



June 16, 2020

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

**Re: Rendezvous Winter Park
Final Development Plan Amendment**

Dear James,

I am pleased to submit on behalf of the Rendezvous Colorado LLC, the enclosed Rendezvous Winter Park Final Development Plan amendment. This FDP amendment addresses and clarifies specific items outlined in the Development Standards chart including minimum lot size and building setbacks.

Since approval of the Final Development Plan, there have been market and real estate trends that have resulted in changes to the residential housing types and segmentation program. These adjustments have included incorporating a variety of product types to accommodate a multidimensional demographic. Some of these products include more maintenance free residential alternatives including townhomes and condominiums. There has also been a preference for clustered single-family homes that are located on modest home sites with access to a central open space system.

Outlined below is a summary of the revision the respective development standards.

Minimum Lot Size – The minimum lot sizes for specific planning areas have been updated to reflect the smaller residential product types. This includes establishing lots sizes for cluster single-family residential types. The smaller lot sizes results in additional property being allocated to common area and open space.

Further clarification has also been provided with Note 8 regarding maximum multi-family building coverage within a Tract which is 60%. Building coverages for detached single family homes on specific with different lot sizes has also been clarified (See Note 9).

Building Setbacks – Given the smaller lots, the side and rear setbacks have been adjusted accordingly. The front setbacks remain the same as the original approved Final Development Plan. It is clarified in Note 9 that attached or multi-family structures with a common wall will not be subject to side yard requirements.

Further clarification regarding driveway setbacks and depth has also been provided in Note 3. The driveway setbacks are the same as what was developed for the Roam project.

Enclosed is the Development Application and updated Development Standards chart. Other application items have been submitted with the Subdivision Exemption. As directed, submittal fees have been mailed to Town Hall.

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal