



**Astrid Phasing Plan - Substantial Conformance**

October 11, 2024

Project: ASTRID Condominiums at 156399201 (PL20220662)

Address:     MAIN LOT - EXPANSION PROPERTY SUBJECT TO DEVELOPMENT RIGHTS,  
                  EDGEMONT  
                  CONDOMINIUM - BUILDING A TOTAL: 3.266 ACS  
                  TRIANGULAR LOT - OUTLOT, SKI TRAILS F3, BLK 2 TOTAL .16AC  
                  SOUTH LONG LOT - OUTLOT SKI TRAILS SUBD F3 BLK2 TOTAL .86AC

Re: Substantial Conformance Submittal

Ms. Douglas,

Please see the attached Substantial Conformance Submittal for the Astrid Condominiums located at the end of the existing Gondola Lane Road ROW. Please let us know if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to read "JMacGray", is placed over a faint, light blue rectangular background.

Jeremy MacGray, president  
JSM Builders, Inc.





## Narrative

Approved Development Plan PL20220662 includes the construction of Gondola Lane in the existing Gondola Lane Right-of-way as well as an extension of Gondola Lane onto Lots 9 & 10. The proposed future buildings to be constructed on this property include:

- Building 1 – 35 units
- Building 2-3 – 12 units
- Building 5 – 6 units
- Building 6 – 6 units
- Building 7 – 4 units
- Pool Building – Amenity Use Only

The content of this project is not changing as part of this Substantial Conformance submittal. This request is to revise the Phasing of this project to move the Gondola Lane and infrastructure work from Phase 1 to Phase 2.

The proposed new Gondola Lane Road will provide the infrastructure and road access for the other proposed structures on the site. Building 1, 2, 3, 5, 6 and the Pool Building. This Substantial Conformance submittal requests that the Gondola Lane Road be proposed to be built at the time of the other structures it provides the utilities and access to; in Phase 2.

Building 7, which is proposed to be built in Phase 1, is accessed from Edgemont Drive located north and east of the property. Its building access drives, utilities and infrastructure will be coming off of that existing road. It can be built separately from the proposed road and has an agreement in place with Bear Claw that allows access to amenities for that building until the on-site amenities are to be built (scheduled to be built in Phase 2).

This also includes changing the language of the Phasing plan and Conditions of Approval to allow issuance of a Certificate of Occupancy for Building 7 without the requirement to start or complete the critical infrastructure for Phase 2 or the requirement to provide collateral for the critical infrastructure of Phase 2.

Please see attached revised Phasing Plans for more information.



## 728 Substantial Conformance

### 728.D Criteria for Approval

A development application shall be found to be in substantial conformance with the original approval upon a finding that any changes to the approved application comply with this CDC and are within the following parameters, as applicable:

1. General The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature.

The changes proposed as part of this Substantial Conformance request are only to the Phasing of the work, not the content of the work. They are minimal in nature.

#### 2. Buildings and Structures

- a. The height of buildings and structures shall not vary by more than five percent.
- b. Roof pitch shall not vary by more than 1/12 slope.
- c. Transparency of front facades shall not vary by more than five percent.
- d. Gross floor area shall not vary by more than five percent.
- e. The area of interior and exterior amenity space shall not vary by more than five percent.

There are no proposed changes to the height, roof pitch, transparency, gross floor area or areas of interior or exterior amenity spaces.

#### 3. Off-Street Parking

- a. The number of parking spaces shall not vary by more than five percent.
- b. The parking lot area shall not vary by more than five percent.

There are no proposed changes to the parking counts or parking areas.

#### 4. Landscaping

- a. The amount of landscaped area shall not vary by more than five percent.
- b. Planting locations shall only vary due to utilities, trails, sidewalks, snow shed, grading, or drainage considerations. Changes in planting locations shall not reduce the effectiveness of the landscaping for the purpose of screening or buffering.

There are no proposed changes to the landscaped areas.



#### 5. Land Subdivisions

- a. The total number of lots shall not increase.
- b. The total number of lots shall not decrease by more than ten percent.
- c. The gross lot area of individual lots shall not be varied by more than five percent.
- d. The number and size of pedestrian linkages shall not decrease, and the type of linkages shall not be varied.
- e. The amount of public land dedication or open space designation shall not increase by more than five percent.
- f. The amount of public land dedication or open space designation shall not decrease.
- g. The degree of conformity with City street standards shall not have decreased.

There are no proposed changes to the total number of lots, the gross area of the individual lots, the number or size of the pedestrian linkages, the amount of public land dedication or open space designation or the degree of conformity with City street standards.

#### 6. Uses

The gross floor area of approved uses shall not vary by more than 20 percent.

There are no proposed changes to the gross floor areas of the approved uses.

#### 7. Planned Unit Developments

The changes shall not change the overall character of the PUD.

N/A

#### 8. TND Regulating Plans

- a. The total area allocated to each transect zone shall not vary by more than 20 percent.
- b. The total area allocated to parks and open spaces shall not vary by more than 20 percent.
- c. Changes to location and orientation of parks, open spaces, or streets shall not change the overall character of the Regulating Plan.

N/A