



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: March 2024	ITEM NO.	SUBJECT: Consider PUD Amendment at Elephant Rock - Hwy 105
Presented by: Town Administrator /Clerk		

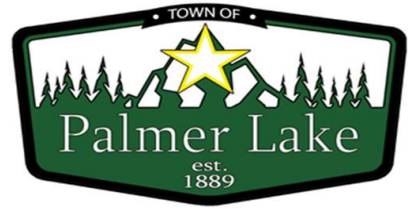
Background

Pursuant to the current town code, section 17.72.100, the modification of a portion of the PUD zoned elephant rock property is fairly minor. The former gymnasium will be used/rented similarly, known now as annex. The pool area is intended to be modified into a spa, and the amphitheater will be used as such.

Note the following town code:

Amendments to the approved PUD plan. Minor changes in siting of buildings, interior access, or arrangement of parking or open space may be approved by the planning commission. **Determination of whether an amendment to the approved PUD plan is necessary shall be made by the planning commission.** Major changes as described below require an amendment to the PUD plan to be resubmitted, reviewed by the planning commission and approved by the board of trustees. **If changes are slightly in excess of the criteria below but would result in minimal impact on the development and its surroundings, the requirement for an amendment may be waived by the planning commission.**

- a. Increased density.
- b. Relocation of points of access. (NA)
- c. Decreased perimeter setbacks. (NA)
- d. Major changes in building location, arrangement of parking, or open space.
- e. Change in unit type (townhouse to apartments, etc.). (NA)
- f. In projects over 20 acres:
 - 1. Over ten percent reduction in area of open space.
 - 2. Over ten percent increase in building lot coverage.
- g. In projects under 20 acres:
 - 1. Over five percent reduction in area of open space.
 - 2. Over five percent increase in building lot coverage.



Staff does not see a major change (NA noted above) from the original with exception to being open to the public and the future arrangement and requirements for parking.