

QUEENSTOWN PLANNING COMMISSION RESOLUTION – 20-108

A RESOLUTION OF THE QUEENSTOWN PLANNING COMMISSION RECOMMENDING PLANNED DEVELOPMENT MASTER PLAN APPROVAL OF THE MASTER DEVELOPMENT PLAN FOR WHEATLANDS SUBMITTED BY THE WATERMAN FAMILY LIMITED PARTNERSHIP ON OCTOBER 21, 2020 AND APPROVAL OF THE WHEATLANDS CONCEPTUAL SITE PLAN AND ARCHITECTURAL GUIDELINES.

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 completed a preliminary review of the Application and found it consistent with the *Queenstown Comprehensive Plan*, the stated purposes and intent of the PRC District, the requirements of the Zoning Ordinance, and compatible with adjoining land uses and granted approval of the Concept Mast Development Plan for Wheatlands subject to certain conditions; and

WHEREAS, on October 21, 2020, WFLP submitted a Master Development Plan to complete the Application for Planned Development Master Plan approval in accordance with Section 26.E of the Queenstown Zoning Ordinance; and

WHEREAS, on December 11, 2020, WFLP submitted the Wheatlands Conceptual Site Plan and Architectural Guidelines (“Guidelines”) which establish design standards and criteria for the Wheatlands development; and

WHEREAS, after thoroughly reviewing the Application at their meetings from July 17, 2020, to December 16, 2020, and reviewing the Guidelines at their meeting on December 16, 2020, the Planning Commission found the Application and Guidelines generally consistent with the Queenstown Comprehensive Plan and purposes and intent of the Planned Development District; and

WHEREAS, the Planning Commission advertised a public hearing on the Application and Guidelines in the *Record Observer* on December 25, 2020; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on such Application and Guidelines on January 13, 2021, and after following careful consideration and deliberation of the public comments provided during such hearing, the Planning Commission determined that the Application and Guidelines are consistent with the Queenstown Comprehensive Plan, purposes and intent of the Planned Development District, the Queenstown Zoning Ordinance, and are compatible with adjoining land uses.

NOW THEREFORE BE IT RESOLVED the Planning Commission finds the following:

Section 1. That the findings of fact as set forth in Exhibit A attached hereto and incorporated herein are hereby adopted by the Queenstown Planning Commission as the basis for making a favorable recommendation to the Queenstown Commissioners.


Section 2. That the Wheatlands Conceptual Site Plan and Architectural Guidelines prepared by Davis, Moore, Shearon & Associates, LLC, attached hereto as Exhibit B and incorporated herein, are consistent with the Queenstown Comprehensive Plan and the Queenstown Zoning Ordinance, and are hereby recommended for approval to the Queenstown Commissioners.

Section 3. That the Planned Regional Commercial Master Plan entitled “Master Development Plan for Wheatlands” prepared by Davis, Moore, Shearon & Associates, LLC, attached hereto as Exhibit C and incorporated herein, are consistent with the Queenstown Comprehensive Plan and the Queenstown Zoning Ordinance, and are hereby recommended for approval to the Queenstown Commissioners.

Signed this 10 day of February, 2021:

QUEENSTOWN PLANNING COMMISSION


Philip S. Snyder, Chairman


Matthew Reno


Paul Cain


Mike Bowell