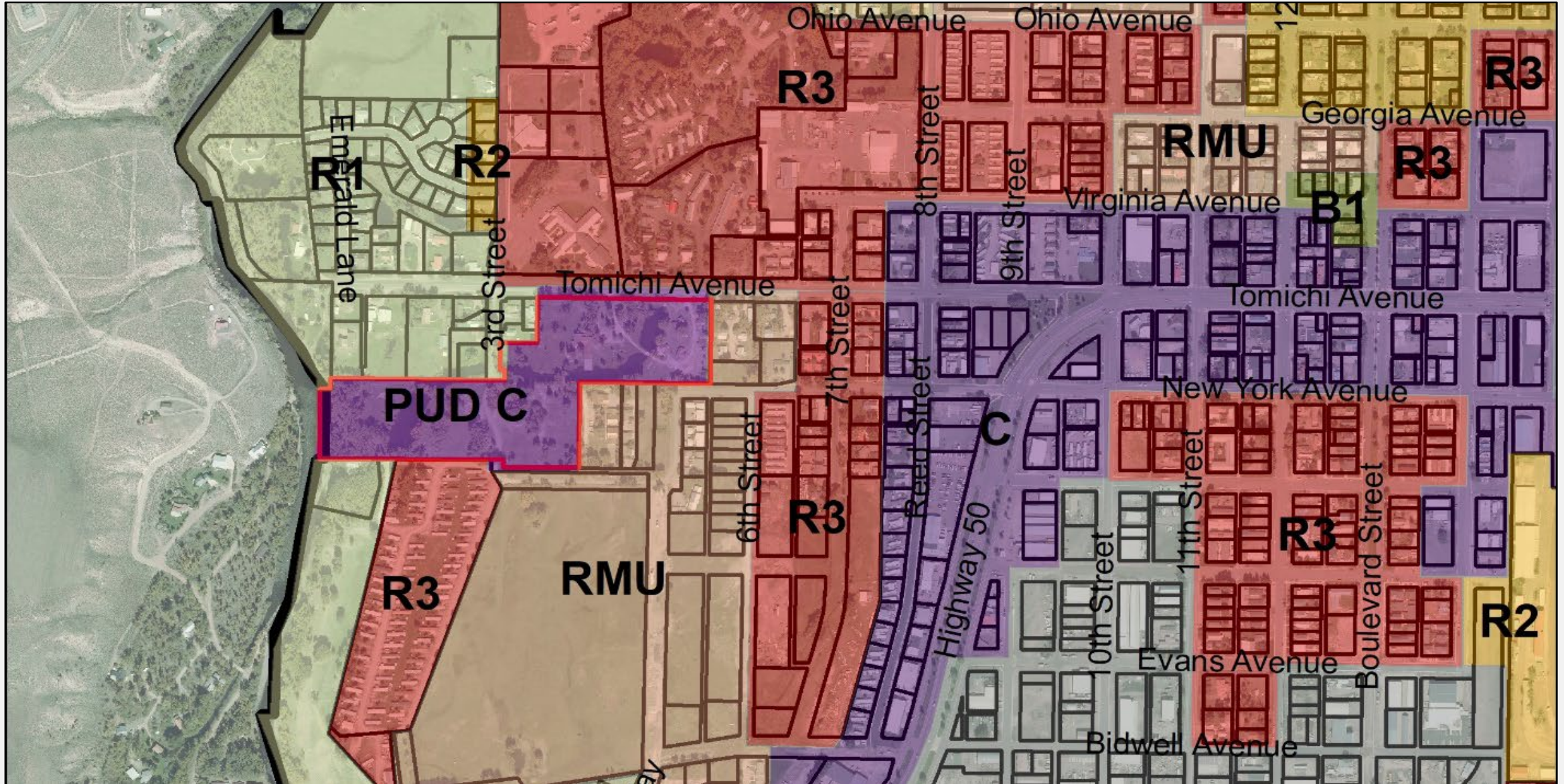


# LAZY K PUD ZONING AND PRELIMINARY PLAT

December 9, 2020

# LAZY K – EXISTING AND SURROUNDING ZONING



# LAZY K – PROPOSED ZONING AND USES

## PUD Zoning: 2 Districts

### PUD RMU – Residential Mixed Use

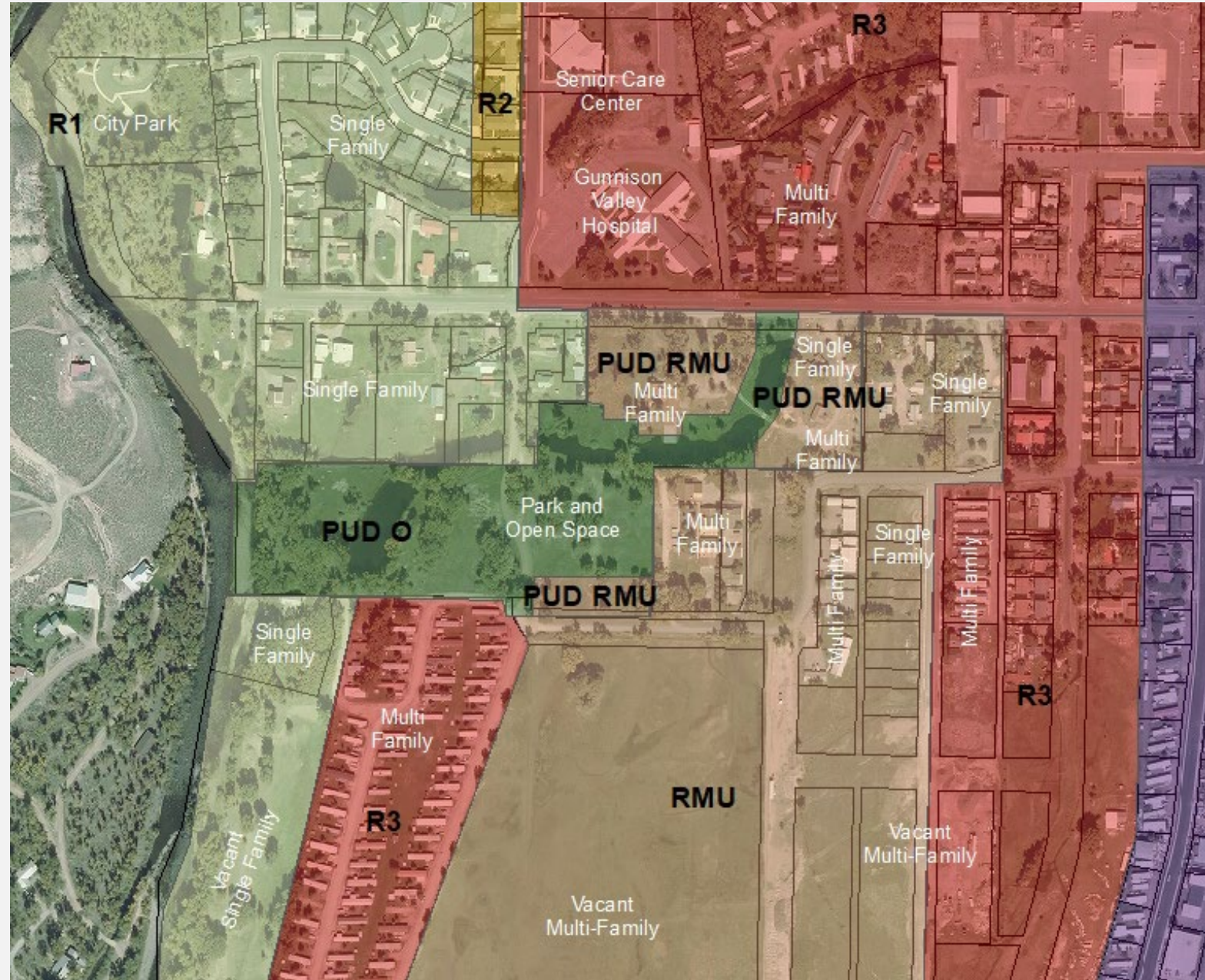
- Single Family Dwellings
- Duplex
- Multi-Family / Townhomes

Housing type is specified by lot

### PUD O – Parks and Open Space

- Includes all pond areas
- Natural play west of 3<sup>rd</sup> Street
- Active play area and natural landscaping
- Trails
- Restrooms

Follow concept of the *West Gunnison Park and Site Concept Master Plan*



# LAZY K – PUD STANDARDS

**Land Development Code Conformance.** All development standards set forth in the *City of Gunnison Land Development Code*, as presently adopted and as it may be amended in the future, shall apply to the Lazy K PUD, except for the following standard categories as set forth herein.

- **Use Standards.** Each proposed district contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district.
- **Dimensional Standards.** This PUD includes specific standards for minimum lot size, minimum setback requirements and maximum dwelling units per lot.
- **Landscape and Fencing Standards.** This PUD includes specific landscape standards to be applied to the Lazy K PUD. The PUD allows fences on private property with specific restrictions on height and material.
- **Deed Restrictions.** Certain lots and residential units within the PUD RMU are subject to deed restrictions for attainable and affordable housing.
- **Park Improvements.** The *West Gunnison Park and Site Concept Plan* shall be used to direct land use decisions for the PUD Parks and Open Space district.

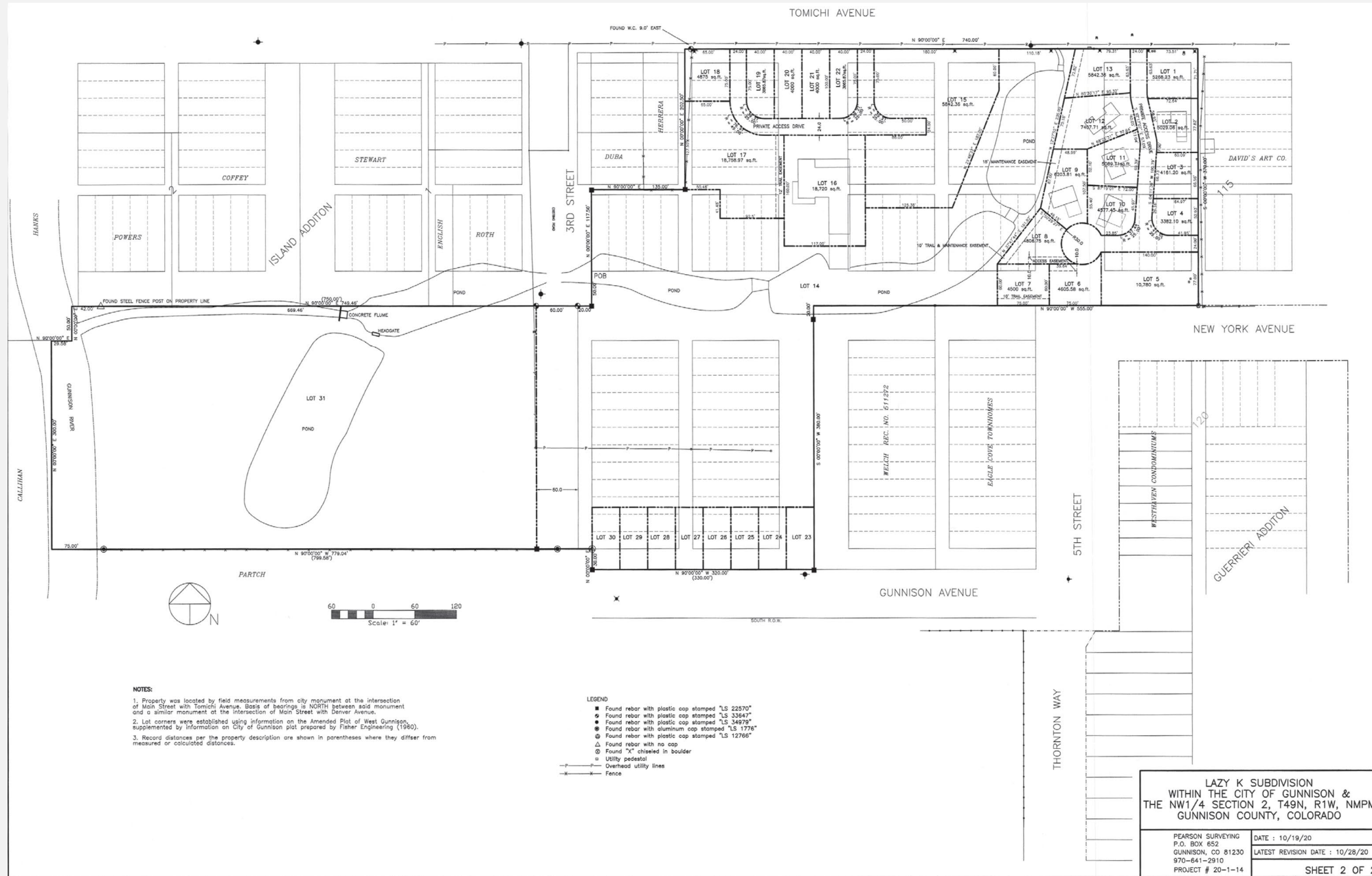
# LAZY K – PRELIMINARY PLAT

Subdivides into 31 lots

29 Housing Lots  
2 Large Park Lots

Private driveways to access housing – will be owned and maintained by the City.

Parks – approximately 11 acres owned and operated by the City as a public park and open space.



# LAZY K – PARK AND HOUSING CONCEPTUAL PLAN



# LAZY K – PARK PROJECT

## PARKS and OPEN SPACE

PHASE I PARK PROJECT (\$350,000 GOCO Grant) Note: These numbers are based on conceptual planning documentation.	Sub-Totals	With Gen. Cond., OH, and Contingency
<b>General Requirements</b>		
Site Prep, Erosion, permits/fees, surveying, special inspections, etc.	\$111,000	\$141,192
<b>Existing Conditions</b>		
Clearing and Grubbing, Tree Removal, Tree Protection Fencing	\$31,625	\$40,227
<b>Equipment, Furnishings</b>		
Restroom Structure, Playground Features, Boulders	\$136,500	\$163,836
<b>Utilities</b>		
Restroom Water and Sewer Service on Existing Water Main	\$13,500	\$17,172
<b>Earthwork (Grading and drainage)</b>		
Rough Grading-east border mound screen	\$16,665	\$21,198
<b>Exterior Improvements (Paving, Surfacing, Furnishings, Planting, Irrigation, Soil Preparation)</b>		
Paving and Surfacing (3rd Street and Parking Lot) Sidewalks, Playground	\$93,403	\$118,808
<b>Site Furnishings</b>		
Trash Receptacle, Benches	\$5,500	\$6,996
<b>Irrigation</b>		
Irrigation System, Upgraded Tap Fees	\$56,750	\$72,186
<b>Soil Preparation and Planting</b>		
Turf Lawn, Revegetation, Trees	\$58,665	\$74,622
<b>TOTAL PHASE I PARK</b>	<b>\$603,545</b>	<b>\$757,916</b>

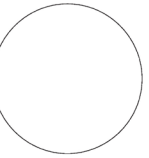
# LAZY K – AMENDED LOT LAYOUT, PRELIMINARY PLAT



ivD LLC  
 1910 7th Street, Third Floor  
 Boulder, Colorado 80302  
 720.301.0500  
 iv@ivdesousa.com

All contents of this document expresses design intent only. Final engineering and fabrication shall remain the responsibility of the contractor or fabricator. All ideas, designs, arrangements and plans indicated or presented by these drawings are the property of the Architect, and were created for use in connection with the specified project.

seal & signature

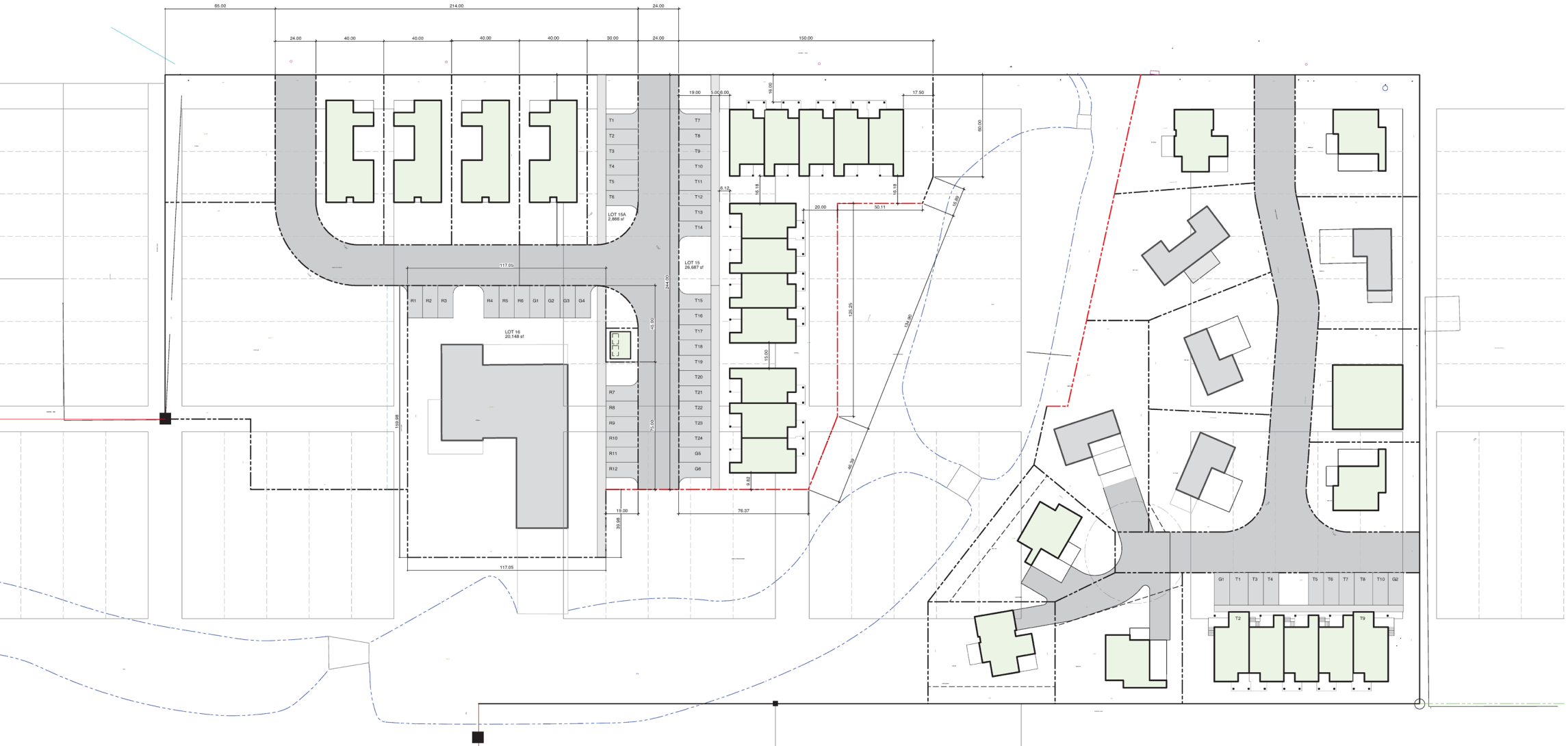


Lazy K subdivision plan

issue date:  
 concept 20200305

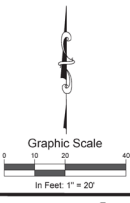
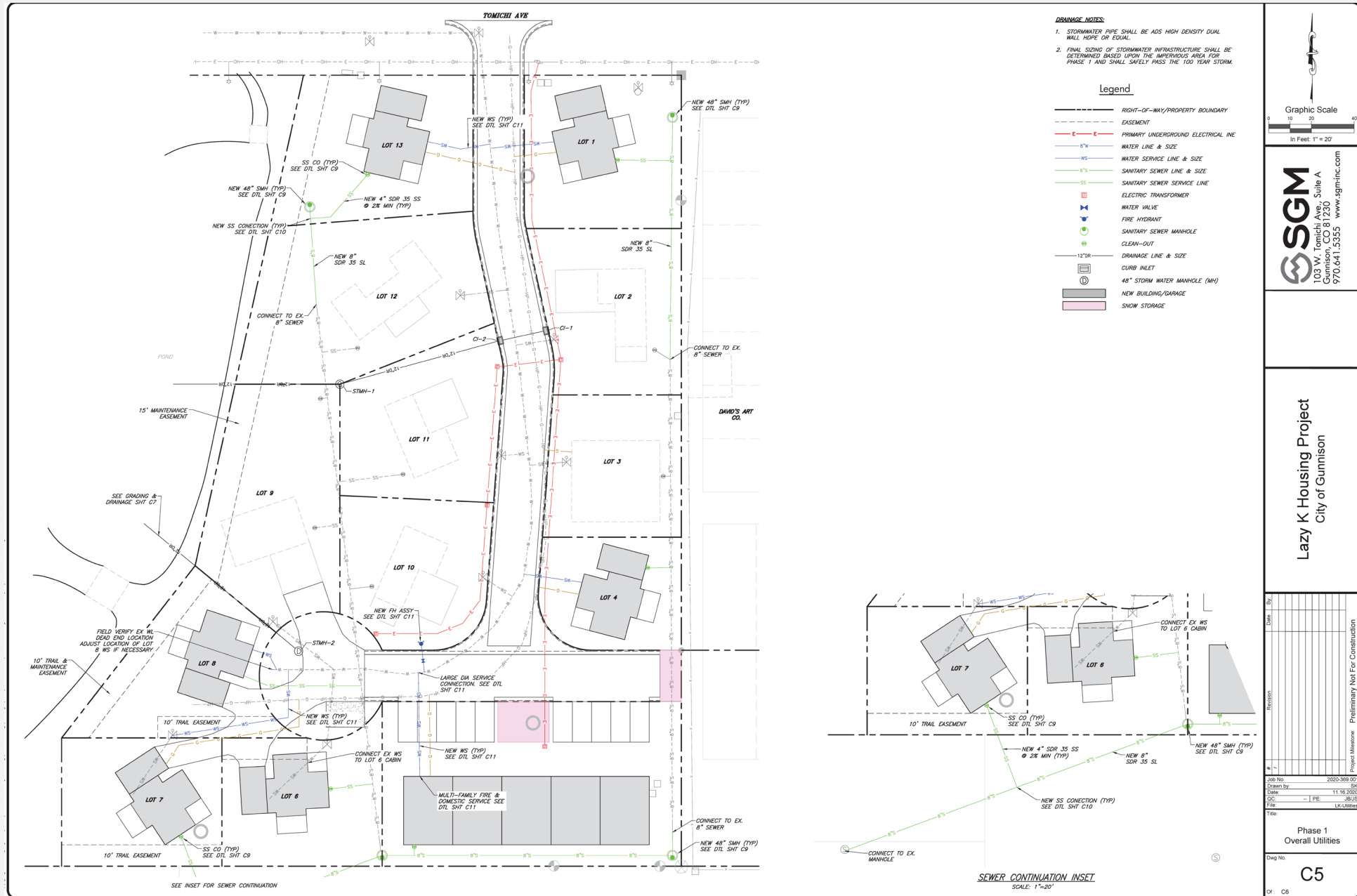
revisions:

project  
 Lazy K





# LAZY K – UTILITY LAYOUT EAST DEVELOPMENT



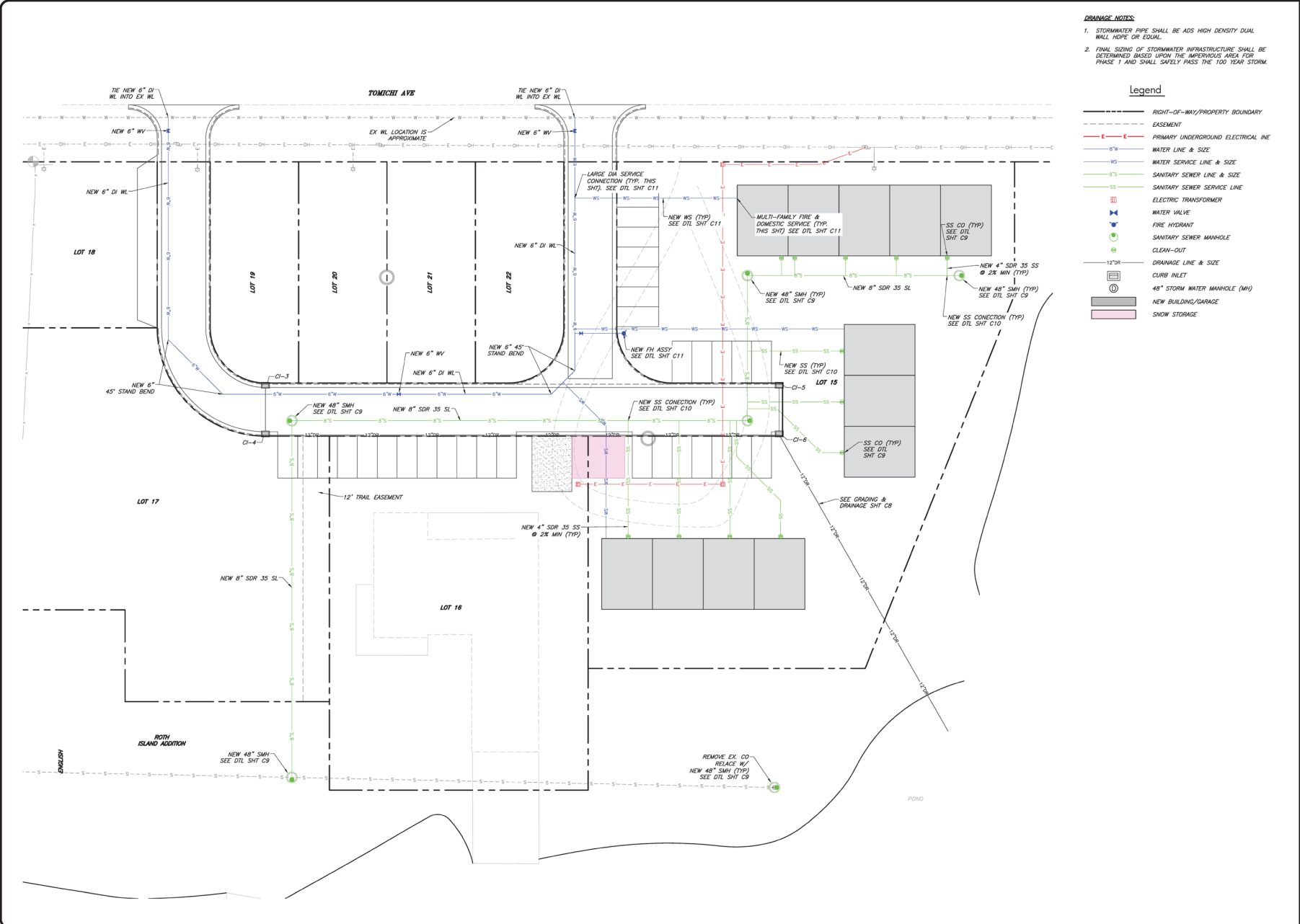
**SGM**  
103 W. Tomichi Ave. Suite A  
Gunnison, CO 81230  
970.641.5355 www.sgm-inc.com

**Lazy K Housing Project**  
City of Gunnison

Job No.	2020-399 001
Drawn by	JK
Check	11.18.2020
CC	--- I PE --- JS
File	LK-08825
Title	Phase 1 Overall Utilities
Draw No.	C5
Of	C8

Project Milestone: Preliminary Not For Construction

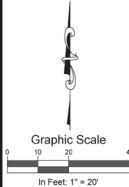
# LAZY K – UTILITY LAYOUT CENTRAL DEVELOPMENT



- DRAINAGE NOTES:**
- STORMWATER PIPE SHALL BE ADS HIGH DENSITY DUAL WALL HDPE OR EQUAL.
  - FINAL SIZING OF STORMWATER INFRASTRUCTURE SHALL BE DETERMINED BASED UPON THE IMPERVIOUS AREA FOR PHASE 1 AND SHALL SAFELY PASS THE 100 YEAR STORM.

**Legend**

- RIGHT-OF-WAY/PROPERTY BOUNDARY
- - - EASEMENT
- PRIMARY UNDERGROUND ELECTRICAL LINE
- WV WATER SERVICE LINE & SIZE
- WL WATER LINE & SIZE
- SS SANITARY SEWER LINE & SIZE
- SS SANITARY SEWER SERVICE LINE
- ET ELECTRIC TRANSFORMER
- EV WATER VALVE
- FH FIRE HYDRANT
- SMH SANITARY SEWER MANHOLE
- CO CLEAN-OUT
- SL DRAINAGE LINE & SIZE
- CI CURB INLET
- 48" 48" STORM WATER MANHOLE (MH)
- MB NEW BUILDING/GARAGE
- SS SNOW STORAGE



**SGM**  
 103 W. Tomichi Ave., Suite A  
 Gunnison, CO 81230  
 970.641.5355 www.sgm-inc.com

Lazy K Housing Project  
 City of Gunnison

Date	By
Revision	

Project Measure: Preliminary Not For Construction  
 Job No: 2020-309 001  
 Drawn by: SK  
 Date: 11/18/2020  
 Scale: -- | FE  
 File: LK-C6.rvt  
 Title: Phase 2 Overall Utilities

Dwg No: **C6**  
 Of: C6

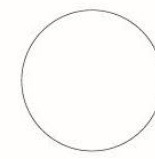
# LAZY K – AMENDED LOT LAYOUT, WETLANDS



ivD LLC  
1910 7th Street, Third Floor  
Boulder, Colorado 80302  
720.301.0500  
ivd@ivdusa.com

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seal & signature



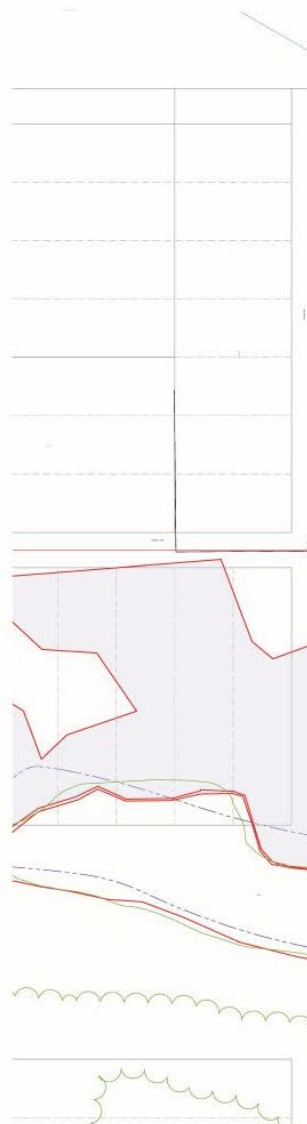
Lazy K subdivision plan

issue date:  
concept 20200305

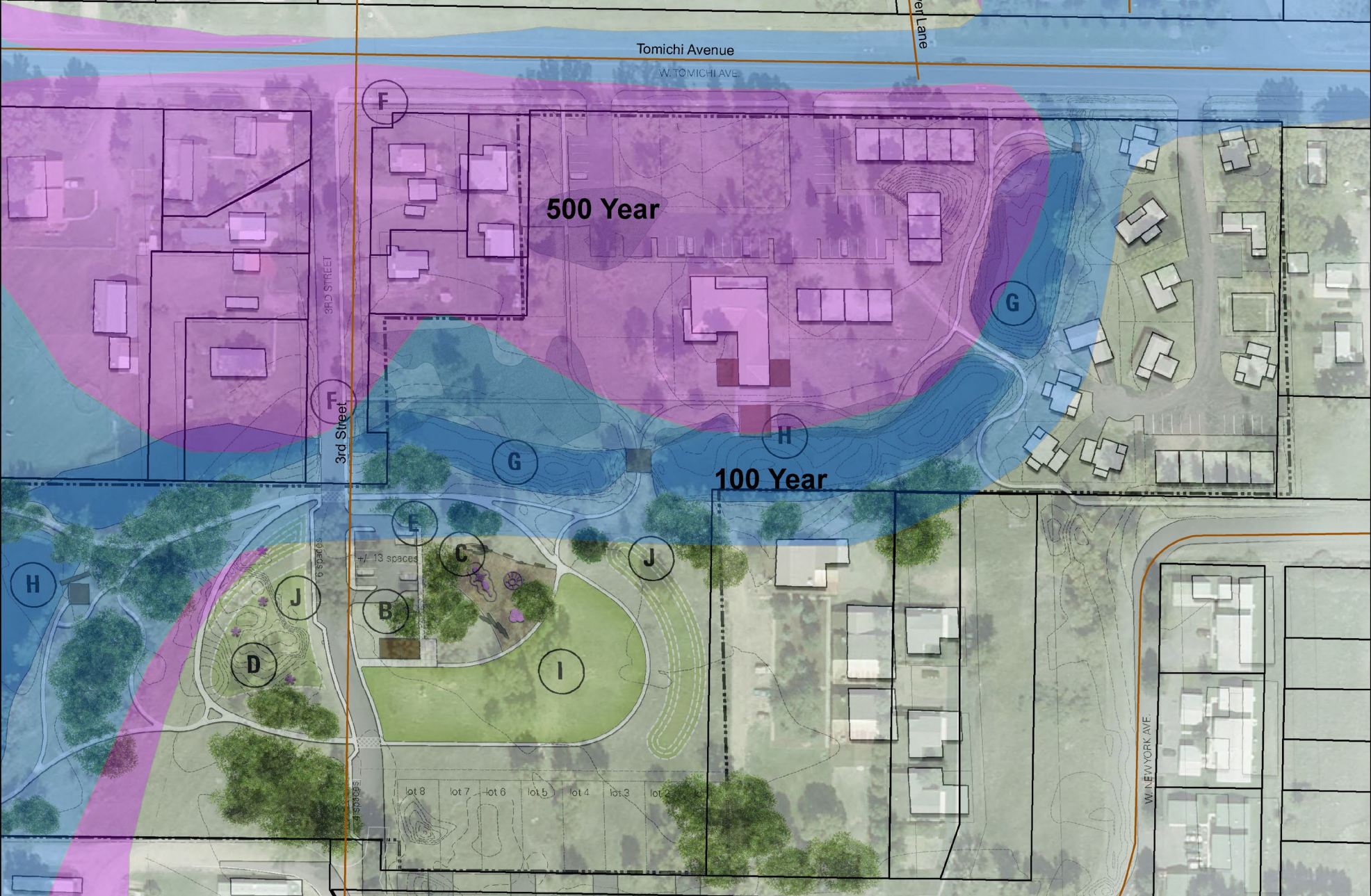
revisions:

project  
Lazy K

drawing title



# LAZY K – FLOODPLAIN



# LAZY K – HOUSING PROJECT

## HOUSING

- Housing project is in partnership with High Mountain Concepts selected from a competitive process in 2019 to meet the City’s identified community housing goals.
- Includes 43 dwelling units in the east and central development (41 deed restricted and 2 at market)
- Proposed lots 17 and 18 in the central development and the south development are proposed for future housing.

Lazy K Homes for Sale					
	80% AMI	100% AMI	120% AMI	Market	Total
East Development	9	3	1	2	15
Central Development	14	4	10	0	28
Total	23	7	11	2	43
Total %	53%	16%	26%	5%	95%

# LAZY K – HOUSING PROJECT

HOUSING - Continued

<b>Community Housing - Lazy K Summary</b>			
<b>Type of Home</b>	<b>Number of Homes</b>	<b>AMI Level</b>	<b>Price in 2020</b>
<b>2 BR Cabin</b>	8	80% AMI	216,347
<b>2 BR Cabin</b>	2	100% AMI	282,638
<b>2 BR Townhouse</b>	11	120% AMI	300,000
<b>2 BR Townhouse</b>	1	100% AMI	282,638
<b>2 BR Townhouse</b>	5	80% AMI	216,347
<b>1 BR Flat</b>	3	80% AMI	172,219
<b>2 BR Flat</b>	1	80% AMI	216,347
<b>3 BR Flat/TH</b>	2	80% AMI	257,547
<b>3 BR Duplex</b>	4	100% AMI	334,137
<b>2 BR Duplex</b>	4	80% AMI	216,347
<b>Market Rate 3BR Cabin</b>	2	N/A	350,000
<b>Total</b>	<b>43</b>		

# LAZY K – HOUSING PROJECT

## HOUSING - Continued

<b>Infrastructure and Predevelopment Costs</b>	<b>Total</b>
Extension of Electric	59,563
Road New York (S 5th)	175,200
Road Gunnison	118,000
Road Tomichi	118,000
Sewer & H2O Tap (\$7500x43 units)	322,500
Extension of Sewer and Water	214,460
Permit Fee Price Per Sq Ft = \$3.18	141,812
Soft costs - design/engineering/survey/PUD	295,300
Soft costs - bonding or LOC	150,000
Housing Auth on Sale Facilitation	45,000
<b>Total</b>	<b>1,639,835</b>

<b>Preliminary Project Funding Sources</b>	<b>Total</b>
Sale of 43 Community Housing Units	\$ 10,960,677
DOH Grant request	\$ 1,230,000
City of Gunnison	\$ 92,513
Valley Housing Fund	\$ 328,000
High Mountain Concepts predev contribution	\$ 414,001
<b>Total</b>	<b>\$ 13,025,191</b>

# LAZY K – HOUSING PROJECT





# LAZY K – HOUSING PROJECT



PHASE 1 AERIAL VIEW FROM NORTHEAST

# LAZY K – HOUSING PROJECT



PHASE 2 LOOKING SOUTHWEST ALONG POND #1