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DATE: December 6, 2024
TO: Minturn Planning Commission
FROM: Karp Neu Hanlon, P.C.
RE: Midtown Village PUD Guide and Narrative

Pursuant to direction from the Planning Commission, we have revised the Midtown Village PUD Guide and Narrative to reflect the purposes of those respective documents. The PUD Guide is the land use and zoning document and should be a durable guide and makes sense decades from now. In contrast, the PUD Narrative is a component of the PUD Application that describes compliance with the code and general prosecution of the development. The most important revisions to these documents are removing references to phasing from the PUD Guide and placing them in the appropriate location in the Narrative. Or, in some cases simply referring to the phases as tracts since after full buildout, the tracts will be the identifying reference for zoning controls.

There may be additional changes requested by staff to these documents between preliminary and final plan but they are in sufficient form now to proceed with a recommendation of approval.