



MEMO TO: Mayor Vandernail and the Board of Trustees  
FROM: Catherine E. Trotter, AICP, Town Planner  
DATE: August 30, 2018  
SUBJECT: Planner Briefing on EMF11 – Major Subdivision

**MATTER BEFORE BOARD:**

**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.

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 2018-08-01

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

**RECOMMENDATION:**

On August 29, 2018, the Planning Commission (PC) recommended approval of the Final Plat and Final Plan for EMF11 with conditions. The PC Resolution is in the packet.

The applicant has revised the Final Plan. Due to the quick turn around from PC to TB, the Final Plat has not yet been revised.

See TB Resolution in packet. Please contact me with questions/concerns.

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