



MEMO TO: Mayor Vandernail and the Board of Trustees
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: March 25, 2020
SUBJECT: Planner Briefing on Riverview Condominiums Final Plat

MATTER BEFORE THE BOARD:

Riverview Condominiums Final Plat.

ACTION REQUESTED:

The applicant, Frozen, LLC. is requesting Riverview Condominiums Final Plat approval.

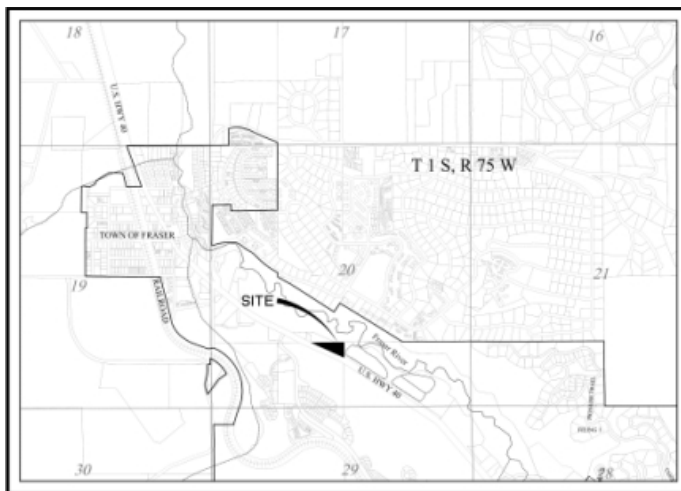
BACKGROUND:

This property is zoned Business and we are processing a Major Subdivision Final Plat.

This subdivision application is being processed as a Major Subdivision. The purpose of a major subdivision plat is to divide one (1) or more parcels of land into a total of five (5) or more lots, or to divide one (1) or more parcels of land into one (1) or more lots requiring public improvements. See Fraser Municipal Code Sec. 19-3-210.

The applicant is proposing twenty 500 SF modular homes on one acre of property. The property is located along the northeast side of US 40, southeast of the existing Grand Valley Flooring store and north of the parcel of land owned by Grand County Water & Sanitation District. See Final Plat Narrative.

Maps below indicates the general vicinity of the Riverview Condos project:





Staff has provided the following materials in the packet:

Planner Briefing ([THIS MEMO](#))
CORE Review Memo dated March 2, 2020
PC Resolution 2020-02-01
Draft TB Resolution

The applicant has provided the following materials in the packet:

Final Plat Narrative
Final Plat
Architectural Plan Set
Elevations
Landscape Plan
Hwy 40 Exhibit
Rain Garden Info
PC Resolution 2020-02-01

The applicant has submitted the following materials that have been reviewed by Staff but are not included in the Town Board packet:

Title Commitment
Geotech Report
Mineral Estate Notice
CAD drawings
Final Drainage Report
Photometric Plan
Structural Plans
Retaining Walls Specifications
Soils Report
JVA Response letter
CDOT permit application
Draft SIA
Traffic Study May 2019
Construction Plans
HOA Documents
Bioretention Recommendations
CORE Review
MPE Will Serve Letter
Traffic Study
US CORPS Letter
Variance Request

The residential units will be set into a two story, 20-unit building on one acre of land. For multi-family (1 bedroom or studio) dwelling units, the Land Development Code requires one (1) 10' X 20' parking space. Per Code, multi-family dwelling means a building on one (1) lot containing three (3) or more dwelling units arranged either side by side or one (1) above the other.

However, Code Section 19-4-240 *Modification of parking space requirements*, states the following:

- The Town Staff may require the applicant to develop a contingency-based overflow parking plan to manage and accommodate guests and occasional peak parking demands. Overflow parking areas are not required to be hard surfaced. Alternate surfacing materials may be considered.
- The Planning Commission may determine that storage areas for boats, trailers, campers and other recreational vehicles shall be required where the necessity for such facilities has been demonstrated and where such facilities will preserve the required off-street parking for the use of automobiles.

The PC has discussed the above modification of parking space regulations at a previous meeting. The applicant has since revised the final plat to provide a total of 33 parking spaces.

The lienholder will have to sign off on the final plat, or the lien on the property needs to be released. The lienholder has been added to the plat. The applicant needs to submit condominium legal and organizational documents and a Subdivision Improvement Agreement (SIA) with necessary exhibits. CDOT has approved and issued a State Highway Access Permit. CDOT has provided easement locations and plat language in regard to the access easement adjacent to US 40 and access easements to adjacent property owners. We are waiting to hear back from CDOT approving the final plat revisions. The applicant shall comply with all conditions listed in said CDOT access permit. The Fraser River Corridor Master Plan recommends a new trail on the west side of the Fraser River. The applicant has added a plat note that states that a location for a connection to the future western trail is to be determined and an easement shall be provided in the future. The applicant needs to dedicate land, or pay a fee in lieu of land dedication for schools in accordance with the Land Development Code. The applicant has deleted the secondary access to the adjacent property. Section 19-4-175 of the Land Development Code requires that there shall be a minimum of two (2) vehicular ingress/egress access points to any development over two (2) acres in size. The applicant has discussed this change with East Grand Fire District. In lieu of the secondary access, the Fire District required a larger hammerhead turnaround which has been provided. On sheet 3 of 3 of the plat, add the split line between units 9/10 and 19/20.

RECOMMENDATION:

Staff is recommending approval of the Riverview Condominiums Final Plat with the following conditions:

1. Add lienholder signature to all documents.
2. Submit condominium legal and organization documents (also add lienholder), including HOA Articles of Incorporation and Bylaws.
3. Submit SIA with necessary exhibits
4. The applicant shall comply with all conditions in the CDOT State Highway Access Permit.
5. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to final plat recordation.
6. Address all engineering comments in the CORE review memo dated March 2, 2020 and revise documentation accordingly.
7. Provide all final plat documents necessary for final plat recordation, including, but not limited to Subdivision Improvement Agreement (SIA) with Engineers Cost Estimate and provide 911 address mylar and digital files of plat.
8. On sheet 3 of 3 of the plat, add the split line between units 9/10 and 19/20.
9. Final documents to be reviewed and approved by Town Engineer and Town Attorney.
10. Pay all applicable fees.
11. The Final Plat Notes #16 Remove, In the event any of the easement rights dedicated herein are exercised, The Town of Fraser shall take the steps necessary to mitigate, or will cause others to mitigate the financial effects thereof on the property owners burdened by the easements, such as the expense involved with adjusting the location of the improvements lying within the easements (I.E., "existing electric vault" and "existing detention pond") to allow for the usage thereof.

Town of Fraser

PO Box 370, Fraser, CO 80442 office 970-726-5491 fax 970-726-5518
www.frasercolorado.com

See draft TB Resolution 2020-04-01 in packet.

Please contact me with questions/concerns. ctrotter@town.fraser.co.us