

Dawn Collins

From: Lindsey Michelle <l.zapalac12@gmail.com>
Sent: Tuesday, December 3, 2024 8:53 AM
To: Dawn Collins
Subject: Re: Planning Commission - 12/2 Workshop and 12/4 Special Meeting notices
Attachments: Article 2 comments 12.2.24.pdf

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Good morning, Dawn-

PC had no further comments on PD Code or Article 1, however on Article 2 there were a few items commissioners felt still needed to change and/or clarify. I've attached the notes w/redline but also summarized here for your reference.

PC is prepared to recommend conditional approval of Article 2 tomorrow with the below conditions - also understanding that we will have a chance to review all articles once the final draft is submitted for review.

1. PC wants R1 to stay 1 acre min. I know this has been included in all the previous iterations we've reviewed, but I don't think anyone noticed until we got into the zoning map last night. It would impact quite a few parcels currently in R1 that could potentially be subdivided into 1/2 acre lots and we would like this to remain lower density.
2. We had requested to remove recycling/donation drop off from the list of industrial uses but it still shows up in the tables and use list for B-I-MU.
3. PC would like all residential to remain at 30ft height max - need to update R-MF to 30'
4. Accessory Uses & Structures - a question came up on how many accessory structures are allowed and of what size. How is subordinate defined in relation - can we clarify if it's based on footprint or SF?
How many accessory structures are allowed per property? Or do the impervious percentages take care of that? ex. If someone has a 2500sf home, can they build an accessory structure that is 2000+sf?)
5. Some confusion on how we are determining impervious coverage percentages per zone. Consensus was this should be 20% in R1 (R-MF was 25%) but overall PC would like to understand how these percentages per zone were determined.

Please let me know if you have any questions!

Thanks so much,
Lindsey

On Tue, Nov 26, 2024 at 12:08 PM Dawn Collins <dawn@palmer-lake.org> wrote:

All,

Please note the enclosed notices for 12/2 and 12/4. The packet for the special meeting on 12/4 will be distributed Fri-Sat., depending on material completed.