



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: July 27, 2023	ITEM NO.	SUBJECT: Resolution to Approve Conditional Use, Amos, Hwy 105
Presented by: Town Administrator /Clerk		

Background

Ms. Sylvia Amos was granted a conditional use for mixed use of residential and commercial in 2019. However, one condition has held her back from developing – condition that the building will not exceed two stories. Her proposal is for three stories to create smaller affordable units, and the structure was within the 32 ft height limit then. Per current code, the height limit is now 30 ft. If an overall height of 32 ft is pursued for the plans, a variance of the building height will be required.

Planning Commission did hear this request and moved the following on 7/19:

Reconsider Conditional Use at 56 Hwy 105 (Amos). Discussion continued about height vs number of stories. MOTION (Zapalac, Hutson) to recommend approval of the conditional use for mixed use with three stories and the original height of 32 ft and a review of the preliminary site plan. Motion passed 6-0. Ms. Amos inquired about feedback for the look that members want to see through the downtown corridor. Discussion took place about design guidelines.

Note: one additional condition that staff suggests is to include one of the original conditions to construct a sidewalk fronting Hwy 105.

Action

Approve the request to allow the conditional use for mixed use up to 3 stories within the approved max building height, with a sidewalk fronting Hwy 105 and the preliminary site plan to be reviewed by Planning Commission.