

**a. Plan Intent and Goals**

The Final Plat and FPDP for Grand Park 4w.1 is for the development of 46 multi-family residential homes within the existing neighborhood. Located near the corner of Old Victory Road and Hwy 40.

A nearby bus stop on Old Victory Road will give residents access to the surrounding areas. The buildings are oriented to take advantage of the views of Byers Peak.

**b. Integration**

The parcel is bound by multi-family housing in 4W to the east, Meyer Lot 2 to the north, and Elk Creek to the south and west. This location is an excellent location for mixed use development given its proximity to existing multi-family and transition to commercial uses along US40.

**c. Impacts to Neighboring Properties**

Surrounding properties include commercial properties to the north all of which access US 40 from Old Victory Rd, John's Drive and CR72. The construction of these homes will not cause any access issues to the commercial sites. Once developed, the residents will provide additional business for the surrounding commercial. The multi-family in 4W will not be negatively impacted by this development. The proposed plan is located in an area that does not block views from the existing condos. Parking for the proposed multi-family will be adequately parked on the proposed site and no cross over parking will be allowed. Existing Elk Creek SFD homes are to the south and are buffered by the Elk Creek floodplain and Elk Creek setbacks.

**d. Natural Systems**

The design of the neighborhood is responsive to site features including natural topography to minimize disturbance to the land while maximizing views. A floodplain for Elk Creek exists on the site and will not be disturbed.

**e. Code Conformance**

The proposed Preliminary Plat and FPDP for Planning Area 4W.1 conforms to the approved PDDP and meets the requirements for FPDP and Final Plat submittal. The following identifies conformance to the Town of Fraser PDDP and subdivision ordinance.

1. **Land Use.** Planning Area 4W in the Grand Park PDDP allows 100 residential units with an allowed 30% maximum transfer increasing the allowed units to 130. There are currently 84 units in 4W with 46 remaining. The 30 transfer units will we from: (27 units from 3wa) and (3 units from 5w). The proposed plan has 46 units in 4W.1 for a gross density of 11.35 DU/AC.
2. **Open Space.** The PDDP requires 10% open space for the 4w parcel. The required open space is 0.405 acres for 4W.1. 1.8 acres of open space has been provided.
3. **Roadway Standard.** The plan shows Johns Drive connecting from Old Victory Road to County Road 72. The proposed road section shows on-street parking on both sides of the street within a 60' access easement.

4. **Building Setback.** The setbacks comply with the Grand Park PDDP.
5. **Building Height.** The multi-family units will have a maximum height consistent with the PDDP.

**f. Utilities**

1. Utility plans have been provided showing connections to surrounding water and sewer services. Refer to Civil Construction Plans.
2. Drainage plans are provided showing on-site detention and off-site outfalls into Elk Creek. Refer to Civil Construction Plans.

**g. Comprehensive Plan Conformance**

1. Community – The plan protects the natural features within the site such as Elk Creek, the Elk creek corridor will remain in its natural state. The plan is also providing much needed additional housing to the community.
2. Managing Growth – The proposed location is the next logical place within Grand Park and Fraser for growth to happen. It is located near US40 and is surrounded by existing development and infrastructure.
3. Local and Regional Challenges – This project will help construct additional infrastructure needed in the area such as the John's Drive connection from near Murdoch's to Old Victory Road.
4. Transportation – The extension of John's Drive allows for a paved access route for the Lift Bus connection to Old Victory Road.
5. Open Space and Recreation – Open Space Requirements are significantly exceeded, in addition to preserving the Elk Creek Corridor.
6. Land Uses – Per note e. above the plan meets all land use code criteria and the proposed location is the next logical place within Grand Park and Fraser for growth to happen. It is located near US40 and is surrounded by existing development and infrastructure.
7. Infrastructure: This area has been designed and planned for these uses since the approval of the PDDP. Grand Park is continually working with Fraser to assure adequate infrastructure is in place.
8. Public Safety – This site is located in very close proximity to the existing fire station and is providing multiple points of access for emergency situations.