

**TOWN OF FRASER
RESOLUTION NO. 2021-11-01**

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAN AMENDMENT 2
FOR THE WILLOWS AT GRAND PARK (PLANNING AREA 2W.1 & 2W.2).

At a regular meeting of the Fraser Planning Commission held on October 27, 2021, a public hearing was held for consideration of a Final Planned Development Plan (FPDP) amendment and Preliminary Plat for The Willows Apartments at Grand Park; and

WHEREAS, Grand Park Development, LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting development approval which would create 204 residential units on 16.8 acres; and

WHEREAS, it was the opinion and finding of the Planning Commission that the application should be “pushed up” pursuant to Section 19-1-210 (f), for final determination on both the Final Planned Development Plan amendment and Preliminary Plat for the Willows Apartment at Grand Park; and

WHEREAS, after the Planning Commission hearing, the applicant revised the Final Plan Development Plan (FPDP) to address two of the deficiencies that led to the Town Staff recommending denial of the application; and

WHEREAS, those portions of Planning Area 23W and future development areas 2W.3 and 2W.4 previously included in the development area submittal were removed from the development plan.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT THE TOWN BOARD HEREBY APPROVES THE PRELIMINARY PLAT AND FINAL PLANNED DEVELOPMENT PLAN AMENDMENT 2 THE WILLOWS AT GRAND PARK WITH THE FOLLOWING CONDITIONS:

1. Developer must agree to provide a dedicated right-of way for and construct the remaining portion of Old Victory Road as part of the subdivision improvements for this project. The timing for completing certain segments should be addressed in the SIA.
2. Developer must agree to construct the Highway 40 sewer crossing to provide the capacity necessary to serve the Willows project, as well as future development. The proposed Willows project will exceed the capacity of the current system. Construction of these sewer improvements must be included in the SIA, or in a separate improvements agreement, and must be completed before any Certificates of Occupancy will be issued for Willows Apartments.
3. Add land use table to plats. The table shall include: land uses, approximate acreage of each land use and percentage of each land use, total acreage and square footage of property, total numbers of lots, maximum number of each type of dwelling unit proposed, parking and average density per acre.

4. Add Old Victory Road (OVR) building and improvement setbacks to plat in accordance with the Grand Park PDD (Rec.# 2005012709), Sheet 3. For consistency, use similar language that is on Final Plan.
5. Clarify plat note #10. All setbacks are zero. For consistency, use similar language that is on Final Plan.
6. Provide emergency turnaround easement at the end of American Willow Drive per Code Section 14-3-40 Horizontal alignment (All dead-end streets require turnarounds or cul-de-sacs per Attachment A-12 - Cul-De-Sac and Turnarounds for Streets. All turnarounds shall provide ten (10) feet of level, treeless ground around the perimeter. Special attention should be given to provide adequate functional snow storage and sight distance. All turnarounds shall be signed "Emergency Turn Around, No Parking Anytime.").
7. The applicant needs to confirm the exterior lighting is dark sky compliant.
8. Applicant must address outside review agency comments from the following entities: Colorado Parks and Wildlife, Xcel Energy, and Mountain Parks Electric.
9. Address review comments provided by Public Works relating to utility and construction standards and drainage and utility engineering comments provided by Merrick & Company. Provide revised Construction Drawings to Town of Fraser by end of day of November 8, 2021.
10. Applicant shall resubmit for review and approval all final plat and final plan documents changing the land use from apartments to condominiums. A final plat public hearing shall be scheduled before the Planning Commission once a complete packet has been submitted.

If such conditions are not satisfied, the approval provided by this resolution is no longer valid.

APPROVED AND ADOPTED THIS 17th DAY OF November 2021.

Votes in favor: _____
 Votes opposed: _____
 Abstained: _____
 Absent: _____

BOARD OF TRUSTEES OF THE
 TOWN OF FRASER, COLORADO

BY: _____
 Mayor

ATTEST:

(S E A L)

_____Town Clerk