

TO: Fraser Planning Commission

FROM: Marian A Waldron

DATE: January 26, 2022

RE: Proposal to do a Minor Subdivision on 401 Norgren Road, Fraser, Co 80442

I am proposing to subdivide 401 Norgren Road with a legal address Byers Vista, Lot 4, Block 2 into 2 lots (4-A and 4-B) for a future single-family home with a 2 car attached garage on the newly divided lot (4-A) and requesting approval of a Minor Subdivision with a Conditional Use Permit.

The current lot is .32 acres (13,939 SQ FT) with a single family home and a 2 car detached garage and is zoned Low Density Multi Family LDMF...see below.

THE FRASER MUNICIPAL CODE PERMITS THE CREATION OF REDUCED LOT SIZE, WIDTH, SETBACKS AND/OR FLOOR AREA UNDER THE CONDITIONAL USE PROCESS. SUBJECT TO THE FOLLOWING PROVISIONS. (1) THE MINIMUM LOT AREA MAY BE REDUCED TO TWENTY ONE HUNDRED AND SEVENTY EIGHT (2178) [FEET], WITH A MINIMUM LOT WIDTH OF TWENTY (20) FEET AND A MINIMUM SIDE YARD OF FIVE (5) FEET. (2) THE MINIMUM FLOOR AREA OF THE PRINCIPAL STRUCTURE MAY BE REDUCED TO TWO HUNDRED (200) SQUARE FEET. 4. THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF FRASER LOW DENSITY MULTI-FAMILY RESIDENTIAL (LDMF) DISTRICT. SAID ZONING CONSIST OF THE FOLLOWING SETBACKS: MINIMUM FRONT YARD = 20' MINIMUM SIDE YARD = 5' MINIMUM REAR YARD = 10'.

The proposed single-family home on Lot 4-A, Block 2, Buyers Vista will be approximately 1496 finished SF with a 440 two car garage, 3 bedrooms, 3 bathrooms and will be a 2 story home. The building footprint will be approximately 22 ft by 44 ft and will meet the existing criteria for the minimum lot area, setbacks, maximum building height, permitted signs and parking.

Lot 4A will meet all Subdivision Requirements with the Conditional Use Building Code requirements as it pertains to the Fraser Municipal Code.

The conditional use for Lot 4-A will not change the predominant character of the neighborhood...there are currently single family and multi-family residences in the area and on all sides of this property. The proposed future dwelling will fit in nicely to Old Town Fraser and will create additional inventory and revenue for the town. The singly family home will meet or exceed the current parking requirements.

The property is walking distance to the Fraser Elementary School, the Fraser Library and the Fraser Town Hall and can bring much needed inventory for locals to the area which will be a added bonus and not a detriment to the town. Both lots will share a driveway so no added congestion or traffic flow.

The proposed future house will add value to the area and conforms with Fraser's Comprehensive Plan.

Sincerely,



Marian A Waldron