



MEMO TO: Planning Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: June 21, 2018
SUBJECT: Planner Briefing on EMF11 – Major Subdivision

MATTER BEFORE the Planning Commission
Final Planned Development Plan (Final Plan) and Preliminary Plat – EMF11

ACTION REQUESTED:

The applicant, Rendezvous Colorado, LLC. is requesting Final Plan and Preliminary Plat approval of East Mountain Filing 11 – Planning Area 9E.2.

BACKGROUND:

This property is zoned Planned Development District and we are processing a Final Plan and a Major Subdivision Preliminary Plat.

The Rendezvous development is subject to the requirements contained in the 2003 Rendezvous Annexation Agreement and Planned Development District Plan (PDD), Reception # 2003-016735.

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.

This proposal relates to a portion of Planning Area 9E as shown on the Rendezvous PDD Plan, which is included in the packet.

The entitlements in the original PDD for this planning area (approximately 19.9 acres) allow for 160 attached residential units with an average density of 8 units per acre.

During the development review and approval of EMF10, 12 residential units were transferred from Planning Area 9E reducing the entitlements to 148. Also, EMF9 has 54 attached residential units approved, further reducing the entitlements to **94 units**.

The applicant is proposing 22 single family attached and 11 single family detached homes sites on 6.52 acres. See project narrative. The primary access will be provided via Rendezvous

Road and Pioneer Trail. The internal streets shall be private and maintained by the Association. The applicant has submitted a variance request.

See [variance request letter](#). The Code states that there shall be a minimum of two (2) vehicular ingress/egress access points to any development over two (2) acres in size. Road A loops around and provides two accesses. Road B and C are dead-ends roads with hammerheads.

The variance request letter also requested a variance to the Road Standards in Chapter 14, Design Criteria and Construction Standards. However, the roads have been redesigned to reflect Road A with a maximum grade of 6.93% and Road B with a maximum grade of 6.72%, so a variance to the road standard is not necessary.

The development standards for Planning Area 9E are as follows: 15% open space, 45' height maximum, front set back 10', side setback 6' and rear setback 10'.

Map below indicate the general vicinity of Planning Area 9E.2:



Staff has provided the following materials in the packet:

Planner Briefing ([THIS MEMO](#))

Rendezvous Planned Development District Plan (PDD) Reception #2003-0196735

Review comments from Town Engineer (Tim Gagnon) and Town Attorney (Rod McGowan)

Review agency comments from East Grand Fire Protection District

Notice of Public Hearing

The applicant has provided the following materials in the packet:

Vogel & Associates project narrative

Final Planned Development Plan (Final Plan)

Preliminary Plat
Variance Request Letter
Proposed renderings
HOA letter
Market Assessment

The applicant has submitted the following materials that have been reviewed by Staff but not included in the Planning Commission packet:

Engineer's Opinion of Probable Cost for the Subdivision Improvement Agreement (SIA)
TKE Drainage Letter
Preliminary Construction Plans
Traffic Impact Analysis December 2004
Development Application documents
Subsurface Exploration Program Pavement Section Recommendations 9E
Mineral Notice
Title Commitment
Checklists

A Subdivision Improvement Agreement (SIA) will be submitted in conjunction with the Final Plat.

Required off-street parking spaces for multi-family 2-bedroom dwelling units is 1.5 spaces per unit. Parking appears to meet Town Code.

RECOMMENDATION:

Pending any issues that may arise at the public hearing, staff is recommending approval of the Preliminary Plat and Final Plan for EMF11 with the following conditions:

1. Plat note 6 suggests that some lots are encumbered by utility easements and rooflines and at-grade patios may extend into said easements not more than three (3) feet. The plat shows these easements as access easements. Please clarify and get written confirmation from affected utility companies.
2. Delete plat note 6. Sec. 19-2-270 - Measurements and exceptions allows certain projections into the lot setbacks. OR have plat note refer to this section of the Town Code.
3. Delete Planning Commission certificate from plat.
4. Cabin sites, Lots 23-33 indicate a side setback of 5'. The RV PDD suggested a 6' setback. Confirm Planning Commission approval.
5. Confirm Planning Commission approval of variance request.
6. Final Plan sheet 3 of 5 denotes Road A outside 9E.2 boundary. Please clarify.
7. Address all legal comments in the Rod McGowan memo dated June 11, 2018 and revise documentation accordingly.
8. Address all engineering comments in the Bowman memo dated June 15, 2018 and revise documentation accordingly.

See PC Resolution 2018-06-01 in packet.

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