

Vista Park Commons PUD
304 South Lena Street
Ridgway, Colorado 81432

11/06/19

To: Town of Ridgway
Town Council

Regarding: Vista Park Commons PUD

Council Members,

At our our last meeting with Shay & Joanne on Thursday, Oct 31st... We all discussed that we are very close, and that it would be best for all, if we asked Town Council for a 60-day extension to complete our last few items. We have completed and refined most details requested by staff. The 100-year drainage issues and retention has been tough. The timing has gotten tight for turn-around for staff's final review.

This has been a very complex project for all of us to document & review thoroughly. We believe we are very close and just need to request a 60-Day extension.

We plan to begin construction in March.

Thank you for your consideration.

Joe Nelson
(970) 316-1364

STAFF REPORT

Subject: Preliminary Plat Submittal
Legal: Ridgway Land Company Subdivision Lots 30-34
Address: TBD Redcliff Drive
Parcel #s: 430516402012, 430516402011, 430516402010, 430516402009, 430516402008
Zone: General Commercial
Applicant: Vista Park Development. LLC c/o F. Guthrie Castle
Owners: Ridgway Land Co. c/o Robert Hunter
Initiated By: Shay Coburn, Planner
Date: November 6, 2019

BACKGROUND

Town Council approved this Preliminary Plat on August 14, 2019 with a number of conditions to be met within 90 days of that approval. September 12, 2019 marks the 90-day timeframe.

This preliminary plat is for a proposed subdivision, Vista Park Commons. This development will be located the east side of Highway 550 in the Ridgway Land Company Subdivision. The property is accessed from Hunter parkway along Redcliff Drive. The development will span five existing vacant lots encompassing approximately 2.4 acres or 106,471 sq. ft.



The proposed development plan includes 23 residential units/lots in 21 buildings which are mostly stand-alone single-family units with 2 duplex buildings. The development also includes shared parking, storage, open spaces and a community building. This property is zoned General Commercial.

The Development Team has been working to complete the work needed in the 90-day time frame. Town staff received a revised submittal on October 2, 2019 and staff reviewed the submittal and replied with comments on October 25, 2019 and followed up with a few more items on November 1, 2019. In addition, staff met with the development team on October 31, 2019 to discuss the review comments and discuss some of the more complicated items. The storm drainage is proving to be quite the difficult task for this project and a little more time is needed to prepare a final plan that Town staff will approve.

At this time we anticipate that the Development Team will meet the 90-day time frame for the submittal to the Town for review, except perhaps for the storm drainage plan; however, at the time of setting the agenda for the September 13 Town Council meeting, the final documents have not been received and the development team is requesting a 60 day extension pursuant to RMC 7-4-5(B)(10) – *Except as otherwise expressly provided by the Town Council, all conditions of approval shall be met within 90 days of such approval or the plat shall be deemed disapproved.*

STAFF RECOMMENDATION

Staff supports this request for a 60-day extension as a significant amount of work has been completed within this 90-day time frame and all that should be remaining after the September 12th 90-day deadline for the submittal is staff review and final integration of storm drainage details. With this approval, the new deadline will be January 11th, 2020.