

# Development Review Team Memo

**FROM:** Kelly Douglas, Senior Planner

**DATE:** 03/31/2023

**RE:** PL20220662 The Astrid Development Plan – Submittal #1

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## General

1. Show the Ski Inn Condominiums parking lot clearly on the existing conditions plan as it is, and how it is to be reconstructed on the site plan. This parking lot may be required to comply with CDC standards such as RR-1 parking lot setback, parking lot landscape standards, snow storage, and retaining wall standards.
2. Propose a name for the access drive for the purposes of addressing.
3. Provide an exhibit that shows lot lines, improvements, and easements for clarity.
4. There are several easement areas impacted by the proposed development. Each encroachment may require multiple and separate actions in order to move forward, such as written consent, vacation, and/or rededication. Please consider each encroachment individually. This may not be a complete list.
  - a. Building 7 east side improvements appear to encroach into the snow storage easement at reception no 767927.
  - b. Building 6 appear to be proposed within the easement agreement at reception no. 731769.
  - c. Building 5 has a balcony that encroaches into the 25' wide pedestrian, vehicular, and skier ingress and egress easement at reception no. 675271.
  - d. Building 4 appears to encroach into the snow storage easement at reception no. 767927.
  - e. Building 4 appears to encroach into the water and sewer line easement at reception no. 694323.
  - f. The corner of pool and stairs encroach into the Easement Agreement at reception no. 731769.
  - g. It seems like additional access easement is needed from adjacent Edgemont Building A to accommodate the proposed location of access to Building 7.
  - h. Please confirm Is the subject property (EXPANSION PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, EDMONT CONDOMINIUM - BUILDING A TOTAL: 3.266 ACS) is entitled to access through the easement at reception no 691485.
  - i. Provide consent from all parties impacted by the proposed cluster box relocation.
5. Permission from Ski Trail Condos and wall design is required to be included with the development. Please include with next submittal.
6. It seems a Preliminary Plat and Final Plat may be needed to modify aspects of the subdivision such as the plat note #2 at reception no. 006718, dedications and vacations, and potentially consolidation of property.

## Section 210 RR-2 Zone District

7. Please provide an analysis of RR-2 zone district dimensional standards, a table is recommended.
8. Building 4 does not comply with RR-2 front setbacks. Please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.
9. Building 4 appears to cross the southern front lot line. This is prohibited per 200.F.5. Please revise.
10. Building 5 has a balcony over 30" that does not comply with RR-2 front setbacks. It also appears to encroach into the 25' wide pedestrian, vehicular, and skier ingress and egress easement at reception no. 675271.
11. Building 7 does not comply with RR-2 side setbacks on the north side. Please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.
12. Overall height in the RR zone district is measured from the nearest adjacent proposed finished grade per 801.O.1.b. Please include/identify the nearest adjacent proposed finished grade on all elevations.
13. Please provide separate elevations for each building. Adjacent proposed finished grade is not typically identical for buildings in different locations.
  - a. The west and south elevations of building 6 do not appear correct.
  - b. Floorplans and elevations for building 2, 3, 4 don't seem to match up with floorplans.
14. From the narrative, it seems some buildings may exceed the RR-2 overall height maximum. If so, please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.

## Article 3 Use Definitions and Standards

15. Please address Article 3 in the narrative.
  - a. Identify the proposed use(s).
  - b. Address use standards as applicable.
  - c. Demonstrate parking standards are met.
16. What is the Sherman Club proposed within Building 1? Is it a commercial use? Amenity space?
17. Please show designated parking spaces inside garage for building 7.

## Section 402 Landscaping

18. Please use hatching, colors, and/or polygons to indicate which landscaping standards are applied to which areas, and which plantings are meant to meet which standard.

## Section 409 Snow Storage

19. It's a bit difficult to discern snow storage and the areas where snow melt is proposed on the site plan. Could a separate sheet please be provided?
20. Please clarify the snow storage calculations provided. An adjustment is included but it's not clear if it's a reduction, addition, or both. What is the average slope being utilized for these calculations?

## Section 412 Critical Improvements

21. Draft Condition of Approval: The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of

Occupancy/Completion:

- a. Water and Sewer infrastructure
- b. Private Street infrastructure
- c. Access drive, driveway, and parking areas
- d. Drainage improvements
- e. Permanent storm water quality treatment facilities
- f. Sidewalk improvements
  - i. Ski Trail Ln north side sidewalk
- g. Trail improvements

## Section 413 Phasing

22. Draft Condition of Approval: Per 413.C.2, a development agreement shall be recorded to document phasing prior to building permit approval.

23. The phasing plan provided is a good index, however additional detail is needed.

- a. Please address 413.C.3 and provide a phasing plan that includes all applicable improvements in the first phase.
- b. What is the proposed sequencing/timing?
- c. It seems phase 3 is missing.
- d. Provide a sheet for each phase identifying what improvements, plantings, etc. will be included.

## Section 417 Internal Sidewalks

24. To be consistent with 417.C.1, the sidewalk along the internal access drive should connect past the pool and to the trail that brings pedestrians and skiers north to the base area.

## Section 418 Retaining Walls

- 25. Building 1 east and west side retaining walls are in easement agreement areas (rec no. 731769 and 767924). A Revocable License is required.
- 26. Please provide an analysis of how each wall meets or does not meet the standards in Section 418. The variance analysis needs to explicitly identify areas of nonconformity for each wall.
- 27. Please provide a 3D model of the development as a whole. It would be very helpful to get a sense of what it will look and feel like, and how it relates to the topography. Will it be a canyon? How will the walls be stepped? What materials will be utilized?
- 28. The variance analysis for 719.D.2 needs to identify direction and policies outlined in the Community Plan and other applicable adopted plans the requested variance is compatible with.
- 29. Staff suggesting exploring an acceptable alternative based variance justification, rather than a hardship justification for criteria #3.

## Section 421 Open Space

30. Please address open space standards more thoroughly.

- a. Show/designate location(s) of open space.
- b. See 421.D.2, open space shall be generally contiguous.
- c. Make findings for the Directors to consider per 421.D.6 in order to incorporate setback areas.

## Section 440 Base Area Design Standards

### 440.C Building Placement and Orientation

31. Confirm compliance with 440.C.1.b, that the area dedicated to amenities is a minimum of ten percent of the net floor area.
32. Draft Condition of Approval: The applicant shall pay the required 1% for community amenities per CDC Section 440.C.1. prior to approval of a building permit.

### 440.D Access

33. The north and south elevations of building 2, 3, 4, and the north elevations of building 5, 6 need greater emphasis on the entrances.

### 440.E Building Massing

34. How is standard 440.E.1.b related to massing and topography being met?
35. Please demonstrate how standard 440.E.1.c and 440.E.1.d re: step backs are met for each building. Please include the finished grade.

### 440.F Roof Forms

36. Please provide a roof plan for Building 1 and include calculations to demonstrate 440.F.4 Green Roof Standard is met.
37. Please provide a roof plan for Building 7.
38. Does building 1 comply with 440.F.1.d?
39. Per 440.F.3, please confirm the north side of buildings 2, 3, 4 won't shed snow onto the sidewalk that abuts.

### 440.H Building Scale, Variation, and Fenestration

40. The building 1 slope side entrance could benefit from more emphasis to comply with 440.H.1.a.
41. Please confirm all buildings comply with 440.H.1.d, 440.H.1.e, and 440.H.1.f.
42. Provide transparency calculations for each façade of each building per 440.H.3.a.

### 440.I Building Materials

43. Please identify what materials are proposed for all buildings to confirm consistency with Appendix C.

### 440.J Building Color

44. Please identify what colors are proposed for all buildings to confirm consistency with Appendix B.

### 440.K Mechanical, Service, and Accessory Structures

45. Confirm compliance with 440.K.1 Mechanical Equipment Screening Standards for all rooftops.

440.L Sustainability

46. The narrative does not address which third party certification will be sought. Please request a variance if that's the intent.