

Narrative

**a. Plan Intent and Goals**

The submitted Preliminary Plat for The Condos at Elk Creek provides for the development of a multi-family residential neighborhood adjacent to Old Victory Road and Elk Ranch Road in the Elk Creek neighborhood. The plan allows for the development of multi-family condominiums oriented to take advantage of the views of James Peak and Byers Peaks. The plat shows 7 buildings configured with 12 units in each building, a total of 84 units. Garages are closely located for each of the units, a total of 84 garages.

**b. Integration**

The parcel is surrounded by Old Victory Road to the east, Meyers Lot to the north and west, the Sumrall residence to the south, and is bisected by Elk Ranch Road. The plan will respect the site existing utilities which include a 30' sanitary easement on the west, a 30' water easement along the south portion of the site, and a 35' water and access easement running north to south for the Sumrall property.

**c. Impacts to Neighboring Properties**

The condominium project has been configured to respect the Sumrall parcel to the south. The existing infrastructure has been protected. This includes an access easement and water services. The project has also respected the parcel entry location. The proposed parking and circulation patterns have been aligned with the existing parcel entry.

**d. Natural Systems**

The site is currently being utilized for construction staging.

**e. Efficient Use of Land**

The plan includes multi-family condominiums that share common private drives. This configuration provides for shared resources for snow removal and optimizes the utilization of the development area. The water and sewer will be public and routed along the roadways.

The water system for this neighborhood will connect to the existing Town system at Old Victory Road. The main will route through the neighborhood along the roadways providing a looped system. The improvements will be conveyed to the Town of Fraser.

The sewer system for this neighborhood will also connect to the existing Town of Fraser system. The system is designed to meet Fraser standards and will be conveyed to the Town.

Power and gas service are available from Xcel and Mountain Parks Electric. Comcast will also be installed to provide phone and high-speed internet connectivity. Will serve letters will be provided as required with the Final Plat.

The Condos at Elk Creek, Grand Park (PA-4W)  
FPDP

Care has been given to the grading and drainage in the creation of the plan. The area drains from the south to the north. The grading concept for the parcel utilizes the natural gradient and steps allowing for the placement of home sites and roadways. The private roads constructed with curbs catch surface flow and direct it to water quality basins located throughout the project. The water quality basins provide temporary catchment and filtration of water prior to release. Detention ponds are provided throughout the neighborhood.

Adequate snow storage is provided along roadways and at appropriate locations and intervals to allow for removal.

**f. Code Conformance**

The proposed Preliminary Plat for Planning Area 4W conforms to the approved PDD and meets the requirements for a Preliminary Plat submittal as outlined in Section 17-5-30. The following identifies conformance to the Town of Fraser PDD and subdivision ordinance.

1. **Land Use.** Planning Area 4W as currently approved provides for 100 residential units. The Preliminary Plat for 4W proposed 7 multi-family buildings configured with 12 units in each building, a total of 84 units.
2. **Open Space.** The PDD requires 10% open space – The Preliminary Plat as proposed exceeds that requirement.
3. **Roadway Standard.** The plan complies with the Town's roadway standards: 36' right of way; 10' snow storage and utility easements; and two 10' travel lanes with 2' shoulders/mountable curbs.
4. **Building Setback.** The setbacks comply with the Grand Park PDD.
5. **Building Height.** The multi-family buildings will have a maximum height of 45 feet consistent with the PDD.

The Final Planned Development Plan for Planning Area 4W will be submitted 45 days prior to the regular meeting date of the Planning Commission on May 23, 2018 as outlined in Section 16-5-460 of the Town of Fraser Code.