

TO: Fraser Planning Commission and Town Board
FROM: Michael Glunk
DATE: September 17, 2018
RE: Proposal to subdivide 838 Wapiti Drive into two single family home lots

We are proposing to subdivide our lot at 838 Wapiti Drive into two lots and to construct one single family home on each newly created lot.

The current lot size is approximately 0.167 acres or 7,274 sq ft and zoned MDMF, Medium Density Multi-Family Residential. MDMF allows for mid-density residential neighborhoods that accommodate single family and multifamily dwellings, not to exceed four dwelling units within a building or on a single parcel of land, except where contiguous lots are combined to create a single parcel: up to twelve (12) units. Section 19-2-270 (d) of the Fraser Municipal Code permits the creation of reduced lot size, width, setbacks and/or floor area under the conditional use process.

My understanding is that the Town of Fraser is looking to increase density and housing opportunities throughout the area. The reason for the recent zoning updates was to create the opportunity for exactly what I am proposing.

The proposed single family homes will be two stories each, plus basements, with different configurations based on lot sizes and requirements as it pertains to Fraser Municipal Code. The home located on lot 13A will be a single family home with a single car garage and an approximately 1,400 SF building footprint. As this lot has 50 feet of street frontage, it is allowed by code to have an ADU. My intention for this home is to have the basement level separately metered, with a separate entrance, and to use it as an ADU rental unit. The home located on lot 13B will be a single family home without a garage, but a full basement for storage. This home will have an approximately 700 SF building footprint.

We believe that our plans for the houses will fit in well with the aesthetic of the neighborhood. There are single-family and multifamily structures that currently exist in the neighborhood. Our proposed land use will not negatively affect the existing character of the area. The size of each home will fit in with the surrounding uses. The two single-family homes will create additional inventory for a much needed and desired housing style. The homes are only a few yards from a bus stop which will minimize congestion. The homes will both meet or exceed current parking requirements.

Our plans to split the lot into two individual lots falls within the criteria specified in the new zoning requirements for minimum lot area and lot width, setbacks and area of building on the ground floor.

October 1, 2018

Dear Sir/Madam:

This letter is to advise you that Michael Glunk has requested a “minor subdivision and conditional use” for a property located at 838 Wapiti Drive, and that the Town of Fraser has scheduled a public hearing to consider this request. The public hearing is scheduled for **October 24th at 6:30pm** at the Town of Fraser Town Hall located at 153 Fraser Avenue in the Board Room. Enclosed for your review is a copy of the proposal as presented to the Town of Fraser. Additional application materials are on file at the Town Hall offices. The Town of Fraser may be contacted at 970-726-5491 for further information.

Please note that you may comment at the public hearing or by forwarding written comments to the Town of Fraser Planning Department (P.O. Box 370, Fraser, CO 80442). Written comments must be received by the Town prior to the public hearing.

Sincerely,

Michael Glunk