

Representative Project:

Town of Fraser, CO Land Development Code

Plan Tools, LLC worked in association with MDBR, WSRD and Russell + Mills Studios to reorganize, consolidate and update the Town of Fraser's land development regulations.

The Fraser Land Development Code was unanimously adopted by the Fraser Town Board in March 2018.

Town priorities addressed included:

- The comprehensive overhaul of all Town development codes, including zoning, subdivision, flood damage prevention and sign regulations.
- Updating land use application procedures and standards, with checklists created for submittal requirements.
- Reducing regulatory barriers to development, with a focus on incentivizing new infill housing development.
- Creating new regulations that are easy to understand and reference. Tables were used to consolidate text and graphics were included to illustrate complex standards.
- Incorporating recommendations from recent plans, studies and adopted policies. This included the creation of two new zoning districts, one to stimulate higher density mixed use downtown development and the other to foster the provision of various forms of small lot residential housing, including row homes.

