



Grand Lake Planning Commission

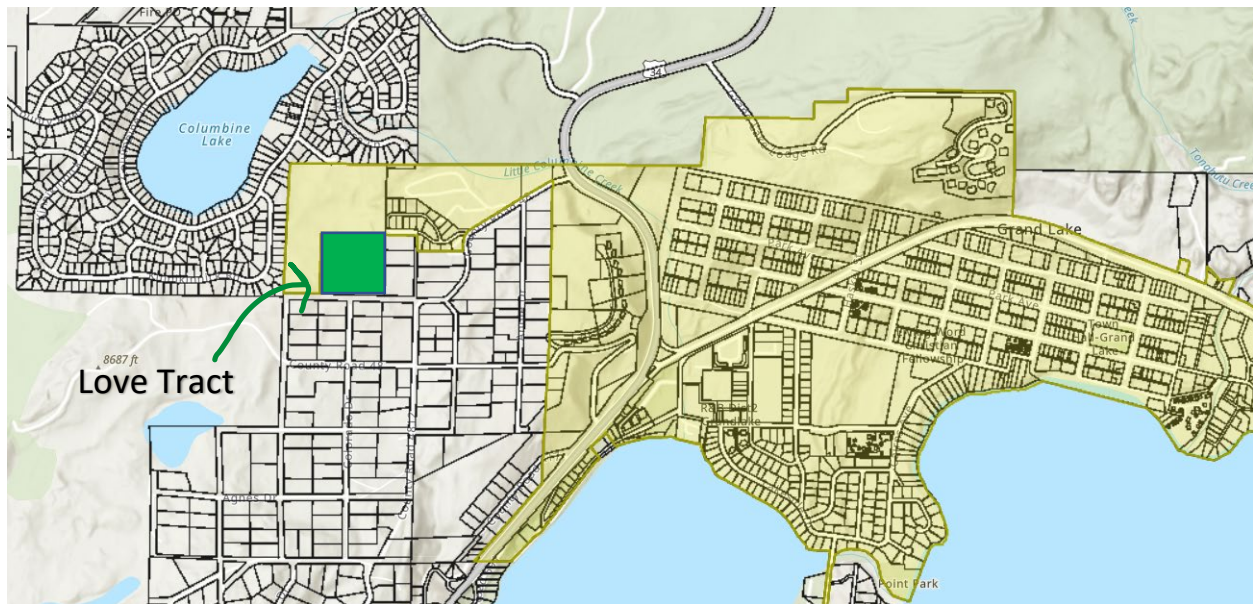
Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

Date: April 17th, 2023

To: Chairman Shockey & Commissioners

From: Kim White, Community Development Director

RE: Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"



Purpose:

12-2-7(E) Annexation of Additional Territory. Whenever any territory is added to the city limits of the Town of Grand Lake, plans for said annexation shall be presented to the Planning Commission for land use and zoning recommendations and the Board of Trustees in the Article providing for its addition to the City shall designate the district or districts in which it is included and it shall be governed by the provisions of the section governing the district to which it is attached and in the absence of the adoption of such resolution, such territory when annexed shall automatically become a part of the O—Open District.

Background:

The applicant, Genette Simpkins Revocable Living Trust, has submitted a petition for voluntary annexation of the unimproved property depicted in Exhibit A, known as the "Love Tract" an 8.98 ac parcel located adjacent to the 21-acre Town-owned parcel called the "Matthews property". The Application appears to meet the requirements for substantial compliance with the CRS 12-2-105 for annexation, thus will be reviewed at a public hearing on April 24th, 2023 for that determination. It is the planning commission's task to determine if the requested zoning, Residential Estates, is suitable zoning for the property and to make a recommendation to the Board of Trustees of such zoning.

- Current Zoning is County Residential. The parcel is adjacent to 50% residential zoning and 50% open district.
- The proposed use of property is to subdivide the property into four, ~2 acre lots for four single family structures.



Grand Lake Planning Commission

Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

- Preferred Zoning is Residential Estates District. Listed in the table below is the description and limitations of Residential Estate District Zoning:

12-2-9 Regulations for Residential Estate District—RE.

The regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the RE—Residential Estate District.

(A) *Uses Permitted by Right.*

1. Single Family and Accessory Dwelling Units (ADUs).
2. Home occupations.
3. Domestic animals, provided such animals are household pets and that kennels are not maintained.
4. One (1) horse per parcel of land, not less than one (1) acre in area, subject to health and nuisance laws.
5. Fences, hedges, and walls, provided such uses are located where they will not obstruct motorists' vision at street intersections.
6. Accessory buildings and uses customarily incident to the uses permitted in this district.
7. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).
8. Historic structures.

(B) *Conditional Uses.*

1. Public Utilities.
2. Fire stations, police stations and telephone exchanges.
3. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.
4. Churches, school, libraries, community centers, public parks and other public buildings and public or quasi-public recreational facilities.
5. Educational, religious and philanthropic institutions, but not including penal or mental institutions.
6. The Commission may in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Planning Commission.
7. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.
8. Bed and Breakfasts.

(C) *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:



Grand Lake Planning Commission

Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

Standard Type	Measurement		
Minimum Lot Area	One (1) acre per dwelling unit	One (1) acre for all conditional uses	
Minimum Lot Frontage	60'		
Minimum Floor Area	1,200 sq. ft. per single family dwelling	500 sq. ft. per accessory dwelling unit	
Maximum Floor Area	Governed by zoning standards	1,200 sq. ft. per accessory dwelling unit	
Minimum Setback	Front 25'	Side 15'	Rear 15'
Maximum Height	32'		
Density	One single family home and one accessory dwelling unit per parcel		

Public Hearing Process:

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the commission.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Commission discuss amongst themselves.
7. Commission makes a motion.

Commission Action:

I move to recommend Residential Estates District Zoning for the 8.98 Acres Parcel known as "Love Tract"

or

I move to not recommend zoning, and thus default the zoning of the 8.98 Acres, known as "Love Tract" to Open District.