



Date: August 3rd, 2022

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

RE: Review of Proposed Local Employee Housing Design for Lot 12, Block 28, Town of Grand Lake.



**Purpose:**

The Applicant has proposed removing his current buildings and replacing it with high-insulation rated modular apartments to house up to 12 tenants with appliances, garages, and storage. Applicant would like positive recommendation of plans in order to move forward his funding strategy that requires Town's written support. The applicant has indicated that he intends on locking in the housing price at a rate that is affordable.

Staff is requesting for the Planning Commission to review the plans, variance requests, and make a motion to allow the applicant to move forward with the application.

**Background:**

The applicant for lot 12, Block 28, Town of Grand Lake, is the grandson of previous Mayor Louie Heckert and would like to acknowledge his grandfather's time, effort, dedication, and passion for the Town of Grand Lake and wants to give back to this community. He feels by providing a rent-stable complex, he will be helping our community. Scott has found a company who can build the units in just a few months. They will be hidden on the small lot, and should not be a large distraction to the neighborhood. The Units will each be 2 bedrooms, with garages for off-street parking, storage in the rear of the garage. They are extremely well insulated, fire resistant, and will be complete with appliances.



*Existing Condition*





Existing Condition from Lake Ave





## **Municipal Code:**

### **12-2-18 Regulations for Commercial District—C.**

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 C—Commercial District.

**(A) *Uses Permit by Right.***

10. Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
  - (a) The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.
  - (b) If any portion of the area described Section 12-2-18(A)10(a) is used for a hallway, elevator, stairwell access, or fire escape access, a minimum of thirty percent (30%) of the second story of the structure must be dedicated to commercial space. This area shall be located on the frontage side of the structure.
  - (c) The commercial space aspect of any structure must be constructed prior to or in conjunction with the residential units. A Certificate of Occupancy must be issued to the commercial space prior to or in conjunction with the residential units.

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

<b>Standard Type</b>	<b>Measurement</b>		
<b>Minimum Lot Area</b>	2,500 sq. ft.*		
<b>Maximum Lot Coverage</b>	85% for all one-story buildings	100% for all multi-story buildings	
<b>Minimum Lot Frontage</b>	25'*		
<b>Minimum Floor Area</b>	400 sq. ft. per dwelling unit	Refer to Definitions Section for hotels and motels.	
<b>Maximum Floor Area</b>	N/A		
<b>Minimum Setback</b>	Front = None**	Side = None	Rear = None
<b>Maximum Height</b>	35'		
<b>Density</b>	Governed by section		
<b>Open Space</b>	None***		
<b>Utility Use Area</b>	Minimum of 2 off-street parking spaces and a trash storage area		
*No minimum lot area or frontage required for townhomes			
**25' for motor fuel pumps			
***For mixed-use developments - use Section 12-2-26			



**Staff Comments:**

- Staff suggests that if the applicant can restrict the housing to an affordable rate in perpetuity, that the commercial requirement in the first 50' be granted an exception.
- The use of this property has been a rental and if it is sold, the use will not be transferred.
- The adjacent use immediately to the east and the south are residential.

**Commissioner Discussion:**

- Planning Commission shall discuss if they will recommend that the use be allowed?
- Does the proposed materials meet the Town design requirements?
- The massing is appropriate for this location?

**Suggested Motion:**

- Motion to suggest the applicant move forward with their application for funding with the knowledge that the Town is backing the idea.
- Motion to suggest the applicant make the following changes:
- No Motion