropriate Locations for Commercial and Industrial Uses
- A Supportive Environment for Businesses of all Sizes

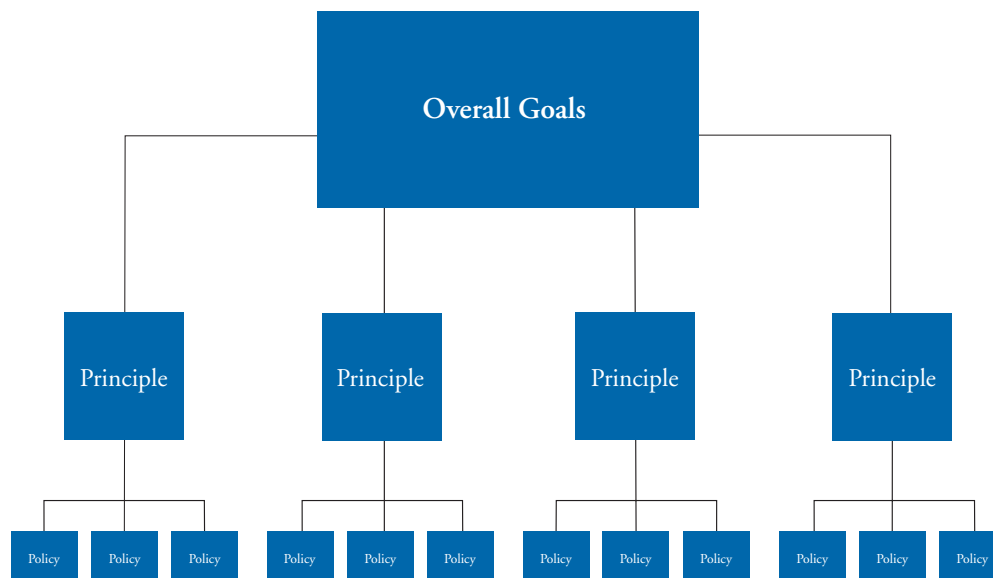


PRINCIPLES AND POLICIES

The Guiding Principles outlined below are the essential concepts that direct all decision-making. They address and summarize the concerns and desires of Fountain residents, businesses and property owners.

The Policies outlined below provide general direction for the City Council, Planning Commission and City Staff regarding public investments, community form, function and land use. Policies state the desired direction for the City of Fountain. Policies guide both the City Council and Planning Commission's actions. The policies should be reviewed annually to ensure they adequately and clearly articulate the desires of the City.

The following chart provides a graphic representation of how the overall goals, principles and policies are related within the comprehensive planning framework:



Growth Management: Principl Policies

Smart Growth is a collection of urban development strategies to reduce sprawl that are fiscally, environmentally and socially responsible. Smart growth is development that enhances our quality of life, protects our environment, and uses tax revenues wisely. The following principles and policies are intended to ensure the City of Fountain grows smart.

Principle 1

Ensure the logical extension of the City boundaries so that Fountain will expand in a directed and fiscally sound manner, providing greater predictability in the rate, location, type and character of new growth.

GM Policy 1.1: Promote new development and redevelopment on already annexed and underdeveloped land within the existing City limits.

GM Policy 1.2: Encourage strategic annexations if such annexations provide greater control to the City of Fountain and protect the City's growth options.

GM Policy 1.3: Evaluate annexations based on their impact on the local tax base and value to the residents of the community.

GM Policy 1.4: The defined Urban Services Area is one of the important tools for promoting orderly development. In an effort to limit urban sprawl, preserve open space, protect the rural character of the outlying areas and more efficiently use human services, transportation and utilities, future growth and development should occur only within the defined Urban Services Area.

GM Policy 1.5: Plan for and guide the timing and suitability of development outside the City boundaries through annexation guidelines and intergovernmental agreements with El Paso County and the City of Colorado Springs to ensure that development will be compatible with Fountain's standards and policies.

GM Policy 1.6: Utilize the Future Land Use Plan to ensure land uses within any development that annexes into the City are compatible with community values.

GM Policy 1.7: All annexations should require an annexation and development agreement that details the rights and obligations of the City and the landowner regarding the annexation and development of the annexed land. Petitioners should pay their fair share of off-site improvements necessary to serve the property.

GM Policy 1.8: New development should pay the full cost of extending infrastructure unless there are off-setting benefits to the City of Fountain that have greater value to the City.

Principle 2

Ensure that new development does not create a negative fiscal impact on the City. The costs of servicing new residential developments should not be borne by existing development.

GM Policy 2.1: Base approval of annexation and new development proposals on a cost-benefit analysis. An increased tax base should not be the sole determinant, but should be a major objective in keeping Fountain an affordable place to live, while still achieving land use objectives.

GM Policy 2.2: Assure that developers are bonded 110% for performance of future public improvements, such as streets, water, wastewater and storm sewer.

GM Policy 2.3: Encourage development that efficiently uses the City's existing infrastructure and resources.

GM Policy 2.4: Maintain a regional perspective on the growth and development of Fountain through active participation in PPACG, other regional planning groups, and activities that address area-wide issues.

Principle 3

The City strongly discourages urban sprawl.

GM Policy 3.1: The City should encourage infill development and the redevelopment of under utilized land within the Urban Services Area.

GM Policy 3.2: Leapfrog development is discouraged. Encourage new development and redevelopment in established areas only where any impacts on existing neighborhoods can be mitigated.

GM Policy 3.3: Encourage new public facilities and services to locate to maximize the efficiency of services and minimize the costs and impact on the natural environment.

Land Use Principles and Policies

Principle 1

Develop a compatible land use pattern to include areas not yet within the City limits.

LU Policy 1.1: Provide transitions between dissimilar land uses through the use of landscape buffers, increased setbacks, native plantings and berms.

LU Policy 1.2: Carefully consider how a new land use that abuts a zone district boundary impacts the adjacent land uses. Work to ensure the orderly progression between uses of differing types and densities.

LU Policy 1.3: Carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.

LU Policy 1.4: Protect view corridors, flood prone lands, ridge lines, and drainage ways.

LU Policy 1.5: Support implementation of mutually-agreed upon transitional uses between zones of differing land uses and densities. Differing uses such as a proposed industrial, office or commercial use located adjacent to an established residential subdivision should provide buffers or increased setbacks to reduce adverse impacts.



Principle 2

Ensure that the siting, development, and construction of housing is aesthetically pleasing, safe, encourages interactive neighborhoods, and complements the existing neighborhoods' plans and surrounding land uses.

LU Policy 2.1: Require that new residential development include low water use landscaping, which should be continually maintained.

LU Policy 2.2: Require that all new development or redevelopment be planned in ways that minimize impacts on natural areas and wildlife.

LU Policy 2.3: Encourage new residential development to locate so it is convenient to parks, open space, schools, mass transit, work, and shopping. In addition, residential uses should be appropriately and conveniently connected by bike and pedestrian paths and open space to reduce dependency on the car.

LU Policy 2.4: Encourage clustered residential development to more efficiently utilize land and public services, create additional useable open space, and to mitigate adverse environmental effects.

LU Policy 2.5: Encourage the renovation and rehabilitation of existing housing through the enforcement of local codes and by increasing awareness of housing grant and assistance programs available within Colorado.

LU Policy 2.6: Encourage the use of shield, full cut-off lighting to ensure that all new development minimizes impacts associated with visually obtrusive lighting and preserves the dark sky.

Principle 3

The City of Fountain should, on a scheduled basis, use and update all codes and ordinances as a means of improving the design, siting and maintenance of all land development whether residential or commercial.



LU Policy 3.1: Revise zoning and subdivision regulations to be consistent with the principles and policies established in this Comprehensive Development Plan.

LU Policy 3.2: For properties that are to be annexed, require overall development plans for any annexation greater than five acres in size or any project that involves more than one use.

LU Policy 3.3: Periodically update the official zoning map.

LU Policy 3.4: New developments should result in a sustainable land development pattern. Sustainable development means development that can be maintained in the long term, without consuming or destroying finite resources.

Principle 4

Promote quality housing and a variety of residential units – both in terms of price and type of unit – allowing households with different incomes and needs to live in Fountain.

LU Policy 4.1: The City of Fountain should:

- Continue to support the Fountain Housing Authority in their mission to provide affordable housing for low and moderate-income residents
- Provide publicly assisted housing on sites scattered throughout the City, rather than concentrating it in any one area.
- Based on FHA assessed needs, support the updating of current Section 8 housing stock in Fountain to qualify as multi-family housing.
- Encourage and assist in, when possible, the addition of new staff to the Fountain Housing Authority.
- Encourage the establishment of “work force housing,” or housing that is geared specifically to people working in the City of Fountain.

LU Policy 4.2: Promote the construction of affordable housing through the development of a Housing Plan.

LU Policy 4.3: Encourage the development of assisted living facilities and retirement communities for aging citizens.

LU Policy 4.4: Develop design and siting standards for new housing.

Principle 5

Any non-residential development or redevelopment site, whether public or private should be reviewed with extraordinary attention to siting, orientation, scale, mix and compatibility of uses, and relationship to community amenities and to make citizens feel comfortable and safe.

LU Policy 5.1: Require any new commercial development or redevelopment project to increase pedestrian activity and provide open, natural areas, sufficient landscaping, and seating and shelter for pedestrians.

LU Policy 5.2: Encourage all non-residential uses to include plazas, landscaped areas, parkways, open space, and landscaped buffer areas.

LU Policy 5.3: Require that all new development or redevelopment that occurs within the City of Fountain makes both vehicular and pedestrian connections that are safe, functional, and serve to reduce vehicle trips.

LU Policy 5.4: Promote the use of wider sidewalks to allow for the comfortable passage of two couples, allow for seating, handicap accessibility, and parents with children in strollers in pedestrian-oriented areas.

LU Policy 5.5: Building and site design should be reviewed with attention to detail and how well the development meets the following criteria:

- Minimizes visibility, noise, or other impacts on adjacent premises
- Avoids unnecessary damage to the natural environment evidenced by minimizing cut and fill and vegetation removal
- Preserves views and vistas from public ways and other properties
- Promotes quality design
- Promotes and enhances a quality image

Principle 6:

Encourage high quality, higher intensity land uses, such as new employment centers, to locate within municipal boundaries where adequate services are available and in close proximity to housing for potential future employees.

LU Policy 6.1: Encourage commercial and office park development that incorporates unified site design, pedestrian, and traffic circulation planning.

LU Policy 6.2: Concentrate commercial land uses in order to reduce the demand and resulting space requirements for off-street parking.

LU Policy 6.3: Plan sufficient and well-defined off-street parking to support commercial uses.



Principle 7
Promote sales tax generating commercial development that reduces the need for citizens to drive long distances to shop.

LU Policy 7.1: Promote the development of commercial and employment centers that are in close proximity to existing development. When all other commercially viable commercial sites are built-out, consider development along Powers Boulevard but only within the development nodes indicated on the Future Land Use Plan.

LU Policy 7.2: Support and implement the Fountain Strategic Downtown Plan.

LU Policy 7.3: New sales tax generating commercial development should provide a traffic circulation system that ensures that residential neighborhoods are not adversely impacted. Commercially generated traffic should not bisect residential neighborhoods.

**Greenfrastructure:
Principles and Policies**

Principle 1
Preserve agricultural lands in and around the City of Fountain.

GR Policy 1.1: Work with state and national organizations to provide economically sound mechanisms to protect farmlands and improve land stewardship.

GR Policy 1.2: Develop a system of incentives to include easements and land dedication as a means of preserving agricultural land. (Look to

Colorado Open Lands, the American Farmland Trust, and the Mountain Plains Office of the National Trust for Historic Preservation for initial assistance).

GR Policy 1.3: Preserve the integrity of and prevent erosion of important farmlands as identified by the Soil Conservation Service (SCS) and the Colorado State University Experiment Station.

Principle 2
Recognize the value of the City of Fountain's open space and promote its preservation.

GR Policy 2.1: Celebrate Fountain Creek and Jimmy Camp Creek Corridors as unique resources and provide for site conservation and enhancement.



GR Policy 2.2: Minimize disturbance to unique habitats and areas of ecological significance. This should include the riparian habitats, wetlands, wildlife migration corridors and nesting areas along Jimmy Camp and Fountain Creeks.

GR Policy 2.3: Ensure that usable open space, appropriate to the intensity of the project, is provided by new residential and commercial development.

GR Policy 2.4: Identify potential open space, park areas, wetland areas and natural wildlife areas.

GR Policy 2.5: Establish a program for acquiring, developing and managing these potential areas.

GR Policy 2.6: Investigate alternative funding sources for acquisition of parks, wetlands, wildlife areas and open space (e.g., Great Outdoors Colorado).

GR Policy 2.7: Encourage Planned Unit Developments (PUD), without circumventing other adopted goals and policies of the City, on those sites where it will result in greater open space preservation, innovative design and land conservation.

Principle 3

Provide a geographically balanced and equitable park and recreation system that has facilities distributed throughout the community, which are responsive to all age groups and user groups.

GR Policy 3.1: Involve citizens and special user groups in all aspects of parks and recreation planning and implementation.

GR Policy 3.2: Examine and include the needs of special categories of citizens (i.e. the elderly, handicapped and low to moderate income) when developing recreation and open space plans and facilities.

GR Policy 3.3: Strive to improve or expand park facilities and services in relation to population growth, population composition and user demand.

GR Policy 3.4: Coordinate planning, when feasible, and employ joint-use agreements with school districts, state, federal government and neighboring political jurisdictions.



Principle 4
Ensure that the City's parks, open space, and recreational facilities enhance the quality of life for all Fountain citizens.

GR Policy 4.1: Assign the highest priority for park acquisition and improvement to those developed areas of the City that have the greatest deficiencies.

GR Policy 4.2: Emphasize active uses, such as tennis courts and ball fields, in community or neighborhood-related recreation areas. If applicable, encourage the creation of a community gathering/activity place in conjunction with these recreation areas.

GR Policy 4.3: Ensure that funding for park operations and maintenance is available before acquiring and developing additional park sites.

GR Policy 4.4: Require developers to provide land or monies for new parks, open space or other public purposes consistent with the Comprehensive Development Plan. Standards for public land dedication or cash-in-lieu of should be increased within the City's subdivision regulations. Dedications of land or cash-in-lieu of payments will be at the discretion of the City and agreed to at subdivision plat review. Acquired lands and/or fees will remain under the control of the City.

Principle 5
Provide a diverse system of developed park land, open space, natural areas, trail systems, and recreation programs and facilities to meet the needs of Fountain's present population as well as future generations.

GR Policy 5.1: Inventory current and desired land available for parks and open space and prioritize areas best suited as parks or preserved natural areas. Recognize that certain open space areas should not be used for recreation but left alone as wildlife habitat. Areas most suitable for park development should be in close proximity to residential areas and should not disrupt sensitive wildlife areas. Areas that do not meet these criteria should be preserved as natural areas.

GR Policy 5.2: Prohibit development within the 100-Year Flood Plain of Fountain and Jimmy Camp Creeks and continue the practice of integrating the Flood Plain areas of Fountain and Jimmy Camp Creeks with the County's regional park and trail system.

GR Policy 5.3: Develop new neighborhood parks in conformance with the adopted Parks, Recreation and Trails Master Plan. Consider locating new parks along natural drainage ways to allow easy access by bike or foot.

Principle 6

Ensure that all new development acknowledges, respects and incorporates existing environmental constraints and opportunities so that Fountain's natural and man-made environment is preserved and enhanced. This includes utilizing flood plain and other environmentally constrained lands for open space, preserving, where possible, critical view corridors, and making necessary linkages to the proposed regional trail system.

GR Policy 6.1: Continue to review engineering reports that address geologic hazards and soil limitations.



GR Policy 6.2: Maintain historic storm water runoff rates by ensuring that new development does not increase downstream runoff volumes.

GR Policy 6.3: Communicate flood plain information to landowners and developers by informing citizens about the adopted FEMA Flood Hazard Boundaries.

GR Policy 6.4: Promote the wise and conservative use of Fountain's water resources through educational programs and outreach from the newly formed El Paso Water Authority. Encourage the use of potable water for drinking purposes only, and find alternative sources for irrigation of lawns, parks and open spaces (such as non-treated well water).

Policy 6.5: Minimize the impact of new development on the natural environment and its susceptibility to environmental hazards.

Policy 6.6: Give special attention to the effect that runoff from development might have on downstream environments (such as low-lying parks and wetlands).

Community Character: Principles and Policies

Principle 1

Preserve and enhance the community's existing small town atmosphere. Desirable attributes to build upon include; a pedestrian scaled Main Street, an abundance of open space around the edges of the community; natural undeveloped spaces throughout the community; and an approachable City government.

CC Policy 1.1: Encourage open, respectful, and sincere communication between citizens and City government by:

- Responding to stated public needs contained in this Plan and utilizing techniques such as public meetings, newsletters, surveys, and comment boxes to monitor and respond to citizens concerns.
- Actively soliciting public input. Public information should be widely disseminated through notices, creation of citizens' committees when needed, and local media.
- Encouraging community leadership and participation in City government.
- Involving youth in government activities through "kids voting" days, tours of government offices, and/or visits by city officials to local schools.

CC Policy 1.2: Establish, maintain and update pedestrian amenities in the Downtown area such as lighting, street trees, and attractive street furniture (e.g., benches and trash receptacles).

CC Policy 1.3: Require new development to demonstrate how it has established compatible relationships with adjacent land uses. This should include but is not limited to:

- Demonstrating how different uses are compatible.
- Establishing pedestrian connections between parcels.
- Demonstrating smooth and coherent vehicle movements.
- Maintaining view corridors to the mountains and to natural amenities such as Fountain Creek and Jimmy Camp Creek.
- Determining how the potential adverse impact might be outweighed by the neighborhood or community benefits.



Principle 2
Promote the preservation of historic buildings, landmarks and sites to maintain a historic sense of identity for the City of Fountain.

CC Policy 2.1: Conduct an inventory of the historic resources, including buildings, sites, neighborhoods and cultural features, and make a commitment to preserve these historically important features of Fountain.

CC Policy 2.2: Contact the Colorado Historical Society for assistance in establishing and obtaining funding for historic districts and structures in order to preserve and enhance historic neighborhoods in the City.

Principle 3
Preserve and enhance Fountain's downtown area.

CC Policy 3.1: Develop downtown Fountain as an area comprised of specialty shops, restaurants, offices, civic facilities and housing, all of which capitalize on the area's distinct character. Develop an overriding theme for development based on Fountain's "Old West Town" character, which will help to guide design and development for the downtown area.

CC Policy 3.2: Encourage higher density residential housing in and around the Downtown area to provide opportunities for those wishing to live near stores, offices, restaurants and alternative transportation modes. Promote the use of this housing for those who may have limited mobility due to age, physical disability, or lack of transportation.

CC Policy 3.3: Ensure that the Downtown Fountain area receives its share of retail and commercial ventures. Downtown will have a specialty function in the market if marketed properly.

CC Policy 3.4: Encourage new downtown uses that will have both day and evening activities. Promote the construction of a City-owned informational kiosk that would serve as a community information board and meeting place.

CC Policy 3.5: Provide entry signs and landscaping at major access points to the Downtown area to create a sense of arrival and to reinforce the historic character and specialty shopping in the area. Consider placing entry signs to distinct neighborhoods in the community to instill a sense of neighborhood pride and community.

CC Policy 3.6: Retain City administrative functions in existing and expanded downtown buildings.

CC Policy 3.7: Renovate the facades of existing buildings in order to improve the overall appeal of Fountain's Downtown area.

CC Policy 3.8: Develop and enforce design regulations compatible with the character of the original Downtown architecture.

CC Policy 3.9: Existing neighborhoods near downtown Fountain should be strengthened through "proactive enforcement of zoning, nuisance and property maintenance codes."



Principle 4

Improve and enhance Highway 85, as well as other existing or planned major and minor arterials. These state controlled roads serve as Fountain's front door.

CC Policy 4.1: Establish design standards for land adjoining major and minor arterials (e.g., SH 85/87). Require landscaping, attractive signage and preservation of open space around these arterials.

CC Policy 4.2: Promote the grouping and/or clustering of commercial development along major/minor arterials in order to ensure safe access and discourage strip commercialization. Furthermore, promote a consistency of design style and centralization among these clustered developments.

CC Policy 4.3: Strive to develop and maintain the principle entrances into Fountain as "gateways" to create a strong, favorable visual impression and community identity for people entering Fountain.

CC Policy 4.4: Recognize that Colorado Department of Transportation highways, access, lane widths and pedestrian amenities must follow State requirements.

Principle 5
Ensure all citizens are afforded a safe and clean environment.

CC Policy 5.1: Strictly enforce the City's trash, nuisance and weed ordinances.

CC Policy 5.2: Ensure that Fountain's existing dwelling units are decent, safe, and sanitary at prices affordable to existing residents. Methods include:

- Asking area housing assistance programs to conduct public education programs for landlords and tenants about safe and unsafe building conditions.
- Referring landlords and tenants to organizations that can respond to questions and concerns.
- Conducting workshops and distributing materials to promote greater use of existing programs by residents and property owners.
- Supporting efforts by private developers and non-profit organizations to rehabilitate existing units.
- Developing criteria for applying sales tax revenues to provide financial assistance for rehabilitation of existing properties.
- Encouraging commercial developers to contribute to housing rehabilitation.
- Enforce the adopted Property Maintenance Code.

Principle 6
Continue to enhance the City of Fountain's unique identity and image.

CC Policy 6.1: Adopt street, sign and pedestrian walkway design standards that encourage conformance with the style of each neighborhood. Standards should include sidewalk type (attached or detached) and width, street widths, and site design.

CC Policy 6.2: Enforce the provisions of Fountain's existing sign ordinance.

CC Policy 6.3: Institute and support special beautification projects such as streetscape improvements, plantings, and clean-up campaigns.

CC Policy 6.4: All non-residential land uses should separate outdoor parking or service areas from the front property line through the use of either a building or a ten to fifteen foot wide landscaped area containing dense planting. Site development plan review should include an analysis for these specifications.

CC Policy 6.5: Landscape all newly developed parking lots with drought tolerant vegetation – both trees and shrubs. The pedestrian crossings within any non-residential development should be clearly differentiated from the rest of the parking surface.

Public Services and Facilities: Principles and Policies

Principle 1

Through collaboration with area service providers, plan and equitably provide the citizens of Fountain with the highest level of public services they are willing to support.

PSF Policy 1.1: Ensure that revenues generated from new development will offset the cost of providing community services to that development.

PSF Policy 1.2: Encourage cooperation between the Park and Recreation Board and the School Districts to maximize the use of recreational facilities.

PSF Policy 1.3: Continue support of and participation in crime prevention activities, such as the Neighborhood Watch Program.

PSF Policy 1.4: Encourage the consolidation of emergency services to avoid duplication of efforts, equipment, and administrative costs.

PSF Policy 1.5: Work to minimize the number of special districts that operate in the City of Fountain by encouraging and facilitating the consolidation of special districts that are economically beneficial to the citizens of Fountain.

PSF Policy 1.6: Cooperate with other local units of government, including special districts, to plan for wastewater treatment on a regional scale.

PSF Policy 1.7: Plan now for future water and wastewater plant expansion and, if necessary, continue the program for the financing of this expansion.

PSF Policy 1.8: Continue to seek new and reliable water resources to be used to satisfy demands for future direct supply and augmentation.

PSF Policy 1.9: Require that new development locate adjacent to existing development to ensure the logical extension of water and wastewater facilities.

PSF Policy 1.10: Prior to approving development in unincorporated areas, ensure that sufficient water and sewer capacity is available to serve the development (whether that capacity comes from adjoining systems or Fountain's existing capacities).



Principle 2

Continue to promote the health, safety, welfare and quality of life of Fountain citizens.

PSF Policy 2.1: Ensure that adequate and appropriate health facilities, including community clinics and emergency centers, are provided within reasonable distance for all Fountain residents.

PSF Policy 2.2: Screen, fence, or buffer public facilities (i.e., irrigation ditches and electrical substations) for the safety and protection of residents.

Principle 3

All new development should pay its fair share of required infrastructure improvements and avoid creating a burden on existing residential development.

PSF Policy 3.1: The City should determine and assess the incremental costs associated with new development for each utility service to ensure that new development bears its fair share of utility expansion.

PSF Policy 3.2: The City should implement an equitable infrastructure cost recovery system.

PSF Policy 3.3: New development should make the necessary contributions to the overall transportation system based on the type and volume of trips generated.



PSF Policy 3.4: Developers should be required to dedicate all necessary public rights-of-way and bear the construction costs of all streets and traffic control devices needed for the development. They should mitigate impacts to the existing street system in proportion to the increased loading and access problems caused by the development.

PSF Policy 3.5: Any development within the designated Urban Growth Area Boundary should be reviewed based on its conformity with this Plan and its impact on the adopted Capital Improvements Program.

Transportation Principles and Policies

Principle 1

Participate in the development of a well balanced regional transportation system to move people and goods safely.

TR Policy 1.1: The Pikes Peak Area Council of Governments, El Paso County, the Colorado Department of Transportation and all neighboring cities and enclaves within Fountain should respect the City's adopted transportation and circulation plan. When new streets and/or street improvements are planned within three miles of Fountain's jurisdictional lines, the following should apply:

- The City of Fountain's adopted vehicular and pedestrian standards and landscaping requirements should be followed within three miles of the City's boundaries.
- The appropriate vehicular and pedestrian connections should be made to the established circulation frame work contained within this Plan.
- The planning, financing and construction of an integrated road system should be coordinated.

TR Policy 1.2: Priority should be given to the maintenance and improvement of existing roads within the City.

TR Policy 1.3: Intersections with high accident rates and/or congestion should be identified and improved.

TR Policy 1.4: Attractive and functional signs should be developed and installed to direct traffic along certain routes (i.e., to Downtown, through Downtown, through truck routes, and to the Mesa area, as well as identification signs to parks and community facilities).

Principle 2

Minimize traffic congestion and air pollution. Provide alternative transportation systems for those who do not own automobiles or prefer not to use them.

TR Policy 2.1: Promote viable transportation alternatives to decrease dependency on the use of single-occupancy vehicles.

TR Policy 2.2: Encourage mixed-mode transportation such as a bus/bicycle transfer system, park-n-ride lots and bicycle storage to serve shopping districts.

TR Policy 2.3: Ensure that alternative modes of transportation are convenient by increasing both inter-city and intra-city Colorado Springs Transit bus service to discourage private automobile use and support regional efforts to encourage carpooling.

TR Policy 2.4: Promote biking and walking as viable forms of transportation and recreation by developing a comprehensive path and trail system that interconnects neighborhoods with shopping, parks and recreation, work, schools and systems of adjacent jurisdictions. Additionally, assess the possible special recreational uses for such a path and trail system (i.e., horseback riding, handicap accessibility, rollerblading, skateboarding, etc.).

TR Policy 2.5: Use drainage ways, creek corridors and irrigation ditches as recreational amenities for cyclists and pedestrians.

TR Policy 2.6: Investigate the opportunities for obtaining Transportation Efficiency Act for the 21st Century (TEA 21) money to fund transportation improvements that incorporate non-vehicular modes of travel.



Principle 3

Ensure that all public and private development makes the pedestrian feel welcome, safe and comfortable.

TR Policy 3.1: Improve and add, as necessary, traffic controls and synchronized signals, including modifying the timing of pedestrian walk signals to ensure that people can cross streets safely. Decrease the number of curb cuts by controlling access from businesses.

TR Policy 3.2: Use medians, where possible, with breaks for wheelchairs, bicycles and strollers, to provide a safe zone for pedestrians crossing the street.

TR Policy 3.3: Establish pedestrian routes that can be used by children traveling to and from school to minimize hazards due to vehicular and train traffic.

TR Policy 3.4: Require adequate sidewalks or trails within residential and commercial developments. These sidewalks or trails should include shade trees to enhance the comfort of the pedestrian.

TR Policy 3.5: Parking areas should be buffered from the street with landscaping and architectural features that are consistent with related streetscape elements used by the City of Fountain.



Principle 4
Ensure that the railroad corridors are safe and adverse impacts on adjoining properties are mitigated.

TR Policy 4.1: Require noise attenuation and visual screening along sections of railroad corridors through Fountain. Use landscaping, berming, fencing, additional insulation or alternative methods to mitigate adverse impacts.

TR Policy 4.2: Ensure safety along railroads by requiring adequate setbacks and limiting types of development in proximity to the rail right-of-way (i.e., no residential areas, parks or recreation in vicinity).

TR Policy 4.3: Upgrade railroad crossings so they are clearly visible and accommodate cars, bicycles, pedestrians and the handicapped.

Principle 5
Ensure that the City's transportation network protects the City's residential neighborhoods by encouraging commercial and industrial uses to locate on major and minor arterial roadways.

TR Policy 5.1: Recognize that maintaining safe, quiet neighborhoods takes priority over adding capacity to existing streets.

TR Policy 5.2: Require new development to pay its fair share for the off-site street, utility and drainage improvements needed to accommodate that development.

TR Policy 5.3: Discourage the use of low-density neighborhood streets as through streets.

TR Policy 5.4: Discourage lengthy cul-de-sacs in all neighborhoods. Residents with homes at the entrance to cul-de-sacs experience higher traffic volumes than if the same residence was located on a through neighborhood street. While those at the end of the cul-de-sac experience extremely low traffic volumes, this type of road network distributes traffic in an uneven manner and creates unnecessary safety issues.

Principle 1

Maintain an economically feasible balance between residential growth and commercial/industrial growth in the City of Fountain. An economically feasible balance entails increasing both local job opportunities and tax revenues while retaining currently existing jobs and industries to provide increased services to a growing residential population.

ED Policy 1.1: Encourage the development of planned business parks to attract compatible industry rather than allowing piecemeal development.

ED Policy 1.2: Use the following locational criteria to determine where industrial and commercial uses will locate:

- Industrial and commercial uses should have good access to both major or minor arterial roads and railroads.
- Industrial uses should locate in close proximity to other industries. This grouping, however, should be carefully evaluated and approved to avoid negative social, economic or environmental effects.
- Commercial and industrial uses should locate in close proximity to existing or planned infrastructure – particularly sewer, water and electricity.

ED Policy 1.3: Encourage desirable, non-polluting industrial development supportive of the community, and whose presence will be a positive visual and economic addition to the City of Fountain (e.g., SCI). Negative environmental and infrastructure impacts should be mitigated.

ED Policy 1.4: Custom all developments in a manner that respects the desired character of the community, whether in the downtown area, auto-oriented commercial area, or in areas zoned industrial.

ED Policy 1.5: Assure adequate acreage dedicated to industrial and commercial land uses.

Principle 2

Minimize the “leakage” of consumer dollars to other communities, strengthen local consumer oriented businesses and plug the gaps in the convenience and shopping goods market, thereby providing increased conveniences to local residents.

ED Policy 2.1: Work with businesses and residents, as well as with the Small Business Development Center, to identify and pursue opportunities to bring a wider range of basic goods and services into the community (e.g., hardware stores, drugstores, family restaurants and local banks, etc.).



ED Policy 2.2: The City should actively market Fountain's businesses and support partners with the same goals, such as the Fountain Valley Chamber of Commerce.

ED Policy 2.3: Support entrepreneurship to enable roots in the community with fresh and innovative ideas, the leading edge of the new economy.

ED Policy 2.4: Support small business willing to invest in the community to provide services and products desired by the local community and elsewhere. Enhance ability to successfully compete, especially in niche markets. Tap regional, state and national resources.

Principle 3
Support the growth and health of existing businesses in all economic development strategy while recognizing constant change and global competition is integral to a robust and sustainable economy. Retain and expand the business base.

ED Policy 3.1: The City should strive to increase awareness of funding sources available to improve existing businesses as well as incentives available to preserve, improve and maintain historic structures (e.g., SHPO Grants, Small Business Incubators, City marketing, etc.). Preserve the City's historic character where appropriate in order to maintain a unique position in the regional market.

ED Policy 3.2: The City and its Economic Development Committee should strive to keep lines of communication open with the business community. Enhance awareness of the opportunities to patronize other local businesses and create the "linkages" that are so important for sustaining and supporting Fountain's local economy.

ED Policy 3.3: Promote the formation of a public/private Fountain Valley Economic Development Corporation to enhance funding opportunities to accomplish this document's principles and policies and provide a vehicle for business partnerships with the public sector significance.



Principle 4
Diversify the economic base and decrease dependence on others' economic bases.

ED Policy 4.1: Attract, retain and expand primary businesses that import new dollars into the local economy, lessen dependence on outside, and generate incomes to support local services, retailers and restaurants.

ED Policy 4.2: Encourage an appropriate mix of small, medium, and large businesses.

ED Policy 4.3: Create and enhance the City's image as a desirable place to do business. Assure visual aesthetics of the City's major entrances, arterials, and commute routes. the first impression and introduction to the City can help attract and retain high caliber businesses.

ED Policy 4.4: Recruit new businesses complementary to the current business base that afford growth with the changing global economy.

ED Policy 4.5: Facilitate the development of infrastructure required for the new economy, specifically telecommunications, roads and utilities needed to support commercial and industrial development in appropriate zones. Track funding and facilitate the knowledge of it.

ED Policy 4.6: Develop a supportive business environment for a sustainable local economy.

ED Policy 4.7: Use the City Economic Development Plan as a guide for development, recruitment, retention, and expansion.

Principle 5
Foster continued cooperation between economic development interests in the City of Fountain, in El Paso County and with the State Office of Economic Development so that the effort is unified and conflicts are avoided.

ED Policy 5.1: The City should continue active participation in regional planning groups, economic development efforts, and activities that address issues of area-wide significance.

ED Policy 5.2: Provide information on county, state, and national economic development programs, services, and financial assistance to all businesses in Fountain.

Chapter 4

Use this chapter to understand the rate of growth the City of Fountain is likely to experience over the next ten years based on an analysis of historic and current trends.

Community Growth



GROWTH SCENARIOS for the FOUNTAIN AREA– THROUGH 2015

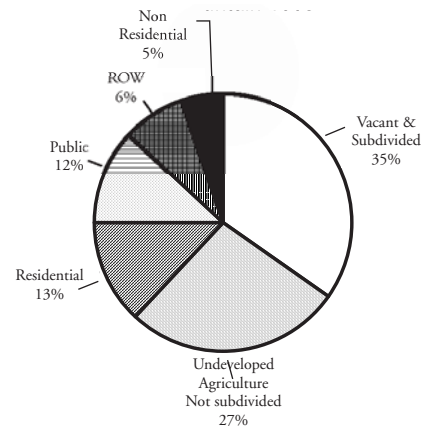
Community growth

The following Growth scenarios are based on an analysis of:

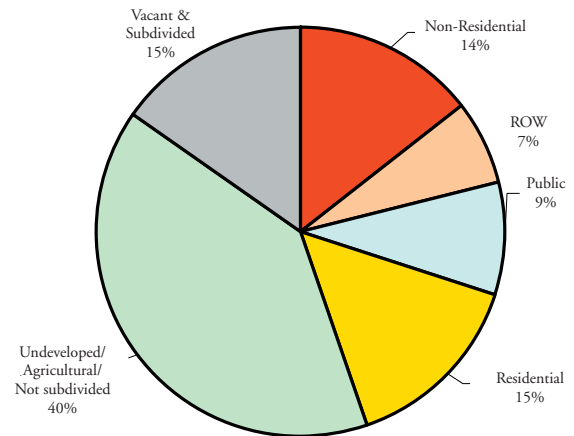
- Historic as well as local, regional and national socio-economic trends that will likely influence growth.
- City's policies and strategies regarding economic development and community sustainability.
- Approved development in Fountain as of the first quarter of 2005.
- Population, Housing, Employment and Employer Estimates and Projections Years 2001-2015 completed in October 2004 by Crowley Consulting, Inc. were used as the basis of this Chapter.

The three growth scenarios that have been developed represent low, expected and high forecasts for population growth and development (both dwelling units and employment) within the Fountain City limits. These growth scenarios will help The City of Fountain and area service providers to determine when public facilities will need to be expanded. To arrive at probable growth scenarios, it is important to understand the change in the distribution of land uses (See pie charts at right).

Distribution of Existing Land Use in the City of Fountain 1999



Distribution of Existing Land Use in the City of Fountain 2005



The charts on the previous page show that the City has annexed a sizable amount of land that is yet to be subdivided. Key planning variables thought to have the greatest influence on future growth and the size of the community are:

1. The amount of new development that is annexed into Fountain.
2. The level and type of transportation improvements that are constructed between now and 2015.
3. The Fountain Sanitation District's ability to service new development within its existing service area, the Jimmy Camp Creek basin.
4. Who provides water and sewer service outside of the Jimmy Camp Creek basin.
5. The time frame and future of the Powers Boulevard extension through Fountain and how far south will it connect.
6. The Fountain Valley's ability to provide a competitive labor force.
7. The amount of residentially zoned land and non-residential land that is easily serviced with water and sanitary sewer.
8. The ability of Fountain to attract and retain locally servicing retail establishments and professional offices that serve Fountain and unincorporated areas surrounding Fountain.
9. The ability to improve the visual quality of the two existing I-25 interchanges (#128 and #132) and the potential for a third interchange within the City limits. These could serve as the major gateways into Fountain and its commercial areas, including the downtown area.
10. Continued promotion and enhancement of the City's image to newcomers.
11. The potential expansion of Fort Carson.
12. The overall economic health of the Pikes Peak Region.

Growth Assumptions

In addition to these planning variables, a number of basic assumptions were identified.

- The growth scenarios assume that new businesses and industries will continue to locate in Fountain given its proximity to Interstate 25, air and rail. These transportation assets, coupled with available lands more reasonably priced than those in the northern Pikes Peak Region, will diversify and add stability to the local economy. Therefore, Fountain will not decrease in size.
- This Plan assumes that the City of Fountain will continue to pursue new diverse economic development opportunities to diversify the economic base and provide additional locally based employment opportunities for Fountain citizens. This will serve to reduce residents' commute to other locations within the Colorado Springs Metropolitan area.
- The Military has indicated that there will be an increased level of troops at the base; but given the increased housing at the base, this will not impact City growth. Should the Base Reallocation and Closure process substantially increase the mission and number of troops permanently assigned to Fort Carson, the City will update population forecasts and assess impacts when such outcomes are determined.
- The growth scenarios assume that Fountain's growth potential is linked to the growth and economic health of the Pikes Peak region. It is further assumed that the average household size of Fountain's dwelling units will continue to be higher than the average for all of El Paso County. Given a noticeably younger population of Fountain residents—29.3 for the City of Fountain compared to 33.0 for El Paso County—the average household size is assumed to remain stable at approximately 3.01 persons per household over the next five to seven years.
- It is assumed that the rate and type of development experienced in northern Colorado Springs will move to the south of Colorado Springs given lower land prices, the area's proximity to the airport, good schools and the attractiveness of the rural environment.

- The Plan assumes that between now and 2015, Fountain's growth will result primarily from new housing starts, which will then result in new retail development to serve the growing population.
- A key growth assumption that should be monitored carefully over the next three to five years is that Fountain may have a more prominent role and grow as more locally serving retail outlets and services locate within the City limits. These new retail establishments and offices will serve Fountain residents as well as surrounding housing developments within El Paso County.
- This plan assumes that Union Pacific and Burlington Northern/Santa Fe will continue to operate the north-south rail lines and that rail traffic will be no less than today. If, within the next ten years, grade separated interchanges are completed, the amount of rail traffic will increase particularly to service the Ray Nixon Power Plant.
- Having analyzed both the tax rates and services currently provided in Widefield and Security, the growth scenarios and Land Use Plan assumes that neither Widefield nor Security desire annexation into Fountain since residents of these areas, if annexed, would experience an increase in their property tax mill levy without any perceived benefit in terms of public services and facilities.
- Finally, the Plan assumes that in the next ten years there will be at least one north-south transportation connection that provides better resident access to Colorado Springs and a safer truck route through Fountain.

Population Projections

The base year for these projections is the year 2000. Fountain's population was 15,197. These projections account for the annexation of the Mesa Ridge development and surrounding lands within this area⁶.

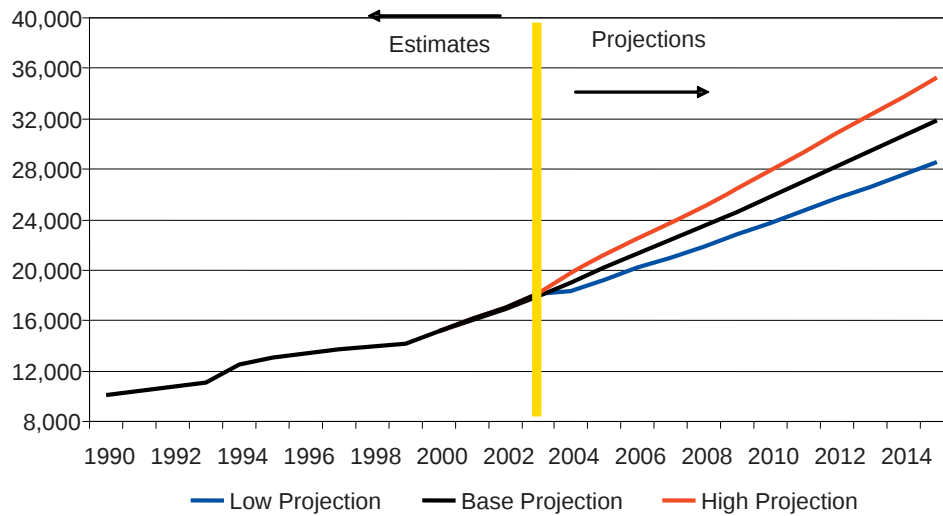
Projected Population 2015 Fountain City Limits

	2003	2015	Change	Growth %
Population				
Low	17,902	28,545	10,643	59.45%
Base	17,902	31,849	13,947	77.91%
High	17,902	35,263	17,361	96.98%

⁶ Growth in this area has been forecast by the Pike Peak Council of Governments and is known as the Transportation Analysis Zone (TAZ) 341.

Crowley's Consulting, Inc. population projections report summarized the population growth in the following graph:

Figure 2
City of Fountain Population Estimates and Projections



Housing Unit Projections

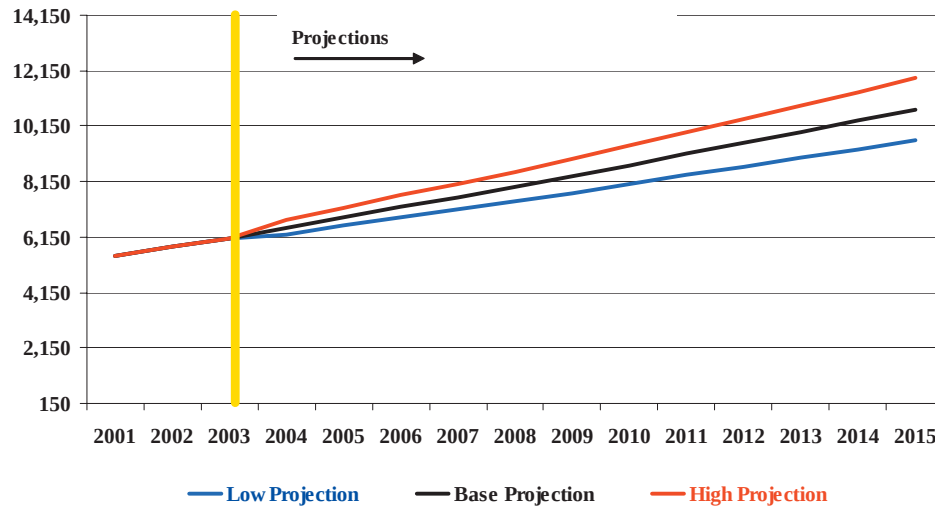
The number of projected new housing units for the City of Fountain is based on the observed and projected trend in household size for the City of Fountain. Census 2000 reported an average household size of 3.01 people for Fountain. This is lower than the 1990 Census household size of 3.08. A review of the City of Fountain's electric hookup information provided known housing unit numbers within city limits. This was used to benchmark total housing units for 2001, 2002, 2003 and annualized 2004. The number of people per estimated occupied housing unit was 3.07. A household size of 3.01 is believed to be a reliable number for purposes of making these projections.

It is projected that an average of 3.01 people per household is appropriate for new housing units in the City of Fountain to 2015. This was divided into the projected population to provide new housing unit projections. New housing unit projections were then divided by .95 to allow for a 5% vacancy rate among the City of Fountain's housing stock. Housing Unit projections are summarized in the following table⁷.

	Low Projection		Base Projection		High Projection	
	New		<u>New</u>		New	
Year	<u>Units</u>	Total Units	Units	Total Units	Units	Total Units
2005	310	6,551	380	6,874	451	7,200
2006	313	6,864	384	7,258	458	7,658
2007	270	7,134	336	7,594	404	8,062
2008	296	7,430	366	7,961	440	8,502
2009	310	7,740	385	8,346	464	8,966
2010	314	8,054	391	8,737	470	9,437
2011	323	8,377	404	9,142	489	9,926
2012	315	8,692	396	9,538	480	10,406
2013	316	9,008	399	9,936	484	10,890
2014	321	9,330	405	10,341	495	11,386
2015	319	9,648	405	10,746	495	11,880

7 Crowley's Consulting, Inc. October 2004

Figure 3
City of Fountain Projected Housing Units by Year
3.01 People Per Household



The graph depicts the projected housing starts from 2001 through 2015. This graph assumes that the City and the Fountain Sanitation District can continue to service vacant land within the Urban Services Area in a timely manner and that the City and District can continue to accommodate the rate of growth the City is experiencing.

Employment Projections⁸

Employment projections and the number of employers are the most difficult to project. Data from Census 2000 are not available at this time. No base methodology could be established. However, a reliable method of projection based proportions between Fountain and El Paso County as well as other communities and counties enabled what are believed to be reliable inferences to be made. Nevertheless, problems exist with employment and employer projections. A single large employer can materially skew the distribution of employment data and trends.

⁸ This information is verbatim from Crowley's Consulting Inc., report to the City, October 2004

Based on observed values from the 1990 Census, the employment to population ratio for the City of Fountain is 80.32% of the employment to population ratio for El Paso County. Using ES202 data for 1994 to 2000, it was determined that the number of jobs in Fountain will be approximately 35.07% of the population⁹. The value of 35.07% is an average for the years 1994 to 2000. The actual values ranged from a low of 32.48% to a high of 36.88%. It is believed that the average of 35.07% is a reliable value within the range.

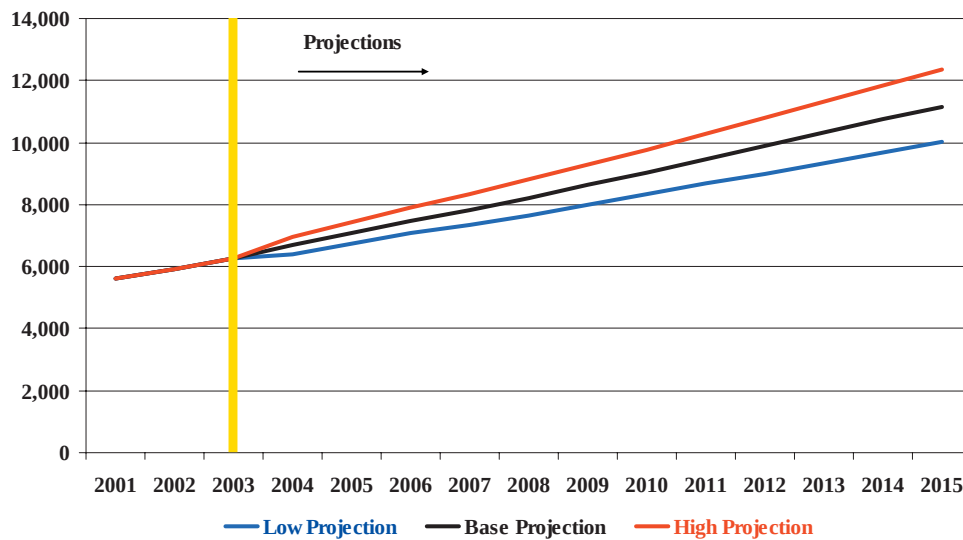
Given the low, base and high population projections in Tables 8, 9 and 10 for years 2001 to 2015, employment projections can be inferred based on the 35.07% share of employment to population. These are presented below.

Employment Projections for City of Fountain

Year	Low		Base		High	
	Yearly New Jobs	Total Jobs	Yearly New Jobs	Total Jobs	Yearly New Jobs	Total Jobs
2005	327	6,741	402	7,082	476	7,426
2006	331	7,072	405	7,487	484	7,910
2007	285	7,357	355	7,842	426	8,336
2008	312	7,669	387	8,229	465	8,801
2009	327	7,996	407	8,636	490	9,291
2010	331	8,327	413	9,049	496	9,787
2011	341	8,668	427	9,476	517	10,304
2012	333	9,001	418	9,894	507	10,811
2013	334	9,335	421	10,315	511	11,322
2014	339	9,674	427	10,742	523	11,845
2015	337	10,011	427	11,169	522	12,367

⁹ 2001 and 2002 were excluded since they were recession periods and not representative of normal employment patterns.

Figure 4
 Projection: Number of Jobs by Year
 City of Fountain



Employer Projections

Census 2000 data was not available to establish a base method to project the number of employers in the City of Fountain at the time this analysis was completed by Crowley Consulting. Therefore, a similar method for estimating employment in the City of Fountain was used to estimate the number of employers. The projection for the number of employers was based on the average number of employees, per business, in selected areas of Colorado. This ranged from approximately 10 to 17. Smaller communities/counties tended to be closer to 10 while larger communities/counties tended to be closer to 17.

It should also be noted that the average number of employees per firm has increased over the last twenty years. While this increase could be observed, it was not applied to the City of Fountain. Aside from a few large employers, most employment in the City of Fountain is comprised of local resident services and light industry. Local resident services firms and light industry tended not to have a pronounced number of employees trend as larger employers. An average of 13.67 employees per firm is believed to be a reliable measure for the City of Fountain. Employer projections are summarized in the following table and graphic illustration of the rate of increase.

Projected Number of Employers for City of Fountain

	Low		Base		High	
Year	Yearly New Firms	Total Employers	Yearly New Firms	Total Employers	Yearly New Firms	Total Employers
2001	19	411	19	411	19	411
2002	24	434	24	434	24	434
2003	25	459	25	459	25	459
2004	10	469	29	489	49	508
2005	24	493	29	518	35	543
2006	24	517	30	548	35	579
2007	21	538	26	574	31	610
2008	23	561	28	602	34	644
2009	24	585	30	632	36	680
2010	24	609	30	662	36	716
2011	25	634	31	693	38	754
2012	24	658	31	724	37	791
2013	24	683	31	755	37	828
2014	25	708	31	786	38	866
2015	25	732	31	817	38	905



Chapter 5

The Planning Framework

Use this chapter if you want to know about the City of Fountain's Planning framework – both its Three-Mile Transportation Plan and Greeninfrastructure Plan. Use this chapter to understand The City's planning boundaries.



B5326 Fountain High School, Fountain, Colo.

THE PLANNING FRAMEWORK

This chapter describes:

- Existing land use and development patterns in the city.
- A framework or series of concepts to guide planning and decision-making for new development, redevelopment and maintenance of existing areas.

The Planning Framework consists of the following components:

- Fountain's Three-Mile Boundary, Urban Planning Area, Urban Growth Area and Urban Services Area.
- The Fountain Valley Transportation and Circulation Network Plan provides an overall plan to ensure those who live, work or visit Fountain can get from place to place.
- Fountain's Emerging Greeninfrastructure Plan¹⁰ represents the creeks, wetlands, flood plain areas, and existing natural amenities found in the Fountain Valley.



The Planning Framework for the City of Fountain provides the foundation for the City's generalized future land use plan. The recommended pattern for future development is a departure from past patterns and practices. In addition to the adopted overall goals, principles and policies, the planning framework is based and structured on the following community values:

1. Strengthen Fountain's existing road networks to ensure safe, convenient mobility.
2. Capitalize on and connect natural amenities and key public facilities—particularly trails, open space, recreational facilities and public buildings (school, government and health care facilities).
3. Use existing investments in infrastructure— most notably water and sewer, and prevent the proliferation of special districts.
4. Recognize the physical attributes of the land within the Fountain Valley— particularly drainage patterns, ridge lines, view corridors and flood plains.
5. Logically extend the City's boundaries so that Fountain may expand in a directed and fiscally sound manner, providing greater predictability in the rate, location, type and character of new growth.

¹⁰ Greeninfrastructure was a term coined by an interested citizen early in the Plan development process.

6. Maintain an economically feasible balance between residential growth and commercial growth in Fountain. An “economically feasible balance” entails increasing higher paying employment opportunities for residents seeking jobs as well as sales tax generating land uses in order to provide increased services to a growing residential population.

7. Provide more retail opportunities in the community to increase convenience, and to minimize the “leakage” of consumer dollars to surrounding communities.

City Limits:

11,662.7 Acres or 18.2 Square Miles

Urban Services Area:

15,362 Acres or 24.0 Square Miles

Urban Growth Area:

42,711.7 Acres or 66.7 Square Miles

8. Enhance the City’s image throughout the region and improve the community’s appearance.

9. Ensure that the City maintains a diversity of housing opportunities.

10. Prevent costly urban sprawl. In order to accommodate growth, manage the cost-effective delivery of public services and ensure an appropriate balance of land uses to serve the citizens of Fountain. Four different planning mechanisms have been set forth in Colorado Revised Statutes:

- The Three Mile Urban Area Boundary.
- The Planning Influence Area.
- The Urban Growth Area.
- The Urban Services Area.

All four of these defined areas will help the City of Fountain manage growth and development without overburdening existing facilities and services or creating an unnecessary increase in taxation for existing residents of Fountain.



What the Boundary Lines Mean

Planning Influence Area

This area defines an area outside of the City that adjacent jurisdictions must refer development proposals to the City of Fountain and allows the City the right to comment on plans being developed. This boundary represents the largest geographic area and should be no more than three miles from the existing municipal boundary. Within this Planning Influence Area, the following boundaries are also delineated for the following purposes:

Urban Growth Area

- Essentially, “Come on in – we’re game.” The Fountain Urban Growth Area is land that is likely to be subject to increased development pressures and is deemed appropriate for urban growth as well as urban services. It is the area that the City of Fountain has defined as appropriate for the location and development of land consistent with the city’s regulations and infrastructure requirements. Further, the defined urban growth area meets the statutory requirement of having a “plan in place” for the area outside the municipality – a required precondition to any annexation [C.R.S. § 31-12-105]. The Fountain Urban Growth Area represents lands the City is willing to annex within the next ten years. Most recent growth management initiatives to curb sprawl have required localities to establish urban growth boundaries within which new development is to be targeted and accommodated. It should be noted that the delineation of this urban growth area does not guarantee that the City of

Fountain will be able to service this entire area with its current facilities and capabilities. The establishment of this Urban Growth Area will serve to contain leapfrog development, preserve outlying areas for agricultural and other less intensive uses, and provide greater market predictability for developments that have already been approved.

Urban Services Area

- The concept of an “urban services area” involves the use of urban service extension policies to define the areas where new development will or will not have access to municipal urban services; thus steering new development toward designated growth areas.

Three Mile Street Plan

- In Colorado, a municipality’s major street plan may include all land lying within three miles of the boundaries of the municipality that is not located in any other municipality. The exception to this rule is that in the case of any such land lying within five miles of more than one municipality, the plan should terminate at a boundary line equidistant from the respective municipal limits of such municipalities. The jurisdiction over the subdivision of lands outside the boundary of a municipality should apply equally to any municipality.

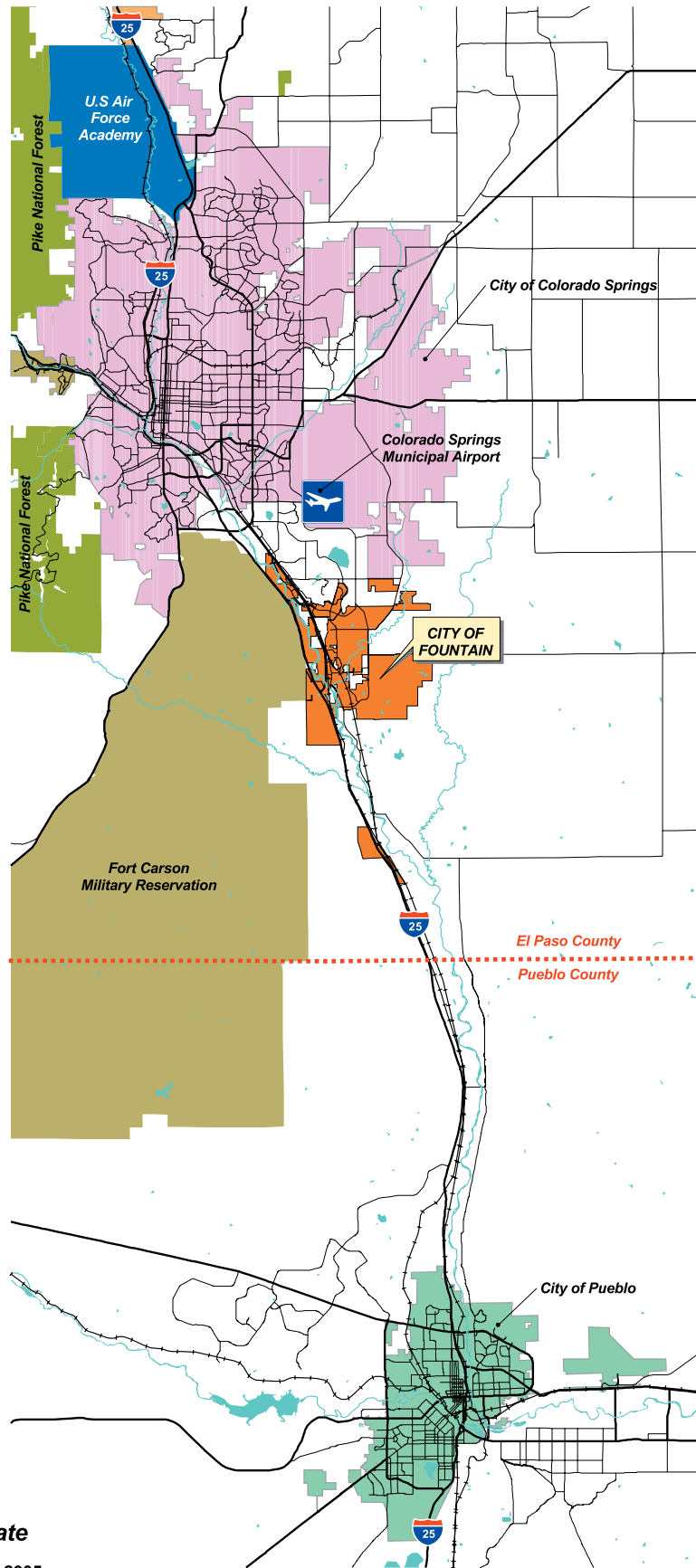


Figure: 0
Regional Setting



Comprehensive Plan Update

July 21, 2005

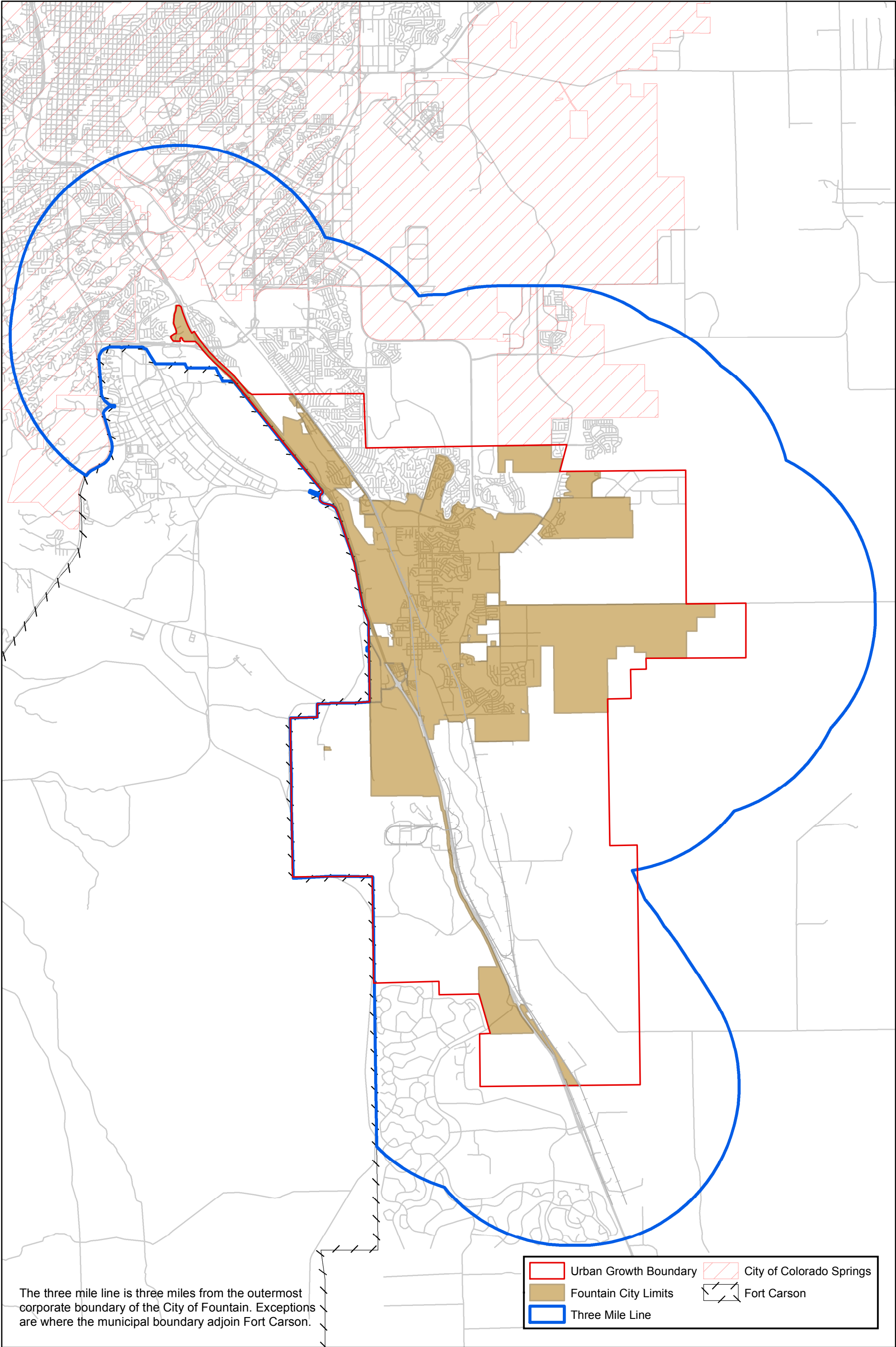


Figure 1: **Planning Influence Areas**
Comprehensive Plan Update



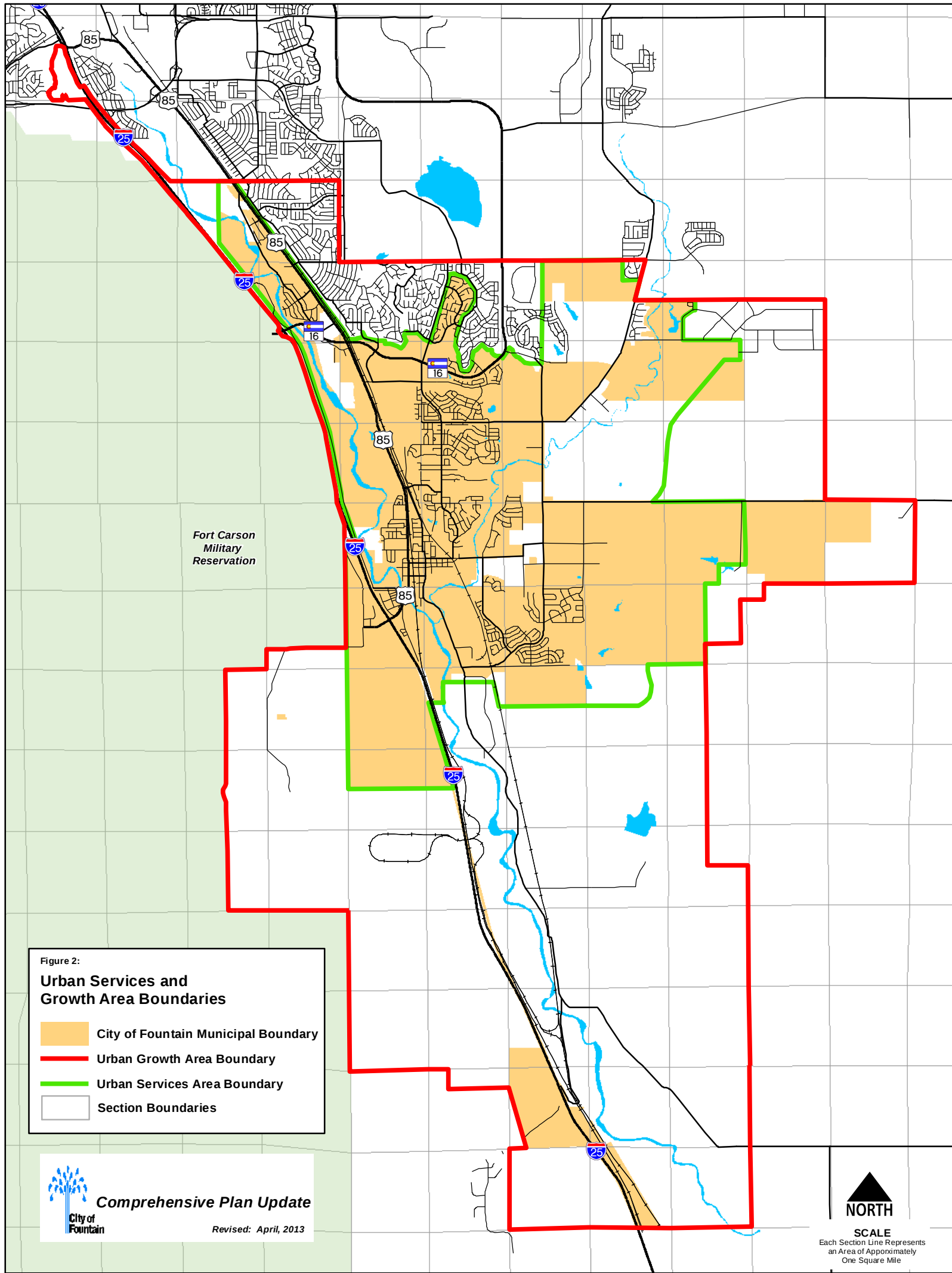


Figure 2:

Urban Services and Growth Area Boundaries

-  City of Fountain Municipal Boundary
-  Urban Growth Area Boundary
-  Urban Services Area Boundary
-  Section Boundaries



Comprehensive Plan Update

Revised: April, 2013



SCALE
Each Section Line Represents
an Area of Approximately
One Square Mile

Realities of Providing Infrastructure

1. Projections of new housing units, completed in October 2004, show that over the next 5 years, the expected number of new homes will be between 400 and 500 units annually. New housing starts in 2004 were 400 units.
2. Based on a review of land uses and current service capacities, it is assumed that there will be little to no new growth within the area currently served by the Security Water and Sanitation District. However, there is potential for significant growth within the Widefield Water and Sanitation District.
3. The Security and Widefield Water and Sanitation Districts, will continue to exist and serve the area known as Security and Widefield. Widefield Water District and Fountain Sanitation District will serve the Mesa Ridge area.
4. Based on the study completed by Black and Veatch, and discussions with the City Staff, it is impractical for the City of Fountain to “jump” the ridgeline east of the City until there is enough demand to warrant service.
5. The City of Fountain is in a position to offer water to developments within its Urban Services Area and also within its Urban Growth Area. However, if the development is occurring within El Paso County, their status is “you

come up with the utilities”, thus the proliferation of special districts throughout El Paso County. Unlike most Colorado counties, El Paso County has a history of ignoring the establishment of urban growth boundaries and service area boundaries.

The Fountain Urban Services Area: Expectation of Urban Levels of Service

The following policies have been adopted by the City Council and Planning Commission to guide growth and development within the Urban Services Area.

1. The Urban Services Area Boundary line represents areas where the City of Fountain is currently willing to provide urban levels of service.
2. If the land is currently within the City or is to be annexed to the City, the City should provide at least three services that are considered to be urban services.
3. If the Widefield/Security Water and Sanitation Districts already serve the land area, there is no expectation of service from the City of Fountain.
4. The Urban Services Area boundary on the east side of Fountain is established as the top of the westerly side of the ridgeline. This line was established in the 1999 Comprehensive Development Plan and reinforced by the Black and

Veatch study completed for the Fountain Sanitation District. This boundary defines what the Fountain Sanitation District can reasonably serve today.

5. The Urban Service Area represents what can be served immediately. By establishing this boundary, the City is saying to potential developers—“We can serve you now, and we will annex you to the City if it is of fiscal benefit to the City. [Note: by Colorado State Statute, an Annexation Impact report is required for any annexation over 10 acres in size.]

6. The City Water Department will serve water on a first come, first serve basis, but annexation does not guarantee serviceability by the water department.

The Fountain Urban Growth Area

The following adopted policies approved by the City Council and Planning Commission govern the Urban Growth Area:

1. The purpose of defining an Urban Growth Area is to convey to potential developers and El Paso County that this is an area that the City may be willing to serve if there is clear economic benefit to the City.

2. The Urban Growth Area Boundary ¹¹ reflects existing natural or jurisdictional boundaries.

3. Both the Urban Services Area and Urban Growth Area boundaries are intended to prevent leapfrog development.

4. The Urban Services Area and Urban Growth Area boundaries are also delineated to ensure the City Council and Planning Commission focus their attention on lands that can be easily served and provide a net fiscal benefit to the City.

5. In conjunction with the establishment of the Urban Services Area and Urban Growth Area boundaries, the City should officially adopt a three-mile street plan to control development that may develop within El Paso County. The adoption of the three-mile street plan can be used to direct development that is unwilling to annex into the City.

Fountain's Transportation and Circulation Plan

C.R.S. § 31-23-212 allows cities to develop a street plan for up to three miles outside the city boundaries (or halfway to the next city, if the land is within five miles of both cities).

FIGURE 3: Fountain's Transportation and Circulation Plan recommends the extension and improvement of Fountain's existing system of roads and highways to provide a hierarchical grid of north/south and east/west connectors. This hierarchical series of roadways will allow for the efficient movement of automobiles from neighborhood to neighborhood, from neighborhood to commercial areas, from neighborhood to major highways and arterials, and from major arterial to major arterial into and through the City of Fountain. The efficiency of Fountain's transportation network is dependent upon the size, safety and quality of these roads in relation to their function to the community and the region.

The City also adopted a Traffic Master Plan in October of 2002. This Plan is incorporated herein as a sub plan of the Comprehensive Development Plan as provided for in State Statute.

The Traffic Master Plan provides the City with a Master Thoroughfare Plan based upon the Pike Peak Area Council of Government's 2025 computerized traffic model.

The following additions should be noted in the Traffic Master Plan based upon agreements the City has reached with PPACG and the Metropolitan Planning Organization (MPO).

- The Traffic Master Plan may be updated after the acceptance of this Comprehensive Development Plan and the updated version of the Master Plan should be adhered to.

- The City of Fountain will work with and recognize other MPO's, including the City of Colorado Springs and El Paso County, roadway classifications as it relates to the boundary of the Urban Growth Area.

Roadway Classification in the Traffic Master Plan will be changed to reflect the classification by the design criteria utilized by the City of Colorado Springs.

- The City of Fountain will work through the Major Thoroughfare Task Force established by El Paso County to identify access needs from major thoroughfares such as Powers Boulevard, Mesa Ridge Parkway, and other Major Arterial or Expressways located within the City Limits.

- The City of Fountain recognizes the PPACG's current Regional Plan for identification of improvements on roadways in the region. The City will participate as a member of the Transportation Advisory Committee within the PPACG.

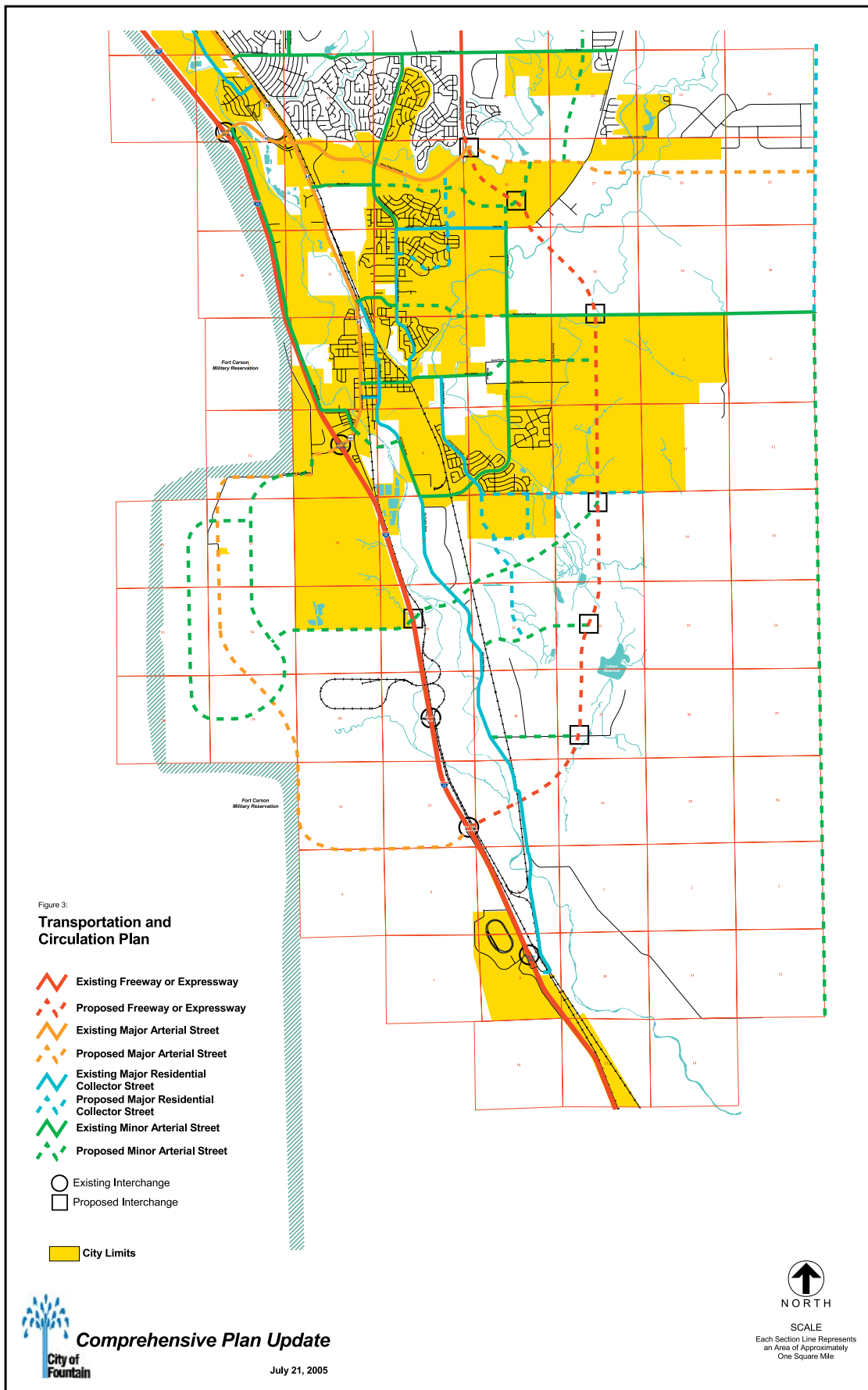
11 From SB 10-

"URBAN GROWTH AREA" MEANS AN AREA IN WHICH URBAN GROWTH SHALL BE ENCOURAGED AND OUTSIDE OF WHICH GROWTH CAN OCCUR ONLY IF IT IS NOT URBAN IN NATURE. **"URBAN GROWTH AREA"** INCLUDES AN AREA THAT MAKES INTENSIVE USE OF LAND, INCLUDING BUT NOT LIMITED TO ANY RESIDENTIAL AREA THAT CONTAINS LOTS WITH AN AVERAGE SIZE OF ONE ACRE OR LESS. **"URBAN GROWTH AREA"** INCLUDES AN AREA THAT REQUIRES URBAN GOVERNMENTAL SERVICES AND FACILITIES SUCH AS STORM AND SANITARY SEWER SYSTEMS, DOMESTIC WATER SYSTEMS, AND FIRE AND POLICE PROTECTION SERVICES."

"URBAN GROWTH BOUNDARY" MEANS THE LINE ON A MAP THAT MARKS THE SEPARATION OF URBAN LAND OR FUTURE URBAN LAND FROM RURAL LAND AND THAT WITHIN WHICH URBAN GROWTH SHOULD BE CONTAINED FOR A PERIOD OF AT LEAST TWENTY YEARS. **"URBAN GROWTH BOUNDARY"** ENCOMPASSES THE URBAN SERVICE AREA AND THE URBAN RESERVE AREA.

"URBAN SERVICE AREA" MEANS AN AREA WITHIN WHICH AT LEAST THREE URBAN SERVICES ARE PROVIDED BY A GOVERNMENTAL UNIT.





The two main roads that will move automobiles in the north/south direction in the future are Interstate 25 and the proposed Powers Boulevard extension. These roads are classified as Freeway or Expressway and have very restricted access control. They typically function primarily for traffic and goods movement and normally have a speed limit ranging from 55 to 75 mph. The right-of-way for Freeway or Expressways is roughly 300 feet in width and often carries traffic volumes around 50,000 vehicles per day on four through lanes. Critical to the operational success of these roadways is that access is only allowed at grade separated interchanges. These roads most effectively move traffic through the City of Fountain and the Fountain Valley region.

A second level of roadway classification is the Major Arterial Highway, which, on a smaller scale, is a continuous highway that carries regional traffic, connects major highways and is primarily used

for traffic and goods movement. About 30,000 to 40,000 vehicles per day use major arterial highways at speed limits of approximately 40 to 45 mph. A Major Arterial Highway in the Fountain Valley is likely to consist of two through-moving lanes in each direction and turning lanes at key intersections. This plan recommends that both Highway 85 and Highway 16/Mesa Ridge Parkway be designated as major arterial highways. These two roads should also serve as the designated truck route through Fountain until Powers Boulevard is completed.

The third level of highway classification is the Minor Arterial Street. This serves as a means for the movement of traffic to locations along major highways and to commercial areas. The Minor Arterial Streets interconnect and augment the regional arterial system and provide service to trips of moderate length at a somewhat lower level of traffic mobility.

Major intersection spacing along minor arterials can occur as frequently as every one-half mile. Minor arterials are important to the movement of goods

and services from the major highways into the community and should be maintained for the continued efficiency of that movement. Over the next twenty years, Minor Arterials will need to serve between 13,000 to 25,000 trips per day. The ultimate street width should accommodate three or four lanes.

The fourth defined roadway classification is the Community Collector Street and is not shown on Figure 3. This collects traffic from smaller streets and local neighborhoods and moves that traffic to larger arterials and highways. Collectors should be designed to hold a traffic volume of about 11,000 vehicles per day, with speed limits of approximately 30 to 35 mph. These streets do not necessarily extend into adjoining communities and are typically two-lane roads with a turn lane where necessary.



FIGURE 4: the Greenfrastructure System shows the critical trail linkages that will allow area residents, particularly Fountain's youth, to bike or walk to key destinations within the region.

City of Fountain Greenfrastructure Program

Fountain's citizens have expressed their desire to develop an alternative transportation network to reduce the dangers associated with shared pedestrian and motorist roadways, reduce the amount of traffic and pollution within Fountain, and ensure that future citizens have the opportunity to most efficiently and enjoyably use Fountain's recreational areas and open space. During the development of this plan, Fountain's citizens stated they strongly support the maintenance and development of their local trail and recreation network. The Greenfrastructure of Fountain consists of its trails, recreation centers, parks, open space, waterways, flood plains, wetlands and wildlife areas. They want the City to access this network. As pedestrians, bicyclists, horseback riders and general recreation lists, the citizens of Fountain have expressed a strong desire to further develop and ensure the protection of their open green spaces and trails.

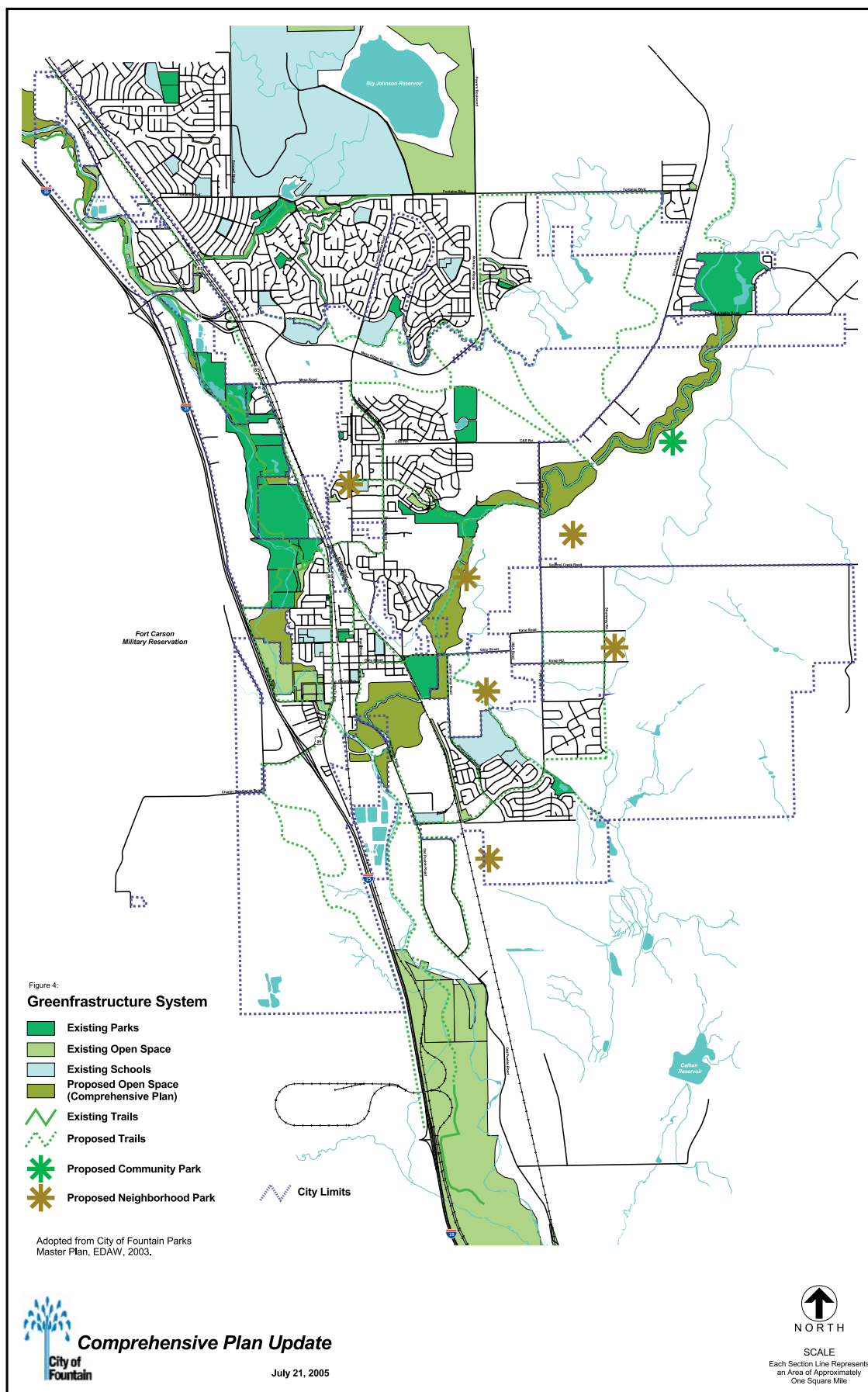
The Fountain Greenfrastructure System was developed to address these concerns. This map incorporates Fountain's existing trails, in addition to trails proposed by the City's adopted Parks, Recreation and Trails Master Plan, waterways, wetlands and wildlife areas. The Fountain Greenfrastructure System Map demonstrates how area pedestrians, bicyclists and horseback riders

can move through Fountain and from one open space area to another. The Transportation and Circulation System can be augmented with four priority trails. The four trails that are critical to moving residents of Fountain to key destinations are as follows:

- The Fountain Creek Trail.
- Jimmy Camp Creek Trail (also known as the Historic Cherokee Trail).
- Crews Gulch Trail.
- The Janitell Trail.

All four of these trails were identified in the City of Fountain Trails Master Plan, which was prepared by the Pikes Peak Area Council of Governments (PPACG) and adopted by the City of Fountain on December 10, 1996. While there were many more trails designated in the Fountain Trails Master Plan, these four trails are the most critical to acquire and improve for the following reasons:

- Two of the trails utilize existing creek beds to provide regional trail access.
- The four trails provide connectivity between school sites and neighborhoods as well as existing recreational facilities.
- These trails set a standard for the best community-wide use of flood plain lands. These four trails complement the roadway network and allow for separation between auto and non-auto movement. Refer to the City's adopted Parks, Recreation and Trails Master Plan for more detailed information regarding parks, recreation facilities and trails.

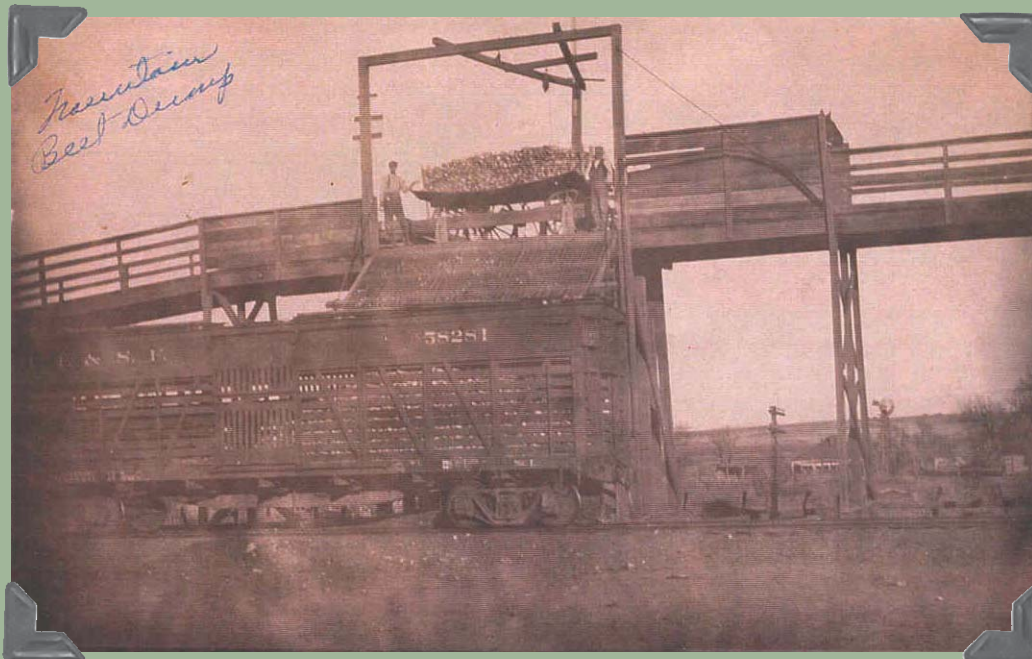




Chapter 6

Use this chapter if you want to know about how the City of Fountain plans to address land uses in conjunction with the established planning framework. This chapter contains the Future Land Use Plan.

The Future Land Use Plan



The Future Land Use Plan

Regional Setting

The City of Fountain is comprised of 18.2 square miles or 11,662.7 acres of land, located just south of Colorado Springs and directly east of Interstate 25. To the west of the City, the land is owned and operated by the US Army as part of the Fort Carson Military Post. To the east of the City, on the other side of the Jimmy Camp Creek basin, numerous sections of land are owned by the Colorado State Land Board.

The City was founded in 1859, incorporated in 1903, and became a home rule city with a council-manager form of government in 1970. The City is a unit of government within El Paso County and a member of the Pikes Peak Area Council of Governments. The County is the primary service provider of numerous social programs to City residents. The City provides residents with water, electric, law enforcement, fire protection, recreation, public works and administrative services to regulate and control development. Educational services are provided through the two local School Districts, Fountain-Fort Carson #8 and Widefield #3.

Existing Land Use

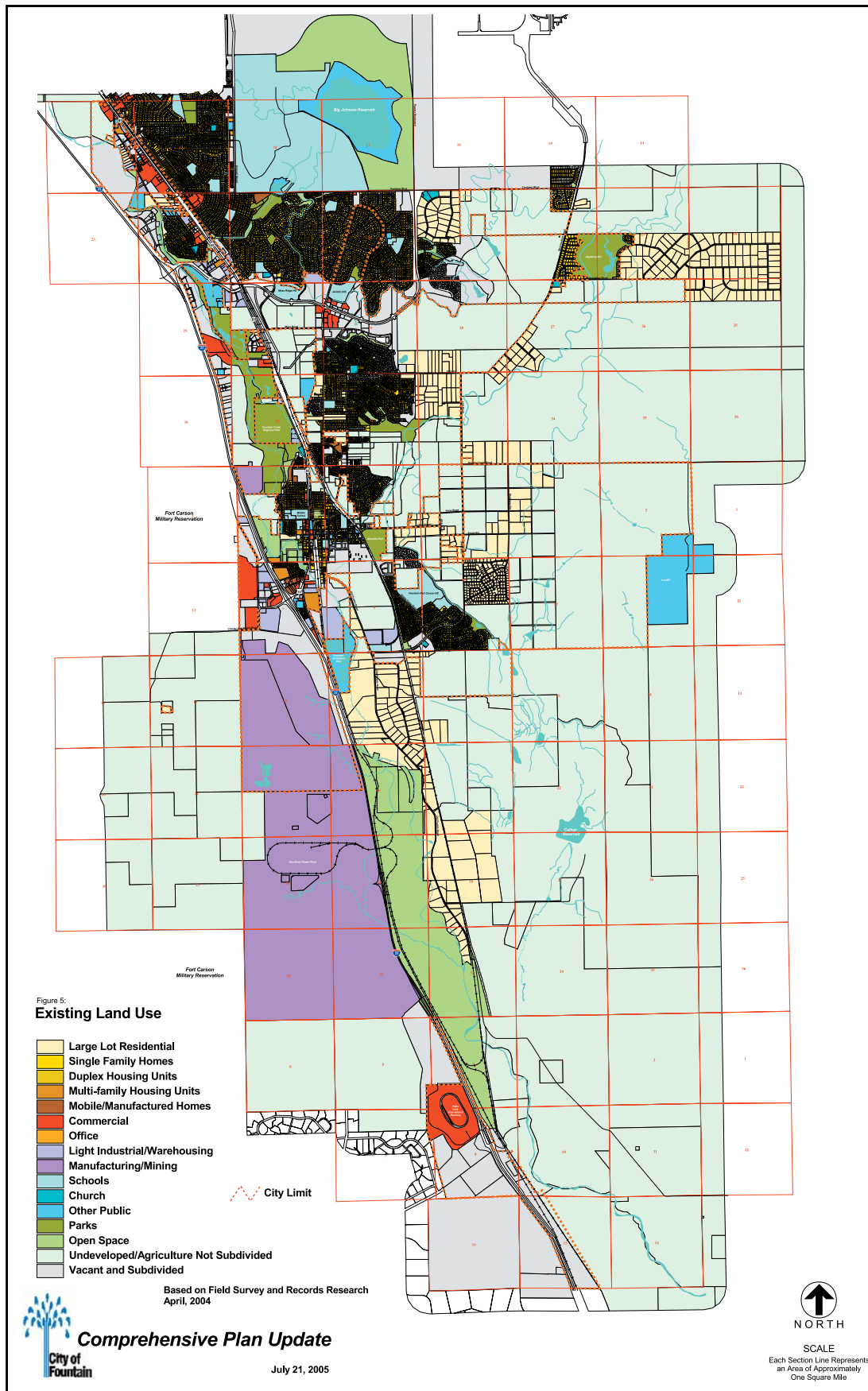
A survey of existing land use in the City of Fountain was conducted in order to better understand the extent and character of development in the community. The following maps (Figure 5: Existing Land Uses and Figure 6: Official Zoning Map) and

statistical table illustrate the distribution and type of land uses within the community. The two most predominant land use activities in the community are residential and industrial, each accounting for 14.6% and 10.5% of the active land uses in the City. The increase in the land used for industrial uses is due in large part to classifying all of LaFarge properties and Kiewit Western as industrial. The potential for growth in Fountain can not be overlooked: In 1999, 27.4% (2381.3 acres) of the land within Fountain was in agricultural use, today, given recent annexations, 40% of the land is currently in agricultural use. While this land is currently in an agricultural use, the lands were annexed into the City to receive urban levels of service, thus indicating that there is an even greater growth potential within the City as in 1999. Citizens of Fountain are concerned about development in areas that are subject to flooding. In addition, these are lands that are presently too expensive to service and therefore are of little interest to potential developers.

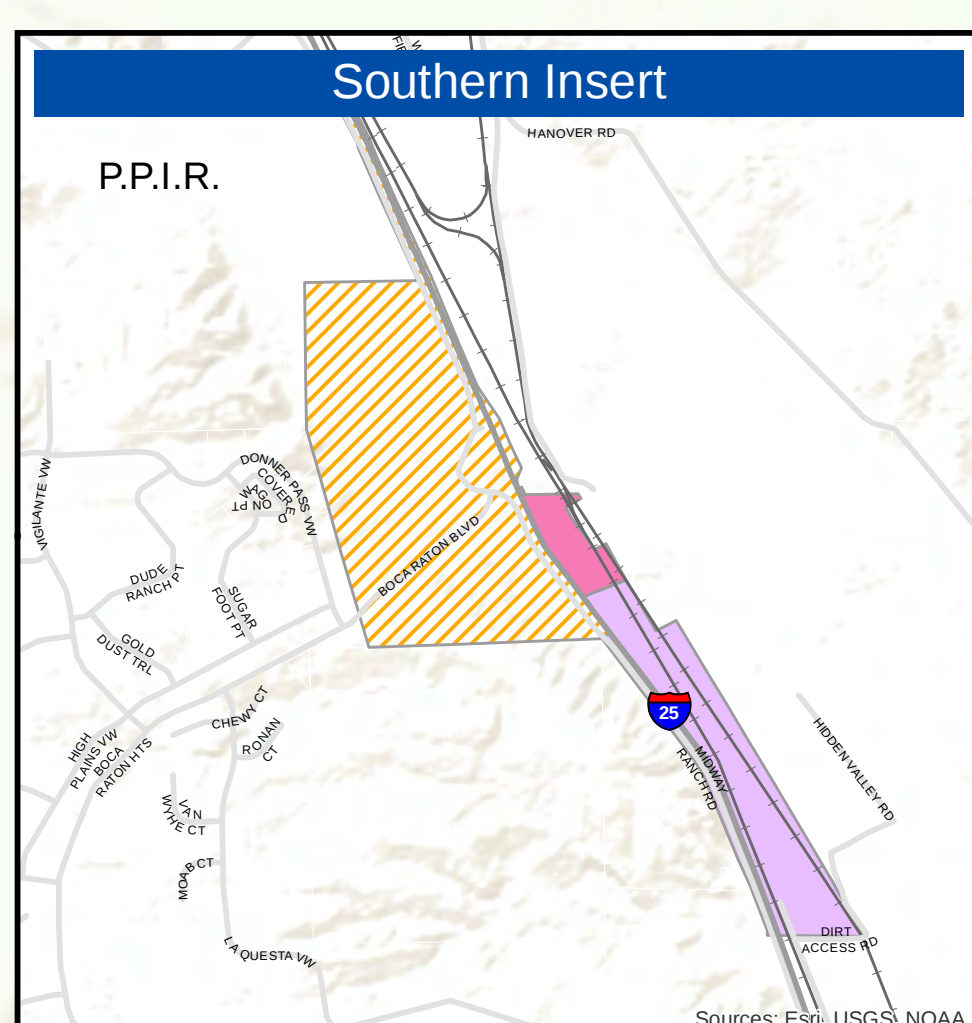
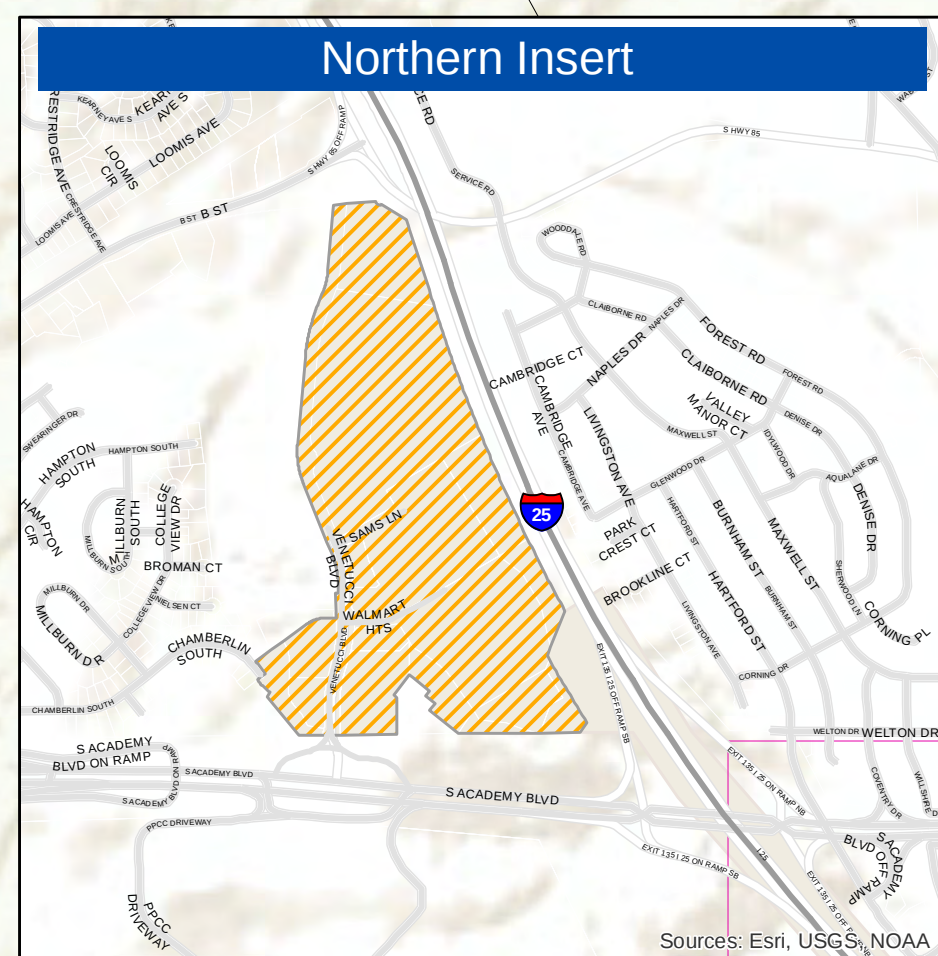


TABLE 1:
Land Use in the City of Fountain and the
Urban Planning Area 1999 vs. 2005

	1999		2005	
Land Use Category	Acres	Percent	Acres	Percent
Residential	1,117.1	12.8%	1,693.3	14.6%
Rural Residential	273.3	24.5%	683.1	5.9%
Single Family Homes	737.3	66.0%	891.6	7.6%
Duplex – Four attached Units	30.3	2.7%	1.8	0.0%
Multi-family Units	28.7	2.6%	56.4	0.5%
Mobile Homes	47.5	4.3%	65.4	0.6%
Commercial	141.5	1.6%	442.1	3.8%
Office	9.8	0.1%	10.9	0.1%
Industrial	297.3	3.4%	1225.7	10.5%
Light Industrial			159.2	1.4%
Manufacturing			1,066.5	9.1%
Public	1,047.6	12.0%	1027.7	8.8%
Schools	185.2	17.7%	188.5	1.6%
Church	16.6	1.6%	20.5	0.2%
Other Public	134.8	12.9%	139.6	1.2%
Parks	710.9	67.9%	504.6	4.3%
Open Space			174.5	1.5%
Agriculture/Undeveloped and not subdivided	2,381.3	27.4%	4,666.2	40.0%
Vacant or No Apparent Use and subdivided	3,021.4	34.7%	1,796.3	15.4%
Streets, Railroad & other ROW's	687.9	7.9%	795.4	6.8%
TOTAL - Acres	8,703.9		11,662.7	
TOTAL - Square Miles	13.6		18.2	



City of Fountain Zoning Map



- | | | | |
|--|--|--|-----------------------------------|
| | Large Lot Agricultural/Residential District | | Neighborhood Commercial District |
| | Residential Agricultural District | | Village Center District |
| | Single-Family Residential Small Lot District | | Regional Commercial District |
| | Residential Mixed Use District | | Business Park District |
| | Multi-Family Residential District | | Small Office/Warehouse District |
| | Manufactured Housing Park District | | Planned Industrial District |
| | Manufactured Housing Subdivision District | | Parks and Open Space District |
| | Downtown Mixed Use District | | Planned Unit Development District |
| | Central Mixed Use Business District | | |

0 0.375 0.75 1.5 2.25 3 Miles

Date: 11/21/2017
Sources: Esri, USGS, NOAA

The Future Land Use Plan Map (Map 7) is the most critical element within the plan document. This preferred Land Use Map represents a synthesis of the current trends and conditions in the community, and the adopted principles and policies for growth and development. The Preferred Land Use Plan Map does not replace the City's Official Zoning Map nor change any existing zoning within the City. Unlike a zoning ordinance, this plan map illustrates how the community envisions certain areas developing and will be used to guide zoning and rezoning decisions.

The area covered by the Future Land Use Plan is within the established Urban Services Area. This area contains lands that are adjacent to the existing community or that the City of Fountain believes are of overall benefit to the residents of Fountain. While this map is a scaled map, it is conceptual in nature and exact boundaries of desired land uses may be adjusted based on platting requirements approved by the city.

The current municipal boundaries of the City of Fountain contain 11,662.7 acres or 18.2 square miles. The Urban Services Area is 15,362 acres or 24

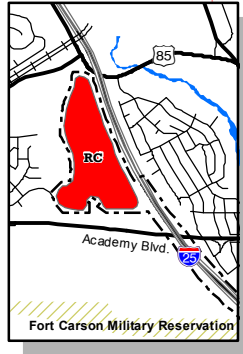
square miles. It is important to remember that 45% of the land currently within the City is either vacant, within a 100-year flood plain or in agricultural use. To prevent sprawl, development should be directed first to areas within the City and then to areas within the Urban Services Area. Development within the Urban Growth Area is strongly discouraged at this time.

As a point of reference the Town of Monument, which also serves as a bedroom community for both Colorado Springs and Denver and has easy access to I-25 has a total land area of only 3,080 acres of land or 4.8 square miles of land. Its defined Urban Growth Area, which includes the existing town, encompasses approximately 6,796 acres, or 10.6 square miles of land.

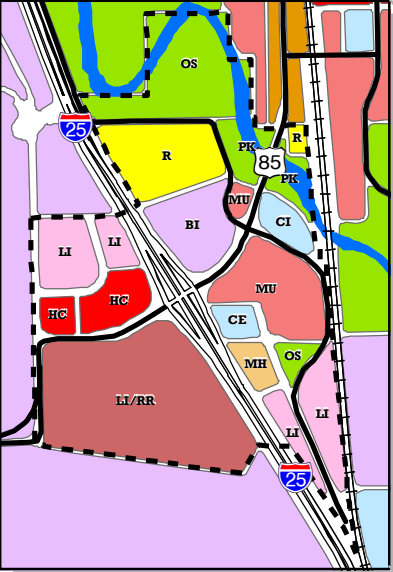
Figure 7:
Future Land Use Plan Map

April, 2013

Academy Boulevard Inset



US Highway Corridor Gateway Plan Inset*



Gateway Land Use Categories

R Residential	LI Light Industrial
HC Highway Commercial	CE Cemetery
MU Mixed Use	CI Civic
B/I Business/Instutinal	PK Park
LI/RR Light Industrial/Regional Retail	OS Open Space

* For Complete Description of the Proposals for this area See: "US Highway 85 Corridor Gateway Redevelopment Plan and Implementation Strategy"

Comprehensive Plan Land Use Categories

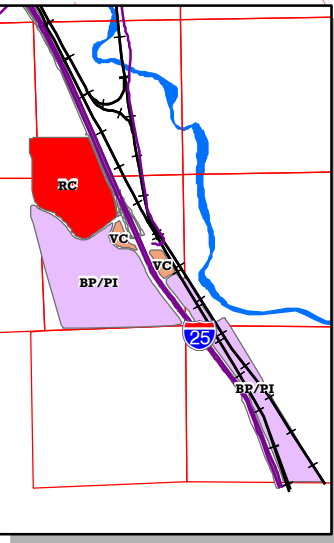
LL	Large Lot Residential
SFD	Single-family Residential
MH	Manufactured Home Communities
MF	Multi-family Residential
MR	Mixed Residential
HD	Historic Downtown
CMU	Central Mixed Use
RC	Regional Commercial Centers
VC	Village Commercial
NC	Neighborhood Commercial
SO	Small Office
BP/PI	Business Park/Planned Industrial
P	Public
POS	Park/Open Space
A/H	Agriculture/Holding



SCALE
Each Section Line Represents
an Area of Approximately
One Square Mile

- Fountain Municipal Boundary
- US Highway 85 Corridor Gateway Plan Boundary

PPIR Inset



Fountain Land Use Classifications

Agricultural/Holding

Desired Location and Character

The purpose of the Agricultural/Holding land use classification is to prevent urban level development from occurring outside of the City limits, and to preserve land in an agricultural state until urban level of services can be provided by the City of Fountain. This land use classification is intended to discourage leapfrog development and ensure that lands develop in an orderly and progressive manner. Currently, real property that has not been annexed into the City of Fountain can be developed under the El Paso County Zoning Standards. The County's zoning regulations allow for a higher density of development than most area residents might wish. The City of Fountain strongly discourages El Paso County from allowing this land to be subdivided and developed until it is annexed to the City of Fountain. At such time as urban levels of service can serve the agricultural land, the City will re-examine the appropriate locations and recommended uses and densities for this land. Prior to annexation, the concept is to allow one dwelling unit per existing parcel. Land outside of the city limits and east of the proposed Powers Boulevard and the area south of the city limits and outside of the Urban Services Area are two examples of where this designation is applicable.

Throughout this plan, the intent is to ensure that all land uses have varied lot sizes with adequate transitions from rural uses to urban uses.

Desired Attributes and Uses

- Lots comprised primarily of open lands.
- Domesticated farm or ranch animals permitted based on acreage of land and whether it is irrigated or non-irrigated land.
- Accessory structures and uses that assist in the production of value-added agricultural products.
- Private and unpaved roads permitted.
- Family farms and ranching businesses.
- Riding school; trout farm; petting corral; small dude ranch; on lots that are at least 10 acres.
- Veterinarian; farrier; saddle repair on lots that are at least 2 1/2 acres.
- Bed & Breakfast Inn.
- Cottage industries and home-based business endeavors.
- Well-maintained dwellings in the vernacular country style with or without guest or work quarters.
- Irrigation ditches that go from lot to lot should be protected and center flow should be maintained.
- Impervious cover should be minimized to reduce surface run-off.

- One dwelling unit on each existing parcel under 35 acres—further subdivision of land is discouraged until it can be served by City of Fountain Water.
- Pedestrian, bike and equestrian trails are strongly encouraged.
- Bicycle and equestrian-friendly roads with low traffic and heavy commercial vehicle restrictions where possible are appropriate in this area.

Large Lot Residential

Desired Location and Character

Neighborhoods with low-density housing and a predominantly rural character located along the Jimmy Camp Creek basin or in areas that are difficult to serve by gravity sanitary sewer.

Throughout this plan, the intent is to ensure that all land uses have varied lot sizes with adequate transitions from rural uses to urban uses.

Desired Attributes and Uses

- Well-maintained dwellings.
- Lots comprised primarily of open lands.
- Domesticated farm or ranch animals permitted.
- Accessory structures and uses that assist in the production of value-added agricultural products.
- Private and unpaved roads permitted.
- Minimum lot size of one house per 2.5 acres.¹²
- The size of all parcels may be reduced from the minimum lot size to a negotiated minimum lot size no less than 1/2 acre to allow for the clustering of residential dwelling units. All such lot reductions should be justified and compensated for by an equivalent amount of land in open space to be reserved as permanent open space and maintained for its scenic or recreational value.¹³



¹² Allows for septic system but requires City water; Sanitary sewer required for any dwelling that is not on at least 2.5 acres per El Paso County Health Department.

¹³ The State of Colorado has significantly increased the value of conservation easements since they can be bought and sold.

Single Family Residential

Desired Location and Character

This land use designation is designed to promote, stable, well-established neighborhoods with a mix of densities, located off community collector streets and in close proximity to the regional and local trail system. The lots should be of sufficient size to allow for off-street parking.

The citizens of Fountain wish to avoid “cookie-cutter” subdivisions where there is little or no variation in lot size nor any variation in the style and size of homes. Furthermore, since the community wishes to maintain its rural setting, areas designated as single family should include a mix of densities and lot size transitioning particularly where smaller lots abut larger lot development [homes 1/2 acre or more]. In order to allow for cost effective development, the City may support the subdivision of land into lots that are less than 8700 square feet but no more than 7 units per acre only if additional open space is provided.

If developers wish to create smaller lots or promote mixed use developments, the City encourages developers to use the Planned Unit Development process, which allow the developer greater flexibility while ensuring that there is diversity in lot size, a transition from rural to urban character and adequate open space. Even if the land is in a Planned Unit Development, in no event should the City negotiate an open

space dedication of less than 15% of the development, unless the City Council determines that funds in lieu of the open space dedication, which should be negotiated but should equal or exceed 15% of the total value of the development will benefit the open space system to a greater extent as documented in the adopted City of Fountain Park Plan. Lastly, new housing developments should be designed to respect the natural land characteristics including views to the west, bluffs, drainage ways, floodplains, wetlands, and irrigation ditches.

Throughout this plan, the intent is to ensure that all land uses have varied lot sizes with adequate transitions from rural uses to urban uses.

Desired Attributes and Uses

- A mix of compatibly designed single-family detached houses with or without guest quarters [An example of guest quarter is a subordinate 600 sq. ft. dwelling with limited kitchen facilities within the main dwelling unit or garage].
- A variety of housing styles and sizes and a range of lot sizes are strongly encouraged.
- Setbacks between lots should be large enough to allow for landscaping and usable open space and to allow access to a second story window. 10-foot side yard setbacks are considered.

minimum. Side yard setbacks should be further increased if a dwelling unit is over 25 feet high.

- Subdivisions that create more than 10 minimum sized lots and have minimal or no variety in lot size should be subject to specific subdivision performance criteria.
- A transition in subdivision lot sizes should be required for any perimeter lots where the existing adjacent lots are a disparate size. Another option would be an increase in minimum perimeter set backs.
- Subdivisions creating more than 10 new lots should be required to provide 25% of the land within the subdivision for open space.
- Open space requirements may be reduced by up to 10%, but in no event less than 15%, in exchange for a greater percent of larger lots or substantial recreational or educational amenities including but not limited to swimming pools, common areas, tennis courts, equestrian facilities, recreational centers or school sites that are available to citizens of Fountain or other projects that are consistent with the values of the community.
- Pedestrian access routes to open space and trails should be clear and easy to reach from any new subdivision.
- A variety of housing styles within each new development consisting of 5 units or more is strongly encouraged.
- Scale, size and siting of residential homes should be appropriate to the lot size and lot configuration.
- Garages should be visually subordinate to primary structure and setback at least 20 feet from the front property line to allow for adequate off-street parking.
- Garage doors should not exceed 40 percent of the building's street frontage.
- Landscaping is recommended on at least 50% of the land between the primary structure and street. Xeriscaping or additional water conservation techniques are strongly encouraged.
- Roofs should drain to the street.
- Non-residential uses that create traffic volumes above what is commonly generated in a single-family neighborhood are strongly discouraged unless such impacts can be mitigated to the satisfaction of the City.
- Open space, parks, and trails should be integral to any new subdivision and should be so designed to provide easy access to schools, recreational amenities and community destinations.
- Open space should be useable and easy to maintain.

- If single-family homes abut a well-traveled road, the perimeter edge of a subdivision should be so designed so to avoid a canyon effect. There should be variation in the placement and texture of any fencing material and it is recommended that homes be further setback from the street based on the volume of traffic to minimize noise impacts.



This includes:

Manufactured Homes

Desired Location and Character

Manufactured homes include all homes built off-site that are placed on lots that are owned by an individual. This designation includes planned neighborhoods comprised of well-maintained manufactured homes that are set back from the street preferably with detached sidewalks with a landscaped zone between the street and sidewalk [often referred to as a 'tree lawn']. Manufactured homes are allowed within established site-built single-family areas if they comply with the attributes listed below.

Desired Attributes and Uses

- Well-maintained dwellings units that provide a greater choice in size and cost of housing.
 - Minimum lot size for new manufactured developments should be the same as for other city residential lots.
 - Manufactured homes should adhere to similar design standards as required in all other residential areas.
- > Homes should be set on a permanent 'ground set' foundation and back filled as required by the City of Fountain Codes.
 - > Homes should have change in plane and a pitched roof.
 - > Homes should have an articulation of exterior walls [porches, roof form, gables, etc.].
 - > Homes should have a ratio of open surfaces to enclosed surfaces similar to those in the neighborhood.
 - > In areas designated as a Manufactured Home subdivision, the City should encourage a variety of manufactured home sizes and designs.
 - > The principal door or entryway into the structure should face the street.
 - > The term "Manufactured Home" does not include park trailers, camper trailers, travel trailers, or other similar vehicles.
 - > Wood or wood-like siding is encouraged.

Manufactured Home Communities

Desired Location and Character

Manufactured home communities consist of homes built off-site that are placed on lots that are leased by an individual. Previously referred to as Mobile Home Parks, these are now referred to, as long-term lease communities comprised of manufactured homes that should meet the following State-defined specifications:

- Type I: At least 24 feet X 36 feet; with pitch roof and 1,000 sq. ft.; meets adopted national safety standards and Uniform Building Code (UBC).
 - Type II: A single-section manufactured home— minimum 8 feet X 32 feet; meets adopted national safety standards and UBC. Locations for this land use designation can be found on the Future Land Use Map. Manufactured home communities should be permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.
- Minimum lot size for new manufactured developments should be the same as for other city residential lots.
 - In areas designated as a Manufactured Home Community, the City encourages a variety of manufactured home sizes and designs.
 - Common waste disposal areas, maintenance equipment and storage sheds should be screened and out of public view.
 - Common areas with adequate amenities such management offices; community center; recreational facilities; service facilities including laundry, dry cleaning facilities, and other structures customarily incidental to manufactured home parks and storage facilities should be provided.
 - No manufactured home should be moved onto any lot unless the same is certified pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974”, 42 U.S.C. §5401 et seq., as amended or is certified by the Colorado Division of Housing pursuant to section 24-32-701, et seq., C.R.S.

Desired Attributes and Uses

- In a Manufactured Home Community, the properties should be well landscaped with strong on-site management. This includes landscaping along the perimeter of the development, as well as along all interior streets.

Multi-Family Residential

Desired Location and Character

This land use classification is mix of well-maintained residential types, including but not limited to single-family attached, duplexes, triplexes, fourplexes, townhomes, condominiums, and multi-family units, located near shopping, recreational amenities and transit services. Areas designated as multi-family residential are particularly suited for those who wish to decrease their dependency on the car. Multi-family residential areas are encouraged to develop in locations that can provide a transition between lower density residential neighborhoods and non-residential uses, particularly retail uses.

Throughout this plan, the intent is to ensure that all land uses have varied lot sizes with adequate transitions from rural uses to urban uses.

Desired Attributes and Uses

- Well-maintained dwellings/properties.
- Choice in size and cost of housing.
- Multi-family units that address the demands and needs of larger families.
- Well-landscaped properties with landscaping along all perimeter lot lines.
- Parking that is subordinate to the principal use and located to the side or rear of the structure.

- Multi-family complexes with off-street parking in garages or in landscaped parking lots
- Trash enclosures, maintenance equipment and storage sheds that are screened and located out of public view.
- Playgrounds, recreational amenities, and common areas.
- Spacing between units and screening with plant materials or plant materials and fencing along the perimeter of the of the development; fencing alone is strongly discouraged.
- High quality design with on-site amenities.
- Open space, connecting trails and parks nearby.
- Encourage owner occupancy of individual units.

- Nine to twelve units per acre is recommended; clustered with no more than 30 units per building should be allowed to provide additional useable open space.
- A density of greater than twelve units per acre may be permitted if additional amenities including open space are provided.



Mixed Residential

Desired Location and Character

Currently located adjacent to the core area of Fountain, this land use category respects the historic character of the core area and allows residential and small business uses to co-exist. Mixed residential land uses are also encouraged in newly developed areas.

Desired Attributes

- The size and shape of structures should be consistent with the historic character of the area, with the building mass broken up, and in some instances, upper stories stepped back.
- Developments should maintain and enhance the historic pattern of trees, lawns and attached sidewalks.
- Moderate density housing, including single-family detached and attached residential units, infill residential and apartments, which may be secondary to offices and community serving retail establishments and that serve the overall needs of the community – including areas for employees, temporary work force, elderly residents and students.
- Developments should be well designed and should respect the historic parcel size.
- Developments should minimize the view of on-site parking [for example, the parking should be in the rear or

back side of the lot rather than in the front yard or if parking is located in the front yard it should be substantially screened from public view].

- Developments that combine housing with small business and neighborhood-oriented retail uses that are attractive to pedestrians and do not generate a high volume of vehicle trips are strongly encouraged. Attributes of such uses include:

- > Small businesses that provide services or limited and specialty retail establishments and are predominantly on the ground floor.
- > Mixed-use areas that provide pathways and walk ways between core commercial areas and residential neighborhoods.

Desireable Uses

- Single family residential dwellings.
- Single family attached dwellings including by example– duplexes, triplexes, four-plexes, townhomes, condominiums, apartments and group homes.
- Professional offices that are not high traffic generators, including, but not limited to: medical, architecture, real estate, financial services, legal and engineering services.
- Small inns and lodges (5 to 20 rooms) including bed and breakfast establishments.

- Personal services and servicing facilities that support and serve the downtown core area.
- Child care facilities.
- Public, cultural and quasi-public buildings, including government offices.
- Eating, drinking and entertainment establishments with no drive-thru service.
- Buildings with traditional storefronts that provide interest at the street level through the display of goods, internal operations, or information displays are recommended.
- Developments should maintain and enhance the historic pattern of trees, lawns and attached sidewalks.
- Developments that combine small business and neighborhood-oriented retail uses that are attractive to pedestrians and that have the following characteristics are appropriate for the historic downtown area:
 - > Small businesses that provide services or limited and specialty retail establishments predominantly situated on the ground floor level.
 - > Pathways and pedestrian access between commercial areas and residential neighborhoods.

Historic Downtown

Desired Location and Character

The Historic Downtown Land use category is located in the historic heart of Fountain and includes specialized government functions, specialty and convenience retail, professional and service oriented offices, eating drinking and entertainment establishments, cultural and recreational facilities, and smaller historic homes. This area is intended as a community gathering point.

Desired Attributes

- Developments that are designed to respect the historic parcel size and are integrated with the scale of existing development and the surrounding environment.
- Developments that minimize visible, at grade, on-site parking—within this area, central off-site parking facilities are an alternative to on-site parking. Also, uses with staggered hours of operation that share parking.
- Single-family detached and attached residential units, infill residential, condominiums, town homes and apartments.
- Professional offices that are not high traffic generators, including but not limited to: medical, architecture, real estate, financial, legal and engineering services.
- Small inns and lodges (5 to 20 rooms).

Desirable Uses

- Personal services and servicing facilities which support and reinforce downtown as a destination location.
- Cultural facilities, including but not limited to, museums, art studios, and educational facilities.
- Public and quasi-public buildings including government offices.
- Eating, drinking and entertainment establishments with no drive-thru service.



Central Mixed Use Business

Desired Location and Character

The Central Mixed Use Business land use category is located along Santa Fe Avenue from Exit 128 and I-25 to Comanche Village Drive. This land use classification reflects the difference in traffic volumes and accessibility to businesses along Santa Fe Avenue (aka State Highway 85) and the businesses in the historic downtown. The purpose of this mixed-use area is to ensure that the majority of the small individual owned business and service establishments remain and continue to prosper in what has historically been viewed as Fountain's central business district.

This area is differentiated from other commercial areas since this highway is controlled by the Colorado Department of Transportation CDOT]

with the purpose of serving as an important north-south regional arterial. Santa Fe Avenue is classified by CDOT as a Non-Rural Arterial– this means moderate travel speeds and relatively moderate to high traffic speeds. Any new or redeveloping business is required to get an access permit from CDOT. Given the function of this corridor and the fact that CDOT allows only one access point to any lot or combination of lots under one ownership, a wide range of complementary uses that can share access to Santa Fe Avenue are encouraged. While this area currently serves a designated truck route, alternative routes are planned by CDOT.

This area is the gateway to the City, so a focus of the area is the image presented to the public. Improved landscape, building design, beautification efforts, parking and screened or enclosed storage to the side or back of the building and any other efforts are encouraged.

Desired Attributes

- Developments that complement the streetscape improvements and let you know that you are in Fountain Colorado rather than “anyplace USA” is preferred over franchise developments that are often not locally owned.
- Retail establishments that generate sales tax are critical to the economic stability of the City and should be promoted along the Santa Fe Avenue Corridor.
- Developments should provide a landscaped buffer along the sidewalk edge and provide other site amenities to reinforce the publicly funded streetscape improvements.
- Consolidation of access points and shared access to Santa Fe Avenue should be encouraged by all businesses wishing to expand or redevelop.
- Building image review should be triggered for any new or redeveloping property and for any change of use.
- In order to increase customer visits and promote economic revitalization, the following building image/site planning principles should be considered:
 - > Provide landscaped access points with a defined curb cut so customers know where to turn in.
 - > Showcase your building and your business not the parking to attract more customers—developments that minimize the view of on-site parking by locating parking to the sides and/or rear of buildings, or by breaking parking up into several, linked parking areas rather than one large parking area is preferred.
 - > Think about locating complementary businesses next to each other with a shared access point— this helps to create a market niche and customer destination.
 - > Outside storage, which is different from outside display, is not an attraction. It’s a deterrent to business growth. No outside storage should be allowed. Standards should be developed for outside display. Placement and design of outside displays should be approved by the city.

> Store fronts where merchandise and customers can be seen from the street is an enticement to stop and shop whether the business is serving food or selling merchandise.



> Signs that are unique to a business, particularly those with symbols that capture what the business is all about should be located on the front of the building façade facing the street where they are most visible given the traffic speed along the Santa Fe Avenue Corridor.

> Building forms that are asymmetric and create a complex building form with overhangs, recesses, dormers, gabled ends, arcades, balconies and porches are recommended.

- The Santa Fe Avenue Corridor serves as Fountain's front door— people's impression of Fountain is often based on what they see along this corridor. Within this land use classification, a variety of commercial establishments are possible if they include many of the attributes listed above.

Desirable Uses

- A wide variety of commercial uses, particular retail is appropriate for this area of the City.

- Automotive related services and sales are allowed if the desired attributes of development are included in the development or redevelopment of land parcels along this corridor.

- Well-planned attractive clusters or nodes of commercial development that complement each other through common site planning or are complementary in terms of market draw.

- Complementary commercial and business services with pedestrian corridors and plazas that begin to encourage movement between shopping areas.

- Uses that provide services for the traveling public including commercial accommodations.

- Groups of shops and services that share a single access point.

- Eating and entertainment complexes.

- Small scale convenience retail establishments.

- Smaller office and repair services with no outside storage.

- Professional offices and services including medical services and facilities.

Regional Commercial Centers

Desired Location and Character

Sales tax generating retail centers should be located within the City limits and in close proximity to Interstate 25 or Mesa Ridge Parkway. Upon completion of the proposed Powers Boulevard extension, regional commercial may locate in close proximity to Powers Boulevard and a regional or community arterial with four [4] or more through lanes. This type of retail development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public.

Desired Attributes

- Access to I-25 or Powers Boulevard.
- Uses that provide goods and services for the region and traveling public.
- Controlled access onto collector streets by limiting curb cuts and clustering development.
- Rather than blank walls along building fronts and areas adjacent to public ways, buildings that provide interest and variation in their overall form are strongly encouraged.
- Buildings that provide interest at the street level through the display of goods, internal operations, or information displays.
- A mixture of complementary uses such as retail, service and office.

- Developments that minimize the visual impact of parking lots; parking areas are subordinate to the primary use.
- Well landscaped developments that clearly differentiate between pedestrian areas and traffic areas.
- Developments that minimize the visual impact of service areas, refuse storage and mechanical/electrical equipment.
- Buildings with clearly defined, highly visible primary entrances through the use of fabric or metal awnings that correspond to the length of a single storefront, physical recesses or projections, or arcades.
- If any type of residential development locates within 1/4 mile of these uses, there should be pedestrian connections to these neighborhoods.
- Development that provides adequate transitions between non-residential and residential uses.

Desireable Uses

- Lodging and meeting facilities.
- Shopping centers and life-style malls.
- Office complexes with convenience retail located within each building.
- Financial institutions with or without drive-thru facilities.
- Gas stations as well as businesses that service repair or install automotive parts.

- Eating and drinking establishments.
- Showrooms that cater to the sale of large goods and vehicles.
- Large specialty retail establishments that people will drive distances to shop.
- Transit facilities and amenities.
- Entertainment complexes.
- A mixture of complementary retail and service facilities which encourage one-stop shopping.
- A site designed to provide transition from heavily traveled main thoroughfares to residential neighborhoods through the use of landscaped buffers, trees and berms.

Desirable Uses

- Retail Stores.
- Professional office and financial institutions.
- Live/work developments.
- Eating and drinking establishments.
- Professional services.
- Medical services and facilities.
- Auto service [gas stations, car wash, auto parts].
- Convenience stores [video rental, coffee shops].

Village Commercial

Desired Location and Character

This land use classification is typically located at the intersection of at least one community arterial street and community collector street.

Desired Attributes

- A mixture of non-residential development that provides goods, services and employment opportunities for the citizens of Fountain and the unincorporated communities of Widefield and Security.
- Development contains pedestrian connections and amenities to surrounding neighborhoods, parks and recreational facilities.
- Dense, compact development with pedestrian amenities throughout the site.
- A design that eliminates parking as the dominant or most visible use.

Neighborhood Commercial

Desired Location and Character

Small-scale retail and professional services are envisioned along community collector streets and within walking distance of existing neighborhoods. This land use designation provides convenience goods and services that are often within walking distance of surrounding residential areas.

Desired Attributes

- Small independently-owned retail and service establishments that are not dependent on high traffic volumes.
- Small and compact parking areas.
- Pedestrian amenities should dominate over the automobile.
- Drive through facilities or auto-oriented commercial uses (e.g. fast food chains) are strongly discouraged.

Desireable Uses

- Personal service establishments such as beauty shops, dry cleaners, pharmacies, barber shops, laundromats and other similar uses.
- Legal and professional services (accountants, attorneys, consulting services etc.).
- Cafes and restaurants (bagel shops, ice cream parlors, coffee shops, small independently owned restaurants, etc.).
- Specialty retail (bicycle shops, antique shops, etc.).



Small Office/ Warehouse Centers

Desired Location and Character

Smaller business, office, warehousing, research, and development space that may require the distribution of goods by cargo vans and smaller trucks (UPS, FEDEX) but not semi trucks are envisioned for this area. Areas with easy access onto a major arterial or collector streets are preferred. Employment-creating businesses are encouraged.

Desired Attributes

- Small office or incubator space with limited warehousing needs that does not require high visibility from well traveled streets but may have a retail component as an accessory use.
- No outdoor storage.
- Circulation is handled internally and on-site.

Desireable Uses

- Workshops.
- Contractor/trades.
- Repair and equipment shops.
- Small warehouse facilities that house all materials within the primary structure.
- Commercial accommodations.
- Restaurants.

Business Parks and Planned Industrial Development

Desired Location and Character

Land uses with easy access to the interstate or other transportation modes are appropriate for this land use classification. This land use district is intended to promote the development of local employment centers.

Desired Attributes

- Well planned and landscaped business or industrial parks with uses that conform to the City's performance standards.
- Well buffered to minimize negative impacts to adjacent neighborhoods and residential uses.
- Pedestrian connections within site and from the site to adjacent uses.
- Connections to local and regional bike path systems.
- Facilitates businesses that require shipping or deliveries by semi trucks.
- All manufacturing, fabrication and assembly should be contained within a structure and should be screened from view from the street.

Desireable Uses

- Light manufacturing, fabrication, and assembly.
- Research and development facilities.
- Warehousing centers and distribution facilities.



- Offices and supporting uses.
- Professional services, eating establishments and commercial accommodations that provide a supportive environment for the employment base.

Parks and Open Space

The parks and open land use classification includes the following: Publicly and privately owned and managed parkland, recreation facilities and undeveloped land utilized for active, passive and recreational purposes, and land conservation.

- Open space that is either land owned or leased by a public entity or land dedicated for open space through the development review process or through the granting of conservation easements. Open space lands are stabilized with vegetative cover, are free from any structure, and are not used for drives, parking, or storage.

Parks and recreational facilities provide both active and passive recreational areas and can include structures and buildings open or covered, including, but not limited to recreational support facilities [restrooms, shelters, informational kiosks], golf courses, ball fields and courts, play fields and playgrounds, and trails.

Public Facilities

The public facilities classification includes the following:

- All known K-12 schools— schools being all educational facilities that are private institutions or financed by public funds and operated as part of the government function.
- All known government facilities— government facilities being all establishments and operations financed by public funds and operated as part of the government function. Indoor recreation centers and community centers are included in this category if the structure covers more than 30%
- All known institutional uses— institutional uses being all facilities operated by private individuals or institutions for a public purpose; includes hospitals, nursing homes, assisted living facilities, and cemeteries.

of the site. Other examples include: City Hall, public works facilities, recreation centers, fire stations, and libraries.



2005

City of Fountain
Comprehensive
Development Plan

Prepared for The City of Fountain by

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