



PLANNING COMMISSION STAFF MEMORANDUM

Section 6 Item E –AMENDED

DATE: April 6, 2022
TO: Chairman Shockey and Planning Commission members
FROM: Kimberly White, Town Planner
SUBJECT: Rocky Mountain Repertory Theatre – Off Broadway Housing Sketch Plan review
Town of Grand Lake, Lots 9,10 & 11 Block 19 (450 Broadway Street)

SUMMARY OF

REQUEST: The Site Plan proposes to:

- Demolish and replace eight of the nine existing cabins.
- Develop two new 2-story residential apartment buildings.
- The existing home is to remain.

The new residential buildings proposed are modular buildings (Heritage Homes). Each of the new proposed buildings will have three two story residential units, for a total of six units between the two buildings. Each unit will have four bedrooms for a total of (24) bedrooms in six apartment units. Each apartment contains a kitchen, bathroom, and storage). A centrally located covered gazebo is proposed.

Planning Commission is asked to **discuss** the Land Use Development proposed for the subject property. This is an **informal** review. There is no formal motion or action required by the Planning Commission. In addition to Planning Commissions remarks which may affect the submittal, Staff requests specific direction on the following items:

- 1) **PROCESS** - If the Planning Commission supports the sketch plan concept, does the Planning Commission agree to hear the Preliminary and Final development plan and subdivision plat applications concurrently, subject to the submittals meeting all Code criteria?
- 2) **VARIANCES** - Does the Planning Commission support the exceptions to the Town's development standards proposed with the sketch plan submittal?
 - a. The Property is zoned Commercial Transitional (CT). No commercial space is provided.
 - b. Others? (As identified by applicant.)
- 3) **AFFORDABLE HOUSING** – Discuss the proposed purpose and use of the existing and proposed units. Provide direction on the mitigation of affordable housing needs and terms for an agreement with the Town related to Town Code 12-10-3.

If the applicant has specific questions or seeks directions, those items should be discussed with the Planning Commission at this meeting.

Staff has completed a review of the materials presented (*attached*). These comments have been provided to the applicant requesting revisions and supplemental information with the Preliminary Development Plan.

