



MEMO TO: Chairperson Wolter and Planning Commissioners  
FROM: Catherine E. Trotter, AICP, Town Planner  
DATE: February 16, 2022  
SUBJECT: Planner Briefing on Alpenglow at Grand Park

**MATTER BEFORE THE PLANNING COMMISSION:**

Final Plat and Final Plan – Amendment 2, Alpenglow at Grand Park, Planning Area 2W.1 and 2W.2

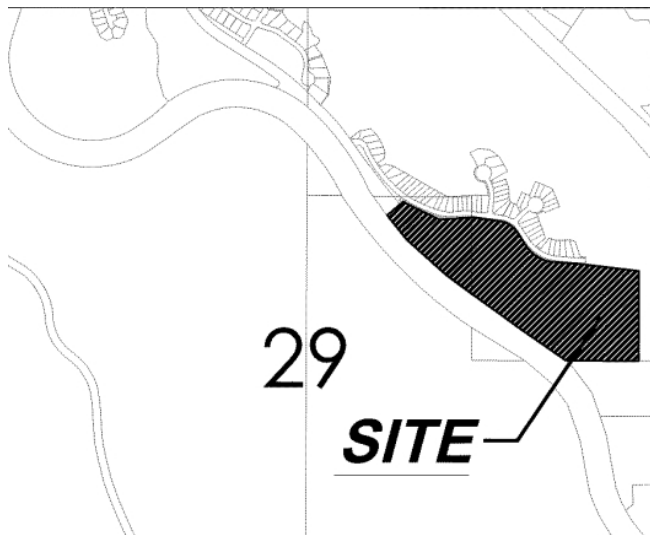
**ACTION REQUESTED:**

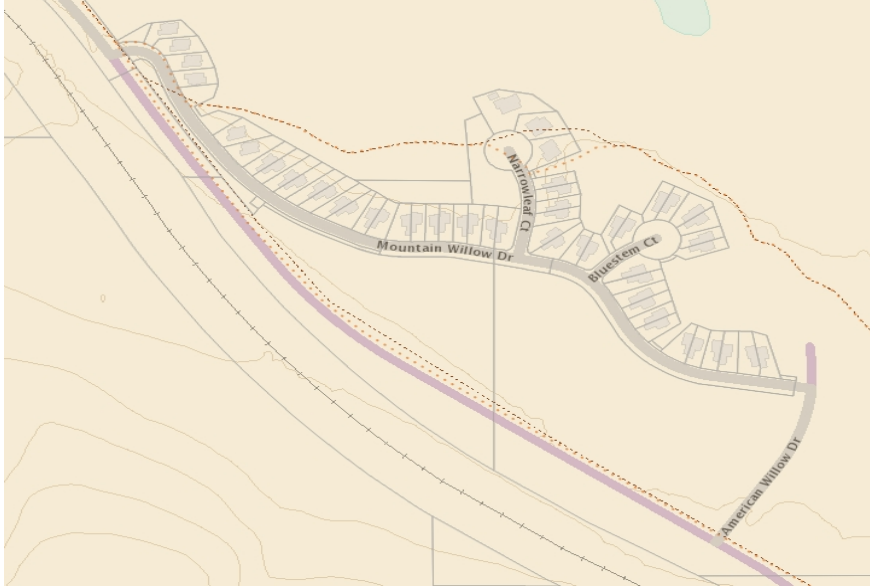
The applicant, Grand Park Development, LLC., is requesting Final Plat and Final Plan – Amendment 2 approval of Alpenglow at Grand Park.

**BACKGROUND:**

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of 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.

Maps below indicates the general vicinity of this proposed development:





Amendment 1 to the Final Plan deleted 3 lots. This amendment - Amendment 2, mainly includes Planning Area 2W.2 but also includes Planning Area 2W.1 because there was a lot line adjustment between lots 25 and 26.

The development application is located within the Grand Park Planned Development District Plan (PDD). A copy of the PDD is in the packet. This planning area is 2W and the PDD allows for an average density on 7.6 units per acre, 150 detached and 100 attached residential units, 278 lodging units and 30,000 square feet (SF) of commercial on 33.8 acres. This development application would create a total of 259 units on 33.8 acres which equates to an average density of 7.66 units/acre. 9 residential units are being transferred from 5W. The approved land use for Planning Area 5W is 70 detached residential units and 30 detached residential units. The Final Plan for Planning Area 5W approved 70 detached residential units. With this density transfer, a total of 79 units have been allocated, leaving 21 residential units left in Planning Area 5W.

The Land Use and Development Notes on sheet 3 of 11 of the PDD state the following: Planning Area 2W comprises of 33.8 acres on an upland on the west side of Cozens Meadow. The area is adjacent to the railroad – served by the Old Victory Road and Grand Park trail system. This area has views of the Meadow and the Divide. A series of ponds and wetland related landscape may be utilized to transition to the pasture condition of the Meadow. The architecture will draw from traditional forms and materials of lodges and residential neighborhoods.

The development standards for Planning Area 2W suggest a mixed-use land use, with a 75' height maximum, 0' front yard setback, 0' side yard setback, 0' rear yard setback and 10% open space requirement. There is also a 15' improvement and 20' building setback from Old Victory Road.

This project was initially submitted as the following: a 204 unit for-rent multi-family residential community to be constructed in two phases near Old Victory Road and American Willow Drive.

Phase 1 includes 132 for-rent multi-family units and a clubhouse and Phase 2 includes 72 for-rent multi-family units.

**The applicant has switched gears and the revised narrative suggests the following:** a 204-unit multi-family residential condominium community planned to be constructed on 16 lots in three phases.

The Planning Commission held a public hearing on this matter at the October 27, 2022, meeting. At that point in time, staff and legal counsel had several concerns regarding the application for The Willows Apartments. **Concerns summarized below:**

1. Improper Inclusion of 23W into Development Plan
2. Improper Inclusion of 2W.3 and 2W.4 into Development Plan
3. Lack of Commitment to Dedicate Right-of-Way
4. Lack of Commitment to Construct Sewer Crossing and Improvements

Staff had recommended denial of the application; however, the following motion was made:

Commissioner Bowles moved, and Commissioner Quinn seconded the motion to push the application up to the Town Board without any additional approval or denial. Motion carried: 3-1 Nay Brewer and Gnuse recused himself.

The Town Board reviewed this application at the November 17, 2022, meeting. Several of the deficiencies had been resolved in a revised application and the Town Board approved the application via Resolution 2021-11-01 (included in packet).

Terracina Design letter dated 12-22-21 addressed most of the conditions listed in the Town Board resolution, including outstanding outside review agency comments from the following entities: Colorado Parks and Wildlife, Xcel Energy, and Mountain Parks Electric.

Engineering review continues. Included in the packet are review comments from Public Works and Engineering comments from Merrick & Company related to drainage and utilities.

The applicant is proposing the project be constructed on 16 lots in three phases.

**Alpenglow at Grand Park Filing No. 1 Final Plat:**

This filing is comprised of 6.2 acres to include lots 11-16 and Outlot A with a total of 72 residential units. Land use table has been added to plat. Under the General Note section on sheet 1 of 5, several of the blanks can be filled in with reception numbers, etc.

**Alpenglow at Grand Park Filing No. 2 Final Plat:**

This filing is comprised of 4.5 acres to include lots 6-9 with a total of 60 residential units. Under the General Note section on sheet 1 of 5, several of the blanks can be filled in with reception numbers, etc.

**Alpenglow at Grand Park Filing No. 3 Final Plat:**

This filing is comprised of 6.1 acres to include lots 1-5 with a total of 72 residential units. Under the General Note section on sheet 1 of 5, several of the blanks can be filled in with reception numbers, etc.

**FINAL PLAN AMENDMENT 2:**

There is no sheet 12. On sheet 4, site data chart, under future residential land use, delete 66 and reference to allowed density transfer. Section 4.2 of the Amended and Restated Annexation Agreement states that "Densities may be transferred between Planning Area up to 30% of the receiving area if sufficient roadway capacity and water and sewer capacity is available." This will be determined in the future.

**OTHER:**

A letter from US Army Corps of Engineers has been provided approving the realignment of Cozens Ditch.

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.").

**PARKING:**

[https://library.municode.com/co/fraser/codes/municipal\\_code?nodeId=CH19LADECO\\_ART4DE\\_ST\\_DIV2PAST\\_S19-4-230PASPRES](https://library.municode.com/co/fraser/codes/municipal_code?nodeId=CH19LADECO_ART4DE_ST_DIV2PAST_S19-4-230PASPRES) Link to Parking space requirements.

Multi-family (1 bedroom or studio) dwelling unit	One (1) space.
Multi-family (2 bedroom) dwelling unit	One and one-half (1.5) spaces.
Multi-family (3 or more bedroom) dwelling unit	Two (2) spaces.

It appears the applicant has met the parking requirements.

**Staff has provided the following materials in the packet:**

- Planner Briefing (THIS MEMO)
- Draft PC Resolution 2022-02-01
- Public Works & Engineering Comments
- Whitmer Law Firm review memo
- Grand Park PDD

**The applicant has provided the following materials in the packet:**

- Final Plats
- Final Plan Amendment 2
- Project Narrative
- Terracina response letter
- Civil TKE response letter
- 2W Trip Generation Letter
- USACE Correspondence
- HUD Environmental Assessment
- Geotech Report
- Will serve letter
- Estimated time schedule for development

**The applicant has also provided the following materials that are not in the packet:**

- Density chart- not approved by Town of Fraser
- Civil Plans and Reports
- Drainage Report
- Neighbor list
- HOA Declarations
- Title Commitment
- SIA
- Exterior Lighting Specs
- 2004 Rendezvous TIA

**RECOMMENDATION:**

Staff is recommending approval of this application 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 and must be included in the SIA in conjunction with the first recorded plat.
2. Developer must agree to construct the Highway 40 sewer crossing to provide the capacity necessary to serve the Alpenglow project, as well as future development. The proposed Alpenglow project will exceed the capacity of the current system. Construction of these sewer improvements must be included in the SIA in conjunction with the first plat recorded.

3. 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.").
4. Address review comments provided by Public Works in email dated 1/27/2022 and drainage and utility engineering comments provided by Merrick & Company (US 40 Sanitary Crossing comments 2022-01-14, Construction Plans for Meyer Lot 2 - US 40 Sanitary Crossing Review memo dated 1/21/2022 and Alpenglow Drainage Review memo dated 12/16/2022, and 100% Construction Documents dated 12/15/2022) and revise documents accordingly.
5. Under the General Note section on *each* final plat, fill in the blanks with reception numbers, etc.
6. There is no sheet 12 on the Final Plan – Amendment 2.
7. On sheet 4 of the Final Plan – Amendment 2, on the site data chart, under future residential land use, delete 66 and reference to allowed density transfer.
8. Address review comments provided by The Whitmer Law Firm in memo dated 2/17/2022 and revise documents accordingly.
9. Applicant must secure CDOT Utility Permit for US 40 sewer crossing prior to recording the first plat.
10. Applicant shall resubmit for review and approval all final plat and final plan documents. This development application shall be scheduled for Town Board review once these conditions has been addressed.

**See PC Resolution 2022-02-01.**

Please contact me with questions/concerns. [ctrotter@town.fraser.co.us](mailto:ctrotter@town.fraser.co.us)