

Town of Minturn Planning Commission

Work Session of December 11, 2019



Timeline



- ✓ Phase 1: discussed on Sep 25
 - ✓ Reorganization and Restructure

- ✓ Phase 2: discussed Oct. 9&23
 - ✓ Update Districts and Uses

- Phase 3: Nov. – Dec. 2019
 - Review and Update Standards

- Phase 4: Jan. – Feb. 2020
 - Review and Update Procedures

- Phase 5: Mar. 2020
 - Adoption

Chapter 16, Article 1 – General Provisions: Sec. 16-1-20 – Purpose of Provisions



- a. This Chapter is drawn in accordance with the Minturn Community Plan ("Master Plan") and is intended to implement said Community Plan. The purpose of this Chapter is to encourage the most appropriate use of land, to preserve and promote the Town's economy, heritage and small town qualities, and it is designed to promote the health, safety, welfare and convenience of the citizens of the Town by:
 1. Dividing the Town into distinct Character Areas and zoning districts which control future land use through the use of land and buildings, the intensity of such use, including bulk and height, and the amount of surrounding open space;
 2. Providing suitable transitions between areas of different land uses;
 3. Limiting the bulk, scale and density of new and existing structures to preserve the desired character of the Town and assuring adequate light and air;
 4. Establishing and regulating setback lines along streets and highways, property lines and watercourses;
 5. Minimizing adverse impacts on landowners from incompatible neighboring developments and conserving the value of property; and
 6. Reducing the danger and congestion along Highway 24 and on Town streets.

Lot Requirements



Lot Requirements: South Town R-2



	Existing	Proposed
Character Area:	South Town	
Zone:	Residential	R-2
Min. Lot Area (sq. ft.):	5,000	5,000
Min. Lot Dimension (feet):	50	50
Max. Building Lot Coverage (%):	40	40
Max Impervious Surface Area (%):	50	50
Min. Front Setback:	20	20
Min. Rear Setback:	10	10
Min. Side Setback:	5	5
River/Creek Setback (ft.):	30	Eagle River=30, Game Creek=30, Cross Creek=50

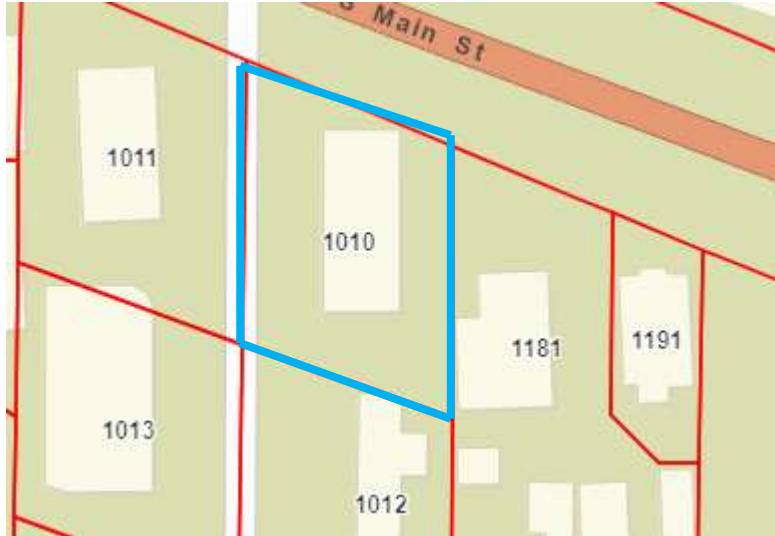
Lot Requirements: South Town Residential



Existing Lots: South Town Residential R-2



822 Main St
.109 Acres
4,748.04 Sq. Ft.



1010 Mountain Dr.
.179 Acres
7,797.24 Sq. Ft.



881 Main
.390 Acres
16,988.4 Sq. Ft.

Avg. Lot Sizes South Town Res.
.226 Acres
9,844.56 Sq. Ft.

Existing Setbacks: South Town Residential R-2

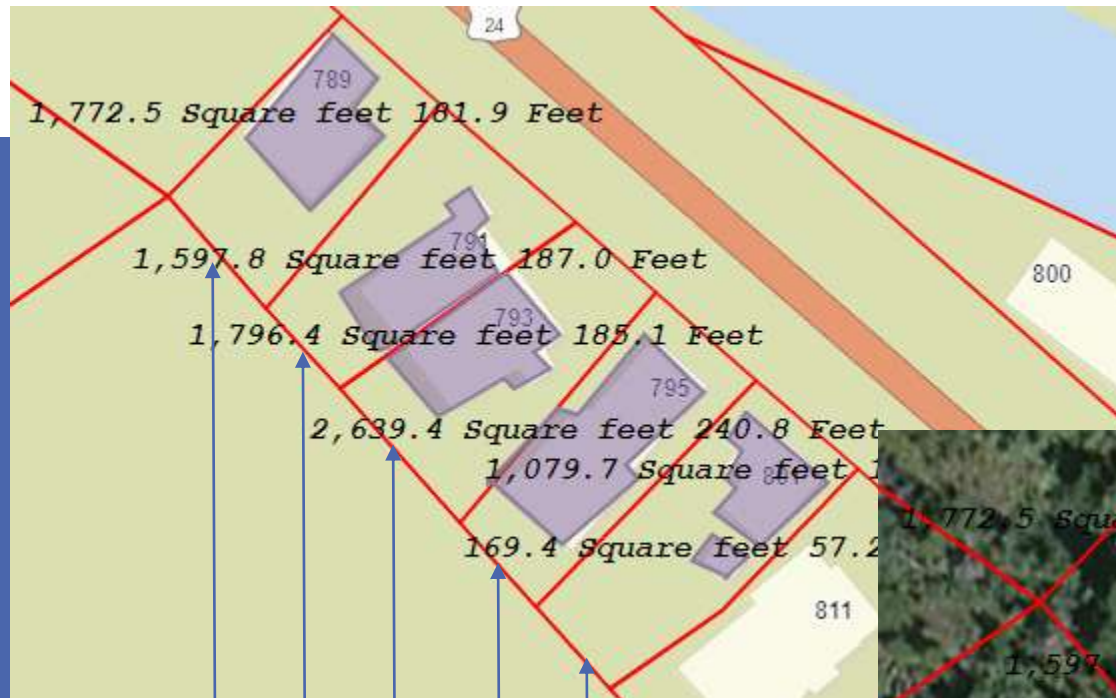


Most buildings do not conform to the Front Setback.

Avg. Front Setback = 17 Ft.
Avg. Side Setback = 12.39 Ft.
Avg. Rear Setback = 32.24 Ft.



Existing Lot Coverage: South Town Residential R-2



33.91%

30.57%

34.37%

51.79%

22.23%

Avg. Building Lot Coverage = 34.57%



Lot Requirements: Game Creek R-2

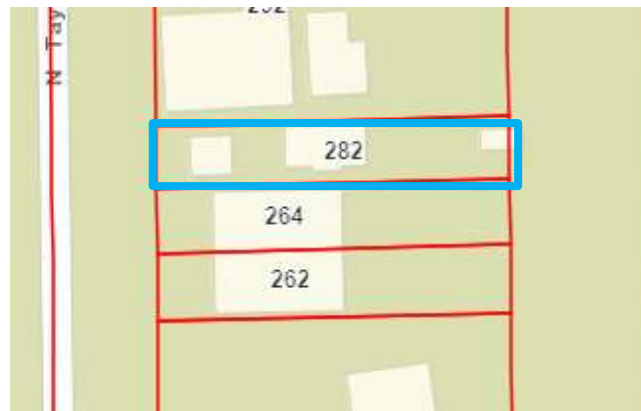


	Existing	Proposed
Character Area:	Game Creek	
Zone:	Residential	R-2
Min. Lot Area (sq. ft.):	5,000	5,000
Min. Lot Dimension (feet):	50	50
Max. Building Lot Coverage (%):	40	40
Max Impervious Surface Area (%):	50	50
Min. Front Setback:	20	20
Min. Rear Setback:	10	10
Min. Side Setback:	5	5
River/Creek Setback (ft.):	Game Creek = 30	Eagle River=30, Game Creek=30, Cross Creek=50

Lot Requirements: Game Creek Residential



Existing Lots: Game Creek Residential R-2



282 Taylor St.
.078 Acres
3,409.4 Sq. Ft.



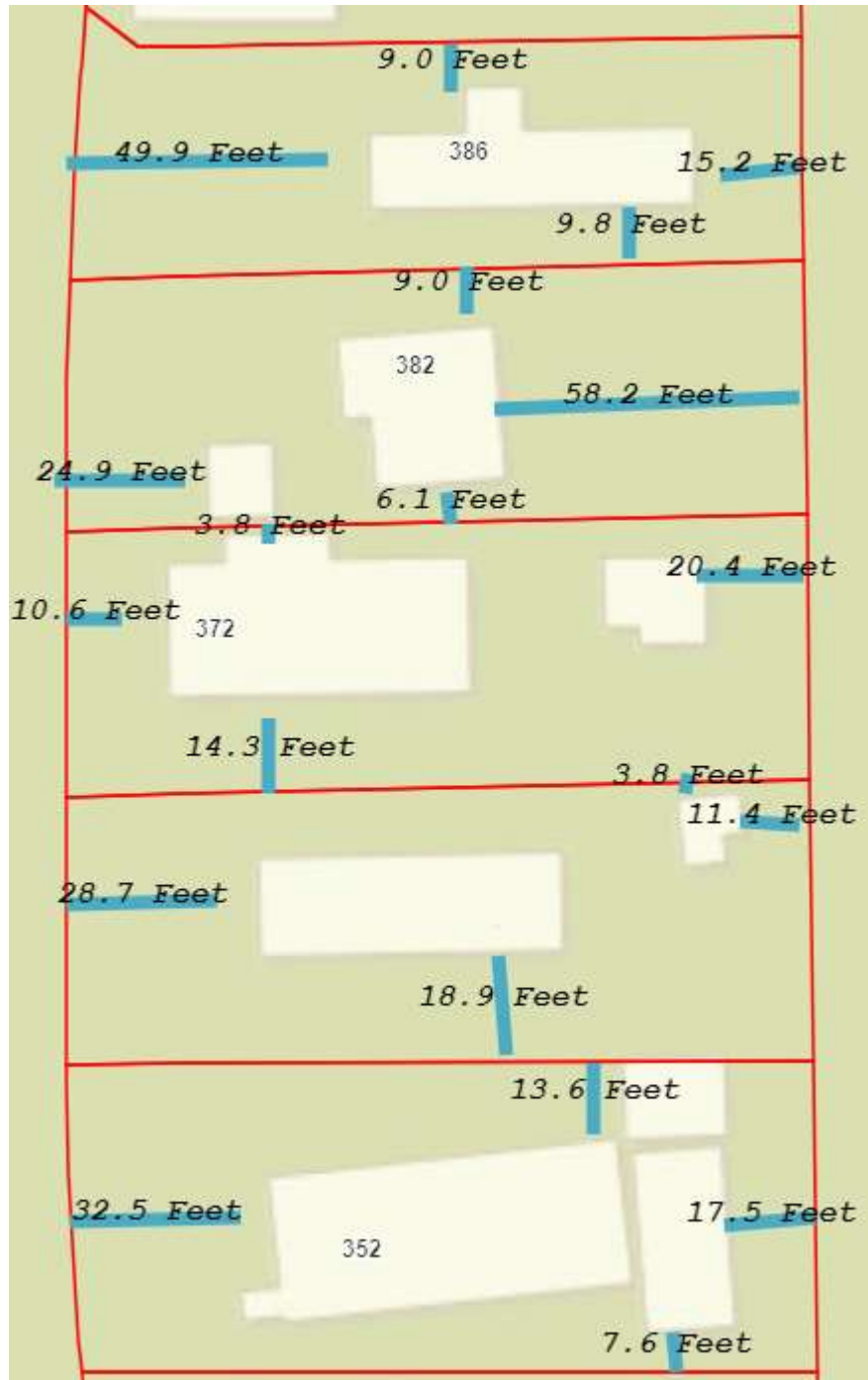
412 Taylor St.
.113 Acres
4922.3 Sq. Ft.



252 Taylor St.
.438 Acres
19,064.5 Sq. Ft.

Average Lot Size Taylor St.
.209 Acres
9,133.08 Sq. Ft.

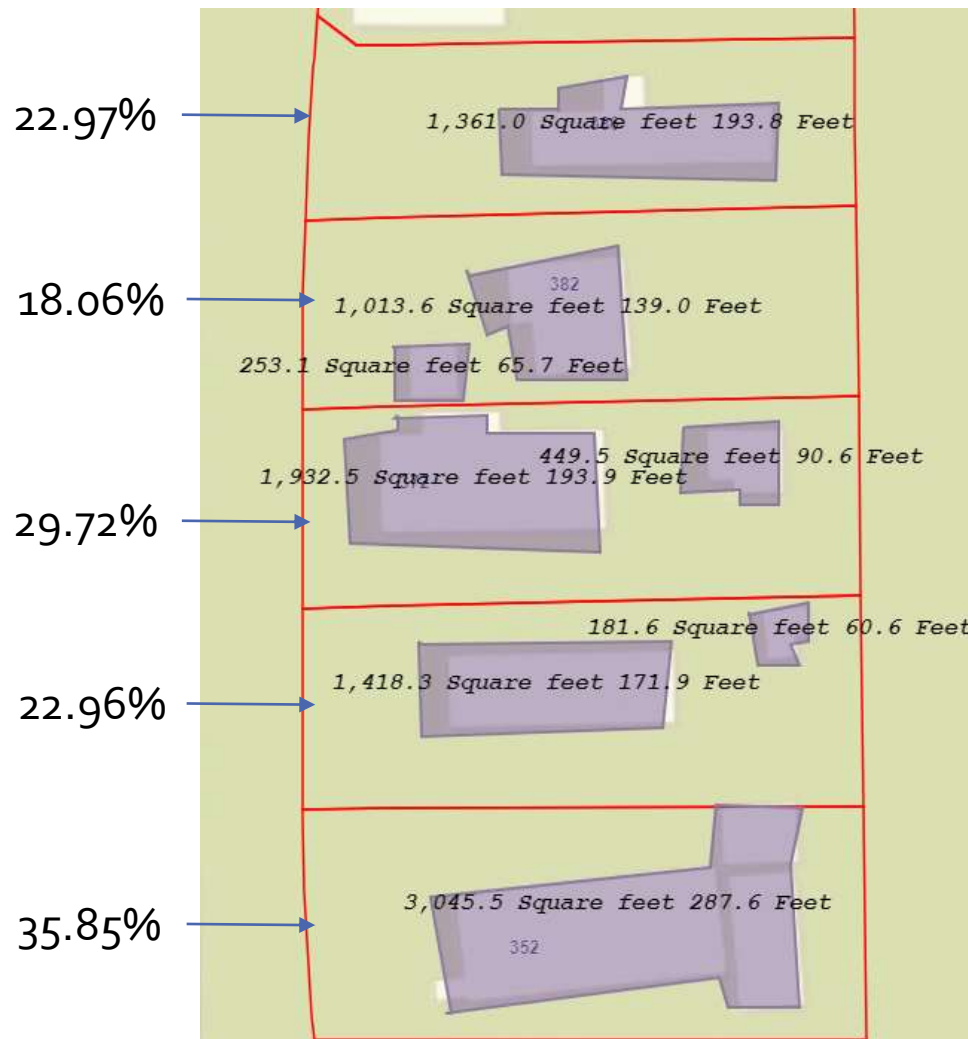
Existing Setbacks: Game Creek Residential R-2



Avg. Front Setback = 29.32 Ft.
 Avg. Side Setback = 9.14 Ft.
 Avg. Rear Setback = 24.54 Ft.

Only a few issues with setbacks.

Existing Lot Coverage: Game Creek Residential R-2



Avg. Building Lot Coverage = 25.91%

Lot Requirements: Martin Creek R-3



	Existing	Proposed
Character Area:	Martin Creek	
Zone:	Residential Estate	R-3
Min. Lot Area (sq. ft.):	87,120 or 2 AC	87,120 or 2 AC
Min. Lot Dimension (feet):	N/A	N/A
Max. Building Lot Coverage (%):	N/A	N/A
Max Impervious Surface Area (%):		
Min. Front Setback:	40	40
Min. Rear Setback:	20	20
Min. Side Setback:	20	20
River/Creek Setback (ft.):	30	30

Lot Requirements: Martin Creek Residential Estate



Existing Lots: Martin Creek Residential Estate R-3



499 Meadow Rd.
2.13 Acres
93,174.8 Sq. Ft.



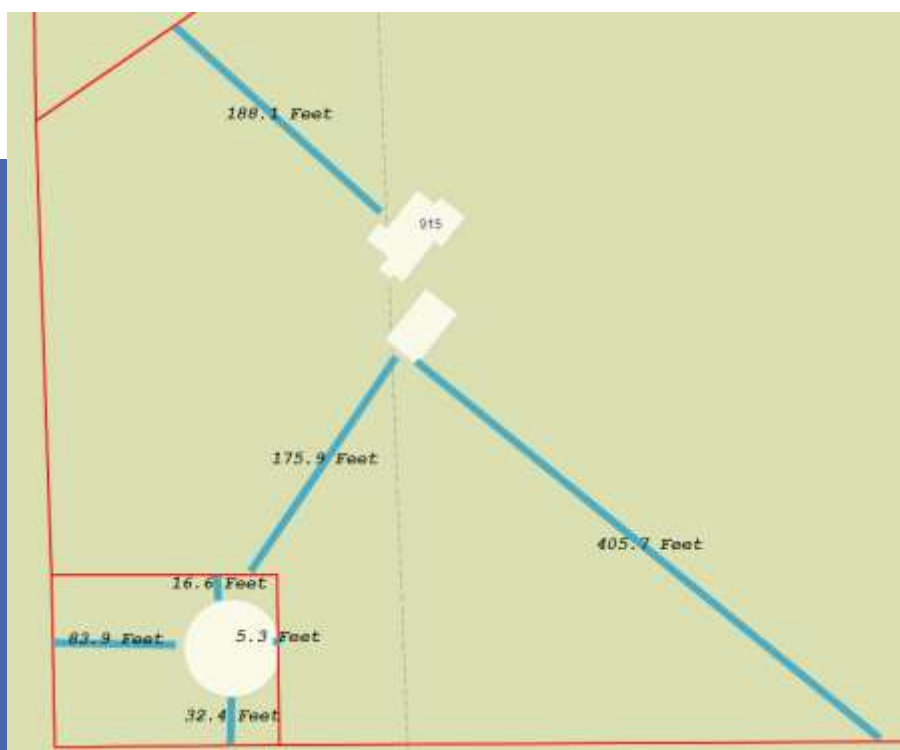
759 Main St.
3.859 Acres
168,098 Sq. Ft.



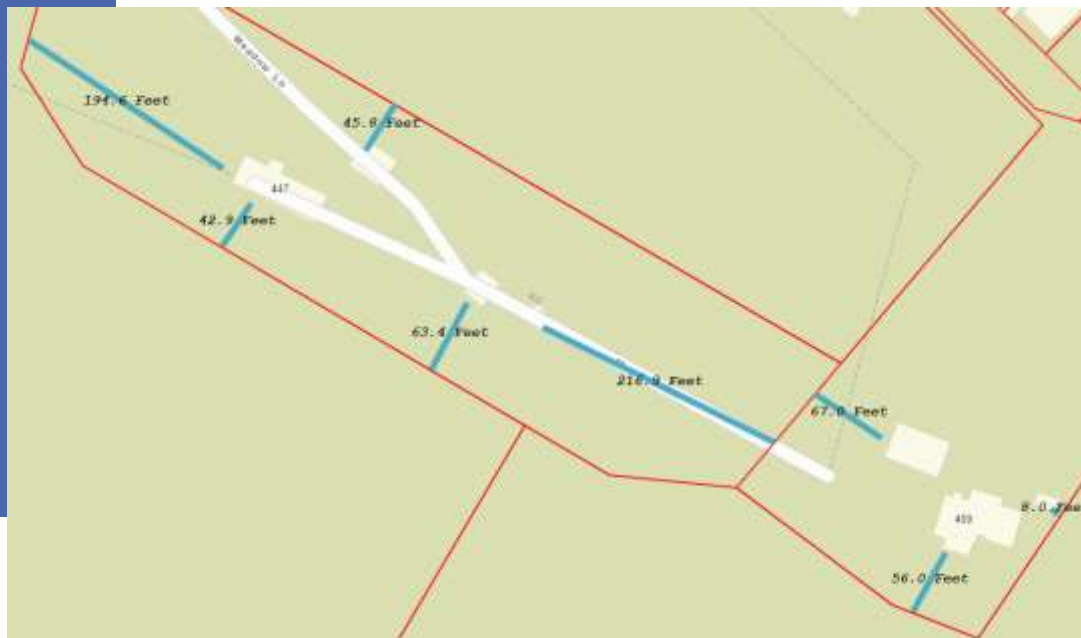
915 Main St.
11.687 Acres
509,085.7 Sq. Ft.

Average Lot Size Martin Creek
5.892 Acres
256,655.5 Sq. Ft.

Existing Setbacks: Martin Creek Residential Estate R-3

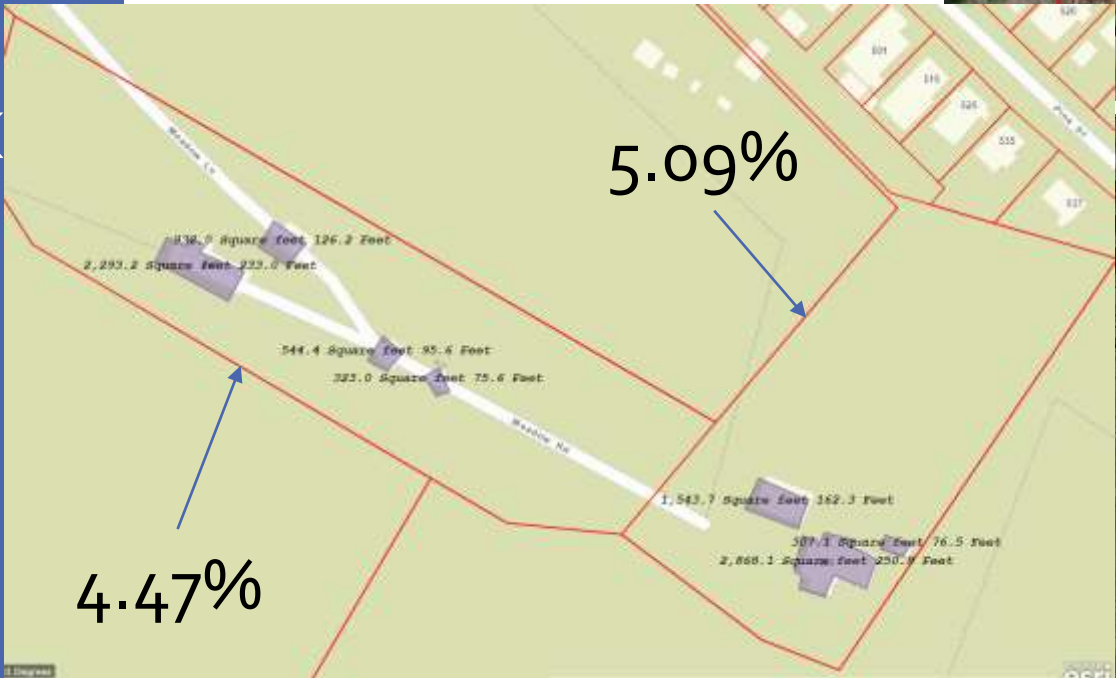
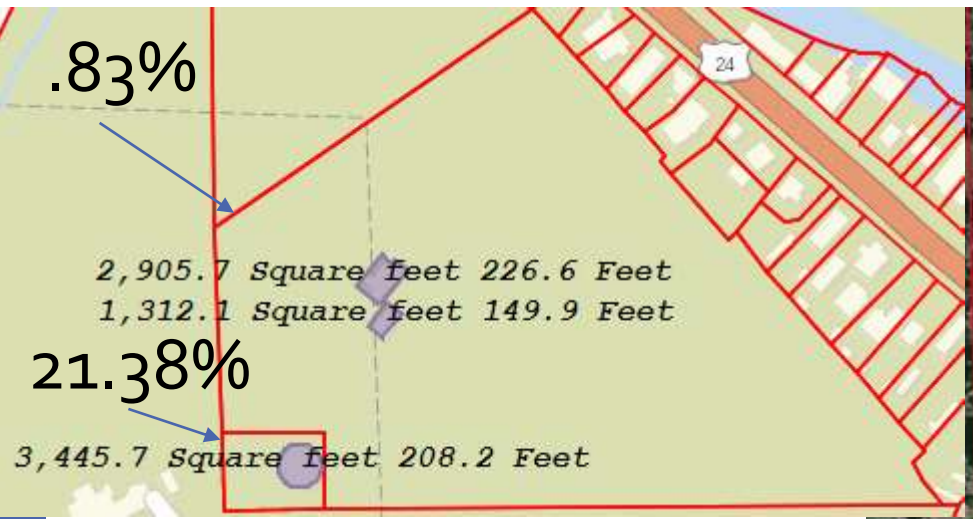


Town owned land does not conform.



Avg. Front Setback = 130.95 Ft.
Avg. Side Setback = 115.4 Ft.
Avg. Rear Setback = 77.26 Ft.

Existing Lot Coverage: Martin Creek Residential Estate R-3



4.47%

Avg. Building Lot Coverage = 7.94%

Lot Requirements: Cross Creek – North R-4



	Existing	Proposed
Character Area:	Cross Creek	
Zone:	Residential – N	R-4
Min. Lot Area (sq. ft.):	10,000	10,000
Min. Lot Dimension (feet):	100	50
Max. Building Lot Coverage (%):	25	40
Max Impervious Surface Area (%):		
Min. Front Setback:	20	20
Min. Rear Setback:	10	10
Min. Side Setback:	10	10
River/Creek Setback (ft.):	Eagle River=30, Cross Creek=50	Eagle River=30, Cross Creek=50

Lot Requirements: Cross Creek Residential – North



Lot Requirements: Cross Creek Residential – North R-4



1616 S. Main St.
.192 Acres
8,363.52 Sq. Ft.



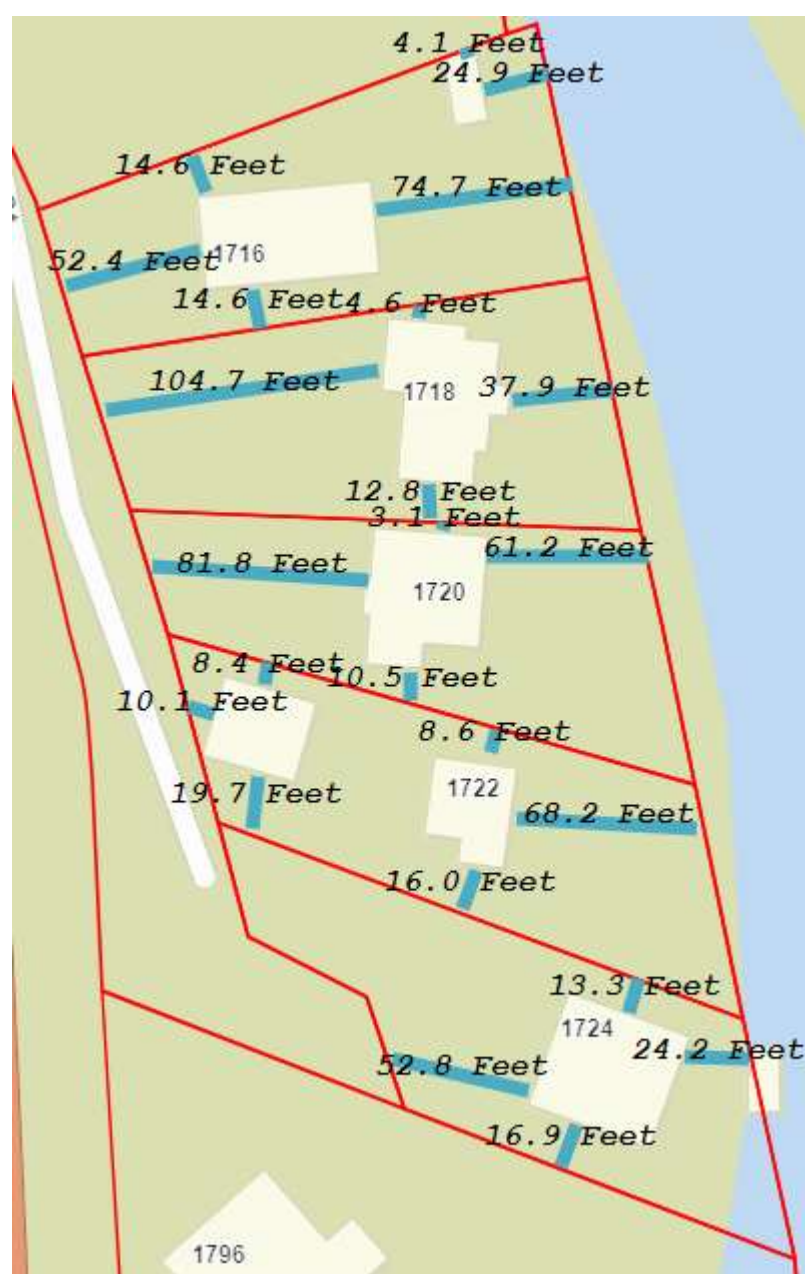
Average Lot Sizes Cross Creek Ln. N
.395 Acres
17,191.68 Sq. Ft.

1718 S. Main St.
.332 Acres
14,461.92 Sq. Ft.



1796 Main St.
.66 Acres
28,749.6 Sq. Ft.

Lot Setbacks: Cross Creek Residential – North R-4



Avg. Front Setback = 60.36 Ft.
Avg. Side Setback 10.83 Ft.
Avg. Rear Setback = 43.28 Ft.

The side setback is not always adhered too

Lot Setbacks: Cross Creek Residential – North R-4



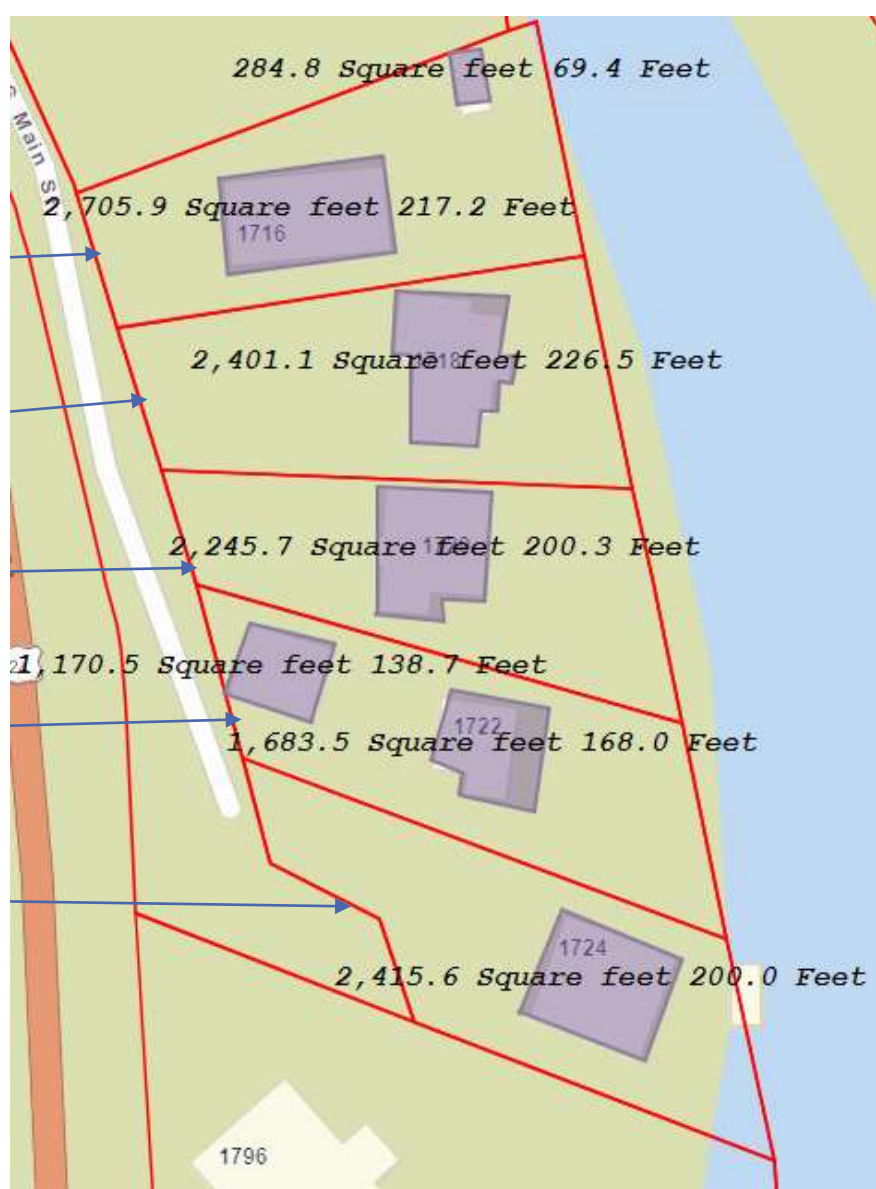
20.68%

16.60%

15.53%

19.73%

16.70%



Avg. Building Lot Coverage = 17.85%

Lot Requirements: Cross Creek – South R-5



	Existing	Proposed
Character Area:	Cross Creek	
Zone:	Residential – S	R-5
Min. Lot Area (sq. ft.):	5,000	2,500
Min. Lot Dimension (feet):	50	50
Max. Building Lot Coverage (%):	40	40
Max Impervious Surface Area (%):		
Min. Front Setback:	20	20
Min. Rear Setback:	10	10
Min. Side Setback:	10	5
River/Creek Setback (ft.):	Eagle River=30, Cross Creek=50	Eagle River=30, Game Creek=30, Cross Creek=50

Lot
Requirements:
Cross Creek
Residential –
South
R-5



Existing Lots: Cross Creek Residential – South R-5



1876 Cross Creek Ln.
.069 Acres
3,005.6 Sq. Ft.

Average Lot Sizes Cross Creek South
.103 Acres
4,472.16 Sq. Ft.

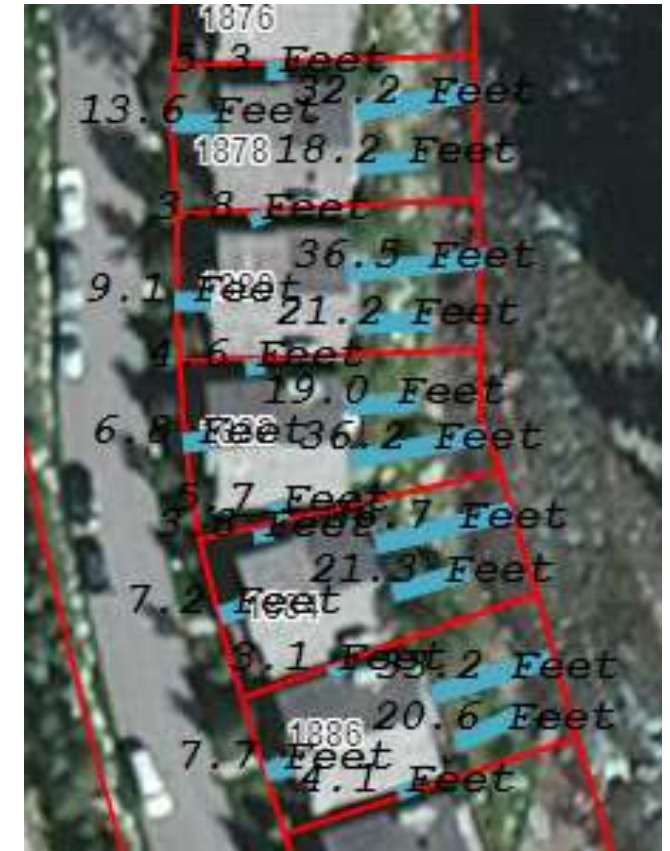


1890 Cross Creek Ln.
.088 Acres
3,839.4 Sq. Ft.



1888 Cross Creek Ln.
.151 Acres
6,577.6 Sq. Ft.

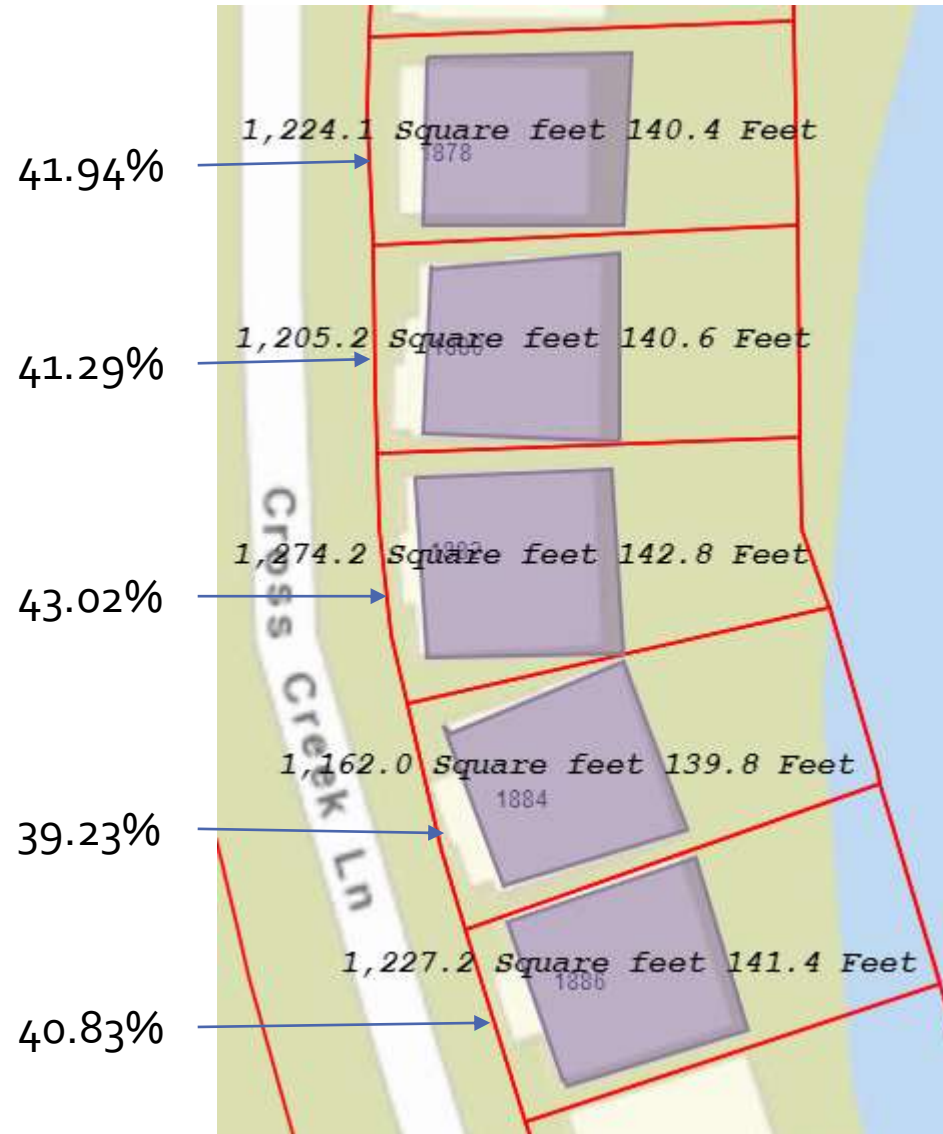
Existing Setbacks: Cross Creek Residential – South R-5



Avg. Front Setback = 8.88 Ft.
 Avg. Side Setback = 4.34 Ft.
 Avg. Rear Setback = 34.96 Ft.
 Avg. River Setback = 20.06 Ft.

The only setback being complied with is the rear setback.

Existing Lot Coverage: Cross Creek Residential – South R-5



Avg. Building Lot Coverage
=
41.26%

R-6?: Multi-Family



Eagle River Enclave



Trout Club



Minturn Townhomes