

QUEENSTOWN PLANNING COMMISSION RESOLUTION – 20-104

**A RESOLUTION OF THE QUEENSTOWN PLANNING COMMISSION GRANTING
CONCEPT PLAN APPROVAL TO THE CONCEPT MASTER DEVELOPMENT PLAN
FOR WHEATLANDS SUBMITTED BY THE WATERMAN FAMILY LIMITED
PARTNERSHIP AND RECEIVED BY TOWN ON JUNE 17, 2020.**

WHEREAS, in September of 2014, the Town of Queenstown annexed certain property referred to in the Comprehensive Plan as the “Wheatland Farm” and classified the property in the Planned Regional Commercial (“PRC”) Floating Zone District; and

WHEREAS, on June 17, 2020, the Queenstown Commissioners and Queenstown Planning Commission held a joint meeting to review the Wheatlands Concept Plan that was submitted to the Town on May 29, 2020; and

WHEREAS, after completing a preliminary review of the Concept Plan at the joint meeting, the Applicant submitted an application for a Planned Development Master Plan; and

WHEREAS, on June 17, 2020, the Waterman Family Limited Partnership submitted an application for a Planned Development (PD) Master Plan (“Application”), for certain real property owned by the Waterman Family Limited Partnership (“WFLP”) consisting of approximately 148.212 acres of land located immediately south of U.S. Route 50 (the “Property”) to the Queenstown Commissioners; and

WHEREAS, on June 24, 2020, in accordance with Section 26 of the Queenstown Zoning Ordinance, the Queenstown Commissioners reviewed the Application and referred the Application to the Planning Commission for its review and recommendation; and

WHEREAS, the Planning Commission has completed a preliminary review of the Application and has made the following findings:

- development depicted in the Concept Master Development Plan for Wheatlands, as submitted and subject to Final Master Plan approval in accordance with the provisions of § 26.E of the Queenstown Zoning Code, is consistent with the *Queenstown Comprehensive Plan*, the stated purposes and intent of the PRC District, the requirements of the Zoning Ordinance, and is compatible with adjoining land uses; and
- an interim concept plan approval of the proposed development is necessary to advance the review and approval process given the nature of the site, the uncertainties concerning the final development form, for Planned Development applicable to this site.

NOW THEREFORE BE IT RESOLVED the Planning Commission grants approval of the Concept Master Development Plan for Wheatlands subject to the understanding that the

Applicant must address the following requirements and conditions in order to obtain Planning Commission recommendation for Master Development Plan:

1. The applicant submits and have approved a final Master Development Plan as provided in § 26.E of the Queenstown Zoning Code;
2. The Planning Commission conducts a public hearing as is required in § 26.F.
3. Development disturbance is confined to the areas shown on the Conceptual Master Development Plan for Wheatlands except for any improvements associated with providing public access to the water;
4. The total gross commercial floor area is limited to 50,000 square feet (exclusive of the “reserve area” depicted on the Concept Master Development Plan);
5. The applicant’s traffic study demonstrates that traffic impacts on proposed entrances on existing public (state, county, and town) roads and major existing intersections within one (1) mile of the project are acceptable to SHA;
6. The applicant provides detailed plans reflecting the Town’s preference for:
 - Buildings designed around public commons and/or greens with public amenities;
 - Leadership in Energy and Environmental Design (LEED) certification for buildings and site design;
 - Existing forest and developed woodlands retained to the maximum extent possible;
 - Renewable energy sources to the maximum extent practical;
 - Dark sky lighting Fixtures;
 - Pervious surfaces where feasible;
 - One and two story buildings with varied heights and setbacks and varied roof and façade treatments;
 - Uses including office, food/grocery store, restaurants;
 - Facilities for public transportation, e.g., sheltered bus stop; and
 - Measures to reduce bird versus window collisions.
7. Prior to final subdivision/site plan approval the Applicant and the Town enter into a Developers Rights and Responsibilities Agreement (DRRA) that addresses among other things, public benefits that will accrue to Town residents as a result of project development.

The Planning Commission further recommends that the Town Commissioners file a request with the County Commissioners to amend the Comprehensive Water and Sewer Plan to reclassify the Property from W-3/S-3 to W-2/S-2 and for a “project amendment” if applicable.

Signed this 1st day of July, 2020:

QUEENSTOWN PLANNING COMMISSION

Philip S. Snyder, Chairman

Matthew Reno

Loretta Hohmann

Paul Cain

Mike Bowell