

M E M O R A N D U M

TO: The Record

FROM: Mark Bean, *MB*

DATE: February 5, 1986

RE: Development Approval History of Phase II, Ranch at Roaring Fork.

The following information is a historical synopsis of the development approvals associated with Phase II, Commercial Area, Ranch at Roaring Fork based on files in the Planning Department and minutes of the Board of County Commissioners and Planning Commission.

1972 - Ranch at Roaring Fork Planned Development approved on September 18th by the Board of County Commissioners. there is no record of the actual P/D application, but it is assumed that the development was approved as an Accommodations/Resort P/D with various condominium areas and a town center area.

1973 - Preliminary Plan for Phase II submitted in February. Plan included the following maps:

- (1) Overall Master Plan
- (2) Phase II Site Plan
- (3) Phase II Boundary Map
 - Town Center - 4.73 acres
 - Parcel "D" Units - 2.60 acres
- (4) Phase II Water, Sewer & Drainage Plan
- (5) Phase I "as built" Plan
- (6) Amended Phase II Water, Sewer and Drainage Plan

Supplementary information submitted by Jerome F. Gamba related to:

- (1) Geology
- (2) SCS soils information
- (3) Vegetation
- (4) Wildlife
- (5) Water and Sewer calculations based on the following assumptions:
 - a) 6 shops
 - b) 1 gas station
 - c) 1 restaurant 150 seats
 - d) 1 coffee shop 50 seats
 - e) 1 40 unit cond-hotel

As a result of the review by the Plat Review Committee recommendation, Jerome F. Gamba submitted the following approximate building areas for Phase II:

	Parcel I	Parcel II
Land Area	2.60 acres (113,256 ft ²)	4.73 acres (206,039 ft ²)
Approx. building coverage exclusive of boardwalks, parking, etc.	18,000 ft ²	23,000 ft ²
Approx. floor area of bldgs.	43,200 ft ²	23,000 ft ²
Ratio $\frac{\text{floor area}}{\text{land area}}$	0.38	0.11

Planning Commission recommended approval on April 30, 1973. Board of County Commissioners approval of Preliminary Plat not required. Final Plat approved by the Board on June 5, 1973, subject to subdividers agreement for \$50,000 being provided.

1975 - Revised "Town Center" submitted, changing theme to a "western style", with the facilities to serve residents of the development. Planning Commission recommended approval of "western style" with barber shop, liquor store, sporting goods, small grocery store and clothing store on July 14, 1975.

August 28, 1975, Subdivision Improvements agreement submitted by the Ranch at Roaring Fork developers.

1976 - Proposed revision to the Ranch at Roaring Fork submitted for Phases II, IV and V. Intent was to reduce density and change the residential concept from condominiums to single family dwellings. Phases IV and V were approved for single family development. Phase II was required to go through a new public hearing to consider proposed revisions. Records do not show that the developers ever took the proposed revisions to a new public hearing.

1978 - The Phase II, subdivision improvements agreement security was released by the Board in February of 1978. The final plat was approved by the Board with the understanding that the uses in Phase II were to serve the people at the ranch, not to be in competition with the Town of Carbondale. There is no further definition of those uses.

1979-80 - Modification of Parcel 1, Phase II, Planned Unit Development approval made by Neligh C. Coats, Jr., to reduce density from 40 condo-hotel units to 25 condominium units.

Resolution 80-11, conditionally approved PUD modification. Main condition was to resolve differences with the existing Ranch at Roaring Fork Homeowners Association.

After a number of extensions, on October 6, 1980, Board by motion authorized a resolution denying the PUD modification. No resolution was found.

SUMMARY

Phase II of the Ranch at Roaring Fork was approved as a part of the overall Planned/Development. A preliminary plan and final plat appears to have been approved in accordance with the regulations existing at that time. The final plat created two very distinct parcels of 2.60 acres (Parcel 1) and 4.73 acres (Parcel 2) each. Parcel 1 was originally approved as an area for a 40 unit condo-hotel. Parcel 2 was approved as a commercial "town center" with various discussions of the types of uses to be in the area. The plat does not indicate that there was any intention of further subdivision. It is obvious from the various discussions that the "town center" would have a number different lease interests.

RANCH AT
ROARING FORK

3.9 Accommodations/Resort Planned Development District

3.9.1 Permitted uses:

Any permitted use of the A - Agricultural District

Two family, multiple family dwelling

Boarding house, rooming house, hotel, motel, lodge, resort cabins

Mobile home park, camper park - subject to provisions under 4.0 Supplementary Regulations and the Mobile Home Park and Camper Park Resolution.

Art gallery or studio, indoor, theater, auditorium

Retail establishment:

Sale of antiques, art objects, boats, books, camping equipment, clothing, gifts, photography supplies, sporting goods and similar recreation-oriented shops.

Recreational service establishment:

Restaurant, vehicular and equipment rental

Archery or rifle range, fishing pond, golf driving range, guide service, hunting camp, ice or roller skating rink, kennel, marina, rodeo grounds, skeet or trap range, ski lifts and trails, snow vehicle course, stable, and swimming pool.

3.9.2 Conditional uses:

Aircraft landing strip

Automobile service station

Race track for vehicles or animals

3.9.3 Minimum development district area.....5 acres

3.9.4 Minimum lot area for lots devoted wholly or partially to residential uses:

Unsubdivided land.....5 acres

Subdivided land where septic tanks are utilized for
sewage treatment.....2 acres

Subdivided land where both primary and secondary sewage
treatment is provided.....6,000 sq. ft.

Maximum floor area ratio.....0.50 sq. ft. 1.0 sq. ft

3.9.5 Minimum yards

Front yard setback - arterial and subarterial roads.....50 feet
- other roads.....25 feet

Side yard setback.....5 feet

Rear yard setback.....25 feet

3.9.6 Maximum height of buildings.....35 feet

Subdivided land: land located within a subdivision approved by the County Board of Commissioners and recorded in the office of the County Clerk.

Yard: an open space other than a court, not in an alley or street, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yard, front: a yard extending the full width of the lot or parcel, the depth of which is measured in the least horizontal distance between the front lot line and the nearest wall of the principal building; such distance being referred to as the front yard setback.

Yard, rear: a yard extending the full width of the lot or parcel, the depth of which is measured in the least horizontal distance between the rear lot line and the nearest wall of the principal building; such depth being referred to as the rear yard setback.

Yard, side: a yard extending from the front yard to the rear yard, the width of which is measured in the least horizontal distance between the side lot line and the nearest wall of the principal building.

3.0 DISTRICT REGULATIONS: the districts shall be governed in conformity with the following regulations:

3.1 A - Agricultural District

3.1.1 Permitted uses:

Agriculture, including farm, ranch, garden, orchard, nursery, greenhouse, and customary accessory uses, including dwellings, buildings and structures for shelter and containment of livestock, including accessory feed lot, supplies, and equipment.

Small animal farm for the production of poultry, fish, fur-bearing animals or similar type animals.

Veterinary clinic, kennel, riding stable, ski lift and trails.

Single family dwelling.

Retail establishment for sale of products produced on the lot, providing it is accessory to the principal use of the lot.

Park, playground, golf course with or without country club.

3.1.2 Conditional uses:

Aircraft landing strip

Feed lot for cattle or swine as the principal use of the lot.

School, day nursery, church.

3.1.3 Minimum lot area:

Unsubdivided land.....5 acres
Subdivided land.....2 acres