



**PUBLIC NOTICE  
TOWN OF WINTER PARK  
PLANNING COMMISSION & TOWN COUNCIL  
AMENDED FINAL DEVELOPMENT PLAN**

**Applicant:** Adam Casias, Studio 1

**Property Owner:** Riverwalk, LLC

**Case Number:** PLN25-025 – Plan Amendment for Riverwalk at Winter Park

**Physical Address of Property for Which the Application Approval is Requested:** 3-148 Après Way, Winter Park, CO.

**Legal Description & Vicinity Map of Property for Which the Application Approval is Requested:** See Exhibit A attached.

**Description of Request:** An application to amend the Riverwalk at Winter Park Final Development Plan to exclude building coverage from individual lots within the planned development.

**Applicable Provision(s) of the Unified Development Code (UDC):** § 3-A-6 Planned Development Districts and § 5-C-3 Rezoning to Planned Development

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

**A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled as part of the following meetings:**

**Planning Commission, Tuesday, April 22, 2025 at 8:00 A.M.**

**Town Council, Tuesday, May 20, 2025 at 5:30 P.M.**

Members of the public wishing to make comment regarding the application may do so at the scheduled hearing, or write to James Shockey, Community Development Director, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or [jshockey@wpgov.com](mailto:jshockey@wpgov.com). For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the meeting.

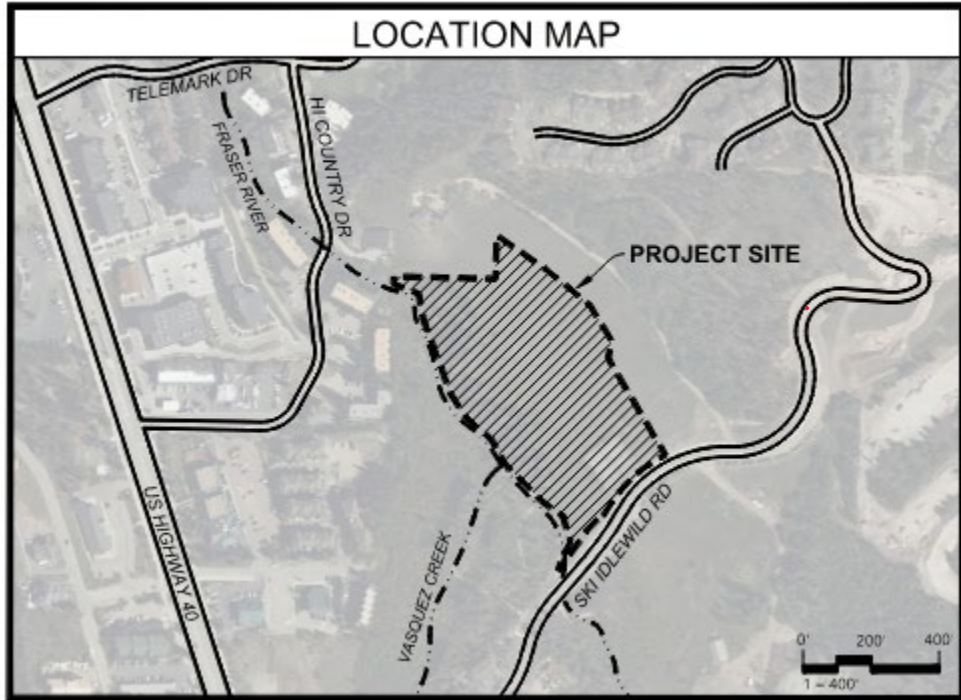
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the meeting at:

<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made during the hearing by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the hearing will continue in person.

**Exhibit A – Legal Description and Vicinity Map**

Lots 1-33  
Riverwalk at Winter Park Filing No. 2  
Town of Winter Park  
County of Grand  
State of Colorado





River Walk by Nassar  
Development LLC River  
Walk Owners  
Association (ROA) 3000  
Airport Drive Unit 203  
Erie, CO 80516  
303-775-5502  
[roa@riverwalkwp.com](mailto:roa@riverwalkwp.com)

March 3, 2025

Planning and Development Department  
50 Vasquez Rd. Suite B | P.O. Box 3327  
Winter Park, CO 80482

Subject: Submission of Variance Request

Dear James Shockey, AICP,

I am submitting this amended variance request on behalf of RiverWalk at Winter Park, located at Tract F-1, Idlewild Minor Subdivision, as recorded under Reception No. 2024000457 in the County of Grand, State of Colorado. This request seeks relief from the strict 40% building coverage limitation, which encompasses principal and accessory structures, as well as impervious surfaces, due to the presence of designated wetlands on the property. The basis for this variance request is outlined below:

### 1. Undue Hardship

The existing 40% building coverage requirement creates a substantial hardship for this project due to the presence of wetlands on the site. The primary reasons for this hardship include:

- **Reduced Buildable Area:** A significant portion of the parcel is classified as wetlands, limiting usable development space.
- **Regulatory Restrictions:** Local and federal environmental regulations prohibit grading, filling, or constructing on designated wetlands, preventing the owner from utilizing a large portion of the property.
- **Unfair Disadvantage Compared to Other Properties:** Other parcels within the same zoning district, without wetland constraints, can develop up to 40% of their total lot area. Without a variance, this lot would be significantly restricted, preventing reasonable development in line with neighboring properties.

### Dedicated Wetlands and Open Space Contribution

A significant portion of the site—**127,267 square feet (2.922 acres)**—has been formally dedicated as open space wetlands (**Outlot D**) to the Town of Winter Park. This dedication ensures long-term conservation and environmental protection, reinforcing the applicant's commitment to sustainable development. The key considerations of this dedication include:

- **Permanent Preservation:** The wetlands are legally protected from future development, ensuring they remain an environmental asset to the community.

- **Ecological Benefits:** The preserved wetlands contribute to stormwater management, flood mitigation, and groundwater recharge, providing essential ecosystem services.
- **Community Benefit:** By dedicating this land as protected open space, the project enhances public access to green areas and aligns with regional conservation efforts.
- **Equitable Consideration:** Given this substantial land dedication, applying the strict 40% lot coverage limitation to the remaining buildable area places the project at a unique disadvantage compared to other properties that do not contribute similar open space protections.

This significant conservation measure justifies the requested variance, as the project not only meets but **exceeds** the intent of responsible land use planning by ensuring a balance between development and environmental stewardship.

**2. Public Health, Safety, and Welfare** The proposed variance will not be detrimental to public health, safety, or welfare. The project has been designed to maintain compliance with all relevant regulations and ensure that surrounding properties are not adversely impacted. Supporting considerations include:

- **Engineering Studies:** Structural integrity assessments confirm that all buildings and infrastructure comply with applicable safety codes and pose no risks to adjacent properties.
- **Traffic Analysis:** Evaluations indicate that the proposed variance will not negatively impact traffic flow, congestion, or pedestrian safety. If necessary, mitigation measures—such as improved ingress/egress points or traffic-calming strategies—will be implemented.
- **Environmental Assessments:** Reports confirm that the project will not adversely affect flood zones, stormwater drainage, wetlands, or protected habitats. Any necessary mitigation measures, such as permeable surfaces and advanced stormwater management systems, will be incorporated to maintain environmental integrity.
- **Public Services Impact Review:** The development will not strain local utilities, emergency response times, or community resources, as confirmed through coordination with relevant agencies.

**3. Unusual Circumstances** This variance request arises due to specific conditions unique to this property that do not generally apply to other properties in the same zoning district. These include:

- **Irregular Lot Shape:** The non-standard dimensions of the parcel create challenges in meeting setback and coverage requirements while maintaining a functional site design.
- **Environmental Restrictions:** The presence of wetlands significantly reduces the buildable area, making strict compliance with the 40% coverage limitation infeasible without unduly constraining development.

Given these unique site conditions, granting the requested variance is necessary to allow reasonable and practical use of the property while remaining consistent with the intent of zoning regulations.

**4. Preservation of Neighborhood Character** Approving this variance will not alter the essential character of the locality. The proposed development aligns with surrounding architectural styles, land uses, and community expectations. Supporting factors include:

- **Design Plans:** The project has been thoughtfully designed to harmonize with the aesthetic and functional aspects of the neighborhood, ensuring visual and practical continuity.
- **Precedent Cases:** Similar variances have been granted in the area, demonstrating that this request is consistent with past approvals and zoning interpretations.

As part of this submission, we have enclosed a supporting table that denotes 41% of the site being allocated to Open Space, further demonstrating our commitment to responsible land use planning and environmental conservation.

Land Use Summary						
Land Use	Maximum Residential Units	Area (SF)	Area (AC)	Percentage of Total	Maximum Residential Density (DU/AC)	Maximum Commercial (SF)
Residential	33	150,470.90	3.45	44.78%	4.28	0
Open Space		138,628.89	3.18	41.26%	0	0
Right-of-Way		45,782.78	1.05	13.63%	0	0
Shared Drive		1,124.99	0.03	0.33%	0	0
<b>Non-Res. Sub Total</b>		185,536.66	4.26	55.22%	0	0
<b>TOTAL</b>	<b>33</b>	<b>336,007.56</b>	<b>7.71</b>	<b>100.00%</b>	<b>4.28</b>	<b>0</b>

In conclusion, we respectfully request the removal of the strict lot coverage requirement for this project due to the substantial open space dedication to wetlands preservation. Rather than adhering to a rigid coverage limit, setbacks will serve as the defining parameters for each lot's allowable building envelope. This approach ensures an appropriate balance between necessary development, responsible environmental stewardship, and the preservation of open space for the benefit of the community. We appreciate your time and consideration of this request. Please do not hesitate to reach out should you require additional information or wish to schedule a meeting to discuss the proposal in further detail. We look forward to your feedback and the opportunity to collaborate on a mutually beneficial resolution.

Sincerely,

**Adam Casias**  
 Creative Principal  
 Studio 1

**EXHIBIT C - DEVELOPMENT STANDARDS**

Development of the Property shall be in accordance with the attached Plan and the following specific requirements of this Designation.

<b>Development Standards</b>	
<b>Standard Type</b>	<b>Standard</b>
Minimum Open Space <sup>1</sup>	10%
Residential Lot Size (SF)	3,360—10,580
Lot Depth (FT)	70 - 190
Lot Width (FT)	40 - 55
Max. Building Height (FT)	35
Front Setback (FT)	5
Corner Setback (FT)	5
Side Setback (FT) <sup>3 5</sup>	5 / 10
Rear Setback (FT) <sup>4 6</sup>	5 / 10
Max. Building Coverage <sup>1</sup>	0%

Actual 41.26%