



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

MATTER BEFORE THE PLANNING COMMISSION:

Final Plat and Final Plan Elk Creek Condominiums at Grand Park, Planning Area 4W

ACTION REQUESTED:

The applicant, Grand Park Development LLC., is requesting Final Plat and Final Plan approval of Elk Creek Condominiums at Grand Park. This is being proposed under our existing 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 7 condominium buildings with 12 units in each building, for a total of 84 units on 9.2 acres. Some of the condominium requirements per the subdivision regulations have not been addressed. The Final Plan is being processed per our Planned Development District (PDD) Ordinance. The Grand Park PDD, Reception # 2005-012709 is included in the packet. This planning area is 4W and the PDD allows for an average density on 9.3 units per acre, 100 attached residential units and 105,800 square feet (SF) of commercial. The Land Use and Development Notes on sheet 3 of 11 of the PDD state the following: "4W is approximately 11.2 acres situated along Old Victory Road, south of the Fraser Valley Center, adjacent to the 5-acre inholding parcel and adjoining Elk Creek meadow. Planned for commercial site planning considerations include its relationship to Old Victory Road." The development standards suggest a mixed-use land use, with a 45' height maximum, 10' front yard setback, 6' 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 2018-05-01
- Notice of Public Hearing (POP)
- Bowman review memo
- EGFPD comments
- 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
- Elk Creek Condos Architecture

RECOMMENDATION:

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

1. MPEI is requiring an additional 20' wide easement on the south boundary of the Elk Creek Condos plat in the area depicted on the plat as a 5' strip of land. MPEI to review final plat prior to recordation.
2. Add Reception # 94007475 to the existing 35-foot access and utility easement to the Sumrall property on the final plan and final plat. Also, the final plan shows various

obstructions on the easement, including parking and snow storage areas. Those obstructions should be removed, as should the reference to the mountable curb.

3. CDOT is requiring a traffic study. A Trip Generation Review letter has been forwarded to CDOT for review.
4. Add street names to the final plan and final plat. Staff to review to ensure no duplication with existing street names in Grand County.
5. This plat does not meet the requirements of the Code for a condominium project and no condo declaration or association documents nor any covenants have been provided. Revise plat notes accordingly.
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 16, 2018.
9. Plat note #11 lists the setbacks. Delete exceptions in the parenthesis.
10. Clarify ownership of open space.

See PC Resolution 2018-08-03 in packet.

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