



MEMO TO: Mayor Vandernail and the Board of Trustees
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: January 31, 2019
SUBJECT: **Planner Briefing on The Meadows at Grand Park**

MATTER BEFORE THE BOARD:

Final Plat and Final Plan - The Meadows at Grand Park, Planning Area 3WC

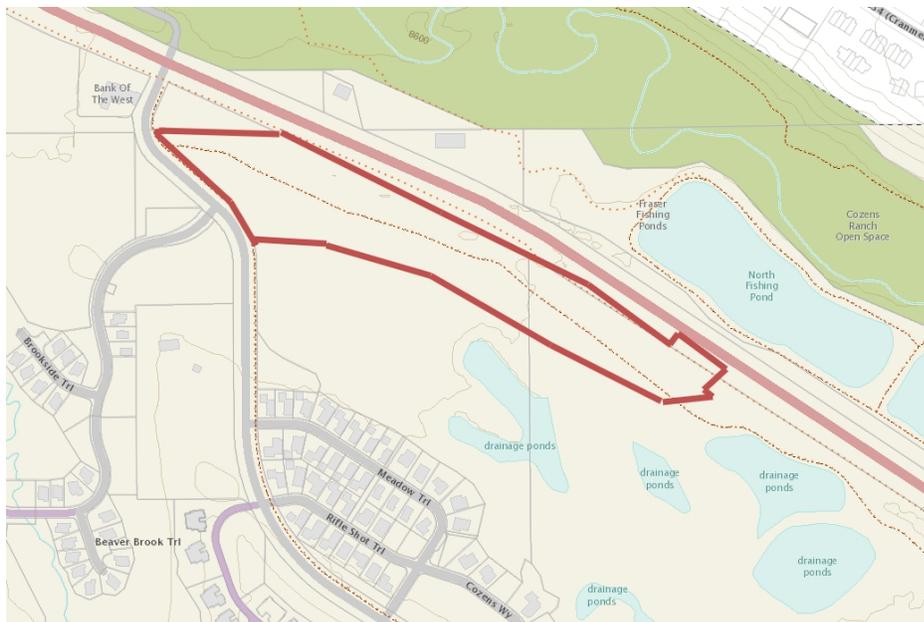
ACTION REQUESTED/EXECUTIVE SUMMARY:

The applicant, Cornerstone Winter Park Holdings, LLC., is requesting Final Plat and Final Plan approval of The Meadows at Grand Park.

BACKGROUND:

This subdivision application is being processed as a Major Subdivision in accordance with the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

Map below indicates the general vicinity of this proposed development:



The applicant is proposing to create 21 single family detached lots and 44 “single family attached” units on 12 acres. The Final Plan is being processed per our Planned Development District (PDD) Ordinance. This Planning Area is 3WC and the PDD allows for an average density on 5.2 units per acre, 60 attached residential units and 70,000 square feet (SF) of commercial. 5 units will be transferred from Planning Area 5W per the density transfer mechanism. The Land Use and Development Notes on sheet 3 of 11 of the PDD say the following: “3WC, approximately 12 acres, is located between US40, Old Victory Road and the Cozens Meadow. This mixed-use area will draw on some of the same themes of Planning Area 1Wa with pedestrian linkages and accessible parking.” The development standards suggest a mixed-use land use, with a 45’ height maximum, 0’ front yard setback, 0’ side yard setback, 10’ rear yard setback and 10% open space requirement.

Staff has provided the following materials in the packet:

- Planner Briefing (THIS MEMO)
- PC Resolution 2018-08-02
- Bowman review memo
- Draft Town Board Resolution for approval

The applicant has provided the following materials in the packet:

- Final Plat
- Final Plan
- Terracina Design response letter
- TKE response letter
- FHU Traffic Letter
- CDOT Access permit

The applicant has provided additional construction documents and cost estimates which have not been included in packet. Please contact Staff directly to review these documents.

RECOMMENDATION:

Staff recommends approval of this Final Plat and Final Plan with following conditions:

1. The documents suggest the housing product type is single family attached; however, 4-unit buildings do not fit the definition of single family attached per code (maximum 2 units-duplex). Such buildings are defined as “row house” AKA “townhome” in the definition section. Revise all documents accordingly and provide the necessary townhome declarations, HOA documentation and/or party wall agreement.
2. Street name of Hay Meadow is acceptable; however, it is listed as a Drive and also a Road, and also no name at all. Staff encourages the applicant to choose a different name for the street accessing onto US40 to avoid confusion to First Responders in the future. Staff to review different name to ensure no duplication with existing street names in Grand County.
3. MPEI is requiring the following language to be added to the final plat: *All buildings within this subdivision shall have electric meters on one unit (gang metering) and have a*

perpetual non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution. MPEI to review and approve final plat language prior to plat recordation.

4. Phasing plan is unclear on Final Plat. Clarify and ensure it matches Final Plan.
5. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 16, 2018.
6. List Parcel A as future development on all sheets of Final Plan and Final Plat. Alternately, incorporate into a note on sheet 1 of both Final Plan and Final Plat.
7. Clarify ownership of Tract C on Final Plan. General Note #7 suggests that open space will be owned and maintained by Grand Park HOA.
8. Utility easements adjacent to the ROW should be labeled as “snow storage and utility easements.”
9. Land use/area table should show summary of all land uses. Correct the density numbers under the land use table/summary. Building summary chart should be deleted. Information is inaccurate in the building totals and entitlements for this Planning Area 3WC.
10. Provide all final plat documents necessary for each final plat recordation, including, but not limited to deed and title insurance for open space conveyances to HOA and Grand Park Development LLC., complete Subdivision Improvement Agreement (SIA) with Engineers Cost Estimate for each phase, and provide 911 address mylar and digital files of plat.
11. Final documents to be reviewed and approved by Town Engineer and Town Attorney.
12. 5 units will be transferred from Planning Area 5W to Planning Area 3WC per the density transfer mechanism.
13. Pay all applicable fees.

. Please contact me with questions/concerns.
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