



Date: April 6th, 2022

To: Chairman Shockey and the Planning Commission

From: Kimberly White, Town Planner

Re: Rocky Mt Repertory Theatre - Off-Broadway Housing- Sketch Plan for Subdivision:
Town of Grand Lake, Lots 9, 10 & 11, Block 19, also known as 450 Broadway St.

Background

Any property owner requesting an application for a Land Use Development shall be subject to a three-phased review process composed of the following:

1. Sketch Plan
2. Preliminary Development Application
3. Final Development Application

Sketch Plan: Prior to actual submission of the Preliminary Development Application, and prior to constructing any site improvements, each applicant shall confer with the Planning Commission at a regular meeting and other appropriate governmental departments and agencies in connection with the preparation of said application in order to obtain and exchange information. The Sketch Plan will enable the Town Planning Commission to render an informal preliminary review of the project and determine conditions which might affect Preliminary Development Application submission requirements. The general outlines of the proposal, evidenced schematically by sketch plans, are to be considered.

2. Submittal Requirements

- (a) Land Use Development Application Deposit.
 - (b) Consent from the landowner
 - (c) A map of the general location of the development
 - (d) Description of the water distribution system and amount contemplated.
 - (e) Description of the sewer system and amount contemplated.
 - (f) The acreage and square footage of the entire tract.
 - (g) The scale of the Sketch Plan shall be not less than one inch (1") equals 200 feet. The name of the proposed development, and block and lot numbers.
3. At the time of review of the Sketch Plan, the Planning Commission shall discuss and establish requirements for public sites for schools, parks and other public uses.
 4. Either staff or the Planning Commission may furnish the applicant with written comments regarding said conference, to inform and assist the applicant prior to the preparation of the Preliminary Development Application.
 5. Within twelve (12) months of approval of the Sketch Plan, the developer shall officially submit one copy of a complete Preliminary Development Application, together with all supporting documents, to the Grand Lake Planning Commission.

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099

PH. 970/627-3435

FAX 970/627-9290

E-MAIL: town@townofgrandlake.com



Analysis

The owner of the property has submitted all the required documentation listed above. The applicant has an existing lot agreement that was completed prior to the Town having a process for lot consolidations. This agreement is recorded at the County Clerk and Recorder. We do have the option of honoring this agreement and allowing the applicant to record the plat at the end of the project with the lots consolidated.

The proposed density and coverage of buildings will increase, as will with water and sewer usage, but it has not been calculated yet. The Town requires walkway improvements adjacent to all streets in commercial transitional. The parking backs directly into the alley. The design scheme fits in the Town of Grand Lakes design requirements for materials and the buildings are within the correct setbacks locations and height restrictions.

Commission Action

The Commission has several options to consider including:

1. Grant the request to proceed to preliminary development application.
2. Grant the request to proceed with preliminary development application with certain conditions; or
3. Not grant the request to proceed to Preliminary development application

Suggested Motions for non-conforming request:

1. **I Move to Recommend Off-Broadway Housing Project Proceed to Submit the Preliminary Development Application Plan.**

Or

2. **I Move to Recommend Off-Broadway Housing Project Proceed to Submit the Preliminary Development Application Plan with the Following Modifications _____.**

Or

3. **I Move To Deny The Request As Presented.**