



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

DATE: June 23, 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		PUBLIC HEARING: Preliminary Review of a Conditional Use Fabrication Studio and Mixed Residential Dwelling in CC Zone

Background

Staff had preliminary meetings to review the possibility of a Conditional Use for the property located at Hwy 105, all Block 22 in a CC zone.

Water has been generally discussed to consider a separate tap for residential space and commercial space with each one larger tap with individual meters for separate units for proper shut off.

Staff believes that parking is a topic to review and plan accordingly. One corner of the proposed development has been reviewed to have the flexibility of being removed to provide additional space.

Current property owner, Kurt Ehrhardt, and designer Josh and his team, intend to be present to display the mixed use concept “development” requiring a conditional use for upper level residential and a fabrication studio in a CC zone.

Recommendation

Staff supports the concept presented requiring a conditional use and the recommendation of the Planning Commission on 6/15 included concerns of parking, height of structures and density of the space, and resulted in the following:

MOTION (Ball, Hutson) to recommend the Board of Trustees approve the conditional use for mixed residential dwelling with commercial and fabrication studio, subject to a site plan review by the Planning Commission. MOTION PASSED 7-0.