



Preliminary Plat A-Lift Subdivision, Copper Mountain



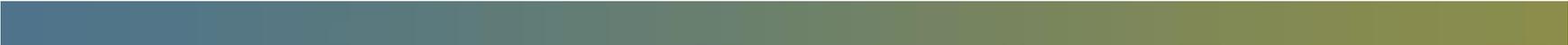
BOCC

April 28, 2020





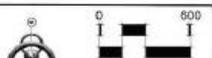
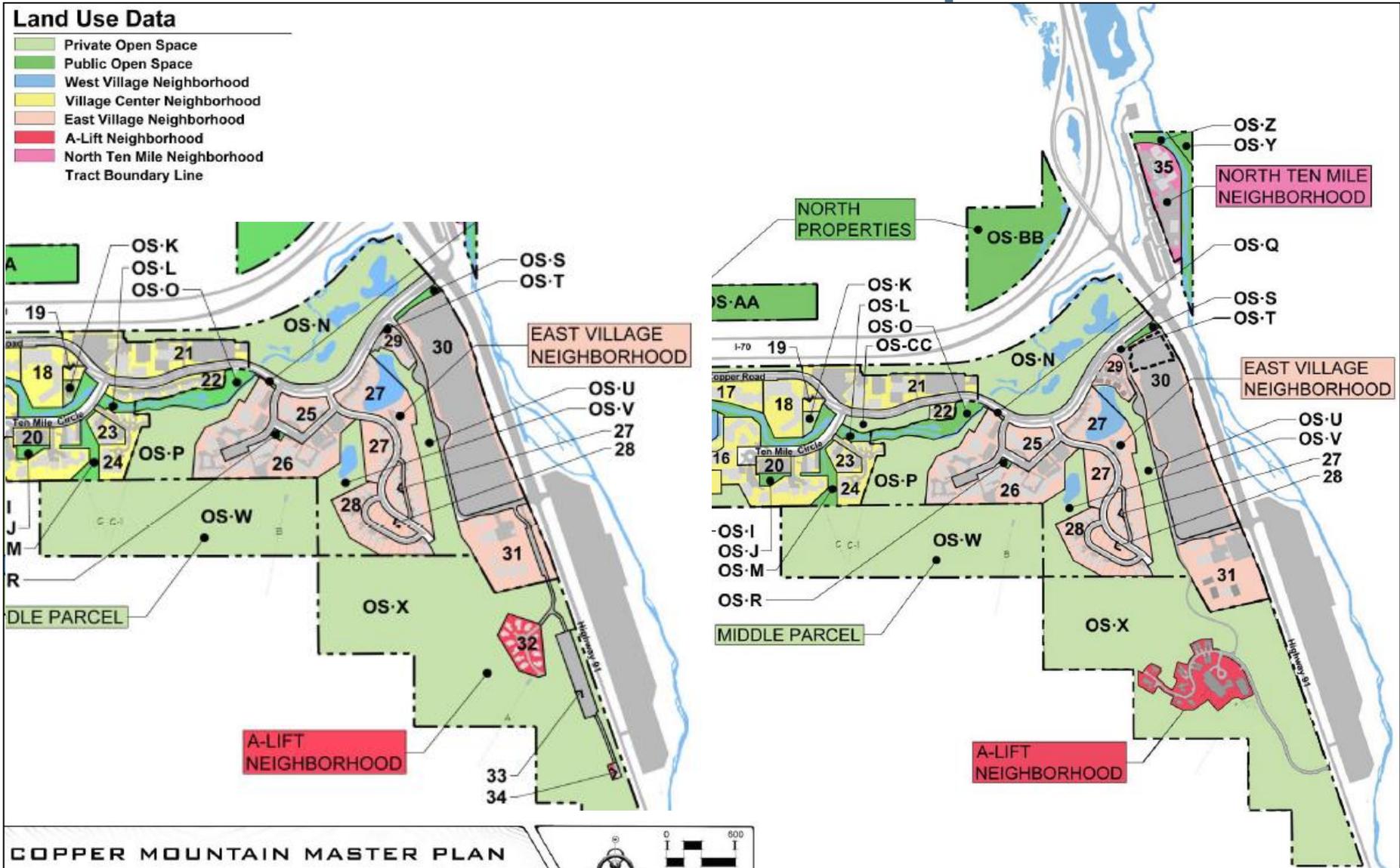
Context: Background and Next Steps

- TMPC: 6-0 recommendation of approval
 - Next: Class 6; G&E Permit; Class 4 TH and Class 4 Hotel/Condo
 - PLN18-078: Major PUD Amendment for the A-Lift Neighborhood (July 2019)
 - Increased parcel size: 3.5 to 7.7 acres
 - Increased intensity of permitted uses: 30 to 72 EUs for hotel, condos, and townhomes and 11,000 sq. ft. commercial,
 - Open Space & Development Constraint Analysis
 - PLN18-122: Master Plan Amendment
 - PLN17-058: Work Session
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PUD Parcel Map

Land Use Data

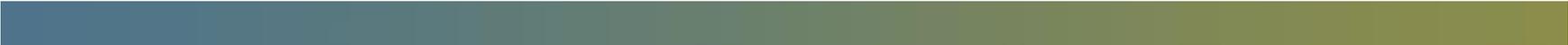
- Private Open Space
- Public Open Space
- West Village Neighborhood
- Village Center Neighborhood
- East Village Neighborhood
- A-Lift Neighborhood
- North Ten Mile Neighborhood
- Tract Boundary Line



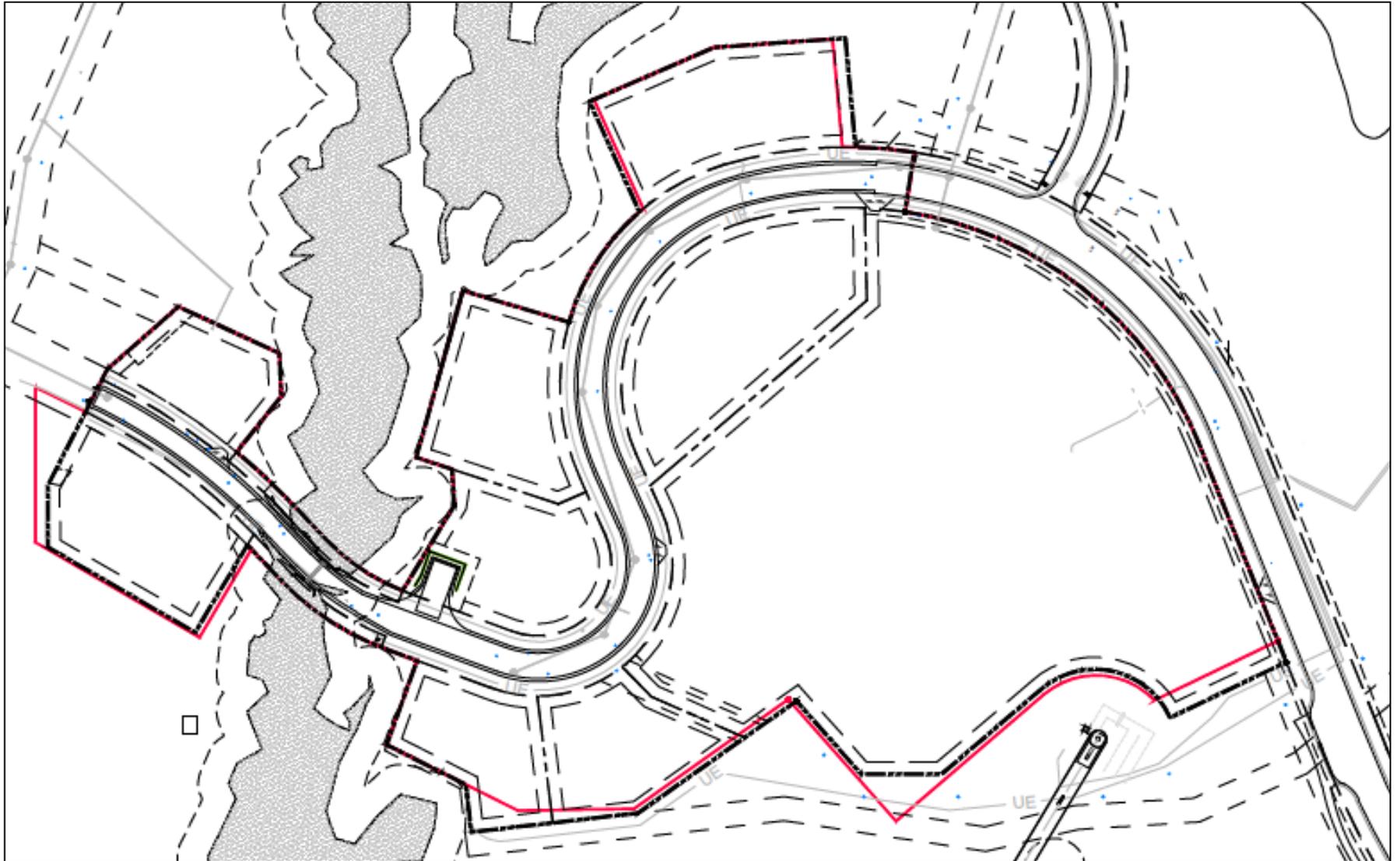


Criteria of Approval

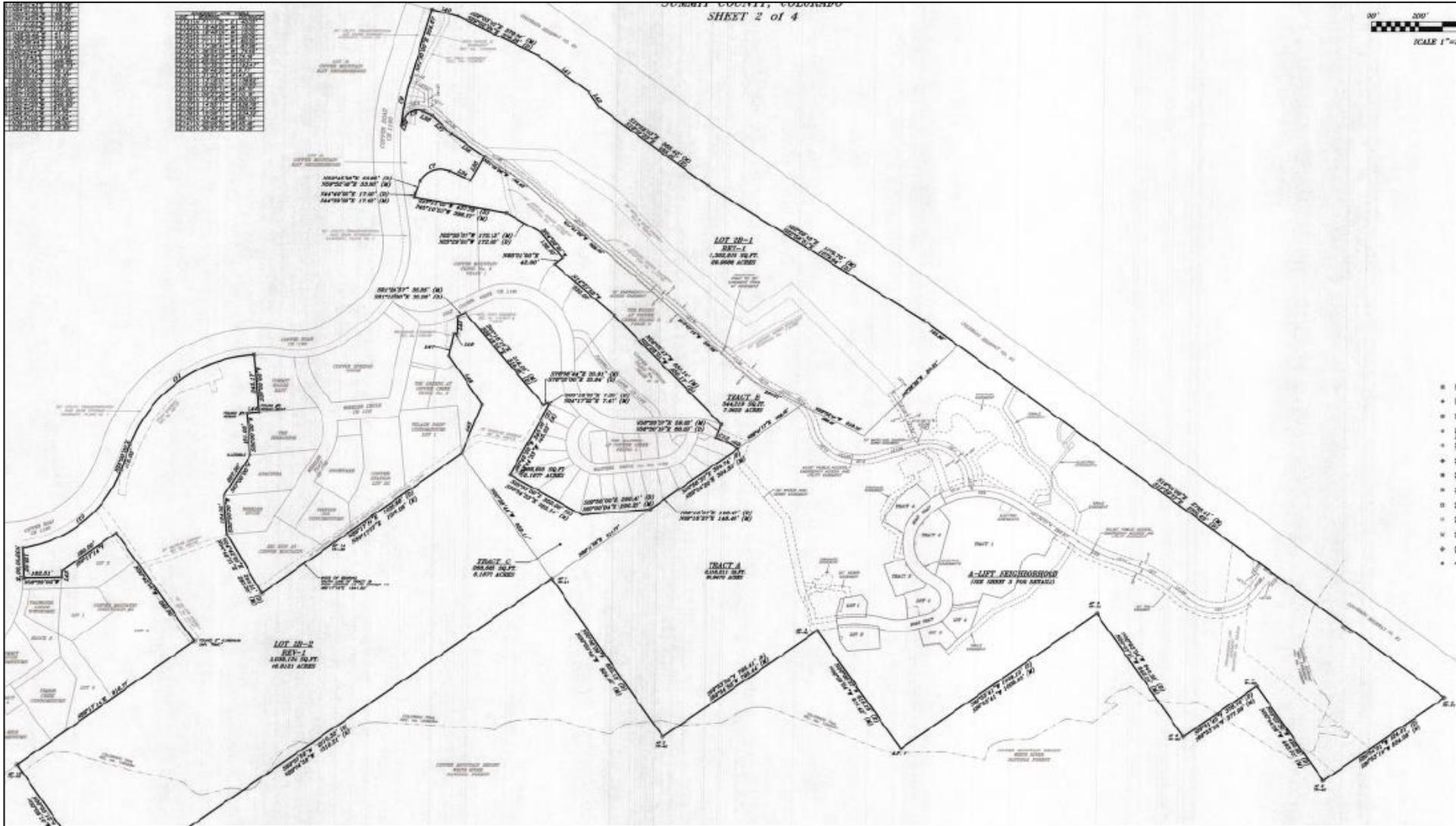
Section 8252.01 – Preliminary Plat

- A. Zoning Regulations
 - B. Subdivision Regulations
 - C. Master Plan goals/policies/actions
 - D. Water
 - E. Sewer
 - F. Soil / topographical conditions
 - G. Access
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Development Boundary



Proposed Plat (page 2)

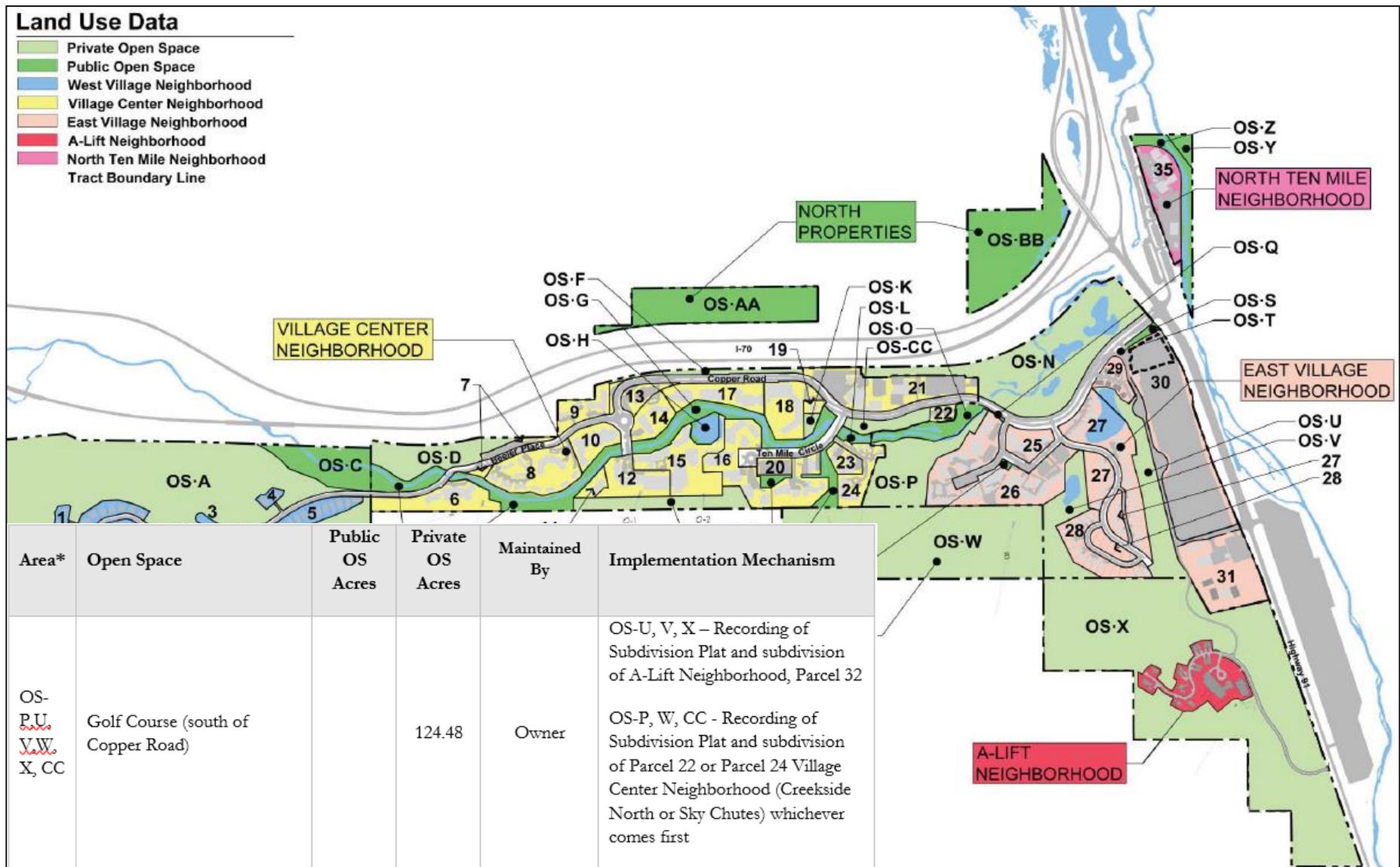


Open Space



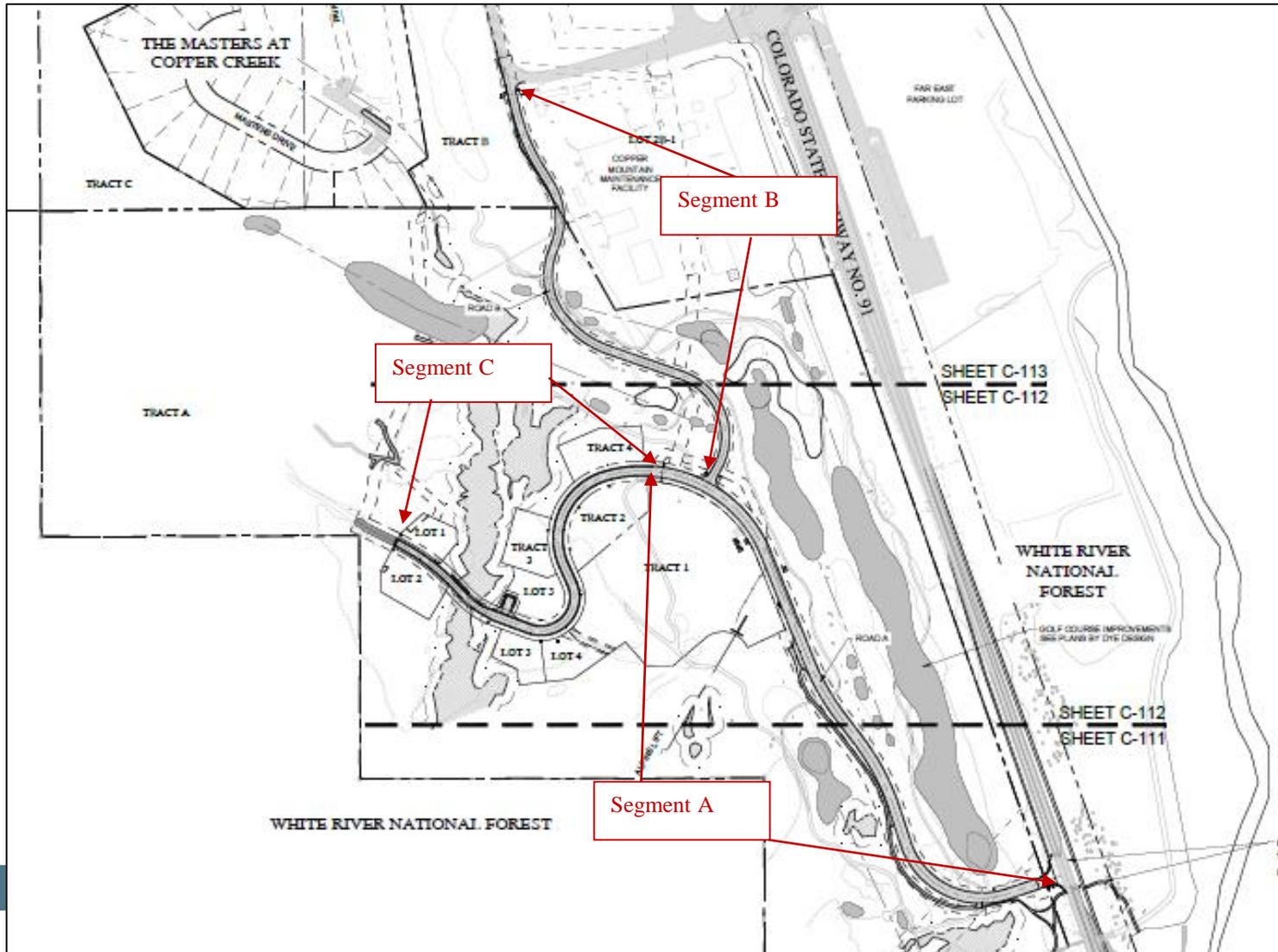
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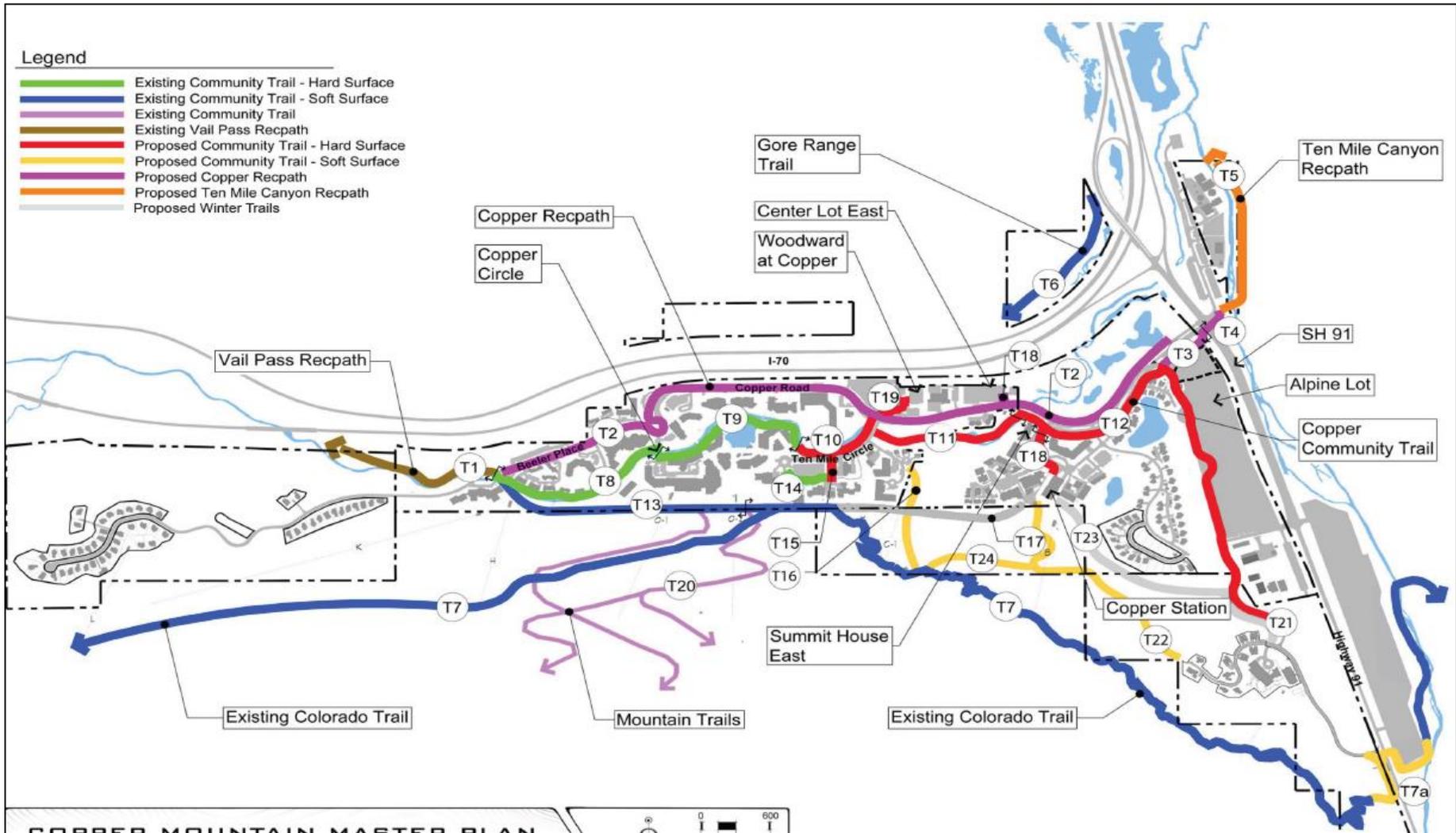


Area*	Open Space	Public OS Acres	Private OS Acres	Maintained By	Implementation Mechanism
OS-P, U, V, W, X, CC	Golf Course (south of Copper Road)		124.48	Owner	OS-U, V, X – Recording of Subdivision Plat and subdivision of A-Lift Neighborhood, Parcel 32 OS-P, W, CC - Recording of Subdivision Plat and subdivision of Parcel 22 or Parcel 24 Village Center Neighborhood (Creekside North or Sky Chutes) whichever comes first

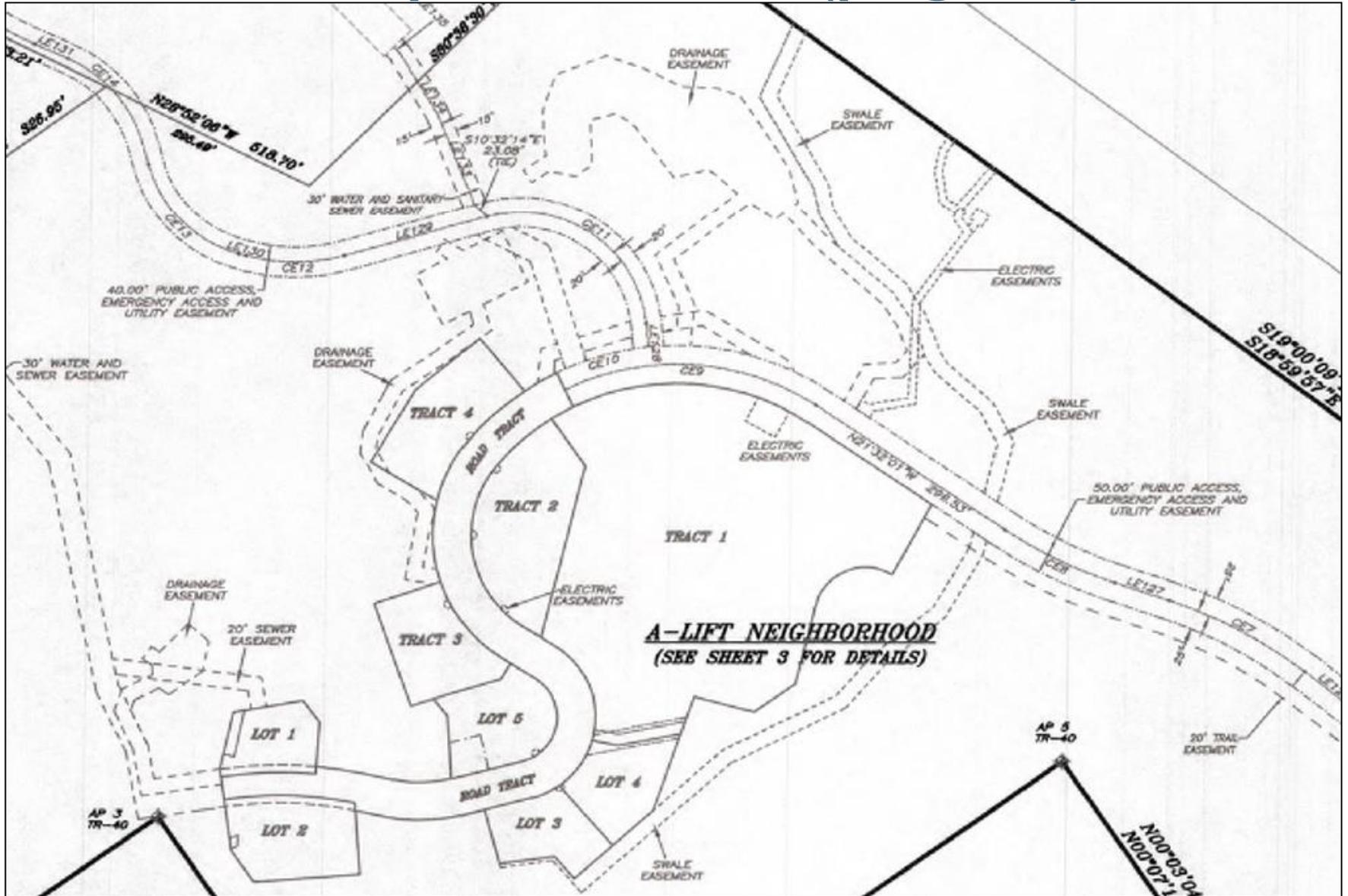
Access



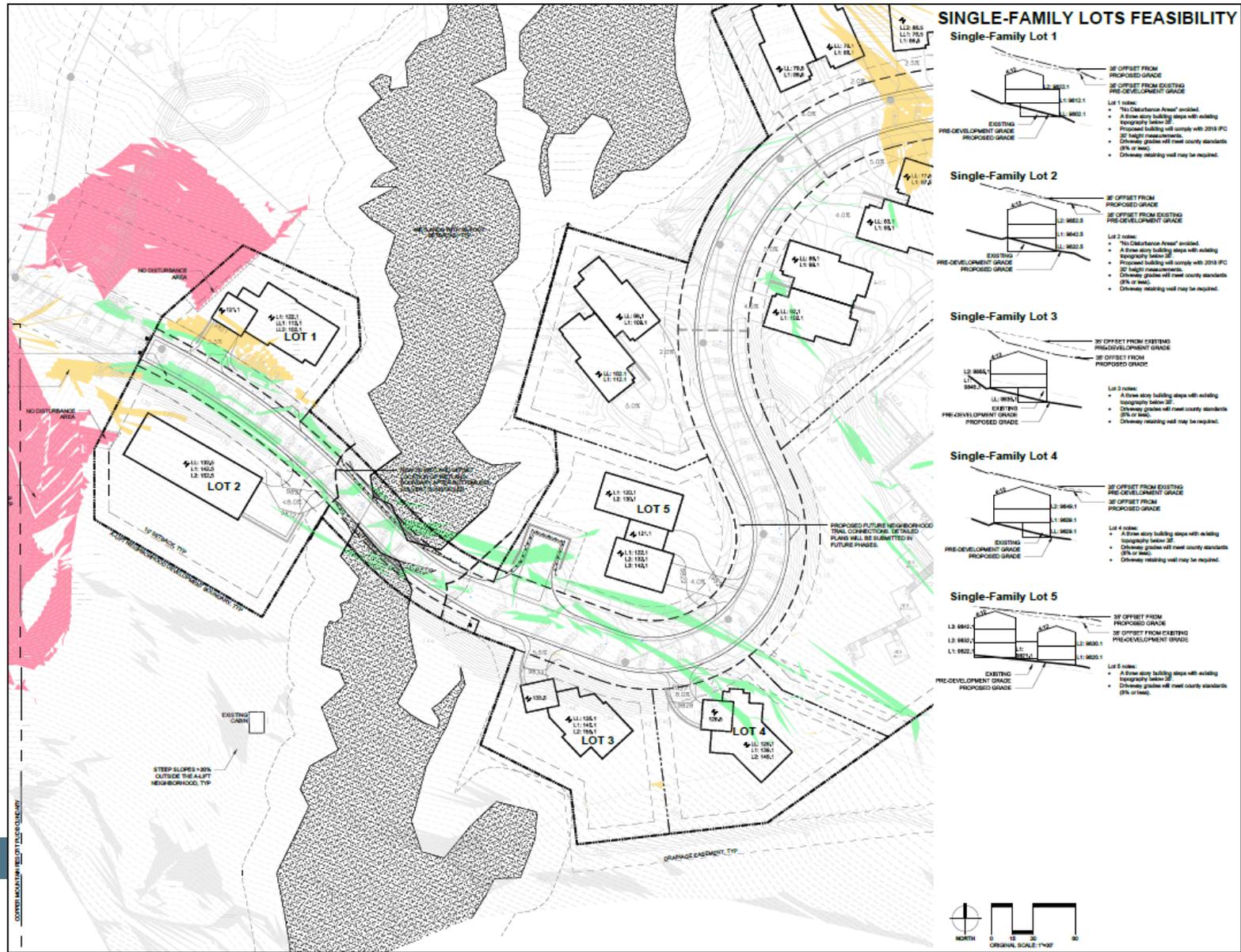
Trails



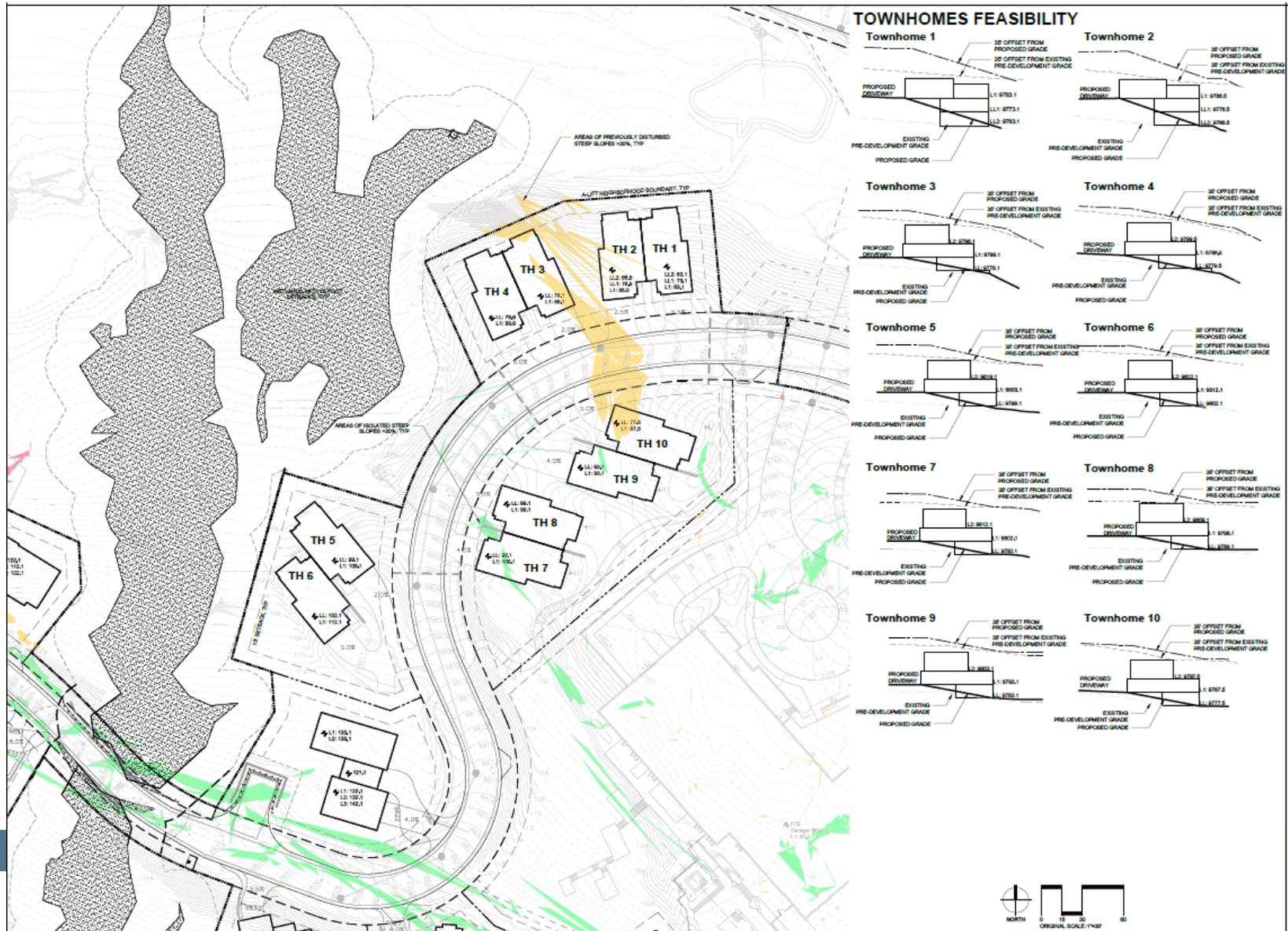
Proposed Plat (page 2)



Conceptual Development Plan / Lot Feasibility



Conceptual Development Plan / Lot Feasibility





Development Constraints in PUD

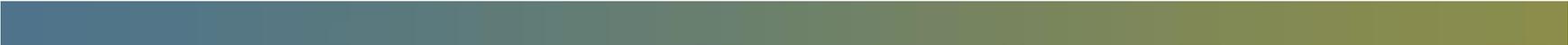
Slopes:

Disturbance to isolated, previously disturbed, or man-made slopes over 30% will be permitted if engineered slope stabilization measures and erosion prevention measures are implemented to the satisfaction of the County.

- Platted disturbance envelopes to protect “pink” 30% slopes

Wetlands:

Wetland and wetland setback disturbance shall be minimized in accordance with an approved wetland mitigation plan. A bottomless culvert shall be included in the road design for access to the single-family homes.

- 0.035 acres of wetland impacts, 0.269 acres of wetland setback impacts, and temporary construction impacts to 0.13 acres of wetland setback
 - 0.13 acre of wetlands and 0.28 acres of wetland setback created
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Master Plan Consistency

Comprehensive Plan

Environmentally Sensitive Areas:

Goal A. Protect and preserve environmentally sensitive areas.

Policy/Action 1. Environmentally sensitive areas should be identified, mapped, and protected to the greatest extent possible.

Ten Mile Master Plan

Land Use:

Goal A: Policy/Action 1. Locate urban development only within defined Urban Areas in the Basin, as identified on the Basin Land Use Map.

Copper Mountain Subbasin Plan

A-Lift Neighborhood

Goal F. Allow limited residential, commercial and hotel uses in the A-Lift Neighborhood that complement the Neighborhood's recreational amenities.

Policy/Action 1. The A-Lift Neighborhood should have a lower intensity of land uses than the Village Center and East Village Neighborhoods.

Policy/Action 4. Residential development may include condominiums, townhomes, duplexes and single-family units.



A-Lift: Triggers

- Within 12 months of G&E for phase I infrastructure:
 - 45 add'l parking spaces for a total of 106 Day Use Parking spaces in Parcel 31 - Maintenance Lot & improvements for snow storage in Parcel 31
 - Golf course improvements

 - Prior to 1st CO:
 - Wetland mitigation & Construction of T21 / Transit road “shuttle road”
 - Prior to 8th CO or 1st condo/hotel CO:
 - T22 and T24 trail construction (summer trails)
 - Prior to 1st condo/hotel CO on A-Lift or 1st CO on Creekside North (whichever comes first):
 - West Ten Mile Creek restoration of Reach 3 will be completed.
 - Prior to 1st condo/hotel CO: 30 AH or 50 EH credits (North Alpine)
 - Public restroom construction at the base of the A-Lift terminal
 - USFS cabin restoration and relocation
 - T23 winter trail access
 - Prior to 10th condo CO: 1 EH Unit in condo building
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Staff Recommendation

Staff recommends that the Board of County Commissioners approve the request with the following findings and no conditions:

1. The A-Lift Neighborhood subdivision request is compliant with zoning regulations applicable in the Copper PUD and Code, including but not limited to density and development constraints.
 2. The A-Lift Neighborhood subdivision request is compliant with subdivision regulations including access, drainage, and fire protection.
 3. The request is in general conformance with Countywide Comprehensive Plan, the Ten Mile Master Plan and the Copper Mountain Subbasin Plan including but not limited to land use, density, and environmentally sensitive areas.
 4. The Copper Mountain Consolidated Metropolitan District will serve the A-Lift Neighborhood and they have submitted documentation that they can meet the projected demands.
 5. There are no areas of geologic concern within the proposed subdivision; the Colorado Geologic Survey submitted a referral letter that they do not have objections to the proposal.
 6. The A-Lift Subdivision will have access to the state highway system and county road system; CDOT has issued an access permit to construct a new intersection on Highway 91 to serve the subdivision.
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