



Date: September 7th, 2022

To: Chairman Shockey and Commission
From: Kim White, Community Development Director

RE: 240 and 300 Hancock amendment to zoning request



Purpose:

To discuss and review the application for an amendment to zoning of property located at 240 and 300 Hancock, from Multi-family Residential to Commercial Transitional.

Background:

Prior to the 2006 Comprehensive plan, the property in question was zoned commercial transitional. It was rezoned to multifamily residential after the 2006 comprehensive plan was adopted. A development plan to build/convert condominiums in this area was proposed in 2003 but did not occur. The property has since changed ownership and the new owners would like to return the zoning to the previous zoning designation stating that the use of the property has always been less than 30-day rentals and they would like to continue this use.

The designated zoning has been multifamily residential since 2007 with no nightly rental licenses ever having been held for this property. The original building permits for the 8-unit structure indicated the building use was to be long-term apartment units. There are three single family cabins located on this property.



The BOT minutes from 06/25/2007 discussed the justification for changing the zoning of this area as follows:

The property proposed to be rezoned to Multiple Family Residential High Density is proposed as an anchor to the Commercial District. It is an area of the highest density in the Town and would support condominiums and townhomes along with single family. This area has already experienced this sort of growth and the Town feels this area is most appropriate because of the close proximity to the Commercial District. It will provide a definitive boundary to the Central Business District.

Municipal Code for Amending the Zoning Map:

12-2-34: Declaration of Policy and Standards for Rezoning.

For the purpose of establishing and maintaining sound, stable and desirable development within the Town of Grand Lake, the rezoning of land is to be discouraged and allowed only under certain circumstances as provided hereafter. This policy is based on the opinion of the Town Board of Trustees that the Town's Zoning Map is the result of a detailed and comprehensive appraisal of the Town's present and future needs regarding land use allocation and as such, should not be amended unless to correct a manifest error or because of changed or changing conditions in a particular area of the Town in general. Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that rezoning is necessary because of one (1) or more of the following reasons:

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Comprehensive Plan.
2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.
3. The proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the adoption of the Town's Comprehensive Plan and that such rezoning will be consistent with the policies and goals of the Comprehensive Plan. This Declaration of Standards for Rezoning shall not control a rezoning which occurs incidental to a comprehensive revision of the Town's Zoning Map.

(C) Amendments to the Official Zoning Map. Any person petitioning for amendment to the Official Zoning Map shall submit an application the Planning Commission through the Building Administrator.

1. *Planning Commission Advisory Report.* Any proposed amendment on the Zoning Map, when initiated by individual petition, shall be referred to the Planning Commission for an advisory report thereon.

2. *Procedure Before Planning Commission.* Before giving an advisory report or initial recommendation on any proposed amendment to the zoning map, the Planning Commission shall first conduct a public meeting thereon. Prior to the public meeting, the applicant requesting amendment to the Official Map shall post his property with a sign, notifying the general public of the time and place of Planning Commission meeting at which said Application for Amendment shall be reviewed. Said sign shall be posted on the property frontage at intervals of approximately five hundred feet (500') at least fifteen (15) days prior to the scheduled meeting date and shall recite the rezoning applied for.



3. *Procedure Before Town Board of Trustees.* After receiving the advisory report from the Planning Commission, the Town Board of Trustees shall hold a Public Hearing Before acting on the proposed amendment. Notice of the time and place of the Public Hearing before the Town Board of Trustees shall be given by Town Staff, by one (1) Publication of the same at least fifteen (15) days prior to the hearing, in a newspaper of general circulation in the Town of Grand Lake.

Staff Comments:

The applicant has submitted the required items for requesting a zoning amendment. The applicant has submitted a letter stating why this rezoning is necessary (Exhibit A). The application was received August 3rd, 2022, the applicant revised the letter and resubmitted it August 5th, 2022, Applicant posted said property August 20th, 2022 for notifying the general public of this Sept 7th, 2022 meeting for discussion of an advisory report. Once the Planning Commission creates the advisory report, it will be forwarded to the Board to be reviewed at the September 26th, 2022 Board Meeting where they will make their decision on the rezoning.

Commissioner Discussion:

Review the current and proposed zoning map, the justification for changing the zoning in 2007, the current intended use, the application, and the need for rezoning.