



MEMO TO: Planning Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: August 22, 2018
SUBJECT: Planner Briefing on EMF11 – Major Subdivision

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

ACTION REQUESTED:

The applicant, Rendezvous Colorado, LLC. is requesting Final Plan and Final 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 Final 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 Land Development Code Sec. 19-3-210.

This proposal relates to a portion of Planning Area 9E as shown on the Rendezvous PDD Plan.

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**.

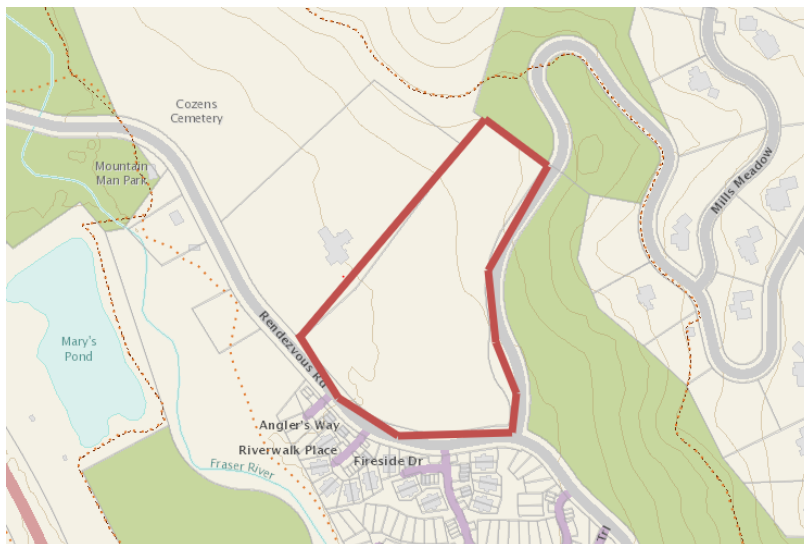
The applicant is proposing 22 single family attached and 11 single family detached homes sites on 6.52 acres. See project narrative. The primary access will be provided via Rendezvous Road and Pioneer Trail. The internal streets shall be private and maintained by the Association.

The applicant has submitted a variance request to allow Road B and C to be constructed as dead-end roads with hammerheads. **The PC reviewed this variance request and concurred that topographic restraints prevent connecting Roads B and C.**

Add street names to documents.

1. 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'. **The PC approved 5' side setbacks for this planning area; however, the side setbacks on the final plan and final plat are inconsistent.**

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



Staff has provided the following materials in the packet:

Planner Briefing ([THIS MEMO](#))
PC Resolution 2018-06-01
Notice of Public Hearing (POP)
Colorado Geological Survey memo dated June 27,2018
EGFPD comments
Bowman review memo
Draft resolution for approval

The applicant has provided the following materials in the packet:

Vogel & Associates project narrative and response letter
Final Planned Development Plan (Final Plan)
Final Plat
TKE memo

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 Final Plat and Final Plan for EMF11 with the following conditions:

- Plat note 7 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. Please clarify and get written confirmation from affected utility companies.
- All legal documents to be reviewed and approved by Town Attorney.
- Address all engineering comments in the Bowman memo dated August 17, 2018 and revise documentation accordingly.
- Address Colorado Geological Survey comments in the Jill Carlson memo dated June 27, 2018.
- Side setbacks on final plan and final plat are inconsistent.
- Fran Cook is listed as mayor on page 1 on the Final Plan. Revise accordingly.
- Add street names to the final plan and final plat. Staff to review to ensure no duplication with existing street names in Grand County.
- There is reference on the plat that some easements are to be vacated by said plat. There is a process that must be adhered to in order to vacate easements. Delete these references on the final plat, or move forward with vacation process.
- Label easements on all pages of the final plat.

See PC Resolution 2018-08-01 in packet.

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