



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, August 27, 2024 8:00 AM**

A G E N D A

I. Call to Order

II. Roll Call of Commission Members

III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

IV. Conflict of Interest

V. Consent Agenda:

- a. Minutes – August 13, 2024

VI. General Business:

- a) PUBLIC HEARING: Preliminary Plat – The Landings Townhomes – Lot 2, Cullen Minor Plat – 185 Vasquez Road (PLN24-005)
- b) PUBLIC HEARING: Major Site Plan – The Landings Townhomes – Lot 2, Cullen Minor Plat – 185 Vasquez Road (PLN23-095)

VII. Director's Report:

This time is reserved for specific items from staff requiring Commission direction and for relaying important information to the Commission.

VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

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**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, August 13, 2024 8:00 AM**

MINUTES

DATE: Tuesday, August 13, 2024

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Vice Chair Brad Holzwarth, Commissioners Doug Robbins, Chris Tagseth, Thomas McDonald and Angela McDonough are present. Also present are Community Development Director James Shockey, Senior Planner Brian Kelly and Planning Consultant Sheila Booth.

OTHERS

PRESENT: None.

I. Call to Order

Chair Barker calls the meeting to order at 8:03 a.m.

II. Roll Call of Commission Members

Commissioner Roger Kish is absent today.

III. Public Comment

No one comes forward.

IV. Conflict of Interest

No one comes forward.

V. Consent Agenda:

- a. Minutes – July 23, 2024
- b. Minor Site Plan – Lot 1, Block 3, Roam Filing 1 – 146 Exploration Trail (PLN24-059)
- c. Minor Site Plan – Lot 8, Bridger’s Cache – 285 Bridger Trail (PLN24-062)
- d. Minor Site Plan – Lot 57, Alpine Timbers – 353 Kings Crossing Road
- e. Modification to Minor Site Plan – Lot 3, Mountain Creek – 692 Vasquez Road (PLN22-005)
- f. Approval of Encroaching Retaining Walls – Lots 32-36, Rendezvous Filing No. 1, Subdivision Exemption No. 3 – 5-57 Scenic Trail (PLN24-063)

Commissioner Tagseth would like to remove the minutes from the consent agenda. The Commission agrees to move that to the first item of business.

Commissioner Robbins moves and Commissioner McDonough seconds the motion approving the consent agenda without the minutes from July 23, 2024. Motion carries 6,0.

VI. General Business:

a) Minutes from July 23, 2024

Commissioner Tagseth would like to amend the Minutes from July 23 stating that his resignation date is August 27, 2024, and not August 13, 2024. Director Shockey says the minutes will be adjusted.

Commissioner Robbins moves and Commissioner McDonald seconds the motion approving the minutes with the noted correction.

b) PUBLIC HEARING. Beavers Lodge Community Amenity – Replat of Tract, Tract B and Outlot A, Roam Filing No. 3 (PLN23-108)

Chair Baker opens the Public Hearing for both this Minor Plat and Item C, Major Site Plan. Planning Consultant Sheila Booth begins her presentation. Ms. Booth goes over the main items regarding these two applications for both Minor Plat and Major Site Plan.

Ms. Booth describes the overall process to move forward with this project and the agencies that would be involved and their role in the process. Finally, Ms. Booth recommends approval of this Minor Plat and Major Site Plan with fifteen (15) conditions.

The Commissioners and Director Shockey discuss this project and there is mention of the demolition of the building. Director Shockey states demolition permits are handled by an administrative process. Director Shockey also states that condition number two can be removed since it was already addressed by the applicant.

The applicant, Mr. Jeff Vogel comes forward. Mr. Vogel has an illustrative Site Plan that aids him to elaborate on some of the items mentioned by Ms. Booth.

The Commission discuss trail connections and ADA compliance. Mr. Vogel states there are no plans to build a trail around the pond as there are wetlands present that will be protected. Another question has to do with the non-commercial kitchen. Mr. Vogel says that the main use of the kitchen would catering related.

Chair Baker opens the Public Comment period. Ms. Becky Rand comes forward. She would like the new building to look more like the old building. Another concern is related to the parking lot and how that would be the first thing people see when entering Town.

With no one else coming forward, Chair Barker closes the public hearing.

Mr. Vogel comes back and addressed the parking concerns. The parking layout would be 10 or 12 feet below grade. Placing the parking in the front also preserves the wetlands on the property. Regarding the exterior aspect of the building, Mr. Vogel says that the intent is not to copy the old building exactly as it is right now, it is instead intended to honor the building through the design of the new structure.

There is a brief discussion about who would be responsible for managing the new building. Mr. Vogel responds that the Roam Metro District would own and maintain it.

A person online raises their hand for public comment. Chair Barker reopens the public hearing. “Snowblaze” (online) states that some other similar facilities owned by this developer that are not welcoming such as the Heck restaurant at Devils Thumb Resort. She would like to know how the locals will have access to this new facility.

Chair Barker then recloses the public hearing.

Then, the Commission has a conversation about the parking lot that is proposed by the applicant. They compare it to Headwaters Event Center and state parking is adequate. The Commission agrees that improving the building will add a positive value to the Town entrance.

Vice Chair Holzwarth moves, and Commissioner McDonald seconds the motion approving the Minor Plat for Beavers Lodge Community Amenity – Replat of Tract, Tract B and Outlot A, Roam Filing No. 3 (PLN23-108) with 14 staff recommendations, removing condition number two. Motion carries 6,0.

- c) PUBLIC HEARING: Beavers Lodge Community Amenity – Lot 1, Beavers Lodge Community Amenity (PLN23-107)

Vice Chair Holzwarth moves, and Commissioner McDonald seconds the motion approving the Major Site Plan for Beavers Lodge Community Amenity – Lot 1, Beavers Lodge Community Amenity (PLN23-107) with 14 staff recommendations, removing condition number two. Motion carries 6,0.

- d) Exemption Plat – Amended Lot 54 Alpine Timber – 2 Alpine Way (PLN24-065)

Director Shockey presents the staff report to the Commission. Basically, the application consists in combining two lots. Staff recommends approval of this Subdivision Exemption Plat.

The Commissioners and Director Shockey discuss the tax component of this application and how the Town would be affected. Director Shockey says that this can be investigated in more detail highlighting that the Code does not ban a property owner from combining the lots. There is also a conversation about the density being pushed in other locations in Town. Director Shockey says that this topic can be included in an upcoming workshop with Town Council.

Commissioner Robbins moves and Commissioner McDonough seconds the motion approving the Exemption Plat – Amended Lot 54 Alpine Timber – 2 Alpine Way (PLN24-065). Motion carries 6,0.

- e) PUBLIC HEARING. Text Amendment No. 9, Amending Sec. 7-7-C-F – Definition of Family” (PLN24-064)

Senior Planner Brian Kelly presents the staff report to the Commission. Basically, the State has redefined the concept of “Family” therefore the UDC section concerning this item needs to be amended.

Chair Barker opens the public hearing. No one comes forward. Chair Barker closes the public hearing.

Chair Robbins moves and Commissioner Tagseth seconds the motion approving the Text Amendment No. 9, Amending Sec. 7-7-C-F – Definition of Family” (PLN24-064). Motion carries 6,0.

- f) PUBLIC HEARING. UDC Text Amendment No. 7, Amending Sec. 3-C-3-4, Wetlands (PLN23-075)

Director Shockey presents the staff report and the background to the Commission. Director Shockey summarizes the staff analysis and how non-jurisdictional wetlands will be protected. There is mention of the Towns role on wetlands mitigation.

Chair Barker opens the public hearing period. Mr. Mark Kent comes forward. Mr. Kent suggest the ordinance be clarified that if an Army Corps of Engineers permit is issued for the property, the Town will not require an additional permit.

Chair Barker closes the public hearing.

The Commission and the Staff discuss the scope of the ordinance.

Vice Chair Holzwarth moves and Commissioner Tagseth seconds the motion approving UDC Text Amendment No. 7, Amending Sec. 3-C-3-4, Wetlands (PLN23-075). Motion carries 6,0.

VII. Director's Report:

Director Shockey informs the Commission that sign code discussion with Town Council is scheduled for August 20th.

VIII. Planning Commission Items of Discussion

The Commission mentions the UDC and Community Development Department audit that happened earlier this year. Director Shockey says that this will be discussed on September 10th, 2024.

Vice Chair Holzwarth informs the Commission that this is his last Planning Commission meeting since he would not be able to attend the next meeting. The Commission thanks Vice Chair Holzwarth for his years of service on the Commission.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 9:40 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, August 27, 2024, at 8:00 a.m.

Irene Kilburn, Planning and Building Technician II



MEMO

TO	Planning Commission
FROM	Shelia Booth, AICP, CPS Contracted Planner
THROUGH	James Shockey, AICP, Community Development Director
DATE	August 27, 2024
RE	PUBLIC HEARING: Major Site Plan (MSP) and Preliminary Plat (PP) – 185 Vasquez Road/The Landing (PLN23-095 and PLN24-005)

Property Owner: Gondola Townhomes, LLC

Applicant: Michael Dire, Design Practice Inc.

Architect: Michael Dire, Design Practice Inc.

Location: Northwest corner of Vasquez Road and Lions Gate Drive.

Legal Description: A parcel of land being part of the Northwest Quarter (NW1/4) of Section 33, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Winter Park and County of Grand, State of Colorado. Also being Lot 2, Cullen Minor Plat according to the plat thereof recorded August 23, 2023, under Reception No. 2023-005301.

Zoning:
D-C (Destination Center)

Authority:
Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Planning Commission shall review and recommend or approve applications as shown in Table 5-B-3, Development Review Procedures Summary Table.

Applicable Provisions of the Unified Development Code (UDC):
UDC § 5-D-2 Classifications, C. Major Subdivision. Such subdivision is a subdivision containing five or more lots. Proposed major subdivisions shall require preliminary plat and final plat filing, processing, and approval in accordance with Sec. 5-D-4, Preliminary Plat and Sec. 5-D-5, Final Plat.

UDC § 5-E-1 Site Plan, A. Applicability. A site plan shall be required prior to any development activity in the Town unless exempted by Sec. 5-E-1(A)(1).

Preliminary Plat Procedure & Approval Criteria:
UDC § 5-D-4(E)(6): Planning Commission Action. After proper public notice, the Planning Commission shall:
a. Receive a written recommendation from the DRC regarding the preliminary plat;
b. Hold a public hearing prior to taking action on the preliminary plat; and
c. By majority vote, approve or deny the preliminary plat as outlined in Sec. 5-A-3(C), Procedures.

UDC § 5-D-4-F.: Approval Criteria. The preliminary plat shall be evaluated and may be approved in accordance with the following criteria:

1. Comprehensive Plan. Conformance with the goals, objectives, and policies of the Comprehensive Plan;
2. This UDC. Conformance with the standards of this UDC;
3. State Statutes. Conformance with any applicable Colorado state statutes;
4. Water Supply. The subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed;
5. Sewage System. The subdivider has provided evidence that provision has been made for a public sewage system and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations;
6. Natural Resources. The subdivider has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, as well as the protection of natural resources and unique landforms, have been identified and the proposed uses of these areas are compatible with such conditions;
7. Drainage. The subdivider has provided adequate drainage improvements;
8. Historical or Cultural Resources. Significant cultural, archeologic, natural, and historical resources, and unique landforms have been protected; and
9. Public Services. Necessary services, including fire and police protection, recreation, utilities, open space, and transportation systems are available to serve the proposed subdivision.

Major Site Plan Procedure & Approval Criteria:

UDC § 5-E-1 G. 2. e.: *Planning Commission Action*. After agency and DRC comments have been resolved and proper public notice posted, the Planning Commission shall:

1. By majority vote, approve, approve with conditions, or deny the site plan as outlined in Sec 5-A-3(C), *Procedures*.
2. Hold a public hearing prior to taking action on the proposed site plan; and
3. Receive a written recommendation from the Director regarding the proposed site plan.

UDC § 5-E-1(H). Approval Criteria. The site plan shall be evaluated and may be approved in accordance with the following criteria:

1. Comprehensive Plan. Conformance with the Comprehensive Plan;
2. This UDC. Conformance with the standards of this UDC; and
3. Design Guidelines. Conformance with the Design Guidelines in Appendix A.

This report includes comments from Town staff that should be considered as a part of the application decision.

§ 5-B-8 Public Notice Requirements:

This application has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on August 14, 2024, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property on August 9, 2024. A Property Posting (PO) was also posted on August 12, 2024.

As of August 22, 2024, staff has received one comment expressing specific concerns with the development. The letter can be found as an attachment to this report.

Project Overview:

The proposed project is classified as “Single Family Attached Dwelling/Townhouse” land use and consists of four (4) three-story townhome buildings, arranged as two buildings facing the parallel street sides (Lions Gate Drive & Vasquez Road) and two facing the curve of Vasquez Creek along the western rear property. A connecting 26-foot fire lane runs through the middle of the site providing an alley-like access for circulation, garage access and site parking. The project is located immediately west of Town Hall and is anticipated to establish desired residential density to activate the downtown corridor following the D-C zoning district, 2020 Downtown Master Plan, and 2019 Imagine Winter Park Comprehensive Plan strategic goals.

The project’s unit breakdown consists of 18 total units provided by Building’s A (5 units/12,203 GFA), B (5 units/11,894 GFA), C (4 units/9,202 GFA), and D (4 units/9,806 GFA), each having a combination of 4 or 5-bedrooms and a tuck-under garage for a total of 43,105 GFA.

Variances:

For the Major Site Plan application (PLN23-095), JVA noted the development requires a variance for stormwater retention, per Section(s) 6.2.5.X and 8.1 of the Town’s Standard’s and Specifications for Design and Construction. The applicant submitted a variance request on July 2, 2024, with the 2nd Review but will need to be resubmitted following the all the requirements in Chapter 8 of the Standards and include an engineer’s stamp.

- Prior to final approval of the major site plan, plat and construction plans, the applicant shall submit and receive approval of a variance request for stormwater retention, per Section(s) 6.2.5.X and 8.1 of the Town’s Standard’s and Specifications for Design and Construction meeting all the requirements of Chapter 8, Town’s Standards and Specification.

For the Major Site Plan application (PLN23-095), CPS planning staff noted the development requires a variance for deficiencies of landscape plantings within the perimeter landscape bufferyards, per UDC § 3-I-2-C-3. The applicant submitted a variance request on July 2, 2024, indicating the maximum plantings they can provide based on the unusual site geometry and boarding 30-foot riparian buffer which excludes new plantings in the setback. Additionally, the applicant has enhanced the site with a public realm sculpture amenity located within the project’s open space between Buildings A & D. Planning accepted the variance justifications on July 17, 2024, with the project’s 3rd Review.

Density:

Satisfactory. The maximum density per D-C zoning is 28. The project proposes 22 Du/Ac.

Construction Plans: ([View Construction Plans here.](#))

Not Satisfactory. The applicant resubmitted the Construction Plans for the proposed development (current date 2024-08-12) including stormwater management, erosion control, demo plan, overall grading and grading details, utility plan and profiles, construction details, and parking plan. The review agencies have not had the opportunity to review the plans and are required to submit comments by August 28, 2024.

- Applicant shall address all outstanding comments from review agencies for the construction plans dated July 29,2024 prior to final approval of construction documents by the Town.
- Revise sheet C-6.0 in the construction plans to indicate the design outcome of the project’s transformer condition and provide accurate parking counts.

Access:

Satisfactory. Access to the subdivision will be provided by a paved private roadway (Landing Lane) which connects at the northeast property corner with the intersection of Lions Gate Drive and Cooper Creek Way and connects at the southeast property corner to Vasquez Road. The northern access will be a fully constructed intersection; however, the project's property line divides the southern portion of the paving within the project's Preliminary Plat and Site Plan within a 15-foot Access and Utility Easement (Rec. No. 2023-05300), and the northern paving within the adjacent 15-foot town right-of-way.

During the project's review, it was determined that the Downtown Master Plan indicates the Town's intent for a future roundabout at Lion's Gate Drive and Vasquez Road which may remove residential sidewalks and decrease front yard areas facing the corner. The applicant has provided a plat note on Preliminary Plat (Note 17) indicating this condition for future lot owners.

Transit:

Satisfactory: The Downtown Master Plan indicates future transit facilities planned on the south side of Vasquez Road, east of Lions Gate Drive, closer to Main Street/Highway 40. These improvements are outside of the project's scope. No additional transit infrastructure is required for this project.

Pedestrian Access:

Satisfactory. Existing curb and sidewalks which are part of Lions Gate Drive and Vasquez Road rights-of-way, immediate adjacent and outside of the project's property line, will remain for pedestrian circulation. Proposed units that face these streets will connect private sidewalks to the street sidewalks.

Parks, Trails, and Open Space

Satisfactory. The Downtown Master Plan indicates a ski transit stop on the south side of Vasquez Road, east of Lions Gate Drive with connecting pedestrian trail southward. These improvements are outside of the project's scope. The applicant will be required to comply with Section 4-B-3, Land Dedication.

Parking:

Satisfactory. Per the UDC § 3-H-3(E)/Table 3-H-3-1, parking for "Townhouse" is required at a rate of *one (1) space per studio unit, one (1) space per 1 bedroom unit, and two (2) spaces per 2 bedroom or more unit*. The proposed project indicates townhomes are designed with 4 and 5 bedrooms, and meet the per/unit parking indicated by the following analysis:

Requirement	Required	Provided
SF Attached Dwelling/ Townhouse: 2 spaces per 2+ bedrooms	Bldg. A (5 DU w/ 5-BDR ea.) = 5 x (2 sp.) = 10 Bldg. B (5 DU w/ 4-BDR ea.) = 5 x (2 sp.) = 10 Bldg. C (4 DU w/ 4-BDR ea.) = 4 x (2 sp.) = 8 Bldg. D (4 DU w/ 5-BDR ea.) = 4 x (2 sp.) = 8	2 Garage Sp. x 5 Units = 10 2 Garage Sp. x 5 Units = 10 2 Garage Sp. x 4 Units = 8 2 Garage Sp. x 4 Units = 8
Total:	36 spaces	36 spaces
Guest Parking:	Plus 1 space per 10 DU (of any size) for guest parking in D-C, R-C, C-1.	4 spaces (Guest Parking is shared among all units, includes 1 HC space)
Total:	4 spaces	4 spaces

Setbacks:

Satisfactory. Per the UDC § 3-A-3/Table 3-A-3, Residential Lot and Building Standards, the applicable setbacks for “Townhouse” land use in D-C zoning are:

- 0’ Front Setback
- 0’ Corner Setback
- 5’ Side Setback, and
- 0’ Rear Setback.

The attached townhouse lots are grouped within the larger overall lot. The applied side setbacks are met between buildings.

Building Coverage:

Satisfactory. Per the UDC § 3-A-3/Table 3-A-3, the maximum allowed building coverage is 85%. Proposed building coverage is 65%, which reflects the building orientations in context to the unusual site boundary and the non-buildable floodway and 30-foot water quality setback/riparian buffer.

Material and Color:

Satisfactory. Per the UDC § 3-B-3 - Exterior Building Material Standards, 3-B-4 – Exterior Roofing Materials, and 3-B-5 – Window, Entry and Garage Door Material Standards; the proposed project’s Material Board and Elevations depict the following materials. The materials’ UDC compliance is indicated below:

- | | |
|--------------------------------|---|
| • Stone Veneer | Permitted |
| • Fiber Cement Siding | Permitted / Only to Express Mass |
| • Stucco | Permitted |
| • Board & Batten Siding | Permitted |
| • Metal & Steel (Railings) | Permitted / Oxidized, Weathering, & Non- Reflective Metal |
| • Composite Decking | Permitted |
| • Timber Beams (Facia, Trim) | Permitted |
| • Arch. Grade Asphalt Shingles | Permitted |
| • Stained Cedar Door | Permitted |
| • Aluminum Window Trim | Permitted |

The project’s color palette is compatible with the proposed exterior materials.

Outdoor Lighting:

Unsatisfactory. The Photometric Plan indicates (4) fixture types with a total of 60 fixtures as identified below. Three of the four contain the International Dark Sky Association (IDA) approval stamp per (UDC, § 3-K-3(A)(1)).

In addition, the site exceeds the overall lumens allowed. Per Sec. 3-K-4 of the UDC, Multi-family properties are limited to 25,000 lumens per net acre plus an additional 2,000 lumens per acre beyond the first. This site at 1.25 acres would be allowed 31,250 lumens where the current design proposes 58,250 lumens. To bring the site into compliance, Staff suggests removing the overhead garage door lighting (04.02 Garage Light) to reduce the total lumens. The design already includes lighting (04.04 Wall Sconce) above the entrance to the residence. Removal of the garage lighting would reduce the lumens by 27,000 and bring the overall lumen total to 31,250 which is the maximum allowed for the site.

Fixture Name	Proposed # of Fixtures	Proposed Lumens per Fixture	Total Proposed Lumens	Proposed CCT
04.01 Wall Sconce – M Series Cylinder V01122024	19	750	14,250	2700 K
04.02 Garage Light – ARC2 LED	18	1,500	27,000	3000 K
04.03 Recessed Can – EDLM-NC-LPD	14	700	9,800	2700 K
04.04 Wall Sconce – Archer Industrial Outdoor Sconce	9	800	7,200	3000 K

- A revised Photometric Plan and Major Site Plan Application Form (re: Outdoor Lighting Tabulation) are to be resubmitted providing verification of IDA compliance for fixture 04.03 “Recessed Can” with an updated product specification, removal of the 04.02 Garage Light to provide an overall reduction in lumens, and a revision to the chart on the Application Form to match the Photometric Plan.

Floorplans:

Satisfactory. The proposed Floor Plans depict individual 4 and 5-bedroom units with private entries and separated by a demising party wall which meets the UDC § 7.C. “Definitions” for “Townhouse”. Additionally, the 4- and 5-unit buildings contain alternating floorplans to provide variation between adjacent units.

Building Height:

Satisfactory. Per the UDC § 3-A-3/Table 3-A-3, Residential Lot and Building Standards, the Maximum Building Height for “Single-Family Attached” land use in D-C zoning is 55 feet. The proposed project’s Elevations depict compliance regarding the four (4) townhome buildings with a maximum roof ridge height of 42 feet 6.5 inches.

Building Elevations:

Satisfactory. The proposed project complies with the 2021 Update to the Design Guidelines.

Signage:

N/A; none proposed. Any site or building signage will be reviewed administratively via a Sign Permit Application.

Bufferyards and Revegetation:

Partially Satisfactory. The project is subject to the requirements in the UDC § 3-I-5(C)/Table 3-I-5-1, Buffer Yard Classifications, and § 3-I-5(D)/Table 3-I-5-2, District Buffer Yard Standards.

Property Zoning	Adjacent Property Zoning	Bufferyard Type Required	Bufferyard Type Provided	Bufferyard Complies/Deficient
D-C	N / D-C	A	B Modified	Deficient, due to site conditions
	S / R-C	A	B Modified	Deficient, due to site conditions
	E / D-C	A	B Modified	Deficient, due to site conditions
	W / D-C	A	B Modified	Deficient, due to site conditions

Also note Per Table 3-I-5-2:

*All development types within the Single-Family Detached use category (i.e. existing, standard, cluster, conservation, and zero lot line) as well as the following types within Single-Family Attached use category (i.e., duplex, twin home, and **townhouse**) are required to provide only a Type A bufferyard.*

As stated above under “Variance”, the applicant requested and received staff approval for a Landscape Variance which satisfies the intent of providing Type B (Modified) Bufferyards within the property line to maximize tree and shrub planting where possible. The site is constrained by its shape, an existing access easement offset into the property from the north, excessive right-of-way at the street corner and adjacency to Vasquez Creek, which requires an additional 30-foot water quality setback/riparian buffer.

In addition, the landscape plan currently shows a planter box in front of Building B units. A detail for the planter box is required. The applicant has indicated they may remove this feature, but Staff recommends the planter boxes remain to break up the building from street view.

Erosion Control / Drainage Plan / Drainage Report:

Partially satisfactory. The Erosion Control Plan, Grading Plan and Drainage Report have been reviewed and found compliant with UDC § 3-F-3.

As stated above under “Variance”, the applicant requested an Administrative Variance from the requirement of installing on-site detention of stormwater events with the intent to discharge on-site storm flows into Vasquez Creek. The Town Engineer is anticipated to accept the request.

- Prior to final approval of the site plan, plat and construction plans, JVA shall approve the variance request, waiving the requirement for stormwater retention, per Section(s) 6.2.5.X and 8.1 of the Town’s Standard’s and Specifications for Design and Construction.

Snow Storage:

Satisfactory. The Site Plan and Snow Storage Table have been reviewed for compliance with the UDC § 3-H-5(A), Snow Storage, and is found to be compliant. Based on impervious surface data, a minimum area of 25% (3,822 SF) is required. The proposed snow storage provided is 25% (3,822 SF) and is adequate to meet the needs of new and existing paving areas onsite. The proposed snow storage locations are appropriate throughout the site adjacent to parking and within gravel area next to unit driveways.

5% Land Dedication:

Satisfactory: Section 4-B-3 of the UDC requires either the dedication, reservation or conveyance of areas suitable for public purposes such as parks, flood channels, scenic areas and greenbelts of five percent (5%) of the total area of the subdivision, or a payment in lieu of such dedication. Since there is no land that the Town desires for parks and open space, a fee in lieu shall be paid to the Town in accordance with § 4-B-6, Fee-in-Lieu.

School Impact Fee:

Satisfactory: Dedication of a school site was not deemed reasonably necessary for this project; therefore, it is subject to a fee-in-lieu of dedication. Section 4-B-6 of the UDC states the payment of cash by the applicant is subject to the land calculations rates of Table 4-B-3, School Land Dedication

Calculations. Resolution 2050, Series 2023 set the price per unit. The school impact fees shall be payable prior to final plat recordation.

Development Improvements Agreement (DIA):

Not Satisfactory: The [Development Improvement Agreement](#) and the [Engineers' Estimate of Probable Cost \(EEOPC\)](#) were submitted and are currently under review. The DIA and EEOPC shall include improvements (water, sewer, roadway, landscaping, drainage/erosion control, etc.) associated with the proposed project guaranteed (120%). The DIA shall be approved prior to site disturbance.

Review Agency Comments: (View agency comment letters [here.](#))

- **U.S. Army Corps of Engineers**
On March 18, 2024, Ashley Emery, Northwest Colorado Branch, Albuquerque District, noted that the initial footprint (sidewalks) of the project intersected with potential waters of the United States. The applicant has revised the initial design to remove the sidewalks from this area. No additional comments were received from the Army Corps with subsequent resubmittal documents.
- **CDOT**
On July 8, 2024, Brian Killian, Region 3 Access Program Manager stated CDOT has no comments regarding this application.
- **Comcast**
On July 9, 2024, Chad Slagle, Manager 1 of Construction – Colorado Mountains stated Comcast does not have additional comments for the application.
- **Colorado Parks and Wildlife**
On July 11, 2024, Clayton McCall, District Wildlife manager submitted a letter providing guidance on wetland and riparian habitat, moose, black bears, avian species, fencing, non-native plants and weeds, lighting and noise, and human-wildlife conflicts.
- **East Grand Fire Protection District No. 4**
On March 14, 2024, Assistant Fire Chief/Fire Marshal, Dennis Soles, provided a letter stating suggestions for compliance.
 - Applicant shall address to EGFPD's satisfaction, all comments in the March 14, 2024, letter.
- **Grand County Water and Sanitation District #1 (GCWSD)**
On July 23, 2024, Cooper Karsh, Senior Engineer at JVA representing the District indicated a need for updated, legible notes on the preliminary plat. The construction plans should be modified to show a requirement to cap the abandoned sewer line, additional profiles for the proposed water main, and inclusion of gate valves at specific locations. They also indicated they were agreeable to the separation encroachment between the main power line and sanitary sewer line.
 - Applicant shall address to GCWSD's satisfaction, all comments in the July 23, 2024, letter.

- **JVA**

On July 23, 2024, Cooper Karsh, Senior Engineer at JVA identified the following issues: 1) a need to revised the grading to better utilize existing storm inlets, 2) a need for an agreement with the Town to address snow shoveling for private sidewalks in the Town right-of-way, 3) an updated EEOPC and 4) updated construction plans addressing sawcuts in Vasquez and Lions Gate.

 - Applicant shall address to JVA's satisfaction, all comments in the July 23, 2024, letter.
- **Mountain Parks Electric, Inc.**

On July 18, 2024, Jean Johnston, Right of Way Specialist, stated a requirement for a variance from GCWSD to address utility and sewer separation, a pending transformer screening standard that will be applied to the development, and documentation of a plat easement.

 - Applicant shall address to MPEI's satisfaction, all comments in the July 18, 2024, email.
- **Xcel Energy**

On August 14, 2024, Julie Gittins, Design Planner, stated Xcel has not comments since the development will not utilize gas service.

As previously stated, there are outstanding comments from review agencies. Updated documents were distributed for referral agency review on August 12th with comments due on August 28th. Review requests were sent to the following agencies, but comments have not yet been received.

- East Grand School District
- Grand County Assessor
- Lumen

Inspection:

Building Division staff have not performed a Pre-Disturbance inspection of the property.

Plat:

Satisfactory. Staff has reviewed the Preliminary Plat for conformance with the UDC. The applicant has adequately addressed all Planning Division comments.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-3 and § 5-E-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval subject to the following conditions:

1. Prior to final approval of the major site plan, plat and construction plans, JVA shall approve the variance for stormwater retention, per Section(s) 6.2.5.X and 8.1 of the Town's Standard's and Specifications for Design and Construction.
2. Applicant shall address all outstanding comments from review agencies for the construction plans dated July 29, 2024, prior to final approval of construction documents by the Town.
3. Revise sheet C-6.0 in the construction plans to indicate the design outcome of the project's transformer condition and provide accurate parking counts.

4. A revised Photometric Plan and Major Site Plan Application Form (re: Outdoor Lighting Tabulation) are to be resubmitted providing verification of IDA compliance for fixture 04.03 "Recessed Can" with an updated product specification, removal of the 04.02 Garage Light to provide an overall reduction in lumens, and a revision to the chart on the Application Form to match the Photometric Plan.
5. The applicant shall address to the Town's satisfaction, the redline changes dated August 22, 2024, on the landscape plan, site plan and preliminary plat.
6. Applicant shall address to EGFPD's satisfaction, all comments in the March 14, 2024, letter.
7. Applicant shall address to GCWSD's satisfaction, all comments in the July 23, 2024, letter.
8. Applicant shall address to JVA's satisfaction, all comments in the July 23, 2024, letter.
9. Applicant shall address to MPEI's satisfaction, all comments in the July 18, 2024, email.

Sample Motion for Approval:

I move to approve the Major Site Plan (PLN23-095) for 185 Vasquez/The Landing and recommend approval to Town Council for the Preliminary Plat (PLN24-005) as it was determined the applications are in conformance with § 5-D-4 and § 5-E-1 of the UDC with the staff conditions to be met and/or provided prior to any final approval or recording.

Sample Motion for Denial:

I move to deny the Major Site Plan (PLN23-095) for 185 Vasquez/The Landing and recommend denial to Town Council for the Preliminary Plat (PLN24-005) as it was determined the applications are NOT in conformance with § 5-D-4 or § 5-E-1 of the UDC *[insert explanation supported by the evidence here]*.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Gondola Townhomes, LLC

Representative (i.e., the point of contact)

Michael Dire

Company

Gondola Townhomes, LLC

Company

Design Practice Inc

Phone #

303-915-7203

Email Address

jessetruman@gmail.com

Phone #

303-561-3000

Email Address

mdire@designpracticedenver.com

Billing Contact (where invoices should be directed)

Jesse Truman

Company

Gondola Townhomes, LLC

Phone #

303-915-7203

Email Address

jessetruman@gmail.com

Mailing Address

9557 Paradise Lane

City

Broomfield

State

CO

Zip

80020

Site Description

Site Address

185 Vasquez Road, Winter Park, CO

Parcel Identification Number(s) (PIN)

158733236001

Existing Zone Classification

D-C

Site Area (acres and sq. ft.)

1.247 acres / 54,313 sf

Project Description

Project Name

The Landing Townhomes

Brief description of the proposed project

19 for sale townhomes - units will consist of a 2 car tuck-under garage with ground floor entries. Level 2 will be general living spaces and Level 3 will be the bedroom level.

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.


Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

Michael Dire 

10/06/2023

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

Jesse Truman 

10.06.2023

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

DESIGN PRACTICE INC

Major Site Planning Application Project Narrative

Provided is a written narrative for a proposed development at 185 Vasquez on the intersection of Vasquez Rd and Lions Gate Dr. The lot is Zoned D-C and currently consists of approximately 54,313 SF 1.25 acres. The lot is adjacent to a single-family home on the north and several multifamily units on the southwest side. The proposal calls for a 19 unit for sale, townhome project. Units would consist of a tucked under 2 car garages and ground floor entry area. Level 2 would be a general living space and level 3 would be the bedroom level.

Project Name: The Landings

Project Address: 185 Vasquez Road

Owner

Jesse Truman
Gondola Townhomes, LLC
9557 Paradise Lane
Broomfield, CO 80020
Phone: 303-915-7203
Email: jessetruman@gmail.com

Architect / Applicant

Michael Dire
Design Practice Inc
2842 W 44th Ave
Denver, CO 80211
Phone: 303-561-3000
Email: mdire@designpracticedenver.com

Civil Engineer

Chad Fabre, PE
Fabre Engineering Inc
2063 Pinon Place
Erie, CO 80516
Phone: 720-903-0048
Email: cfabre@fabreeng.com

Surveyor

Richard Gabriel
Power Surveying Company Inc.
6911 Broadway
Denver, CO 80221
Phone: 303-702-1617
Email: rgabriel@powersurveying.com

Legal Description

A parcel of land being part of the Northwest Quarter (NW 1/4) of Section 33, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Winter Park and County of Grand, State of Colorado.

Lot 2, Cullen Minor Plat according to the plat thereof Recorded August 23, under Reception No. 2023-005301, County of Grand, State of Colorado. Containing 54,313 square feet or 1.247 acres more or less.

Zone District

D-C Destination Center

- Allowable Density – Single Family Attached – 28/Units per acre
- Max Height – 55 ft
- Building Coverage – 85% max
- Off Street Parking - 2 spaces per 2 or more bedroom units

Zone District

54, 313 SF

1.25 Acres

Project Description

Proposed Uses: Residential / Multi-Family

Number of Dwelling Units: 19

Number of Buildings: 4

Number of Stories: 3

Number of Bedrooms: 4-5

Total Gross square footage of enclosed space: 54,532 SF

Number of off-street parking spaces: 42

Building Unit Breakdown

Building 'A' - (5) Townhouses – (2) Type '1' units, (3) Type '2' units

Building 'B' - (6) Townhouses – (2) Type '1' units, (4) Type '2' units

Building 'C' - (4) Townhouses – (2) Type '1' units, (2) Type '2' units

Building 'D' - (4) Townhouses – (2) Type '1' units, (2) Type '2' units

Unit Type '1':

- Total Living Conditioned – 2429 SF
- Exterior Balconies/Patio – 406 SF
- 2-car Tuck under Garage – 433 SF

Unit Type '2':

- Total Living Conditioned – 2436 SF
- Exterior Balconies/Patio – 384 SF
- 2-car Tuck under Garage – 440 SF

Materials:

The siding material palette to be used on the project includes vertical composite T&G siding, fiber cement board and batten siding, stucco and natural stone veneer. Exposed laminated wood beams, Timber columns. Fiber Cement Trim around windows and doors. Aluminum clad wood windows. Painted steel balcony railings. Roofing material is to be a 30 year dimensional shingle product.

Refer to the material board Exhibit included with the Site Planning drawing package.

Respectfully,

A handwritten signature in blue ink, appearing to read "MD", enclosed in a light gray rectangular box.

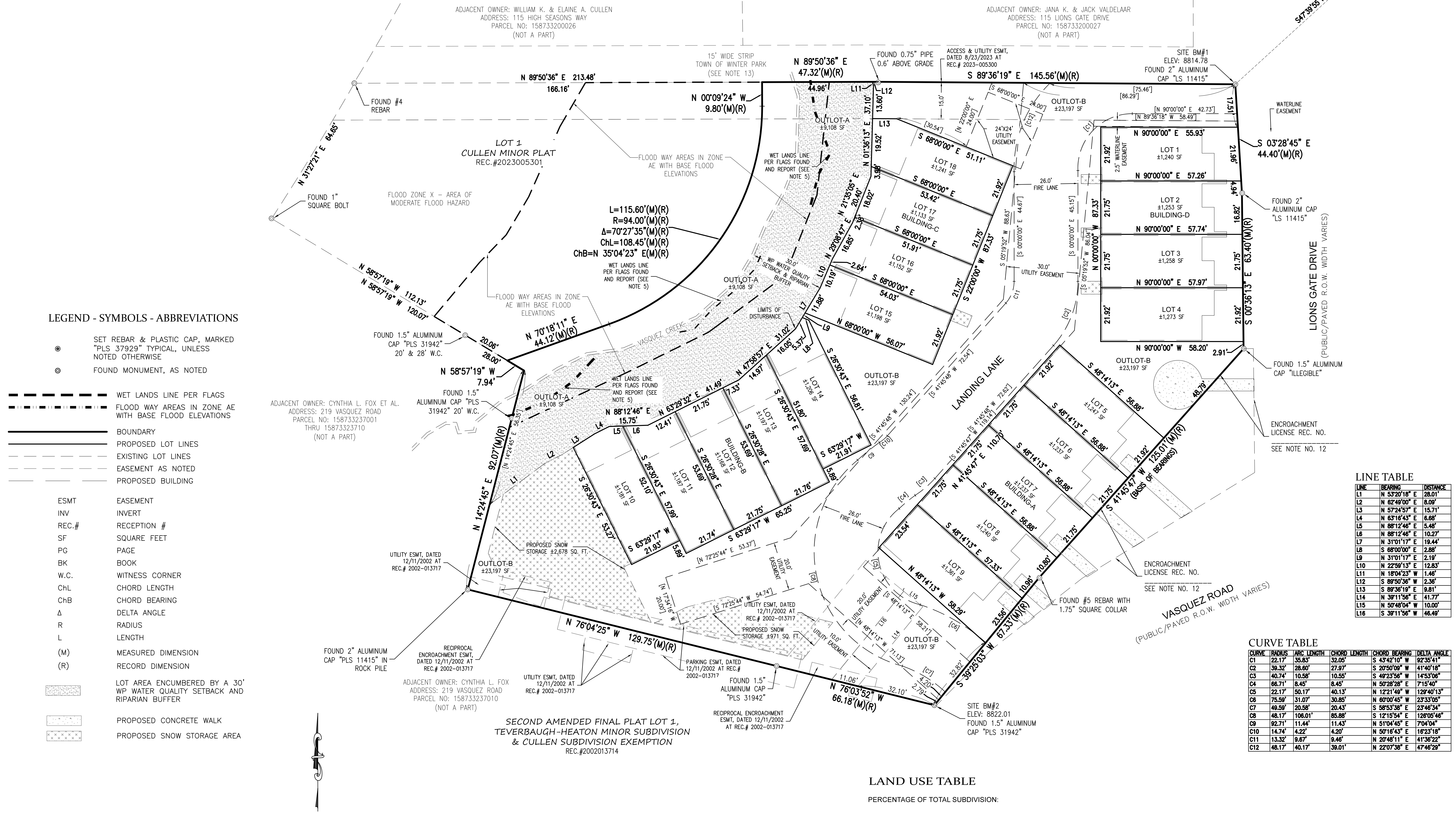
Michael Dire, AIA, LEED AP
DESIGN PRACTICE, INC

PRELIMINARY PLAT THE LANDING - TOWNHOMES

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WINTER PARK AND COUNTY OF GRAND, STATE OF COLORADO

SHEET 2 OF 2

C-N 1/16TH SECTION 33
FOUND 2-1/2" DIAMETER
BRASS CAP SET IN
CONCRETE STAMPED: T15
R75W N 1/16TH C-C S33,
2022 PLS 34592



LEGEND - SYMBOLS - ABBREVIATIONS

- SET REBAR & PLASTIC CAP, MARKED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
- FOUND MONUMENT, AS NOTED

- WET LANDS LINE PER FLAGS
- FLOOD WAY AREAS IN ZONE AE WITH BASE FLOOD ELEVATIONS
- BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EASEMENT AS NOTED
- PROPOSED BUILDING

- ESMT EASEMENT
- INV INVERT
- REC.# RECEPTION #
- SF SQUARE FEET
- PG PAGE
- BK BOOK
- W.C. WITNESS CORNER
- ChL CHORD LENGTH
- ChB CHORD BEARING
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

- LOT AREA ENCUMBERED BY A 30' WP WATER QUALITY SETBACK AND RIPARIAN BUFFER
- PROPOSED CONCRETE WALK
- PROPOSED SNOW STORAGE AREA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°20'18" E	28.01'
L2	N 82°40'00" E	6.09'
L3	N 57°24'57" E	15.71'
L4	N 31°16'43" E	6.68'
L5	N 88°12'46" E	5.48'
L6	N 88°12'46" E	10.27'
L7	N 31°01'17" E	18.44'
L8	S 68°00'00" E	2.88'
L9	N 31°01'17" E	2.19'
L10	N 22°59'13" E	12.83'
L11	N 18°04'23" W	1.46'
L12	S 89°50'36" W	2.36'
L13	S 89°36'19" E	9.81'
L14	N 39°11'56" E	41.77'
L15	N 50°48'04" W	10.00'
L16	S 39°11'56" W	48.48'

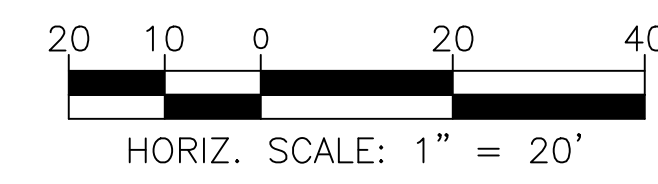
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.17	35.83	32.05	S 43°42'10" W	92°35'41"
C2	38.32	28.60	27.97	S 20°50'09" W	41°40'18"
C3	40.74	10.58	10.58	S 49°23'58" E	143°30'6"
C4	66.71	8.45	8.45	N 50°28'28" E	71°5'40"
C5	22.17	50.17	40.13	N 12°21'49" W	128°40'13"
C6	75.59	31.07	30.85	N 60°00'45" W	23°33'05"
C7	48.59	20.58	20.43	S 58°53'38" E	23°46'34"
C8	48.17	106.01	85.88	S 12°15'54" E	128°05'46"
C9	92.71	11.44	11.43	N 51°04'45" E	70°4'04"
C10	14.74	4.22	4.20	N 50°18'45" E	182°31'8"
C11	13.32	9.67	9.46	N 20°48'11" E	41°36'22"
C12	48.17	40.17	39.01	N 22°07'38" E	47°46'29"

LAND USE TABLE

PERCENTAGE OF TOTAL SUBDIVISION:

41% PLATTED LOTS		
59% OPEN SPACE		
LOT AVERAGE:	SQUARE FEET ±1,223	ACRES ±0.028
LOT SIZE RANGE:	±1,133 - 1,361	±0.026 - 0.031
TOTAL LOT AREA:	±22,009	±0.505
TOTAL OUTLOT:	±32,305	±0.742
SUBDIVISION TOTAL AREA:	±54,314	±1.247



POWER
Surveying Company, Inc.
Established 1948
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	JANUARY 5, 2024
REVISION DATE:	MAY 1, 2024
REVISION DATE:	JULY 2, 2024
DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 23-174	DWG: 23-174 PP.dwg

THE LANDING - TOWNHOMES MAJOR SITE PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

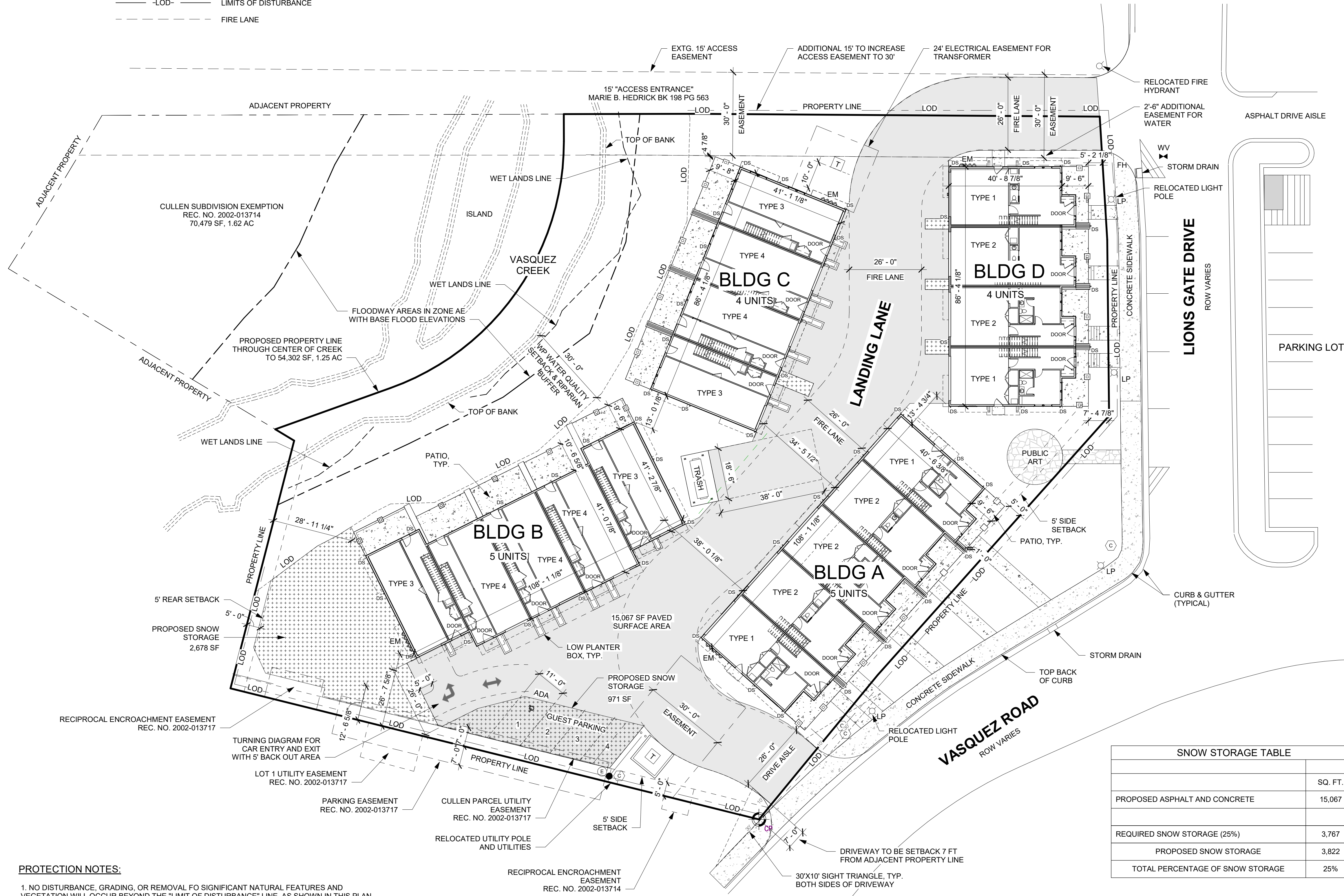
185 VASQUEZ ROAD

HATCH LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE/ASPHALT PAVING
- PROPOSED CONCRETE
- PROPOSED STONE STEPS / WALKWAY
- PROPOSED SNOW STORAGE

LINE LEGEND

- PROPERTY LINE
- REQUIRED BUILDING SETBACK
- EASEMENT
- LOD- LIMITS OF DISTURBANCE
- FIRE LANE

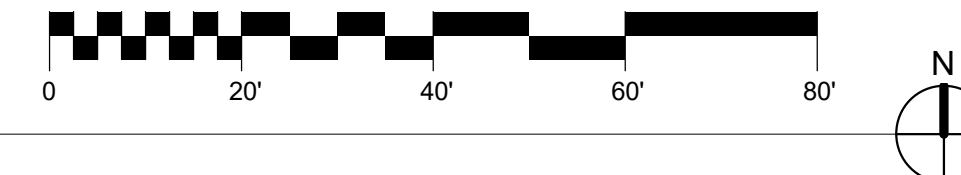


PROTECTION NOTES:

1. NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN IN THIS PLAN.
2. THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4) TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.

1 SITE PLAN
1" = 20'-0"

Graphic Scale: 1 inch = 20 feet



BUILDING UNIT CALCULATIONS

BLDG A - UNIT TYPE '1' - AREA CALCS		BLDG A - UNIT TYPE '2' - AREA CALCS	
LEVEL 1:	FINISHED 469 SF	LEVEL 1:	FINISHED 476 SF
	GARAGE 451 SF		GARAGE 459 SF
	PATIO 142 SF		PATIO 164 SF
LEVEL 2:	FINISHED 997 SF	LEVEL 2:	FINISHED 960 SF
	DECKS 103 SF		DECKS 95 SF
LEVEL 3:	FINISHED 1010 SF	LEVEL 3:	FINISHED 981 SF
	DECKS 73 SF		DECKS 54 SF
TOTAL BLDG A - TYPE '1' UNITS = 2	GROSS FINISHED 2,476 SF X 2 = 4952 SF	TOTAL BLDG A - TYPE '2' UNITS = 3	GROSS FINISHED 2,417 SF X 3 = 7251 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 313 SF X 3 = 939 SF
	GARAGE 451 SF X 2 = 902 SF		GARAGE 459 SF X 3 = 1377 SF
BLDG B - UNIT TYPE '3' - AREA CALCS		BLDG B - UNIT TYPE '4' - AREA CALCS	
LEVEL 1:	FINISHED 337 SF	LEVEL 1:	FINISHED 335 SF
	GARAGE 543 SF		GARAGE 557 SF
	PATIO 193 SF		PATIO 206 SF
LEVEL 2:	FINISHED 1014 SF	LEVEL 2:	FINISHED 978 SF
	DECKS 156 SF		DECKS 163 SF
LEVEL 3:	FINISHED 1019 SF	LEVEL 3:	FINISHED 1001 SF
	DECKS 69 SF		DECKS 52 SF
TOTAL BLDG B - TYPE '3' UNITS = 2	GROSS FINISHED 2,476 SF X 2 = 4952 SF	TOTAL BLDG B - TYPE '4' UNITS = 3	GROSS FINISHED 2,314 SF X 3 = 6942 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 421 SF X 3 = 1263 SF
	GARAGE 543 SF X 2 = 1086 SF		GARAGE 557 SF X 3 = 1671 SF
BLDG C - UNIT TYPE '3' - AREA CALCS		BLDG C - UNIT TYPE '4' - AREA CALCS	
LEVEL 1:	FINISHED 335 SF	LEVEL 1:	FINISHED 335 SF
	GARAGE 541 SF		GARAGE 557 SF
	PATIO 196 SF		PATIO 189 SF
LEVEL 2:	FINISHED 989 SF	LEVEL 2:	FINISHED 962 SF
	DECKS 157 SF		DECKS 149 SF
LEVEL 3:	FINISHED 1004 SF	LEVEL 3:	FINISHED 976 SF
	DECKS 65 SF		DECKS 54 SF
TOTAL BLDG C - TYPE '3' UNITS = 2	GROSS FINISHED 2,328 SF X 2 = 4656 SF	TOTAL BLDG C - TYPE '4' UNITS = 2	GROSS FINISHED 2,273 SF X 2 = 4546 SF
	DECKS/PATIO 418 SF X 2 = 836 SF		DECKS/PATIO 392 SF X 2 = 784 SF
	GARAGE 541 SF X 2 = 1082 SF		GARAGE 557 SF X 2 = 1114 SF
BLDG D - UNIT TYPE '1' - AREA CALCS		BLDG D - UNIT TYPE '2' - AREA CALCS	
LEVEL 1:	FINISHED 467 SF	LEVEL 1:	FINISHED 473 SF
	GARAGE 458 SF		GARAGE 466 SF
	PATIO 142 SF		PATIO 136 SF
LEVEL 2:	FINISHED 999 SF	LEVEL 2:	FINISHED 964 SF
	DECKS 103 SF		DECKS 95 SF
LEVEL 3:	FINISHED 1014 SF	LEVEL 3:	FINISHED 986 SF
	DECKS 73 SF		DECKS 54 SF
TOTAL BLDG D - TYPE '1' UNITS = 2	GROSS FINISHED 2,480 SF X 2 = 4960 SF	TOTAL BLDG D - TYPE '2' UNITS = 2	GROSS FINISHED 2,423 SF X 2 = 4846 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 285 SF X 2 = 570 SF
	GARAGE 458 SF X 2 = 916 SF		GARAGE 466 SF X 2 = 932 SF
TOTAL UNITS = 18	GROSS FINISHED AREA = 43,105 SF		
	DECK AREA = 6,300 SF		
	GARAGE AREA = 9,078 SF		

BUILDING COVERAGE RATIO TABLE

	SQ. FT.	ACRES	% OF SITE
TOTAL PARCEL SIZE	54,313	1.25	100.00%
EXISTING IMPERVIOUS AREA			
EXISTING GRAVEL PAVING	9,225	0.21	17%
EXISTING CONCRETE	290	0.01	1%
EXISTING BUILDINGS	5,124	0.12	9%
TOTAL TOTAL EXISTING IMPERVIOUS AREA	14,639	0.34	27%
EXISTING IMPERVIOUS AREA TO BE REMOVED			
EXISTING BUILDINGS TO BE REMOVED	5,124	0.12	9%
TOTAL IMPERVIOUS AREA TO BE REMOVED	9,515	0.22	18%
PROPOSED IMPERVIOUS AREA			
PROPOSED BUILDINGS	19,690	0.45	36%
PROPOSED ASPHALT PAVING	15,067	0.35	28%
PROPOSED CONCRETE SIDEWALK	301	0.01	0.01%
PROPOSED CONCRETE - PUBLIC ART	314	0.01	0.01%
TOTAL PROPOSED IMPERVIOUS AREA	35,208	0.81	65%

NUMBER OF PROPOSED TOWNHOUSE UNITS = 18
TYPE 1: 5 BED, 4 BATH; TYPE 2: 5 BED, 4 BATH;
TYPE 3: 4 BED, 3 BATH; TYPE 4: 4 BED, 3 BATH

PARKING:
36 PROPOSED PARKING SPACES
18 UNITS WITH 2 OR MORE BEDROOMS X 2 = 36 SPACES
ALL 36 SPACES ARE ENCLOSED

2 SPACES PER 2 BEDROOM OR MORE UNIT PER UDC SEC. 3-H-3 TABLE 3-H-3-1
OPTION FOR 4 SURFACE GUEST PARKING SPACES

1 ADA VAN ACCESSIBLE SPACE PROVIDED PER SEC. 208.2.3.2 & 502 OF THE 2010 ADA STANDARDS



DESIGN PRACTICE INC
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 561 3000

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE

08/12/2024

SITE PLAN

THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 08/12/2024

TREE
 PROTECTION
 PLAN

HATCH LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE/ASPHALT DRIVEWAY PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STONE STEPS / WALKWAY
- PROPOSED PROPOSED AREA FOR TREE REMOVAL

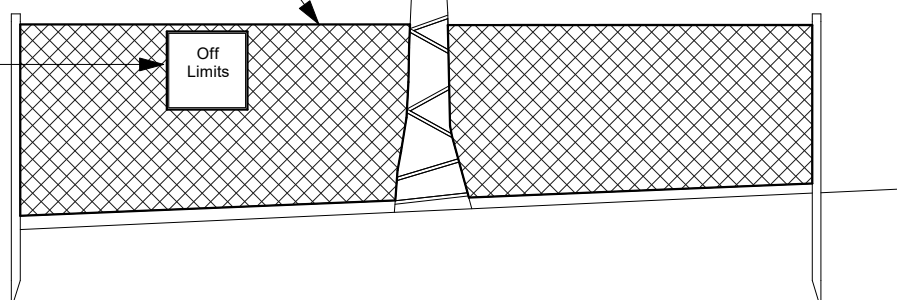
TREE PROTECTION ZONE
 The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline, furthest extent of tree canopy, or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), or whichever is greater.



TREE PROTECTION

Denotes perimeter of Tree Protection Zone (TPZ)
 Tree protection zone must be in place prior to commencement of work. Digging, grubbing, excavating, trenching, changing of grade, or other actions that may potentially impact the rooting environment is strictly prohibited.

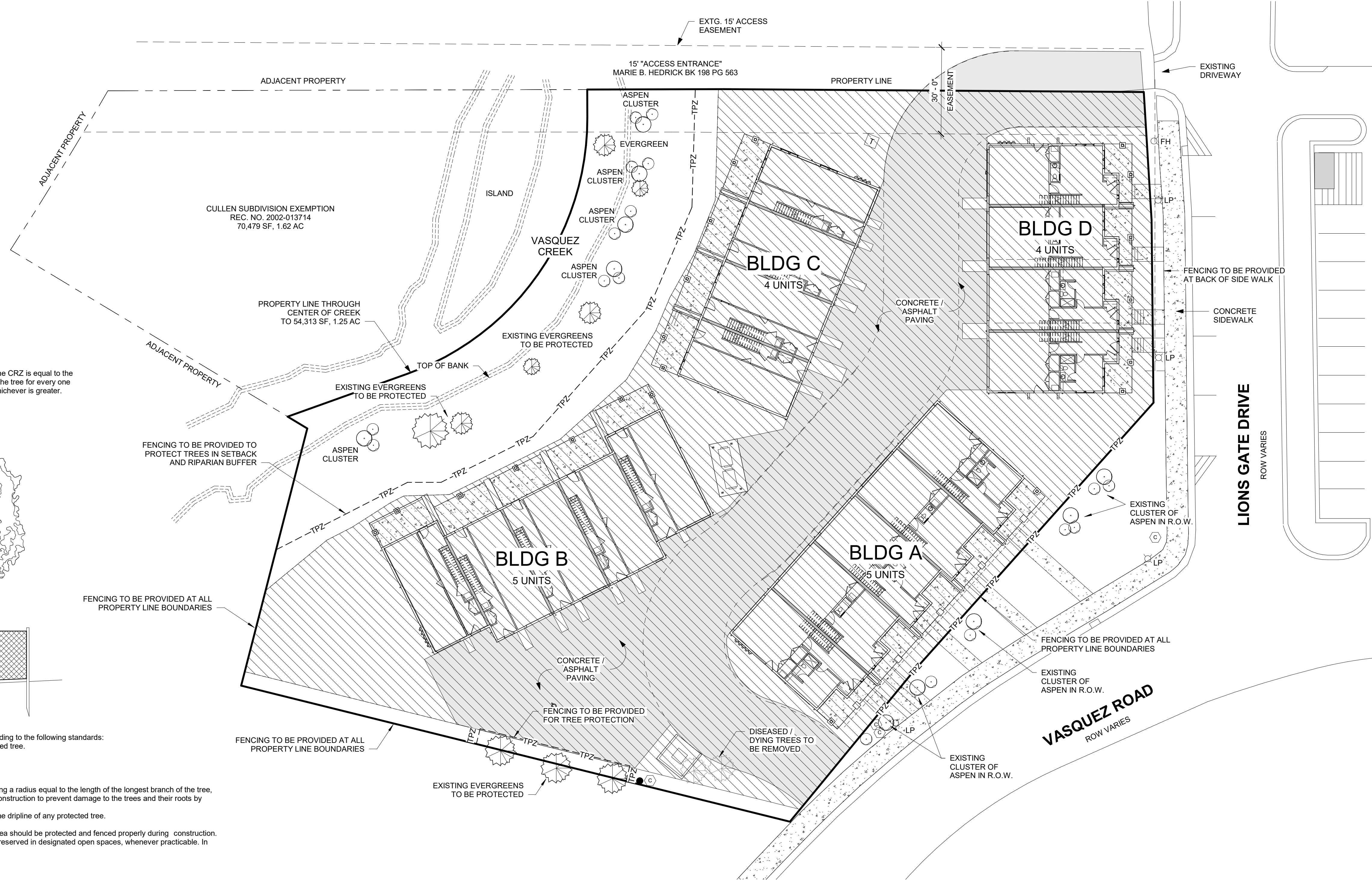
Sign posted "Off Limits".



NOTES

- A. Protected Individual Trees. The following trees are protected and shall be preserved and maintained according to the following standards:
 1. For trees over four inches (4") in caliper, the protected root zone shall extend to the drip line of the selected tree.
 2. Any tree that is shown on an approved landscape plan that is necessary to meet:
 - a. The planting requirements of this UDC; or
 - b. A condition of approval of the development to which the landscape plan applies.
- B. Protected Root Zone (Dripline) Requirements.
 1. The dripline is the cylinder extending from grade level down to a depth of ten feet (10') below grade, having a radius equal to the length of the longest branch of the tree, with the center of the cylinder located at the center of the tree trunk. This dripline shall be barricaded during construction to prevent damage to the trees and their roots by construction equipment or soil compaction. The barricades shall be posted "Off Limits."
 2. No cutting or filling, storage of building materials or debris, or disposal of wastes shall take place within the dripline of any protected tree.
 3. No impervious paving shall be placed within the dripline of any protected tree.
- C. Protection During Construction. All existing trees and vegetation outside of the site specific construction area should be protected and fenced properly during construction.
- D. Protection of Stands of Trees. Development shall be designed so that existing stands of native trees are preserved in designated open spaces, whenever practicable. In general, alternative development options are available to facilitate such designs.

TREE PROTECTION DETAIL - NOT TO SCALE



1 TREE PROTECTION PLAN
 1" = 20'-0"



DESIGN PRACTICE INC
 2842 W 44th
 Denver CO 80211
 www.designpracticedenver.com
 info@designpracticedenver.com
 PHONE_303 561 3000

THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING SUBMITTAL

ISSUE DATE
 08/12/2024

BLDG A ELEVATIONS

ASPHALT SHINGLES
 MFR: OWENS CORNING
 COLOR: DRIFTWOOD

3 PART HARD COAT STUCCO
 FINISH COLOR: BEIGE/TAN

2x6 COMPOSITE DECKING
 MFR: TIMBERTECH
 COLOR: PECAN

PREFINISHED FIBERCEMENT SIDING
 MFR: NICHHA VANTAGEWOOD VERTICAL 1X6 T&G
 FINISH COLOR: CEDAR

DARK BROWN TIMBER BEAMS, FASCIA AND TRIM COLOR

1X6 WOOD T&G CEILING AND SOFFIT @ BALCONIES AND ROOF
 COLOR: LIGHT BROWN STAIN

THE QUARRY MILL - STONE VENEER
 ROYAL DUSK - DOLOMITIC LIMESTONE

STEEL GARAGE DOOR
 COLOR: WARM GRAY

WEATHER SHIELD DOORS
 ALUMINUM CLAD FRENCH SLIDERS
 CRAFTSMAN BRONZE FINISH
 5/8" GRILLES

WEATHER SHIELD WINDOWS
 ALUMINUM CLAD WOOD CASEMENT
 WITH LOW E GLAZING
 CRAFTSMAN BRONZE FINISH
 5/8" GRILLES

FARMHOUSE ENTRY DOOR
 MFR: KROSSWOOD DOORS
 KNOTTY ALDER
 FINISH COLOR: PECAN

EXTERIOR MATERIALS LEGEND

- PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING
 COLOR: CEDAR
- 3 PART HARD COAT STUCCO
 COLOR: BEIGE / TAN
- PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS
 COLOR: NATURAL CLAY
- STONE VENEER
 MFR: THE QUARRY MILL
 TYPE: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.03	PREFINISHED METAL GUTTER AND DOWNSPOUTS
05.04	SNOW FENCE
05.05	PREFINISHED FIBERCEMENT TRIM, TYP.
05.06	TIMBER BRACKET, STD.
05.07	10X10 TIMBER COLUMN, TYP.
05.08	EXTERIOR WALL SCONCE, TYP.
05.09	TIMBER BEAM, TYP.
05.11	STEEL GUARDRAIL WITH STEEL MESH PANEL, PTD.
05.12	ASPHALT ROOF SHINGLES, TYP.
05.13	SOLATUBE SKYLIGHT, TYP.
05.14	ELECTRIC METER
05.15	STONE VENEER BASE WITH STONE CAP
05.16	ALUMINUM CLAD WOOD WINDOWS WITH GRILLES
05.17	STONE CAP
05.18	ENTRY ROOF WITH ASPHALT SHINGLES
05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.

5" x 3/8" PLATE STEEL TOP RAIL

3 1/2" x 3/8" PLATE STEEL RAIL

3 1/2" x 1/2" PLATE STEEL VERTICAL POSTS, TYP.

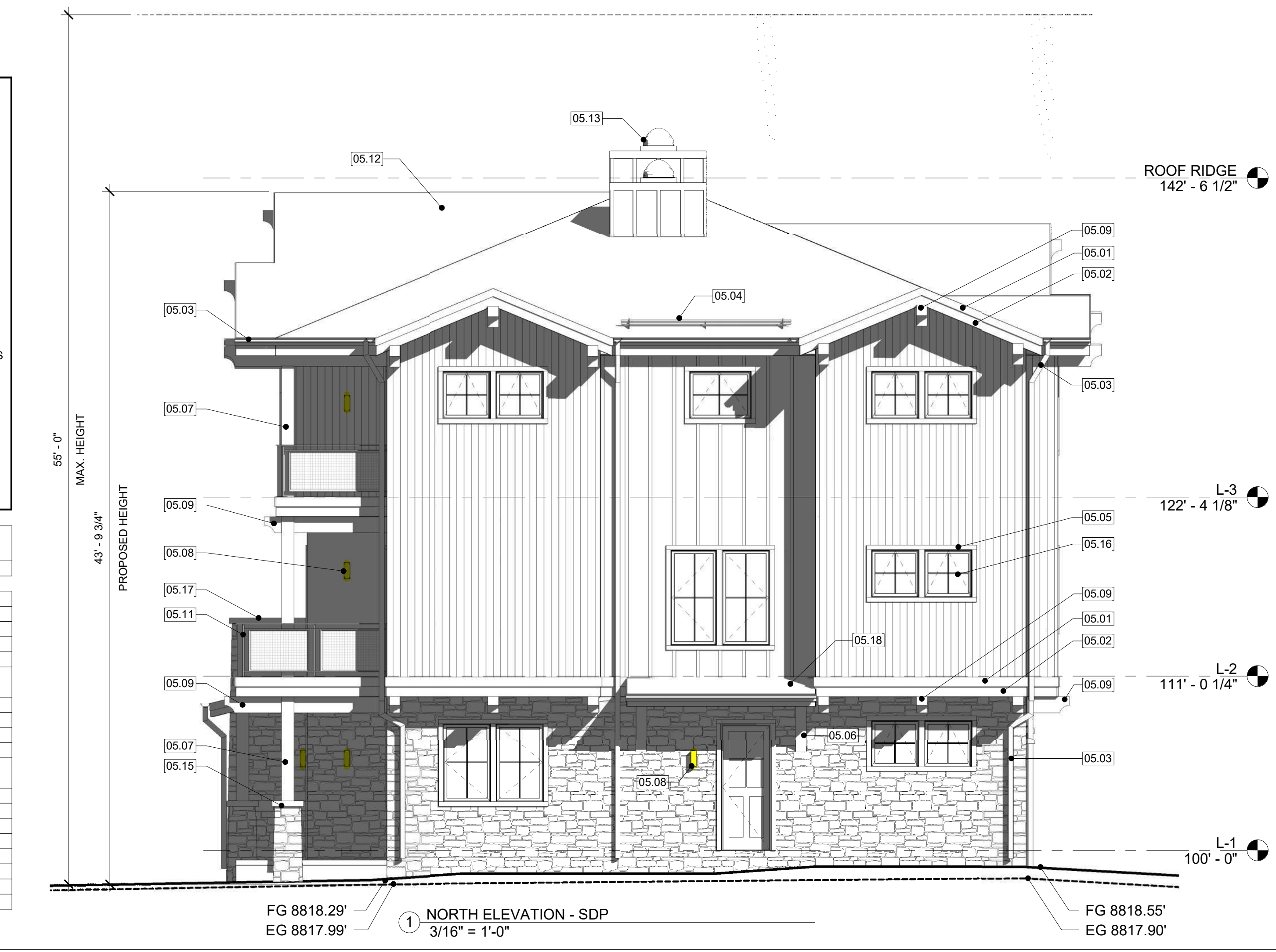
1" x 1/8" STEEL FRAME FOR MESH PANELS

3" x 3" GALV. STEEL MESH PANELS

6" x 6" x 3/8" PLATE STEEL POST BASE, TYP.

ALL STEEL EXCEPT GALV. PANELS TO BE PAINTED BRONZE COLOR

3 STEEL GUARDRAIL AT UNIT BALCONIES
 3/4" = 1'-0"



THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482



② EAST ELEVATION - SDP
3/16" = 1'-0"



① WEST ELEVATION - SDP
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

	PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING COLOR: CEDAR
	3 PART HARD COAT STUCCO COLOR: BEIGE / TAN
	PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS COLOR: NATURAL CLAY
	STONE VENEER MFR: THE QUARRY MILL TYPE: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.03	PREFINISHED METAL GUTTER AND DOWNSPOUTS
05.04	SNOW FENCE
05.05	PREFINISHED FIBERCEMENT TRIM, TYP.
05.06	TIMBER BRACKET, STD.
05.07	10X10 TIMBER COLUMN, TYP.
05.08	EXTERIOR WALL SCONCE, TYP.
05.09	TIMBER BEAM, TYP.
05.11	STEEL GUARDRAIL WITH STEEL MESH PANEL, PTD.
05.12	ASPHALT ROOF SHINGLES, TYP.
05.13	SOLATUBE SKYLIGHT, TYP.
05.14	ELECTRIC METER
05.15	STONE VENEER BASE WITH STONE CAP
05.16	ALUMINUM CLAD WOOD WINDOWS WITH GRILLES
05.17	STONE CAP
05.18	ENTRY ROOF WITH ASPHALT SHINGLES
05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.
05.23	BARNLIGHT SCONCE, TYP.

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING SUBMITTAL

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BLDG B ELEVATIONS

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

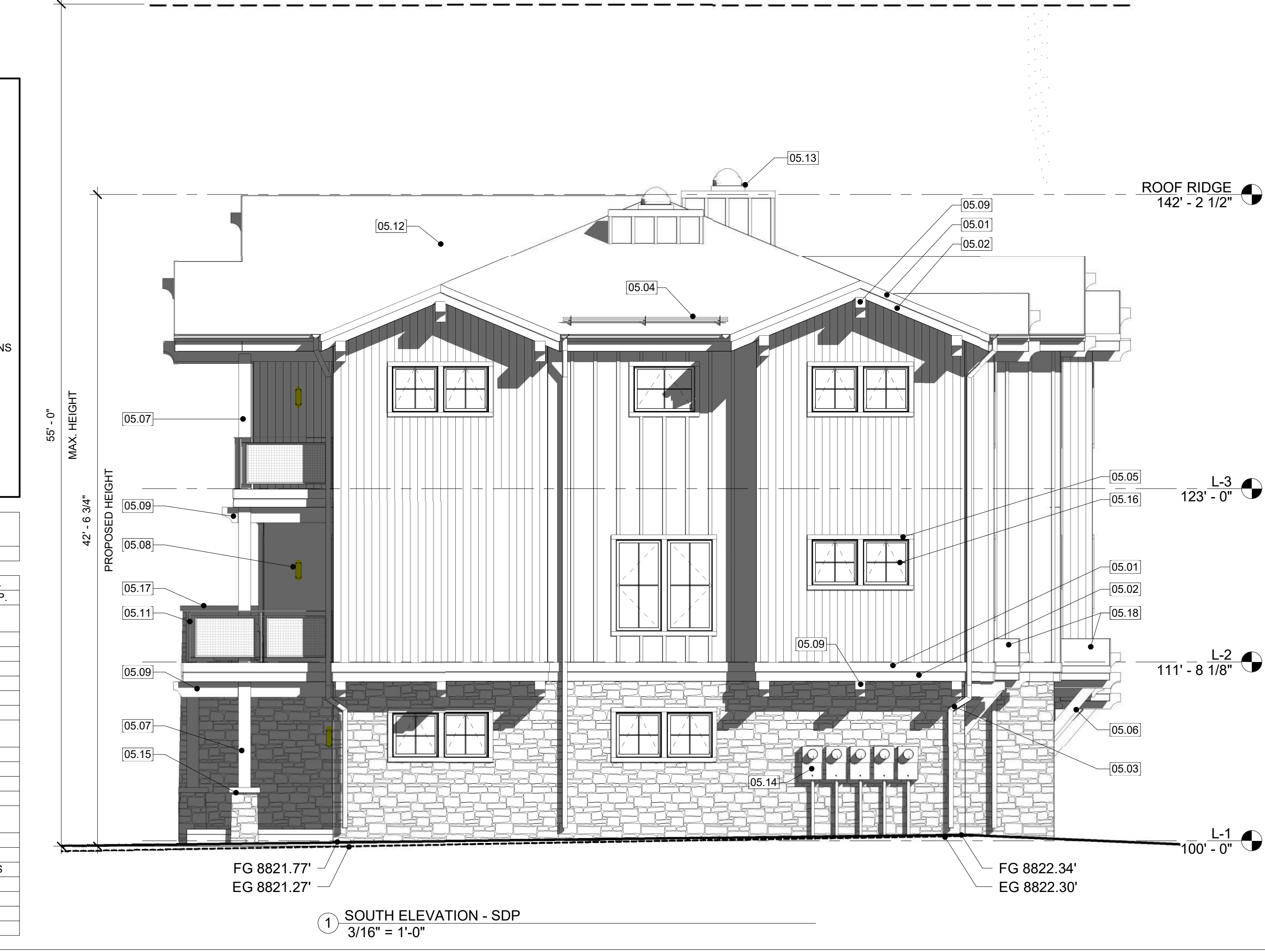
No.	Desc.	Date

Drawn By: MD
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08/12/2024

BLDG B
ELEVATIONS



PREFINISHED BOARD AND BATTEN SIDING WITH 2.5" BATTENS
MFR: NUCEDAR
FINISH COLOR: NATURAL CLAY



3 PART HARD COAT STUCCO
FINISH COLOR: BEIGE/TAN



PREFINISHED FIBERCEMENT SIDING
MFR: NICHHA VANTAGEWOOD VERTICAL 1X6 T&G
FINISH COLOR: CEDAR



THE QUARRY MILL - STONE VENEER
ROYAL DUSK - DOLOMITIC LIMESTONE



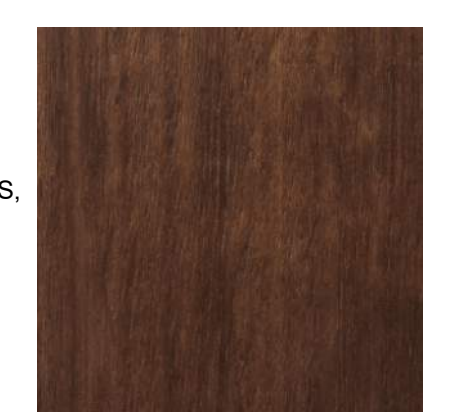
ASPHALT SHINGLES
MFR: OWENS CORNING
COLOR: DRIFTWOOD



2x6 COMPOSITE DECKING
MFR: TIMBERTECH
COLOR: PECAN



DARK BROWN TIMBER BEAMS,
FASCIA AND TRIM COLOR



STEEL GARAGE DOOR
COLOR: WARM GRAY



1X8 WOOD T&G CEILING AND SOFFIT
@ BALCONIES AND ROOF
COLOR: LIGHT BROWN STAIN



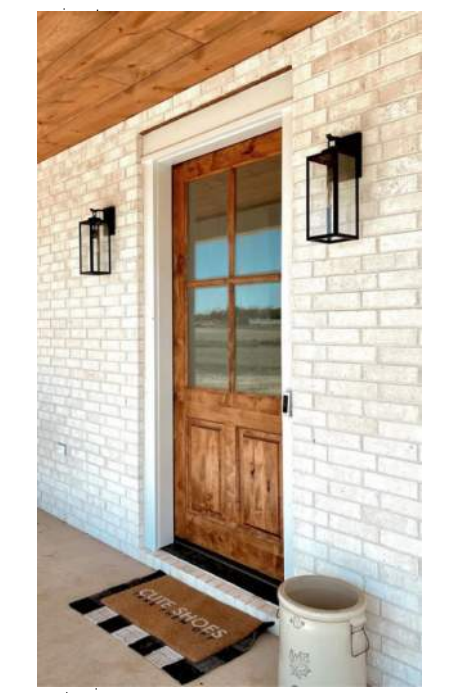
WEATHER SHIELD DOORS
ALUMINUM CLAD WOOD SLIDERS
CRAFTSMAN BRONZE FINISH
5/8" GRILLES



WEATHER SHIELD WINDOWS
ALUMINUM CLAD WOOD CASEMENT
WITH LOW E GLAZING
CRAFTSMAN BRONZE FINISH
5/8" GRILLES



FARMHOUSE ENTRY DOOR
MFR: KROSSWOOD DOORS
KNOTTY ALDER
FINISH COLOR: PECAN

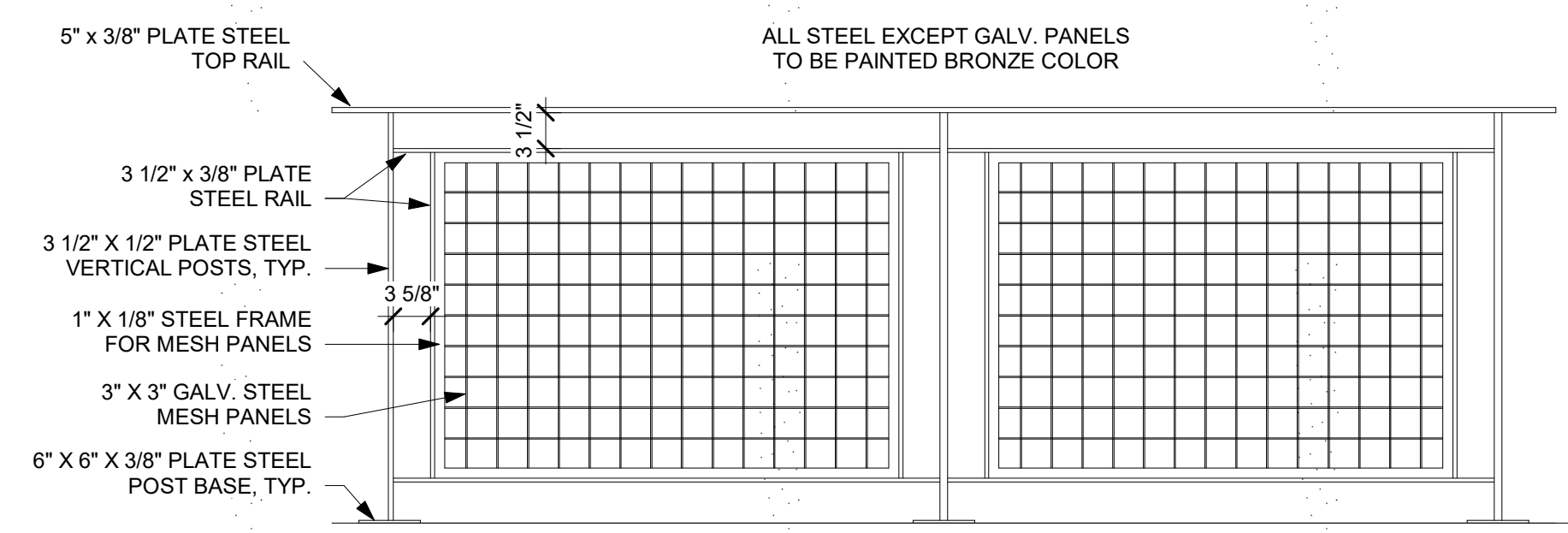


EXTERIOR MATERIALS LEGEND

	PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING COLOR: CEDAR
	3 PART HARD COAT STUCCO COLOR: BEIGE / TAN
	PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS COLOR: NATURAL CLAY
	STONE VENEER MFR: THE QUARRY MILL TYPE: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.03	PREFINISHED METAL GUTTER AND DOWNSPOUTS
05.04	SNOW FENCE
05.05	PREFINISHED FIBERCEMENT TRIM, TYP.
05.06	TIMBER BRACKET, STD.
05.07	10X10 TIMBER COLUMN, TYP.
05.08	EXTERIOR WALL SCONCE, TYP.
05.09	TIMBER BEAM, TYP.
05.11	STEEL GUARDRAIL WITH STEEL MESH PANEL, PTD.
05.12	ASPHALT ROOF SHINGLES, TYP.
05.13	SOLATUBE SKYLIGHT, TYP.
05.14	ELECTRIC METER
05.15	STONE VENEER BASE WITH STONE CAP
05.16	ALUMINUM CLAD WOOD WINDOWS WITH GRILLES
05.17	STONE CAP
05.18	ENTRY ROOF WITH ASPHALT SHINGLES
05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.
05.23	BARNLIGHT SCONCE, TYP.



③ STEEL GUARDRAIL AT UNIT BALCONIES
3/4" = 1'-0"

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482



② WEST ELEVATION - SDP
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND	
	PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING COLOR: CEDAR
	3 PART HARD COAT STUCCO COLOR: BEIGE / TAN
	PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS COLOR: NATURAL CLAY
	STONE VENEER MFR: THE QUARRY MILL SELECTION: ROYAL DUSK



① EAST ELEVATION - SDP
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
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05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE
08/12/2024

BLDG D
ELEVATIONS

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE
08/12/2024

BLDG D
ELEVATIONS

PREFINISHED BOARD AND BATTEN SIDING WITH 2.5" BATTENS
MFR: NUCEDAR
FINISH COLOR: NATURAL CLAY

ASPHALT SHINGLES
MFR: OWENS CORNING
COLOR: DRIFTWOOD

3 PART HARD COAT STUCCO
FINISH COLOR: BEIGE/TAN

2x6 COMPOSITE DECKING
MFR: TIMBERTECH
COLOR: PECAN

PREFINISHED FIBERCEMENT SIDING
MFR: NICHIA VANTAGEWOOD VERTICAL 1X6 T&G
FINISH COLOR: CEDAR

DARK BROWN ROUGH SAWN
TIMBER BEAMS, FASCIA AND
TRIM COLOR

THE QUARRY MILL - STONE VENEER
ROYAL DUSK - DOLOMITIC LIMESTONE

1X6 WOOD T&G CEILING AND SOFFIT
@ BALCONIES AND ROOF
COLOR: LIGHT BROWN STAIN

STEEL GARAGE DOOR
COLOR: WARM GRAY

WEATHER SHIELD DOORS
FRENCH SLIDERS
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

WEATHER SHIELD WINDOWS
CASEMENTS
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

FARMHOUSE ENTRY DOOR
MFR: KROSSWOOD DOORS
KNOTTY ALDER
FINISH COLOR: PECAN

EXTERIOR MATERIALS LEGEND

	PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING COLOR: CEDAR
	3 PART HARD COAT STUCCO COLOR: BEIGE / TAN
	PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS COLOR: NATURAL CLAY
	STONE VENEER MFR: THE QUARRY MILL SELECTION: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
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05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.

5" x 3/8" PLATE STEEL TOP RAIL

3 1/2" x 3/8" PLATE STEEL RAIL

3 1/2" x 1/2" PLATE STEEL VERTICAL POSTS, TYP.

1" x 1/8" STEEL FRAME FOR MESH PANELS

3" x 3" GALV. STEEL MESH PANELS

6" x 6" x 3/8" PLATE STEEL POST BASE, TYP.

ALL STEEL EXCEPT GALV. PANELS TO BE PAINTED BRONZE COLOR

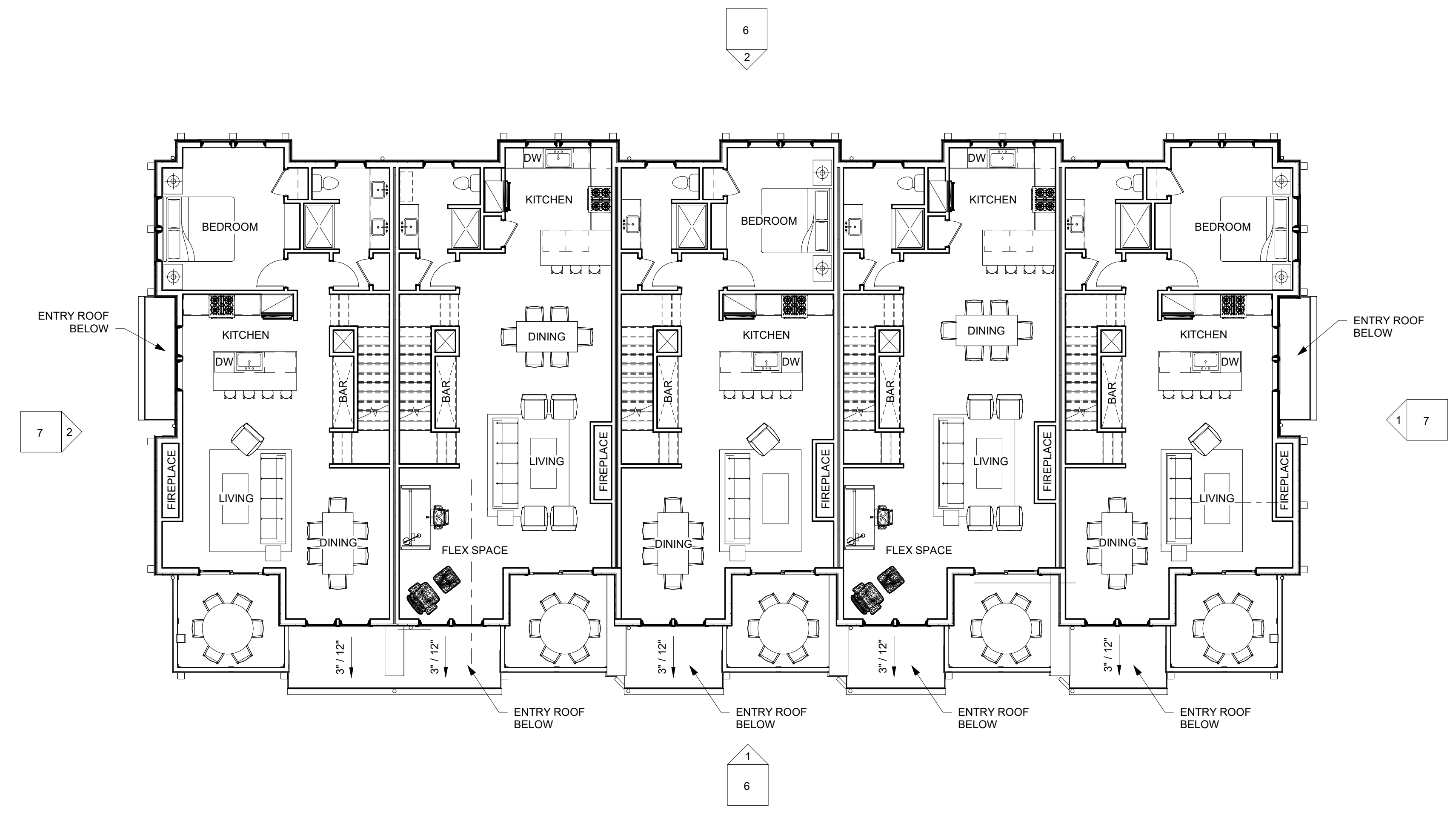
STEEL GUARDRAILS AT UNIT BALCONIES
3/4" = 1'-0"



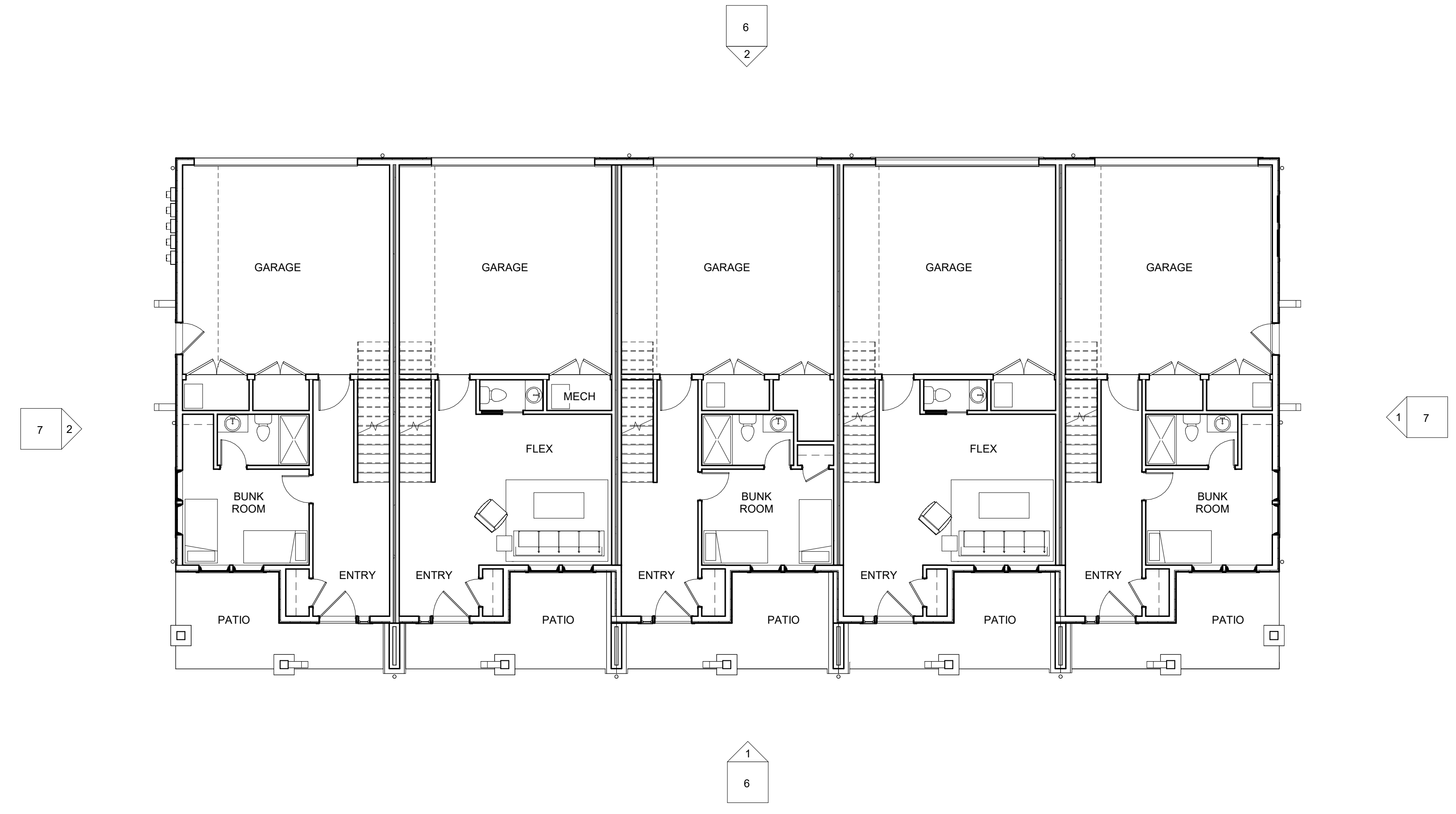
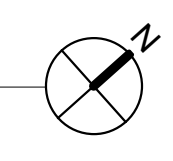


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 PHONE_303 561 3000

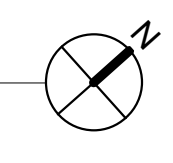
THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482



② L-2 - SDP
 1/8" = 1'-0"



① L-1 - SDP
 1/8" = 1'-0"



No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 08/12/2024

BLDG A
 FLOOR
 PLANS



THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

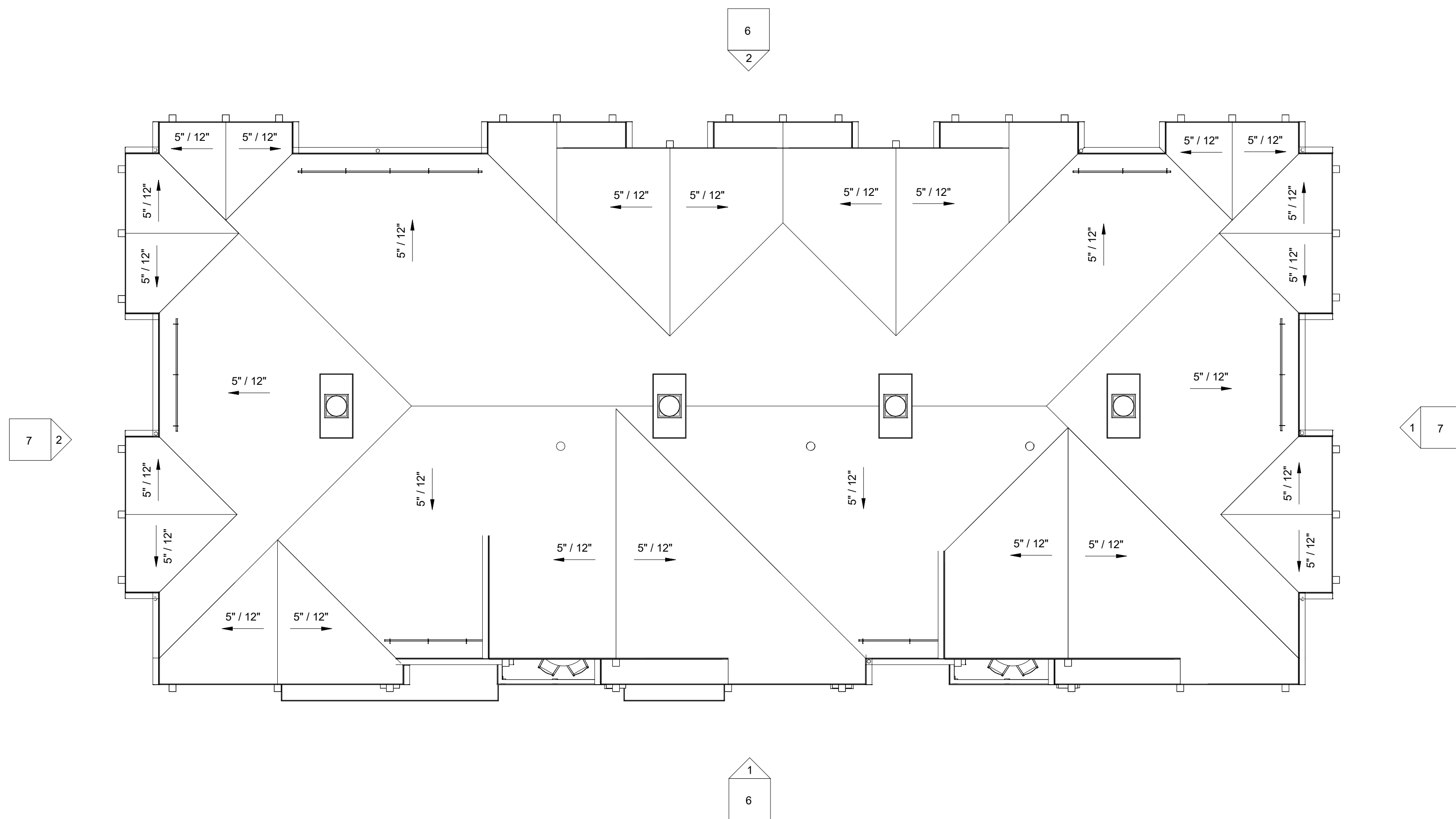
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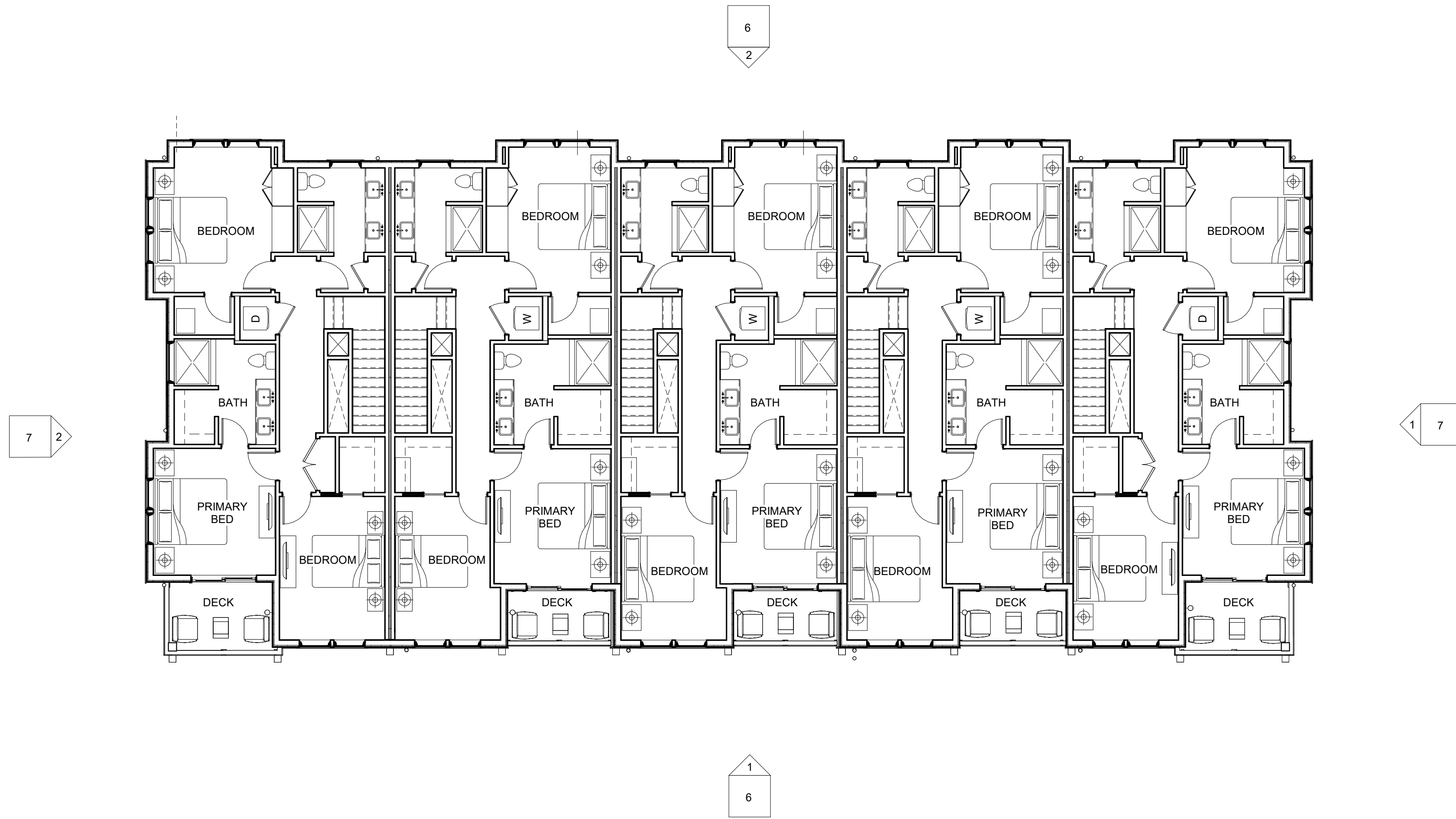
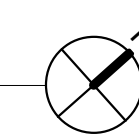
ISSUE DATE

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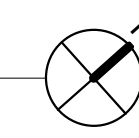
BLDG A
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② ROOF PLAN - SDP
 1/8" = 1'-0"



① L-3 - SDP
 1/8" = 1'-0"





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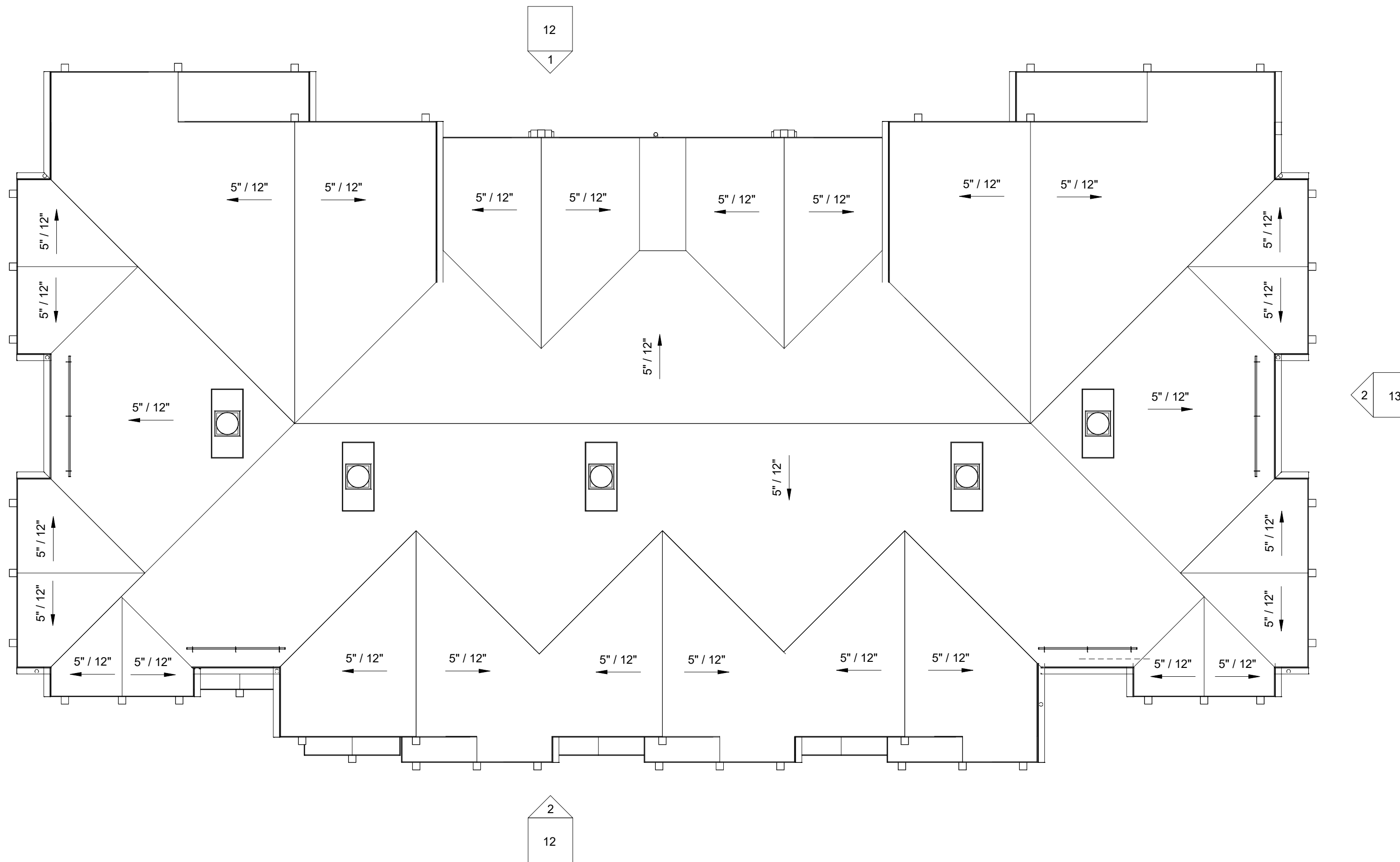
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ZONING
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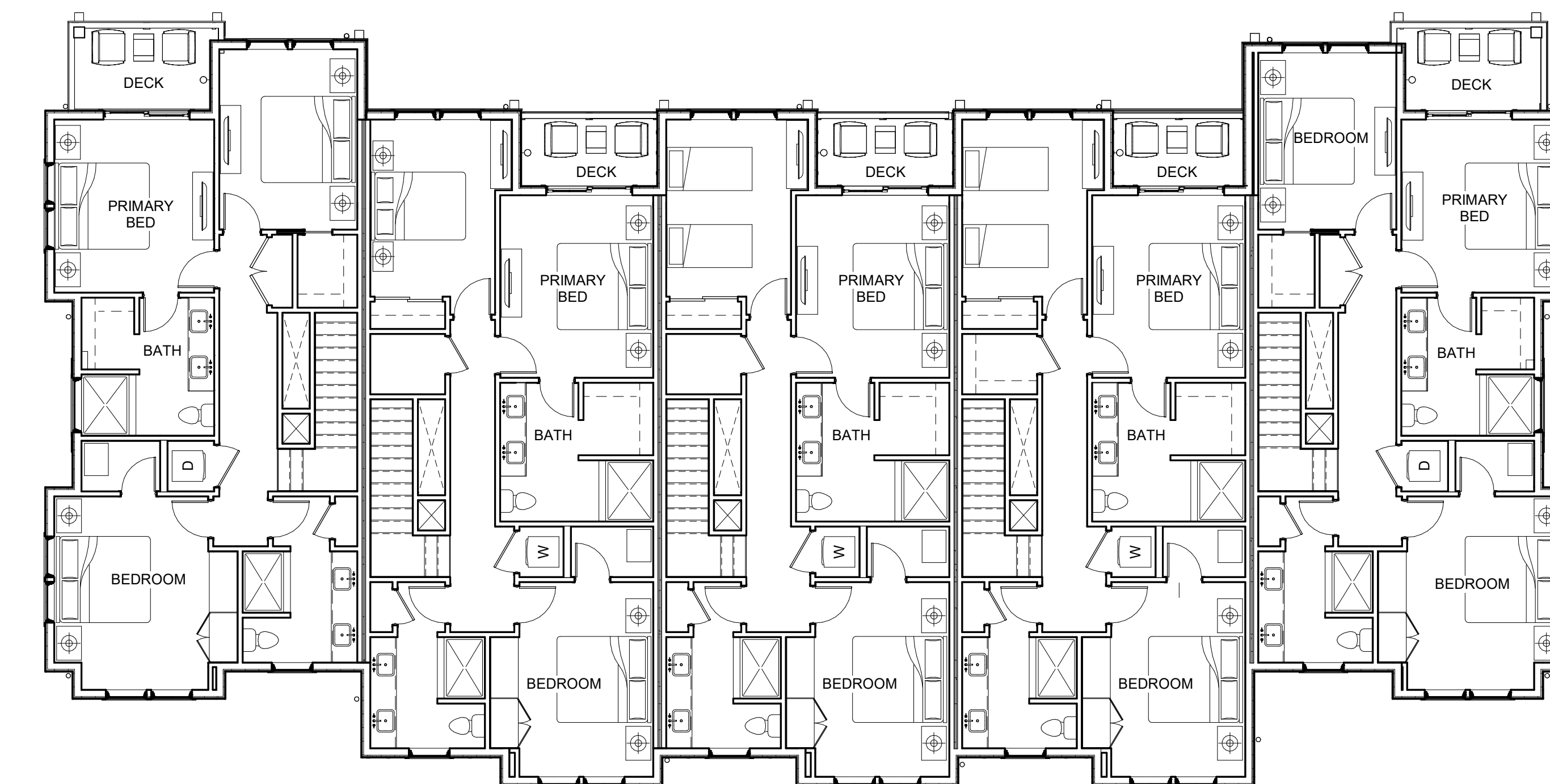
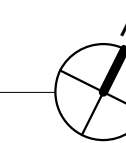
ISSUE DATE

08/12/2024

BLDG B
 FLOOR
 PLANS



2 ROOF PLAN - SDP
 1/8" = 1'-0"



1 L-3 - SDP
 1/8" = 1'-0"



THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

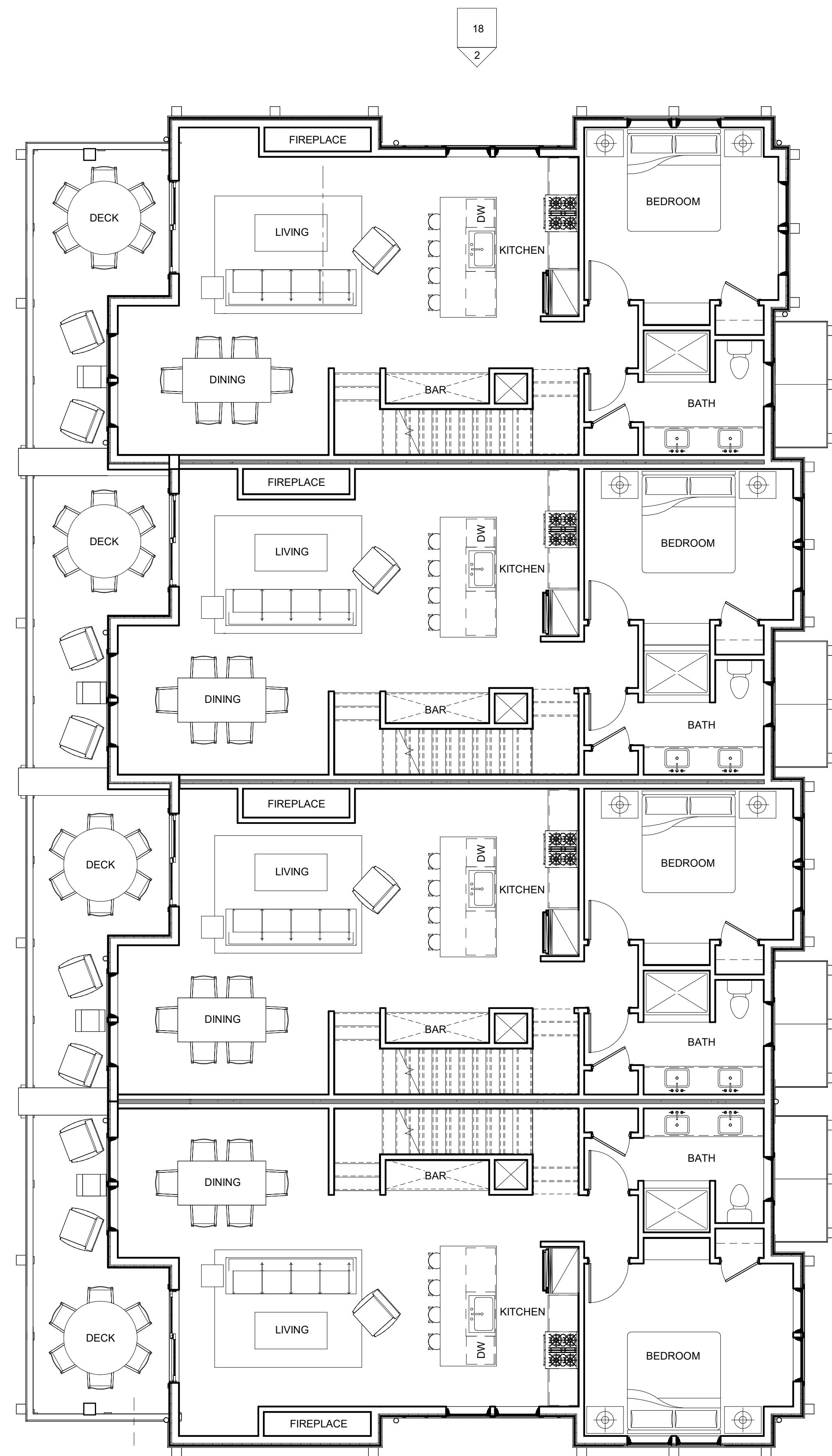
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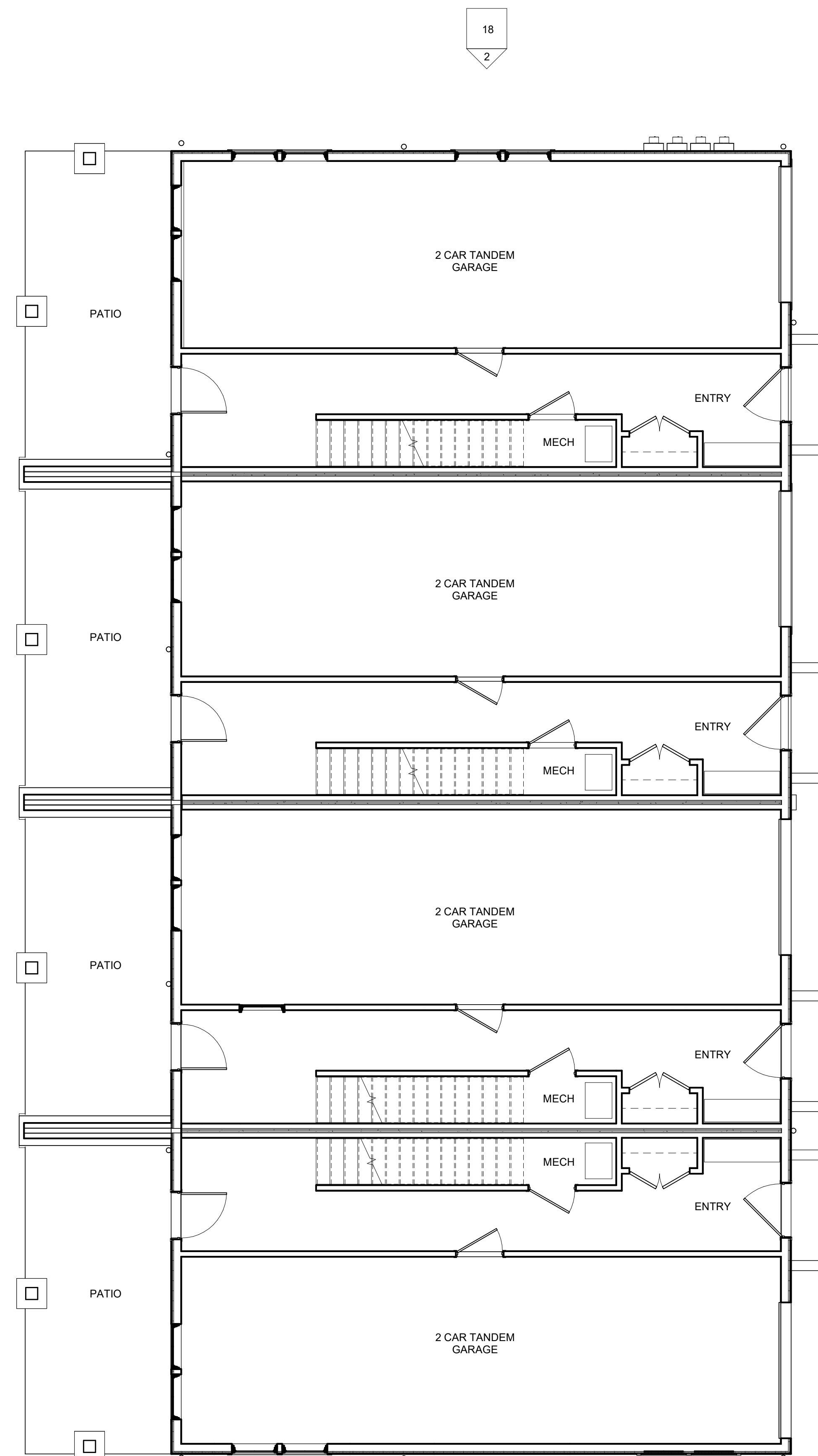
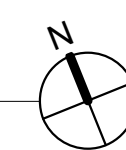
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08/12/2024

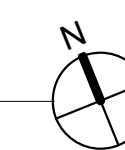
BLDG C
FLOOR
PLANS



② L-2 - SDP
3/16" = 1'-0"



① L-1 - SDP
3/16" = 1'-0"





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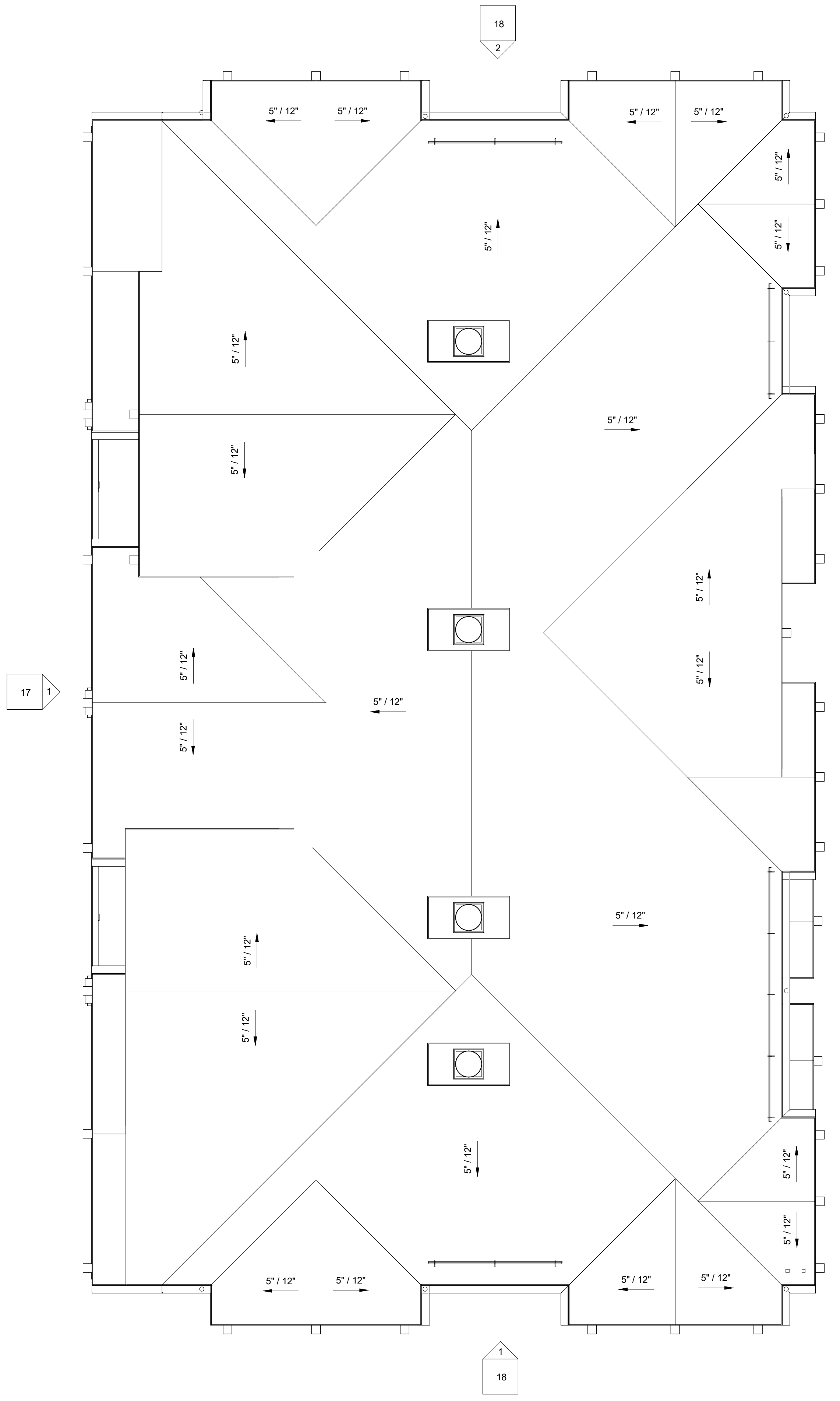
THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

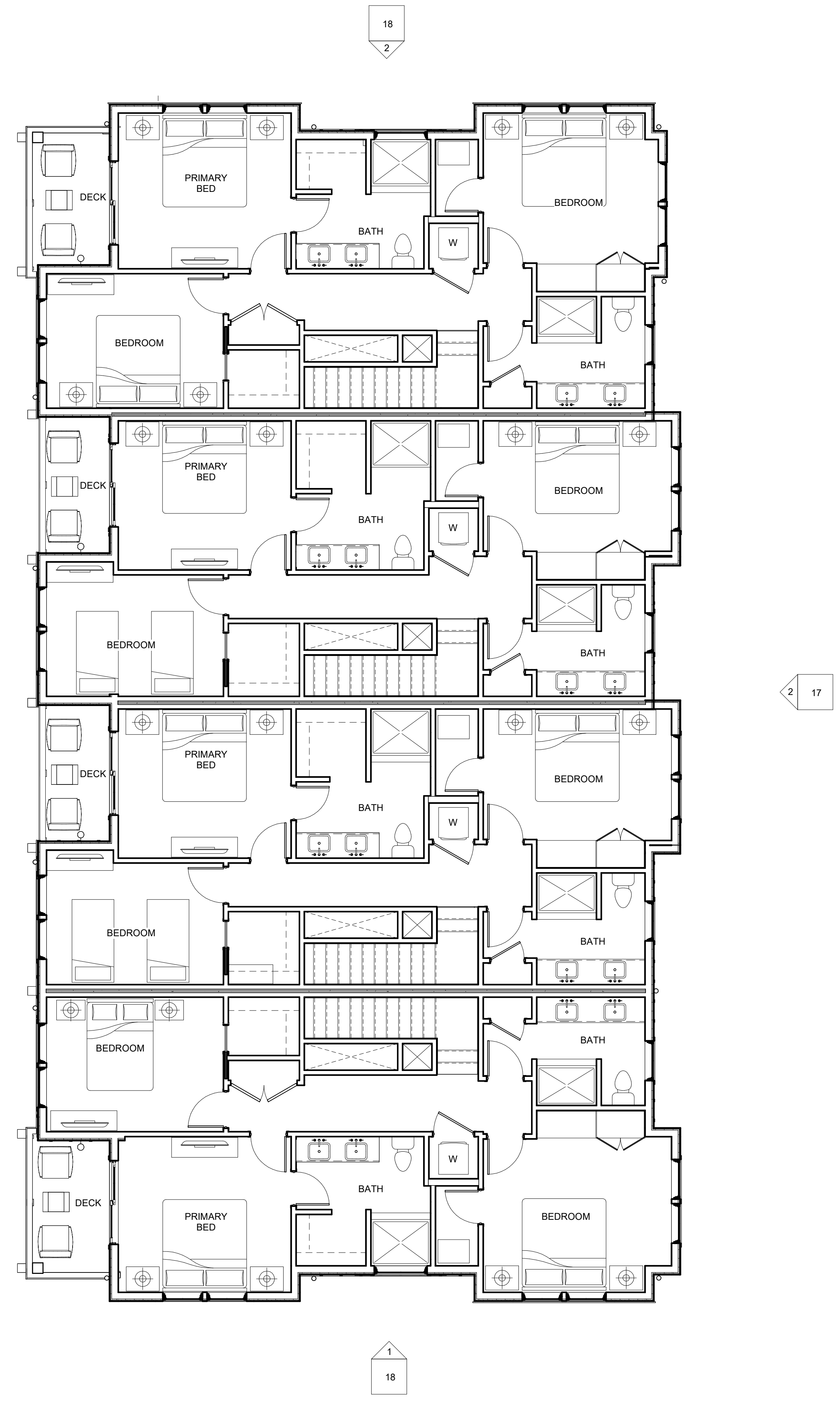
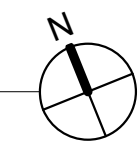
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ZONING SUBMITTAL
 ISSUE DATE
 08/12/2024

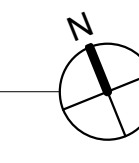
BLDG C
 FLOOR
 PLANS



2 ROOF PLAN - SDP
 3/16" = 1'-0"



1 L-3 - SDP
 3/16" = 1'-0"



THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

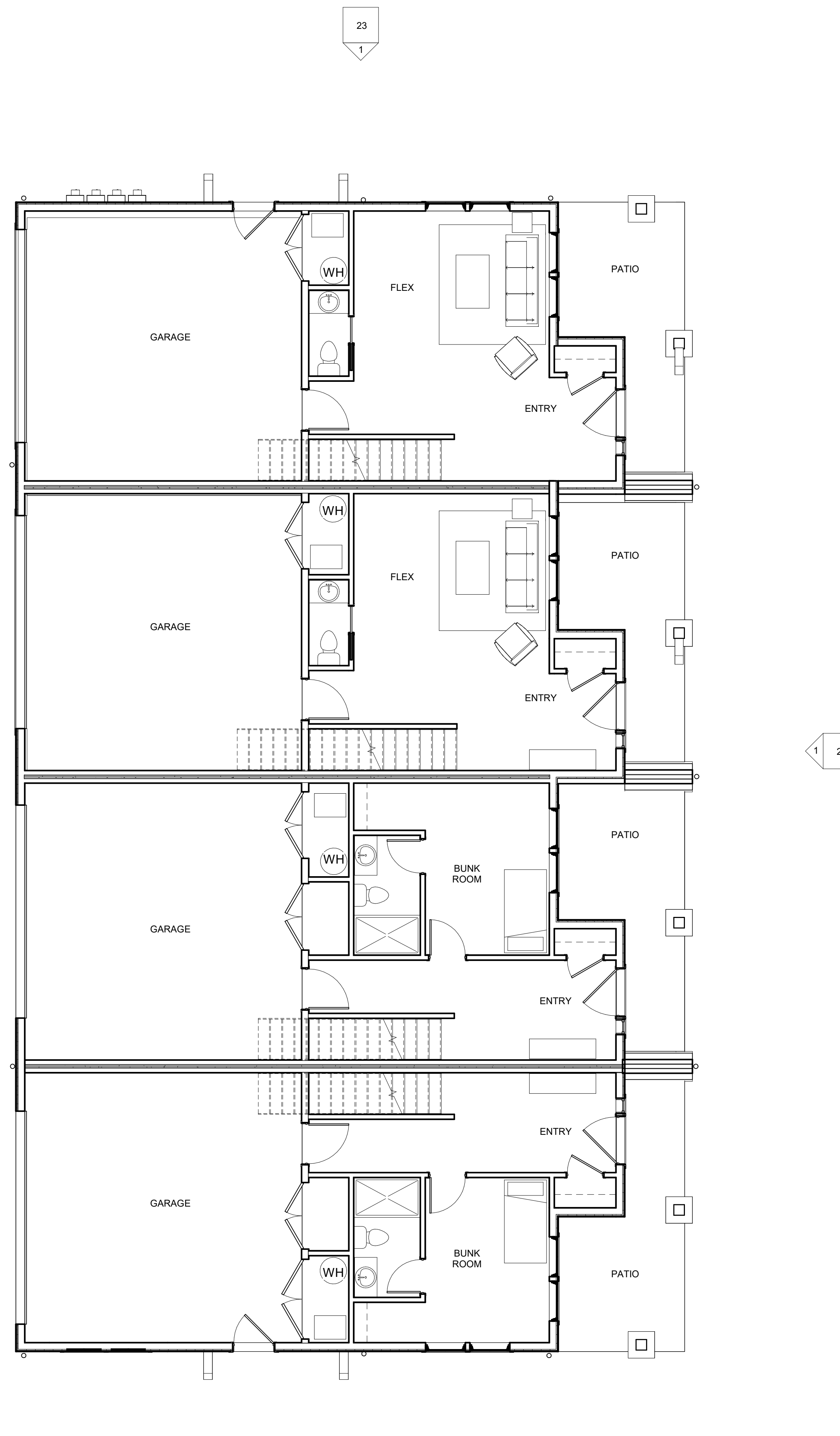
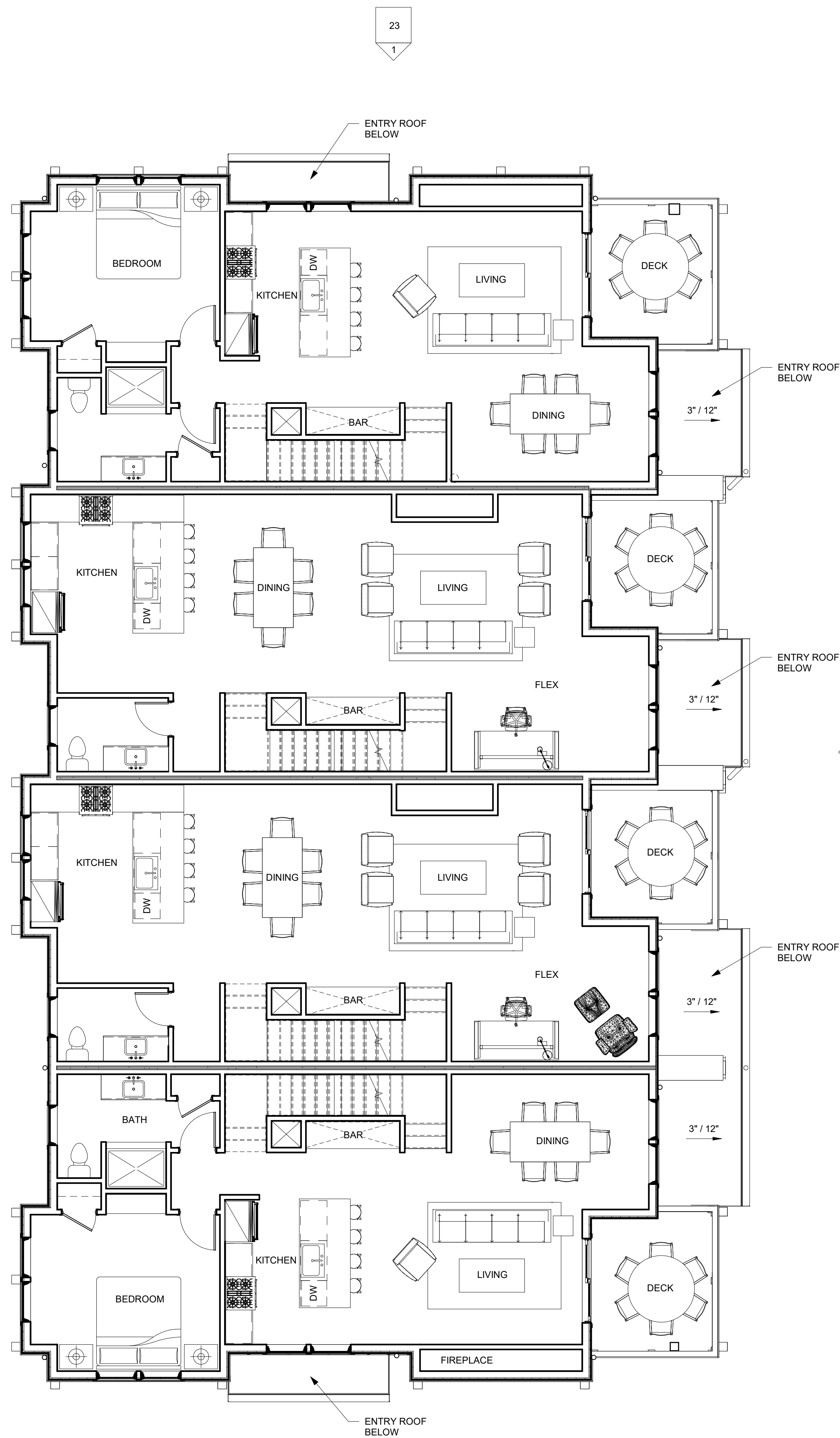
Drawn By: MD
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SUBMITTAL

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BLDG D
FLOOR
PLANS





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THE LANDING TOWNHOMES
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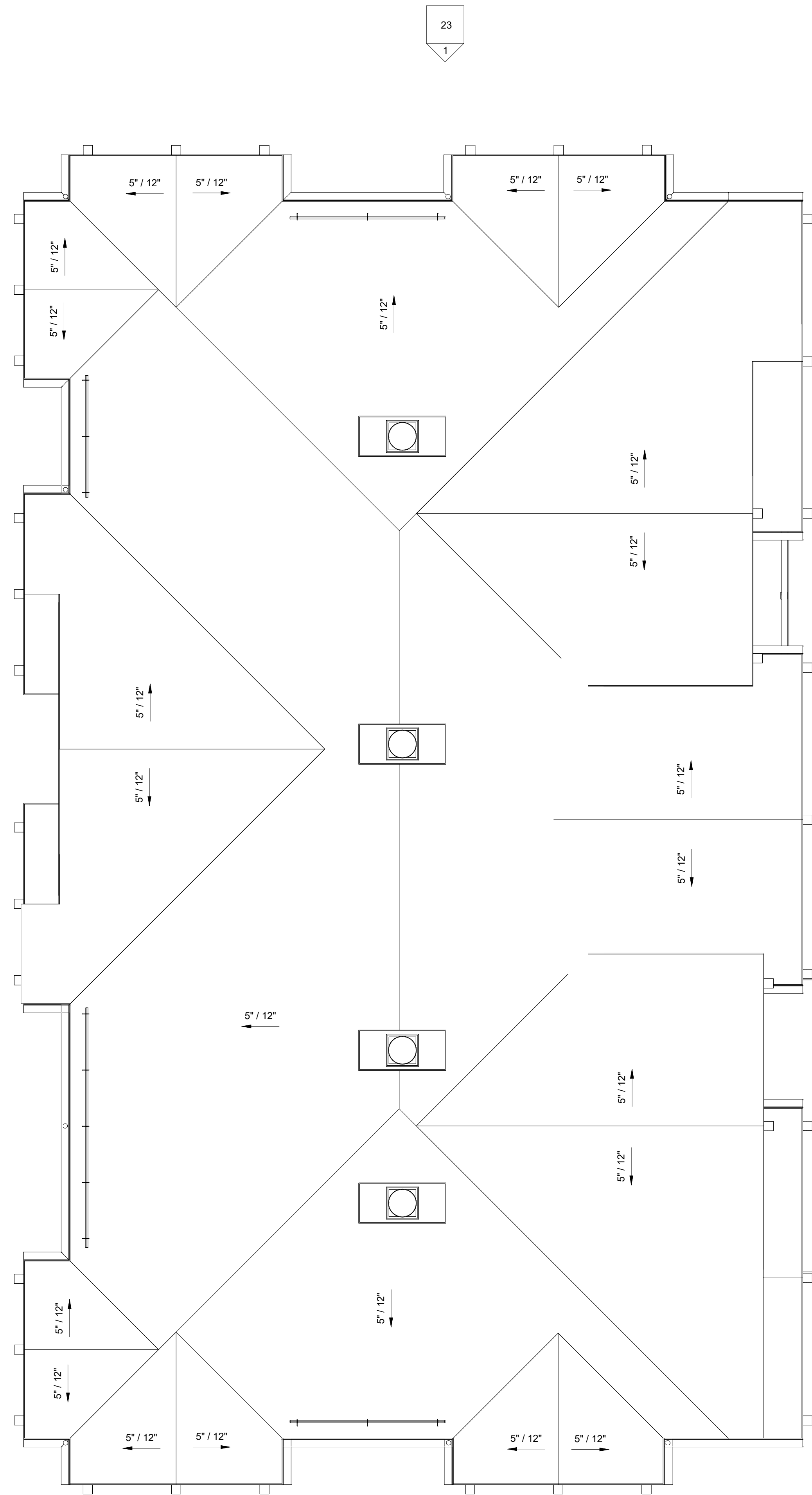
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ZONING
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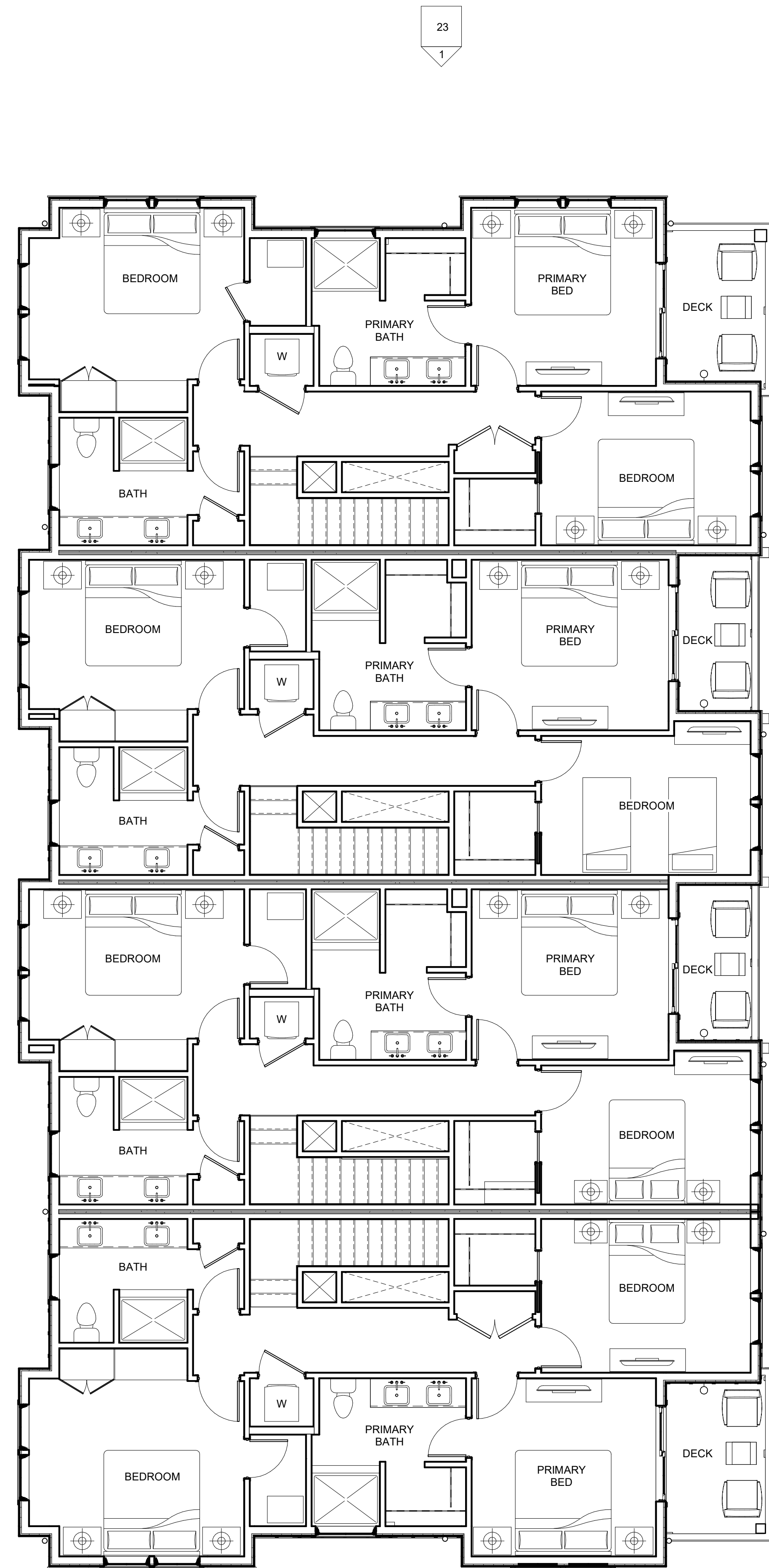
ISSUE DATE

08/12/2024

BLDG D
 FLOOR
 PLANS



② ROOF PLAN - SDP
 3/16" = 1'-0"



① L-3 - SDP
 3/16" = 1'-0"

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

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ZONING
SUBMITTAL

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BLDG A
ELEVATIONS

PREFINISHED BOARD AND BATTEN SIDING WITH 2.5" BATTENS
MFR: NUCEDAR
FINISH COLOR: NATURAL CLAY

ASPHALT SHINGLES
MFR: OWENS CORNING
COLOR: DRIFTWOOD

3 PART HARD COAT STUCCO
FINISH COLOR: BEIGE/TAN

2x6 COMPOSITE DECKING
MFR: TIMBERTECH
COLOR: PECAN

PREFINISHED FIBERCEMENT SIDING
MFR: NICHHA VANTAGEWOOD VERTICAL 1X6 T&G
FINISH COLOR: CEDAR

DARK BROWN TIMBER BEAMS,
FASCIA AND TRIM COLOR

THE QUARRY MILL - STONE VENEER
ROYAL DUSK - DOLOMITIC LIMESTONE

1X6 WOOD T&G CEILING AND SOFFIT
@ BALCONIES AND ROOF
COLOR: LIGHT BROWN STAIN

STEEL GARAGE DOOR
COLOR: WARM GRAY

WEATHER SHIELD DOORS
ALUMINUM CLAD FRENCH SLIDERS
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

WEATHER SHIELD WINDOWS
ALUMINUM CLAD WOOD CASEMENT
WITH LOW E GLAZING
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

FARMHOUSE ENTRY DOOR
MFR: KROSSWOOD DOORS
KNOTTY ALDER
FINISH COLOR: PECAN

EXTERIOR MATERIALS LEGEND

- PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING
COLOR: CEDAR
- 3 PART HARD COAT STUCCO
COLOR: BEIGE / TAN
- PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS
COLOR: NATURAL CLAY
- STONE VENEER
MFR: THE QUARRY MILL
TYPE: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.03	PREFINISHED METAL GUTTER AND DOWNSPOUTS
05.04	SNOW FENCE
05.05	PREFINISHED FIBERCEMENT TRIM, TYP.
05.06	TIMBER BRACKET, STD.
05.07	10X10 TIMBER COLUMN, TYP.
05.08	EXTERIOR WALL SCONCE, TYP.
05.09	TIMBER BEAM, TYP.
05.11	STEEL GUARDRAIL WITH STEEL MESH PANEL, PTD.
05.12	ASPHALT ROOF SHINGLES, TYP.
05.13	SOLATUBE SKYLIGHT, TYP.
05.14	ELECTRIC METER
05.15	STONE VENEER BASE WITH STONE CAP
05.16	ALUMINUM CLAD WOOD WINDOWS WITH GRILLES
05.17	STONE CAP
05.18	ENTRY ROOF WITH ASPHALT SHINGLES
05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.

5" x 3/8" PLATE STEEL TOP RAIL

3 1/2" x 3/8" PLATE STEEL RAIL

3 1/2" x 1/2" PLATE STEEL VERTICAL POSTS, TYP.

1" x 1/8" STEEL FRAME FOR MESH PANELS

3" x 3" GALV. STEEL MESH PANELS

6" x 6" x 3/8" PLATE STEEL POST BASE, TYP.

ALL STEEL EXCEPT GALV. PANELS TO BE PAINTED BRONZE COLOR

3 STEEL GUARDRAIL AT UNIT BALCONIES
3/4" = 1'-0"





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 PHONE_303 561 3000

THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 08/12/2024

BLDG A - 3D
 RENDERINGS



④ BLDG A - 3D View 4



③ BLDG A - 3D View 3



② BLDG A - 3D View 2



① BLDG A - 3D View 1



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THE LANDING TOWNHOMES

185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 07/02/2024

BLDG B - 3D
 RENDERINGS



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② SITE - 3D View 2

THE LANDING TOWNHOMES

185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 07/02/2024

SITE - 3D
 RENDERINGS



① SITE - 3D View 1



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THE LANDING TOWNHOMES

185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 07/02/2024

BLDG D - 3D
 RENDERINGS

Jack and Jana Vandelaar
115 Lions Gate Dr
Winter Park, CO 80482
305-394-2269

8/21/24

Town of Winter Park
Planning Commission
Town Council

Dear Members,

We have been homeowners in Grand County, CO, for 25 years, and have owned our property on Lions Gate Dr for nearly 20 years. We are writing to express our concerns regarding "The Landing Townhomes," a development by Gondola Townhomes, LLC, under Case numbers PLN24-005 (Preliminary Plat) and PLN23-195 (Major Site Plan). The proposed development is located at 185 Vasquez Road, Winter Park, CO.

Our property is adjacent to this development, located on Lions Gate Drive. As the only property directly next to this development, we believe we will be more directly affected by this project than anyone else in the area.

The proposed development will negatively impact us in two significant ways if approved as depicted on the plats: a potential loss of value to our house and an increase in traffic within 5 feet of our main house. Clearly, this would cause substantial disruption to our daily lives.

Our concerns are as follows:

1. **Inaccuracies in the Traffic Study:** The traffic study of past usage contains several false assumptions. It claims that the existing seven units (four units in the larger house, and three units in the triplex) generate an average of "54 Daily Trips," implying that each *existing* unit used the driveway 6-7 times per day.

Please note, over the past twenty years, most of these very small units were occupied by a single person. (Average occupancy verified by the previous property owners.) So this study, stating each existing unit would use the driveway 6-7 times per day, must be incorrect. More reasonably, a complex of 7 units, with one tenant in each, would actually generate, at MOST, 21-28 total movements daily, which is on average 3-4 times a day for each unit. (Again, we're being generous. This would actually be a high average of usage for the past twenty years. Most people do not come and go 6-7 times a day up here in Grand County.)

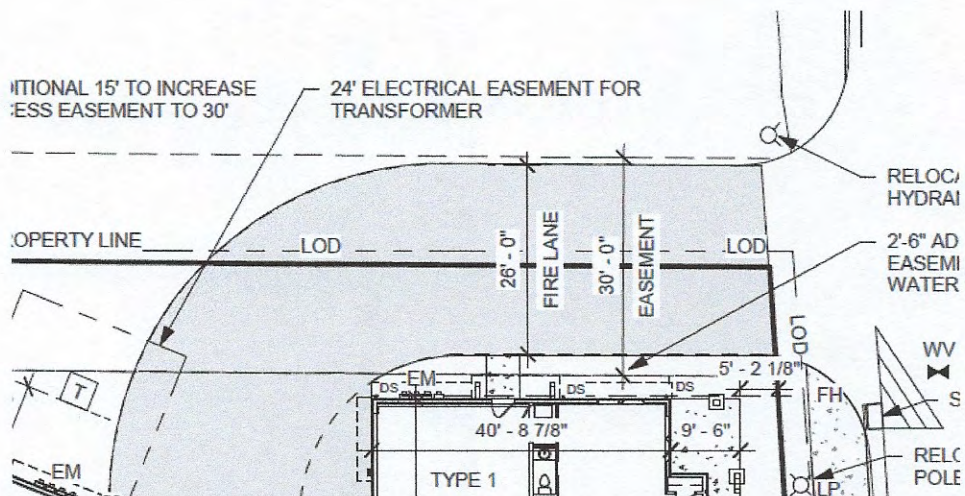
The more recent study, based on 19 units, apparently used the same inaccurate average from above, and estimates approximately "138 Average Daily Trips." This suggests that each new unit would use the driveway an average of 7.26 times per day, which is similar

to the earlier, inaccurate calculation. And, please note, this estimate does not consider that the newer, larger units could easily house **multiple** drivers per unit, significantly increasing driveway usage.

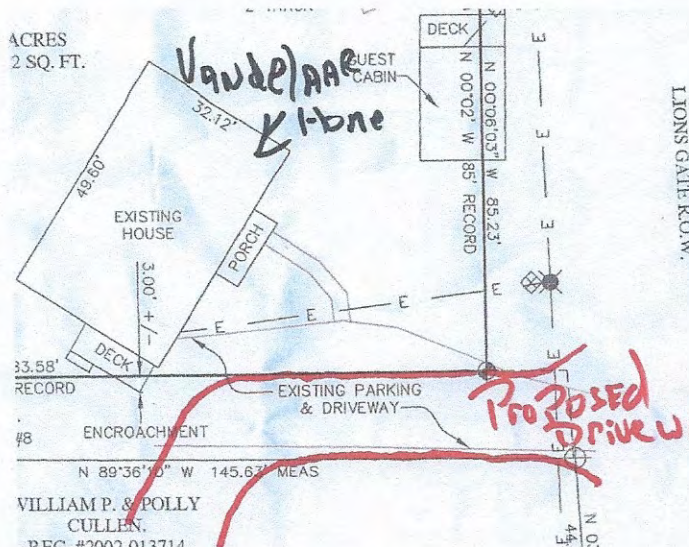
Even with only 1-2 drivers per new unit, (using the existing calculation) the 600% increase in traffic would already massively impact our property, disrupting our lives around the clock. But, the percentage of the increase would be even higher than the study's calculation due to the potential for more drivers per unit.

2. **Proposed Driveway Width:** The proposed plat shows a 30-foot wide “full-movement driveway to Lions Gate Drive,” with one side designated as entry and the other as exit. **The entry side is within 5 feet of the edge of our main house.** We have been informed by the developer that the town requires this 30-foot driveway.

Landings Townhomes Proposed Plat



Vandelaar Existing Plat



Although a 15-foot easement was recorded in 1941 for a possible roadway into the property, the Town of Winter Park now owns the easement. We believe that the new development should not use this easement to meet its own requirements. If the Town of Winter Park permits this, it effectively gives the shared property's use to someone else, at a massively unbalanced benefit.

As quoted by Norm Larkins, a highly respected Real Estate Attorney here in Grand County, the easement should be vacated and returned to the original owners, per the following legal precedent:

The following is legally binding:

As a public road, street or highway, the vacation or abandonment of the 15-foot strip and title thereto is prescribed by e.B.S. 143-2-301, et seq. More specifically, §43-2-303(1)(c) provides as follows

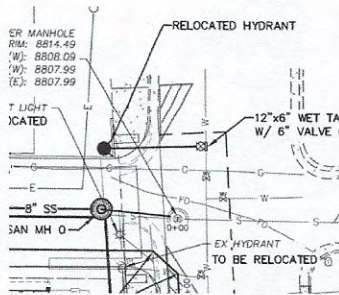
"(c) if any roadway has been established as a municipal street at any time, such street shall not be vacated by any method other than an ordinance approved by the governing body of the municipality."

In this regard, g;43-2-302(1)(a) is explicit:

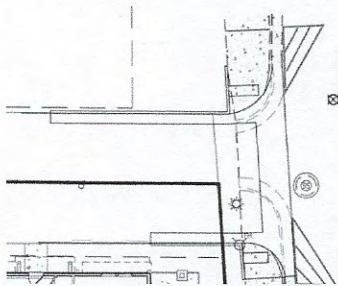
"43-2-301. Vesting of title upon vacation. (1) . . . whenever any roadway has been . . . conveyed to or acquired by a county or incorporated town or city . . . for use as a roadway, and thereafter is vacated, title to the lands included within such roadway . . . shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues, as follows

(a) in the event that a roadway which constitutes the exterior boundary of a subdivision or other tract of land is vacated, title to said roadway shall vest in the owners of the land abutting the vacated roadway to the same extent that the land included within the roadway, at the time the roadway was acquired for public use, was a part of the subdivided land or was a part of the adjacent land.

3. **Relocation of Fire Hydrant:** The existing fire hydrant is in front of the developer's property, but the proposal seeks to move it in front of our property, which we strongly oppose.



4. **Curb-** They propose a 6" curb along my property which interferes with my ability to park a vehicle.



Our Proposal:

To mitigate these undue and unreasonable impacts, we propose the following:

1. Vacate 7.5 feet of the existing easement on the side adjacent to our property.
2. Allow us to build a 12-foot private driveway from Lions Gate Dr, using part of the 7.5 feet and some of our land, to access our property.
3. Permit us to construct a fence along the south edge of the new driveway to maintain our privacy and mitigate the increased traffic (again, at the very least 600% increase) from interfering with our daily lives.

Sincerely,
Jack and Jana Vandelaar

8/21/24