

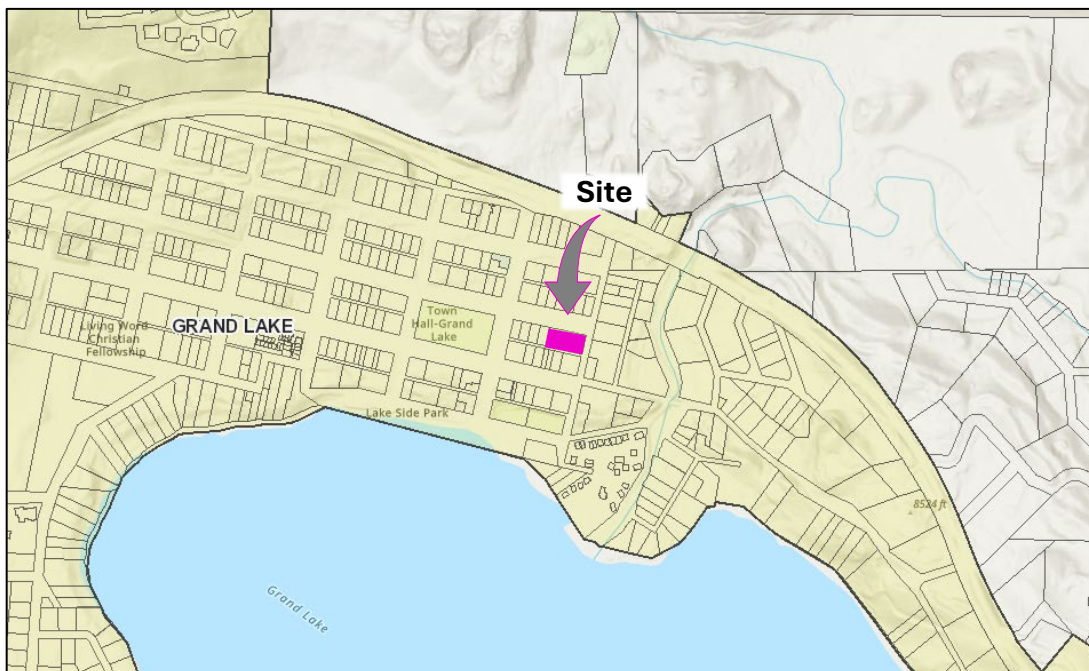


TOWN BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: July 14, 2025
TO: Mayor and Board of Trustees
FROM: Steve Kudron, Town Manager
Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **Petition to Rezone** – Consideration of Rezoning Petition and Amendment to the Official Zoning Map for the Town of Grand Lake for Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue.

Overview

- **Property Owner and Applicant:** Town of Grand Lake
- **Applicant's Representative:** Town Manager Kudron
- **Consultant:** n/a - Town of Grand Lake Staff
- **Project Location:** 1128 Park Avenue
- **Current Zoning:** Public (PUB)
- **Proposed Zoning:** Commercial (C)
- **Attachments:**
 - Rezoning Petition





The Town of Grand Lake is initiating a rezoning request for Town-owned property located at 1128 Park Avenue, specifically Lots 1, 2, 3, and 4, Block 3, Town of Grand Lake. The total area of the subject property is approximately 0.463 acres or 20,184.08 square feet, based on the latest survey.

The purpose of this rezoning is to accommodate the proposed Space to Create project. The request is to rezone the property from Public (PUB) to Commercial (C). The surrounding zoning context includes Commercial Transition (CT) zoning to the north (across Park Avenue) and to the east (across Hancock Street), and Commercial (C) zoning to the west and south (across the public alleyway). The property is also included within the Central Business District Design Area.



Staff Analysis and Rezoning Procedure

The proposed rezoning is necessary to support the Space to Create development project, which aligns with the Town's goals for economic development, creative industry support, and adaptive reuse of underutilized public property. Under the current zoning of Public (PUB), the Space to Create project would require a Conditional Use Grant and Variances from the Municipal Code to construct the proposed facilities. Rezoning the property will allow future development to align more closely with adjacent properties and maintain consistency in site design, form, and overall layout as seen within the Central Business District Design Area.

Rezonings shall only be allowed if the applicant (Town) demonstrates by clear and convincing evidence that rezoning is necessary because of one (1) or more of the following reasons (Sec. 12-2-34(A)):

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 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.

The rezoning process will follow the procedures outlined in Section 12-2-34 of the Town's Municipal Code, including:

1. Acceptance of the petition and direction to staff by the Board of Trustees as this is a Town-owned property and initiated action.
2. Staff review and preparation of a zoning map amendment.
3. Public notice a five-hundred-foot (500') buffer and minimum of fifteen (15) days prior to the first public hearing.
 - a. Such notice will include both the Planning Commission and Board of Trustees Public Hearing dates on the rezoning request.
4. Planning Commission Public Hearing and Recommendation to the Board of Trustees.
5. Board of Trustees Public Hearing and Final Consideration.
6. If approved, staff will record the revised zoning for 1128 Park Avenue (Lots 1-4, Block 3, Town of Grand Lake) with the Grand County Clerk and Recorder.

Staff Recommendation

Staff recommends the Board of Trustees accept the rezoning petition for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue, and direct staff to complete the process for an amendment to the official zoning map of the Town of Grand Lake for the subject Town-owned property.

Planning Commission Recommendation

The Planning Commission will review the full zoning application materials at a future public hearing if the Board directs staff to proceed with the amendment to the official zoning map process.

Sample Board of Trustees Motions

Accept with or without conditions

I move to accept the rezoning petition as presented for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue, and direct staff to complete the appropriate application procedures for an amendment to the official zoning map of the Town of Grand Lake.

... with the following conditions:

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Reject

I move to reject the rezoning petition as presented for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue, and direct staff to maintain the current Public District zoning designation, based on the following:

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