



MEMO TO: Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: August 29, 2018
SUBJECT: Planner Briefing on The Meadows at Grand Park

MATTER BEFORE THE PLANNING COMMISSION:

Final Plat and Final Plan - The Meadows at Grand Park, Planning Area 3WC

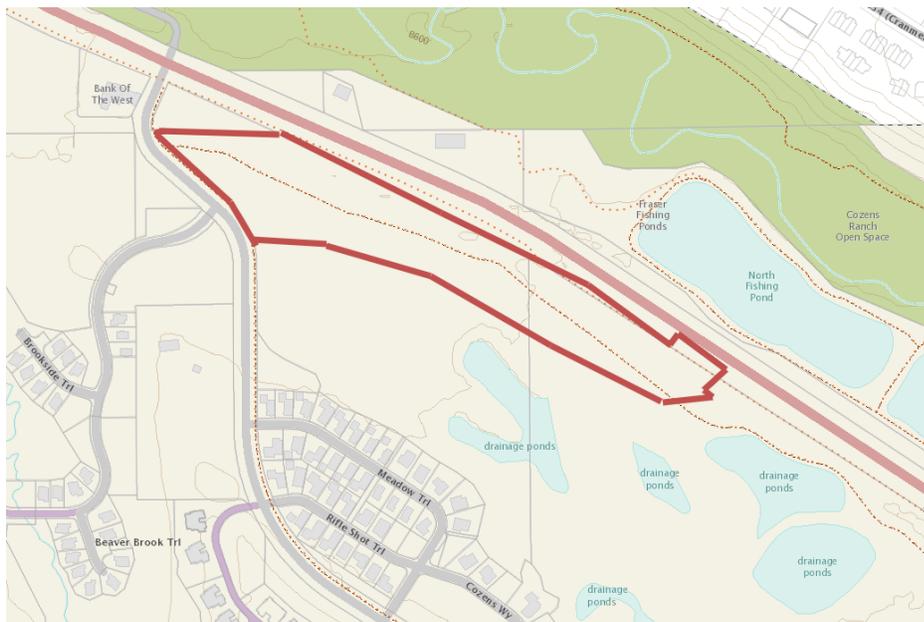
ACTION REQUESTED:

The applicant, Cornerstone Winter Park Holdings, LLC., is requesting Final Plat and Final Plan approval of The Meadows at Grand Park. This is being proposed under our previous code as we received the application prior to the effective date of the new Land Development Code which was May 5th, 2018.

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.

Map below indicates the general vicinity of this proposed development:



According to the Final Plan narrative, the applicant is proposing to create 21 70' X 100' single family detached homesites and 44 townhome units on 12 acres. Some of the townhome requirements per the subdivision regulations have not been addressed. The Final Plan is being processed per our Planned Development District (PDD) Ordinance. This planning area is 3WC and the PDD allows for an average density on 5.2 units per acre, 60 attached residential units and 70,000 square feet (SF) of commercial. 5 units will be transferred from Planning Area 5W. The Land Use and Development Notes on sheet 3 of 11 of the PDD say the following: "3WC, approximately 12 acres, is located between US40, Old Victory Road and the Cozens Meadow. This mixed-use area will draw on some of the same themes of Planning Area 1Wa with pedestrian linkages and accessible parking." The development standards suggest a mixed-use land use, with a 45' height maximum, 0' front yard setback, 0' side yard setback, 10' rear yard setback and 10% open space requirement.

Staff has provided the following materials in the packet:

- Planner Briefing (THIS MEMO)
- PC Resolution 2018-05-02
- Notice of Public Hearing (POP)
- Bowman review memo
- Draft resolution for approval

The applicant has provided the following materials in the packet:

- Final Plat
- Final Plan
- Market Summary
- Phasing Exhibit
- Narrative
- Terracina response letter
- TKE response letter
- Trip Generation Letter

RECOMMENDATION:

Pending any issues that may arise at the public hearing, staff recommends approval of this Final Plat and Final Plan with following conditions:

1. The proposed plat would create a disconnected parcel where the berm and GP monument signs are located. Since this parcel is being divided, it should be included within the plat boundaries and assigned a parcel/tract identifier.
2. The Final Plan shows proposed townhomes on the north side of Haymeadow Road, but no application materials for a townhome subdivision are included. It is assumed that a further subdivision application will be submitted for such townhome development because the townhome requirements per previous Code Sec.17-5-40 and 70 have not been addressed and we haven't seen any townhome declarations or association documentation.

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PO Box 370, Fraser, CO 80442 office 970-726-5491 fax 970-726-5518
www.frasercolorado.com

3. CDOT is requiring a traffic study. A Trip Generation Review letter has been forwarded to CDOT for review. A CDOT access permit will be required at the proposed intersection with US 40 and must be provided to the Town prior to final plat recordation.
4. Street name of Hay Meadow is acceptable; however, it is listed as a street and also a trail. Mountain Willow Trail already exists. Staff to review to ensure no duplication with existing street names in Grand County.
5. MPEI is requiring the following language to be added to the final plat: *All buildings within this subdivision shall have electric meters on one unit (gang metering) and have a perpetual non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution.* MPEI to review final plat prior to recordation.
6. Landscape plan does not appear to be complete.
7. Incorporate phasing plan into final plan.
8. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 15, 2018.
9. Setbacks on final plan and final plat are inconsistent.
10. Ownership of open space on final plan and final plat is inconsistent.
11. Clarify the dwelling unit product. There is reference to single-family attached and townhomes. Revise documentation accordingly.
12. On Sheet 2 of 3 on the final plat list Parcel A as future development to be consistent with the final plan.
13. Add 3' maintenance and utility easements to final plat.

See PC Resolution 2018-08-02 in packet.

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