



**PUBLIC NOTICE
TOWN OF WINTER PARK
AMENDED FINAL DEVELOPMENT PLAN**

PUBLIC NOTICE IS HEREBY GIVEN that the Winter Park Town Council and Planning Commission will hold public hearings to consider an application for approval of an Amended Final Development Plan for the property described in Exhibit A. The property is zoned Planned Development (P-D) with underlying zone designations of Destination Center District (D-C). Approval of this Amended Final Development Plan would create Vested Property Rights pursuant to Title 8, Chapter 6 of the Winter Park Town Code and C.R.S. §24-68-101, *et seq.*

The requested amendment is to the Development Standards section of the Final Development Plan.

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road or online via Zoom is scheduled for:

Winter Park Planning Commission
Tuesday, May 11, 2021 at 8:00 A.M.

Winter Park Town Council
Tuesday, May 18, 2021 at 5:30 P.M.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to Hugh Bell, Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or hbelle@wpgov.com.

EXHIBIT A – LEGAL DESCRIPTION

Lots 1-10, Winter Park Preserve, recorded at Reception No. 2014-002960



TOWN OF WINTER PARK
 P.O. Box 3327 • 50 Vasquez Road • Winter Park, CO 80482
 Phone: 970-726-8081 • Fax: 970-726-8084
 Website: www.wpgov.com
LAND USE REVIEW APPLICATION FORM

PROJECT INFORMATION

Project Name: WINTER PARK PRESERVE Date: 4/8/2021
 Street Address (or general location if not addressed):
 Schedule Number(s) or Parcel Number(s):
 Site Area (in square feet or acres): Existing Zoning: PD//DC
 Existing Land Use:
 Legal Description:

OWNER / APPLICANT

Name: WINTER PARK PRESERVE INC Phone: 303 910-3742
 Company: SAME Email: BRIAN@SUMMITLEGEND.COM
 Mailing Address:

CONTACT PERSON

Name: BRIAN NOVAK Phone: SAME AS ABOVE
 Company: WINTER PARK PRESERVE INC. Email: " " "
 Mailing Address: PO BOX 1890
WINTER PARK, CO 80482

TYPE OF APPLICATION (check all that apply)

Subdivision	Fee	Other Development	Fee
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Sketch Plan	\$250.00	Zoning Variance	\$250.00
Preliminary Plat	\$500.00*	Special Use Permit	\$150.00
Final Plat	\$750.00*	Rezoning Request	\$350.00
<input checked="" type="checkbox"/> Amended Final Plat	\$375.00*	Subdivision Exemption	\$300.00
As-Built Plat	\$250.00	Amended Exemption	\$150.00
Amended As-Built Plat	\$250.00*	Annexation	\$500.00***
*Number of Lots:	x \$10.00	*Number of Lots:	x \$10.00
TOTAL FEES:	\$	TOTAL FEES:	\$
<input checked="" type="checkbox"/> Minor Subdivision	Fee	<input checked="" type="checkbox"/> Planned Development	Fee
Final Plat	\$400.00*	Preapplication Conference	No Fee
Amended Minor Sub.	\$200.00	Preliminary Development Plan	\$1,000.00**
		Final Development Plan	\$1,000.00**
		Amended Final Plan	\$500.00**
* / ***Number of Lots:	x \$10.00	**Number of Lots:	<u>10</u> x \$2.00
TOTAL FEES:	\$	TOTAL FEES:	\$ <u>520.00</u>

* In addition to the base fee, an additional \$10.00 per unit or lot
 *** In addition to the base fee, an additional \$10.00 per acre
 ** In addition to the base fee, an additional \$2.00 per unit or lot

In addition to the base fees the applicant is required to pay the cost of any legal notices and adjoining property owner certified mailings. The applicant may also be subject to reimbursement fees as outlined within Section 7-10-8 of the Town Code.

BRIEF DESCRIPTION OF THE PROJECT

SEE ATTACHED PROPOSED PLAT AMENDMENTS

AFFIDAVIT

I, _____ being duly sworn, declare that I am (please check one) _____ the authorized representative to act for the property owner, _____ the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. By signing this application, I have read and agree to the reimbursement fees that may be charged for review of this project as outlined in Section 7-10-8 of the Town Code. At a minimum, this project will require consultants for engineering review and legal review and this shall serve as the written notice required by Section 7-10-8 of the Town Code for these two consultants.

[Handwritten Signature]

Signature of Owner

4/8/2021

Date

Signature of Representative

Date

Acceptance of this application and required filing fee does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

STAFF USE ONLY (do not write below this line)

Application Received By:

Case #

Date / Time:

Total Fees: \$

Date Paid:

Check #

Additional Comments:



Dear Town of Winter Park Planning,

Thank you for reviewing the below and attached proposed amendments to the Winter Park Preserve Community.

The original intent of the PD was to plat 10 single family homes while preserving the river frontage by donating it to the Town along with the improved connecting trail from Trailhead Lodges. During this process we reduced the project's zoning from DC to what has been developed as detached single-family homes.

As we are finishing up the Winter Park Preserve community architectural design there are three design guidelines, we are proposing to amend in order to achieve the approved architectural design.

1. Front Setback proposal: The design intent of the approved 5-foot projection into the front setback was to help detract from the row of garage doors within the community while maintaining the minimum 20 feet distance from the garage door to the street. We achieved this by allowing certain architectural elements to protrude in and out of the setbacks, as described in Exhibit A below. We are proposing to clarify that building cantilevers are included in the description.
2. Lot Coverage Calculation proposal: Currently our house designs meet the required approved lot coverage, however we feel the design would be enhanced by increasing the eave depth from 1' up to 2'. We are proposing to amend the PD so that roof eaves are exempt from the lot coverage calculation.
3. Height Limit of Roof Reck Coverage: The design intent of our homes is to have private covered rooftops. By doing this, however, the sloped roofs wound up protruding into the existing height limit to meet minimum head clearances. We are asking for the rooftop roofs to be treated like architectural features and be allowed to protrude a maximum of 4 feet into the height limit.

In summary, we realized that some of the language written into the original approved PD either didn't provide enough clarity or hindered some aspects of the community design we hoped to achieve. With that said, below are the proposed amendments and modified language *[in italicized red brackets]* to the **approved PD** [exhibit A] for the Winter Park Preserve Community.

78737 Main Street Suite 2800
PO Box 1890
Winter Park, CO 80482
970 726-8605

Winter Park Preserve – 10 single family homes

Site Development Standards Exhibit “A”

1. Purpose:

The Winter Park Preserve development's intent is to preserve the wetlands in the community while allowing the Winter Park trail system to be completed as well as creating an enclave community of 10 single-family homes and a gathering / fishing hut. The development also donates additional river frontage property to be preserved along the Fraser River. Prior to dedicating open spaces, the community is located in the 3.47 acre parcel. The developer will dedicate parcel D to the town and construct the trail with asphalt. Parcel A will be donated to the Town along with a deed restriction in a separate document, restricting the sale or development except limited recreational uses typically found on similar trails, less camping and other overnight uses. In addition, granting a blanket easement for access to the gathering / fishing hut.

2. Uses Permitted:

The property may be used for the uses permitted by the Final Development Plan:

- A. Single Family dwelling units as shown on the approved site plan.
- B. The single-family dwellings are allowed to have a caretaker suite by separate entrance which includes uses for the primary use of occupants and their guests.
- C. Private recreation uses and facilities, included are a gathering / fishing hut to be constructed in a separate permit located within the donated parcel A, upland property outside of the 100year flood plain as shown on the civil drawings taken from the FEMA maps. This will be a privately maintained and owned amenity for the declarant to dedicate to a homeowners association.

3. Lot Area Requirements:

- A. Density:
 - a. The maximum allowable number of dwelling units is ten (10) plus the gathering / fishing hut.
- B. Minimum Lot Area: Are as shown on the final plat.
- C. Minimum Lot Dimensions: Are as shown on the final plat.
- D. Minimum Yard Requirements:
 - a. Side yard setbacks shall be five feet (5') from the property line. Building eaves may encroach 2' into the side yard setbacks.
 - b. Rear yard setbacks shall be five feet (5') from the rear property line. Unenclosed decks, columns and roofs may encroach 2'-6" into the rear setback.
 - c. There shall be no setback requirements for patios and porches less than 2'-6" above finish grade.
 - d. Front yard setbacks shall be 18' from the front property line. Building eaves, columns and porch roofs, **covered decks, and cantilevered building elements** may encroach a maximum of 5' into the front yard setback.
 - e. Private driveways shall be a minimum of twenty feet (20') long from the garage door to the edge of the driving surface at Preserve Way and Sawyer Circle.

Winter Park Preserve – 10 single family homes

Site Development Standards Exhibit “A”

E. Roadway Design Criteria:

1. As shown on the final town approved civil drawings.

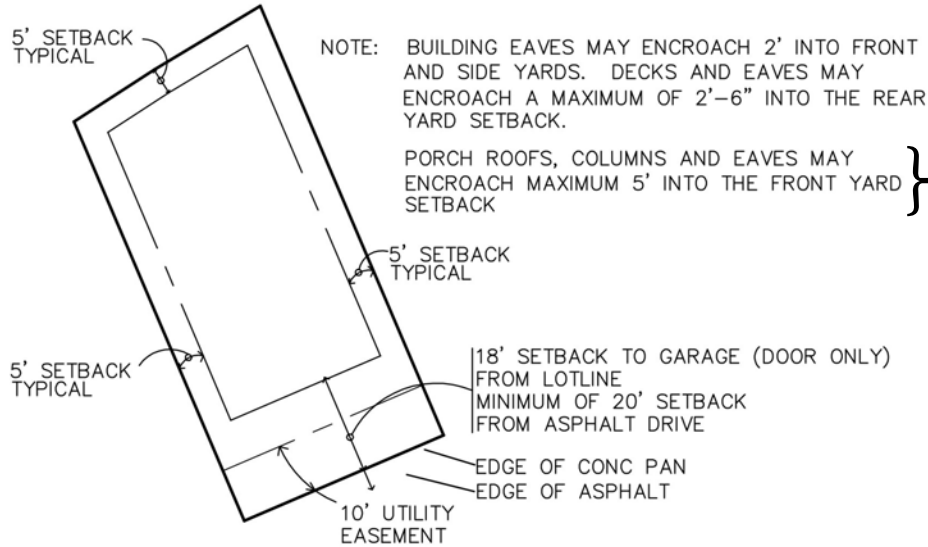
4. Building Requirements

- A. The minimum required open space for each lot shall be 30 percent of the lot area. Sidewalks and patios **and roof eaves** are allowed in open space and calculated as open space.
- ~~B.~~ Maximum **overall** building height for all buildings and structures **shall be 42' with the following exception – where an upper level is provided to access roof decks, the roof of that upper level shall be allowed to protrude a maximum of 4' beyond the maximum height of 42' to ensure head clearance and maintain the sloped-roof aesthetic. shall comply with Town code Section 7-3-17.**
- C. The home's exteriors are to follow the design guidelines as set out in the DRC package and as amendments to the DRC are approved.
- D. Maximum height for the gathering / fishing hut is fourteen feet (14').

5. Exhibit “B” attached

- A. Approved Site Plan.

MAXIMUM BUILDING HEIGHTS SHALL BE 35' TO MID-POINT OF SLOPED ROOF AND 42' TO HIGHEST POINT OF ROOF, MEASURED FROM LOWEST POINT OF EXISTING GRADE ADJACENT TO BUILDING FOUNDATION.



Porch roofs, columns and eaves, **[DECKS AND CANTILEVERED ELEMENTS]** may encroach maximum 5' into the front yard setback.

TYPICAL SINGLE FAMILY LOT
BUILDING SETBACK DETAIL

PROPOSED AMENDMENT:
ADD LANGUAGE IN BRACKETS ABOVE



DEVELOPMENT
ARCHITECTURE
CONSTRUCTION

SUMMIT LEGEND

WINTER PARK PRESERVE (10 SINGLE FAMILY HOUSES)
PROPOSED PLAT AMENDMENT