

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, February 21, 2024, at 5 pm at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for Single and Multi-family residential use in C1 zone, located at Blocks 38 and 39 East Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, March 14, 2024, at 6 pm. A copy of the complete application is on file at the Town Clerk office at 719-481-2953. /s/ Dawn A. Collins, Town Clerk



42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only	
Case Number:	_____
Date:	<u>IAN 22 2024</u>
Fees:	<u>\$250.00</u>
Check #:	<u>11791</u>
Rec'd By:	<u>[Signature]</u>
Application Complete:	<u>DAC 1/22/24</u>

PC-2121

Conditional Use Application Form

Name of Applicant/Property Owner: Rebecca Albright & Philip Tedeschi / The Town Of Palmer Lake

Address: 341 Landsdown St, Palmer Lake, CO 80133 Phone#: 719-648-3218

Email: beckytedeschi@gmail.com

Name of Proposal: Lake Shadows Meadow

Legal Description or Address: ALL BLK 39 EAST PALMER LAKE / Albright Tedeschi
ALL BLK 38 EAST PALMER LAKE / TOPL

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: Rebecca Albright Date: 1-19-24

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner - Print: Town of Palmer Lake, Grant Havenar, Mayor

Owner - Signature: _____ Date: _____

Owners

Rebecca Albright	1-19-24
Rebecca Albright	
Philip Tedeschi	1-19-24
Philip Tedeschi	1-19-24

LETTER OF INTENT

Project: Lake Shadows Meadow

Date: January 19, 2024

To: Town of Palmer Lake Planning Commission

Applicants: Rebecca Albright and Philip Tedeschi
341 Landsdown St
Palmer Lake, CO 80133
and The Town Of Palmer Lake

Philip Tedeschi and Rebecca Albright have been residents and landowners in Palmer Lake for over 30 years. In April of 2022 we began looking into improving our property holdings in the Town of Palmer Lake and entered into discussion with the Town Administrator, Dawn Collins, and the Board of Trustees. Since that time, we have contracted various professionals to assist us in creating the proposal we put before you today. We are excited that this proposal will be quite beneficial to the Town, surrounding businesses, wildlife, and people looking for attainable housing in our beautiful town.

This proposal has 2 components:

1. Conditional Use for Blocks 38 and 39:

- Block 38 currently belongs to the Town of Palmer Lake, which has agreed to sell us this lot for \$104,000. Block 38 is important to the plan. If the Conditional Use is not granted, we would not be able to purchase this property.
- Both lots are currently zoned C1.
- We request a conditional use for these lots as an R4 residential zone. 17.44.020 (13) to allow a "pocket neighborhood" design of attainable housing.
- The design meets all requirements of the R4 zone including lot area, frontage, setbacks, etc.

2. Vacating Unimproved Rights of Way that will never be used:

- Proposed rights of way vacations are bordered by TOPL or ourselves and do not impact any other landowners.
- Elsie Place and Doris Place: these separate only parcels we own and do not provide access for any other lots.
- Estabrook: already used for the Front Range Trail.
- Broadway Street: the entrance to the Front Range Trail from Oakdale Dr.
- Clarence St: between Blocks 38 and 39 which will become part of the new project parcel.
- Charles St: between Block 39 and TOPL property to the south. Other rights of way serve this Town Property which is adjacent to the Town Yard.

This R.O.W. information is shown on Drawings SP1 and SP2.

A 3rd future component concerns the remaining 5+ acres that contain our current homestead and pasture land. We kept horses there for 30 years and would like to again in the near future. This property is on the Town's historic registry as a farm that provided for much of the Town.

Lake Shadows Meadow Project Description

Rebecca Albright and Philip Tedeschi propose to build a “pocket neighborhood” on Block 38 and 39 of East Palmer Lake. This design concept is a pattern of housing fostering a strong sense of community among nearby neighbors while maintaining privacy. Small homes fit to the landscape around common open space areas which can be used for walking paths, community gardens, play spaces and various gathering spots. A spur will provide direct access to the Front Range Trail directly adjacent to the property as an amenity for new homeowners. The design of the residences will optimize views and passive solar. Large parts of the land will remain undisturbed allowing for the preservation of mature ponderosa pines, uninterrupted pathways and wildlife habitat. Smaller homes clustered strategically together and combined into some duplexes serve to lower costs while providing housing that fits with the beauty of the land and surrounding open space.



Conover Commons Cottages pocket neighborhood. Redmond, WA by Ross Chapin Architects

The C1 zone largely describes the types of uses that one finds in a Downtown commercial zone. This does not appear appropriate or economically viable here. Warehousing and other light industrial businesses similar to what occurs in the neighboring M1 zone are also conditional uses - not permitted uses.

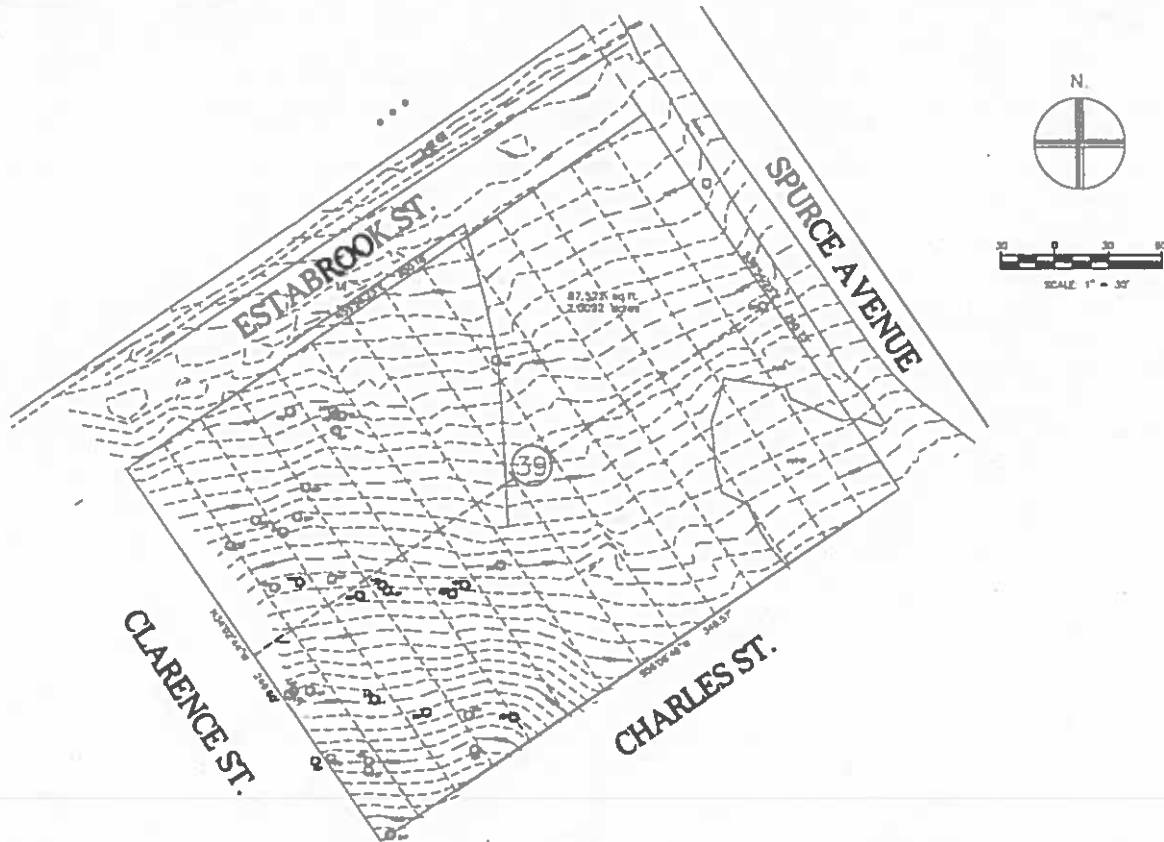
We have contracted with Fisher Architecture for this planning concept design. Jim Brinkman of Crossed Paths Surveying has completed topographical and boundary surveys and located mature ponderosa pine trees. D&D Engineering has evaluated soils and prepared preliminary sizing of an On-site Wastewater Treatment System (OWTS). Project density is determined by sanitary sewer capacity. Engineering studies indicate 2 OWTS regulated by El Paso County will serve (11) 2-bedroom units. The resultant density is 3.9 dwelling units / ac (+/- 15,300 sf / unit) - a density lower than the existing adjacent R10,000 zone.

The requested conditional use is for an R4 residential zone to allow for 5 single family detached residences and 3 duplex units. The project meets all R4 zone criteria re: setbacks, lot size, and street frontage. We could request a conditional use for M1 type activities but such a project requires large flat sites that would require clear-cutting of most of the trees, retaining walls, and some of the other features that characterize the existing

M1 zone developments. We prefer a project that serves as a transition / buffer zone between the current M1 uses and the adjacent residential areas.

The new Town Master Plan calls for "Medium Density Housing" all along the north slopes of Ben Lomond where the property is located. It also states, "higher density attainable housing [may occur] on the south edge of the area where the terrain is too steep for normal business development but not for housing."

Resident and emergency access to the property is from Spruce Ave. which is the current access to the Town of Palmer Lake Maintenance Facility – currently the only user of this street. There is also water, gas and electricity available here.



Crossed Path Surveying

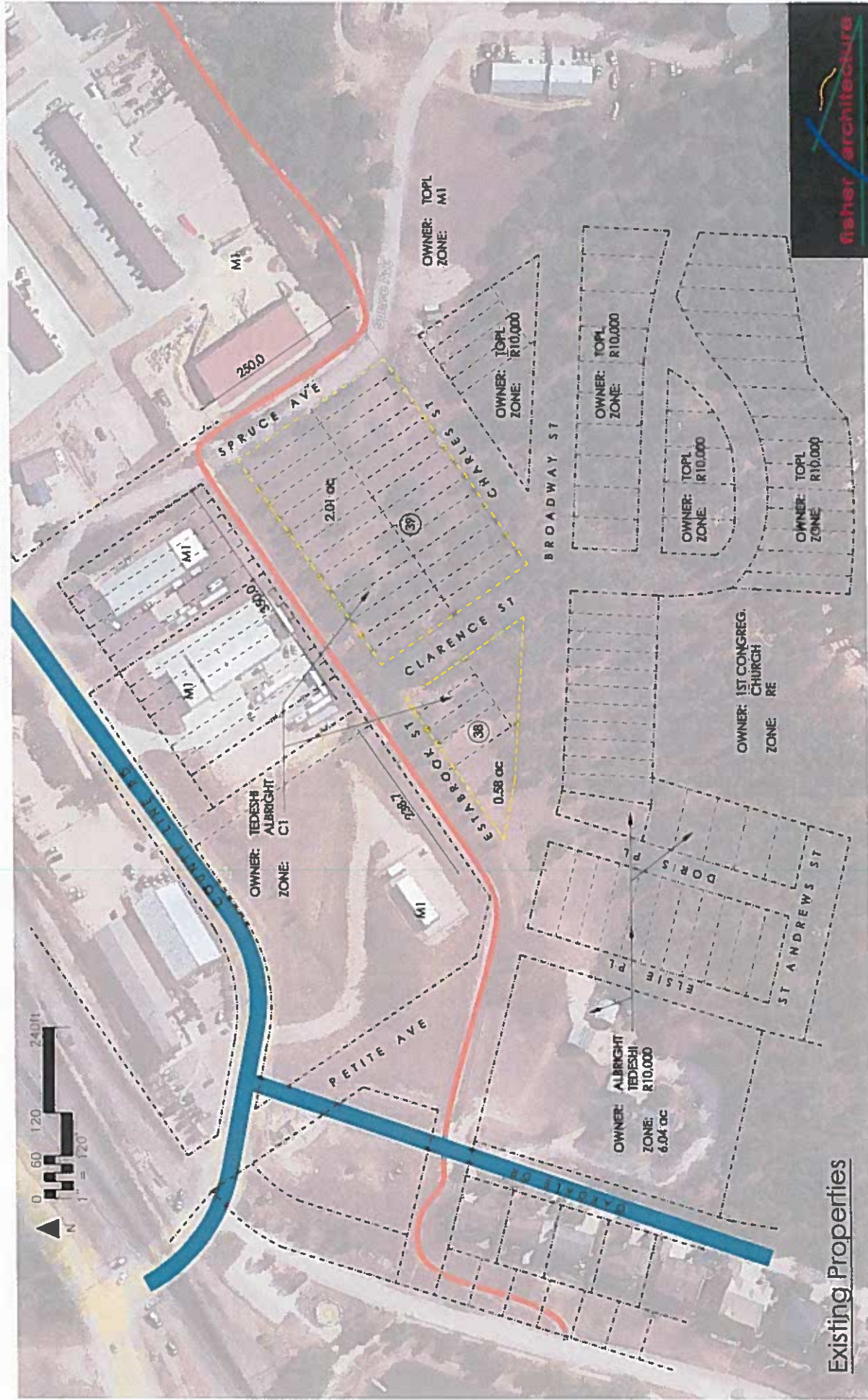
As we attempt to make this housing as affordable as possible for the workforce, young families, the elderly, etc; we request that the three duplex units have one water tap fee for each building, not each unit. Since the Town of Palmer Lake also uses Spruce Avenue to access its property, we request that we share the cost of improving roads to Town Standards.

We are so excited to show you the beautiful concept designs and begin moving forward with this project.

Respectfully,

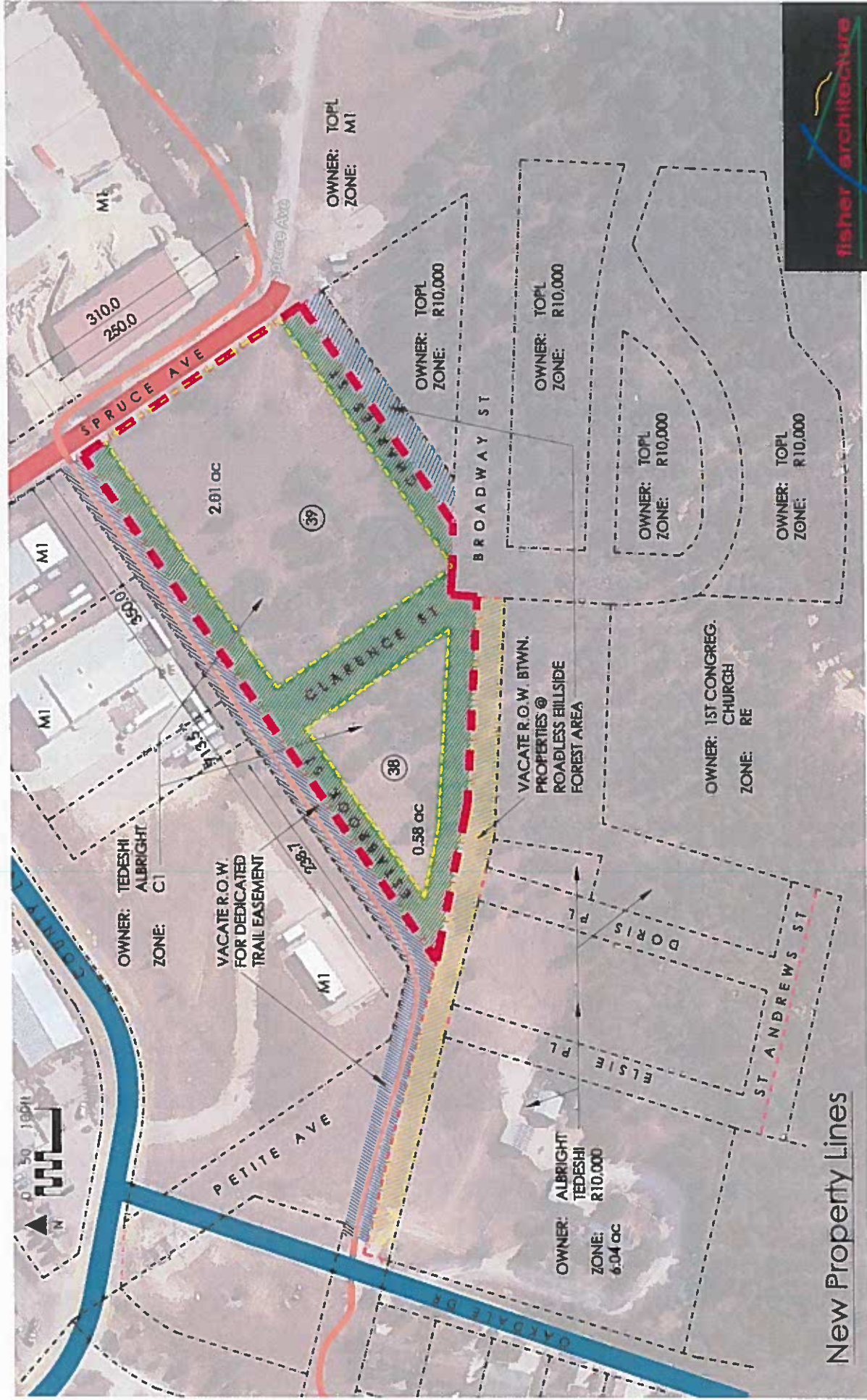
The image shows two handwritten signatures in black ink. The first signature is 'Rebecca Albright' and the second is 'Philip Tedeschi'. They are written in a cursive, flowing style.

Rebecca Albright and Philip Tedeschi



Jan 19, 2024 SPI

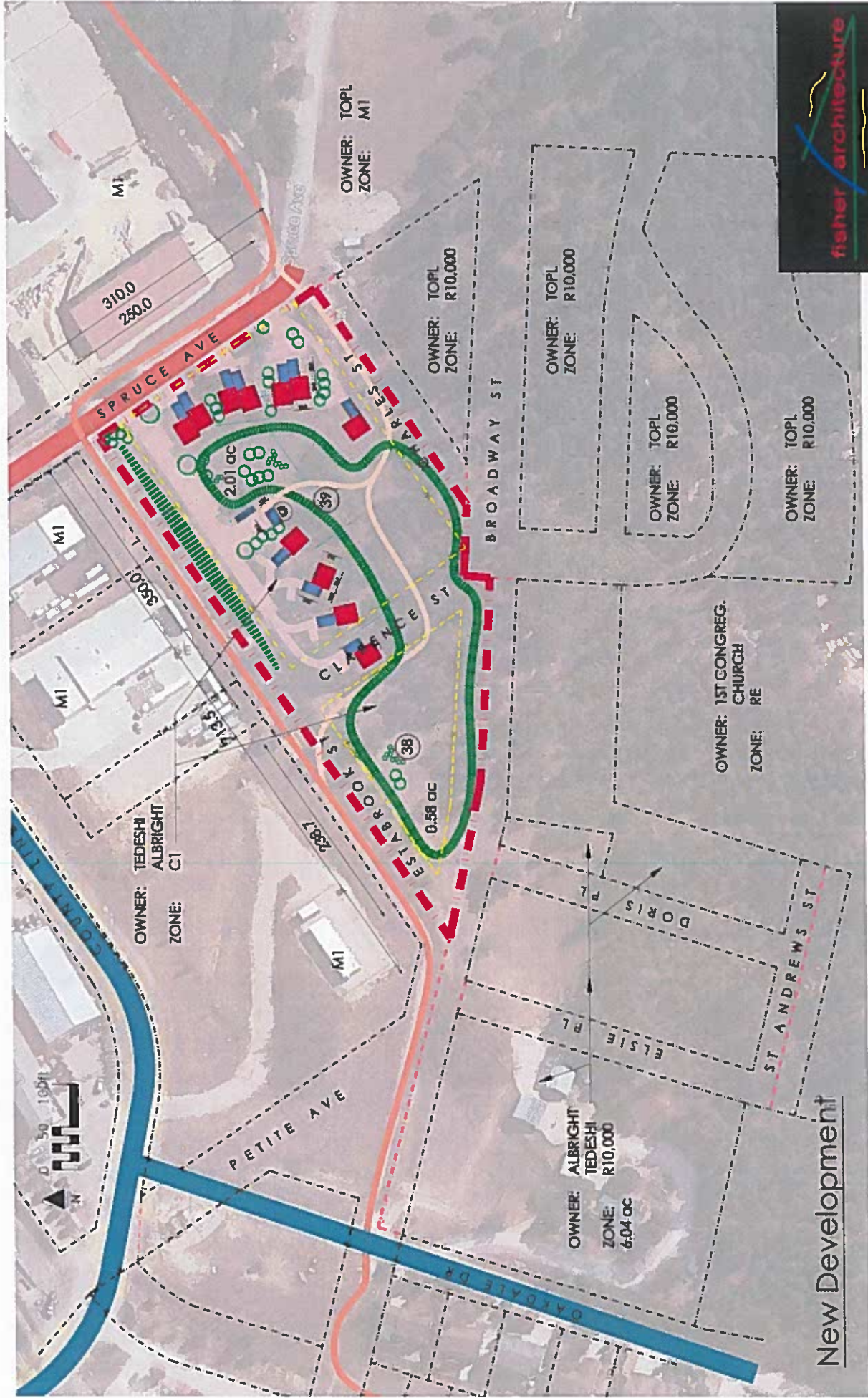
Existing Properties
Lake Shadows Meadow



New Property Lines

Lake Shadows Meadow

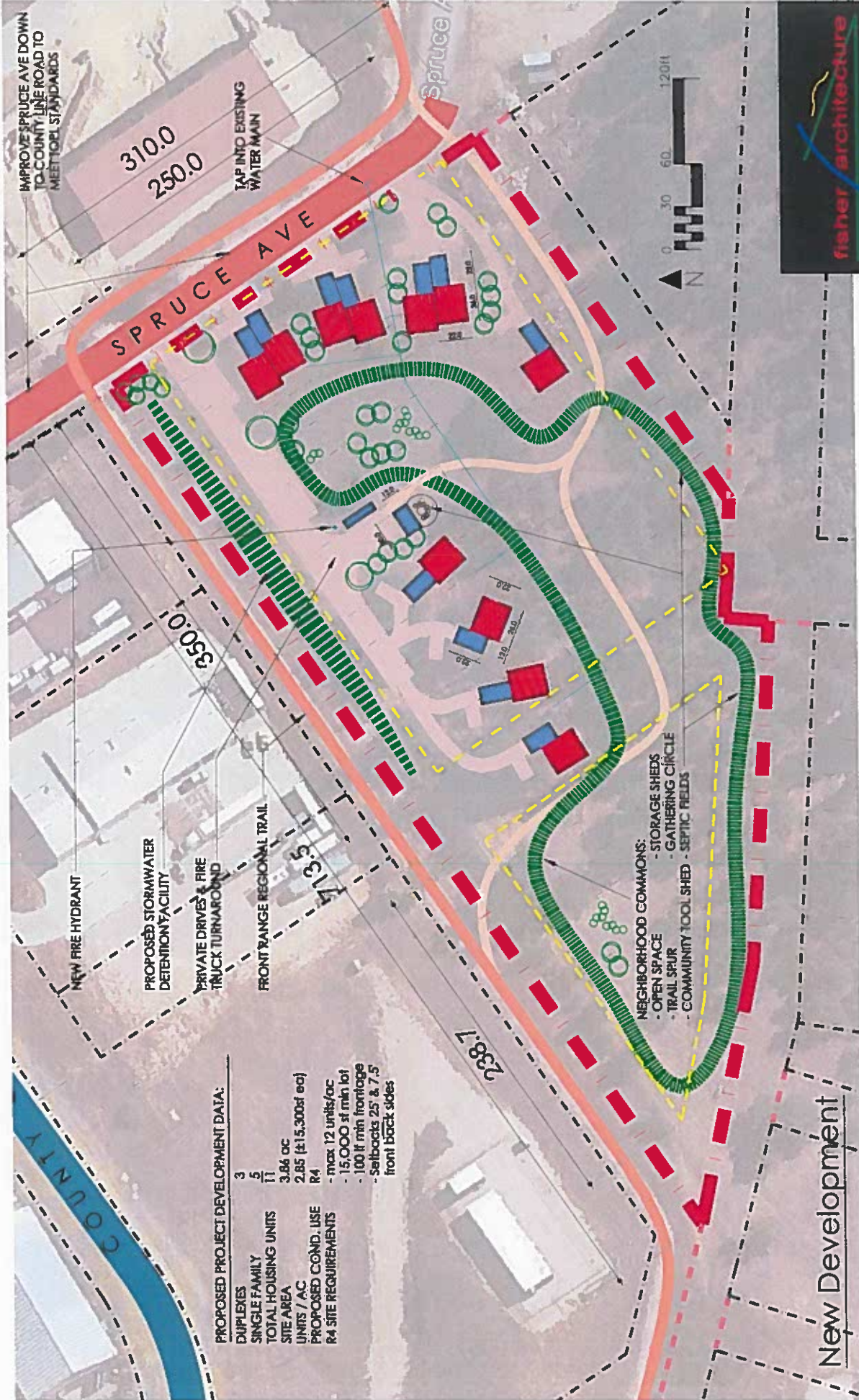
Jan 19, 2024 SP2



New Development

Lake Shadows Meadow

Jan 19, 2024 SP3



IMPROVE SPRUCE AVE DOWN TO COUNTY LINE ROAD TO MEET TOLL STANDARDS

310.0
250.0

TAP INTO EXISTING WATER MAIN

SPRUCE AVE



NEW FIRE HYDRANT

PROPOSED STORMWATER DETENTION FACILITY

PRIVATE DRIVES & FIRE TRUCK TURNAROUND

FRONT RANGE REGIONAL TRAIL

173.0

350.0

NEIGHBORHOOD COMMONS:
- STORAGE SHEDS
- OPEN SPACE
- TRAIL SPUR
- COMMUNITY TOOL SHED
- SEPTIC FIELDS
- GATHERING CIRCLE

PROPOSED PROJECT DEVELOPMENT DATA:

DUPLEXES	3
SINGLE FAMILY	5
TOTAL HOUSING UNITS	11
SITE AREA	3.86 ac
UNITS / AC	2.85 (±15,300sf ea)
PROPOSED COND. USE	R4
R4 SITE REQUIREMENTS	- max 12 units/ac - 15,000 sf min lot - 100 ft min frontage - Setbacks 25' & 7.5' front back sides

New Development

Lake Shadows Meadow

Jan 19, 2024 SP4



Site & Concept

January 19, 2023 SP0



Lake Shadows Meadow



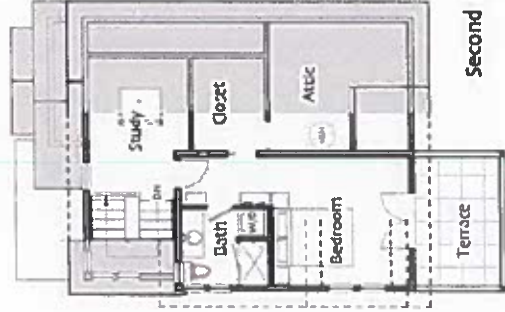
First Floor
 Living Room 12'-0" x 11'-0"
 Kitchen 10'-3" x 11'-5"
 Dining Room 7'-7" x 11'-5"
 Bedroom 10'-0" x 10'-3"
 Bathroom full

Second Floor > 5'
 Bedroom
 Study
 Bath/Laundry three-quarter

Total Heated Area 1150 sq ft
Footprint 24' x 43'



First Floor



Second Floor



Egret 1150 sf

marketing plans by
Ross Chapin Architects



First Floor
 Living/Dining 17'-0" x 11'
 Kitchen 7' x 11'-3"
 Bathroom full

Second Floor
 Bedroom 11' x 11'-0"
 Bedroom 2 10'-3" x 9'-0"
 Bathroom full

Total Heated Area 1086 sq ft
Footprint 30' x 31'

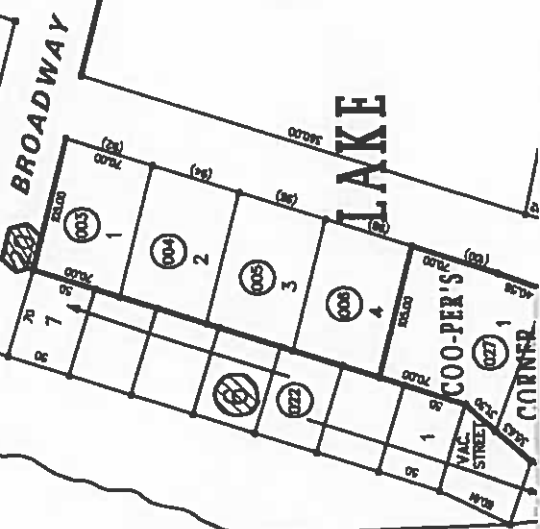
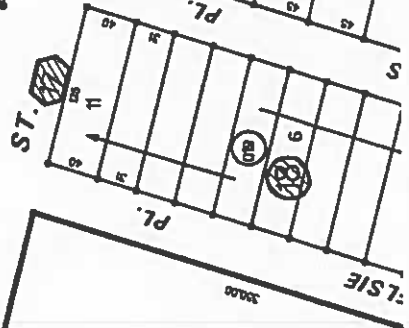
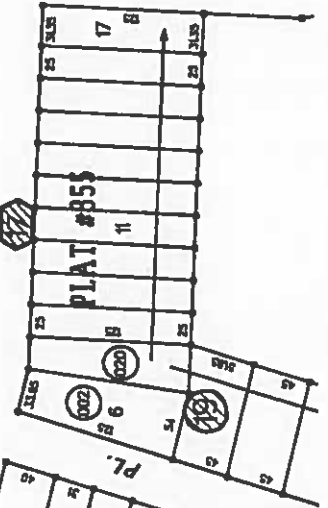
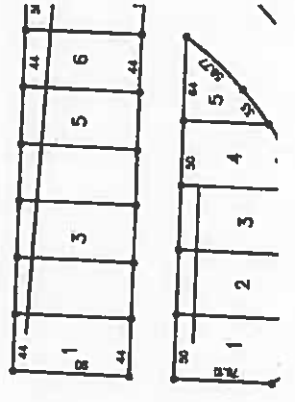
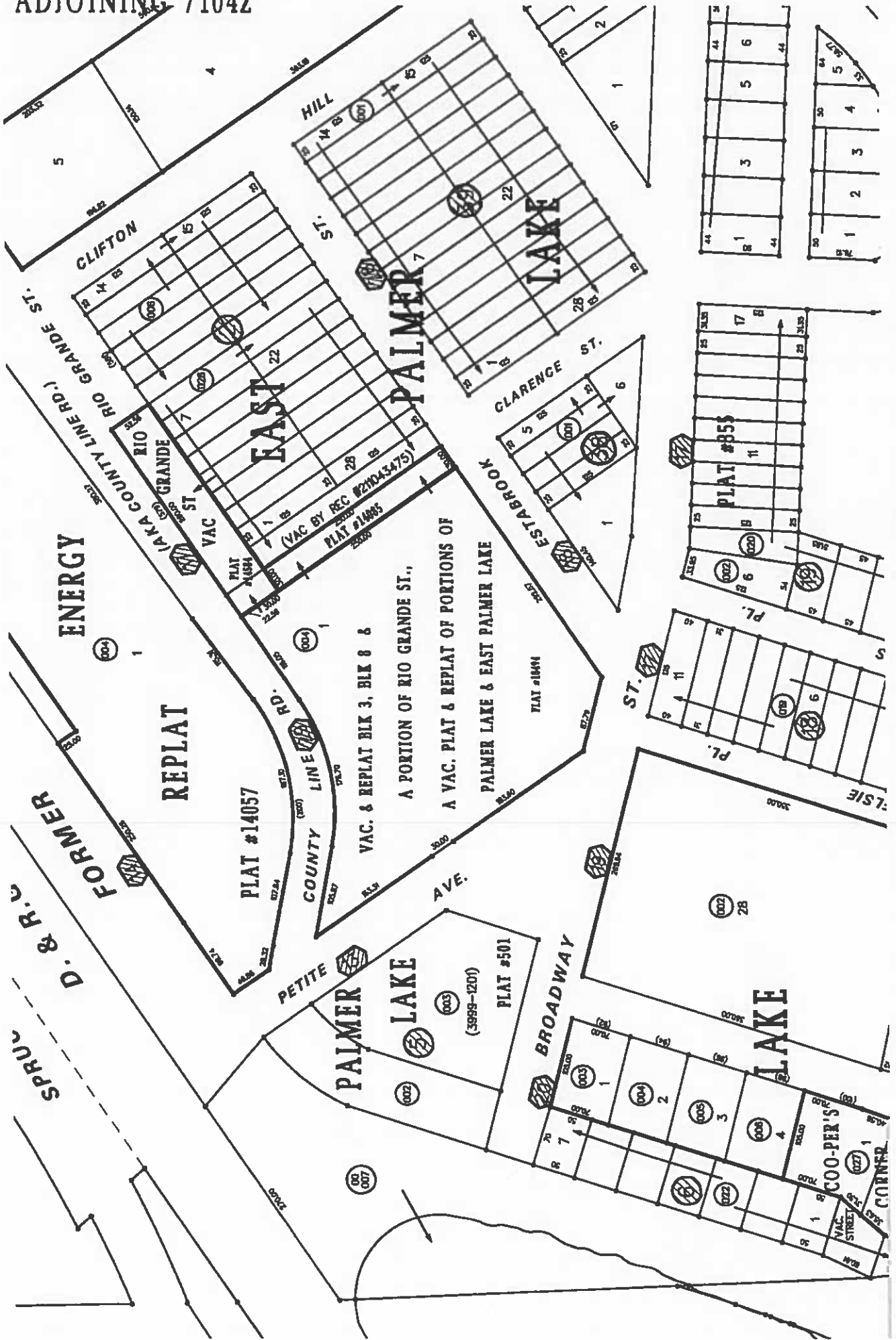


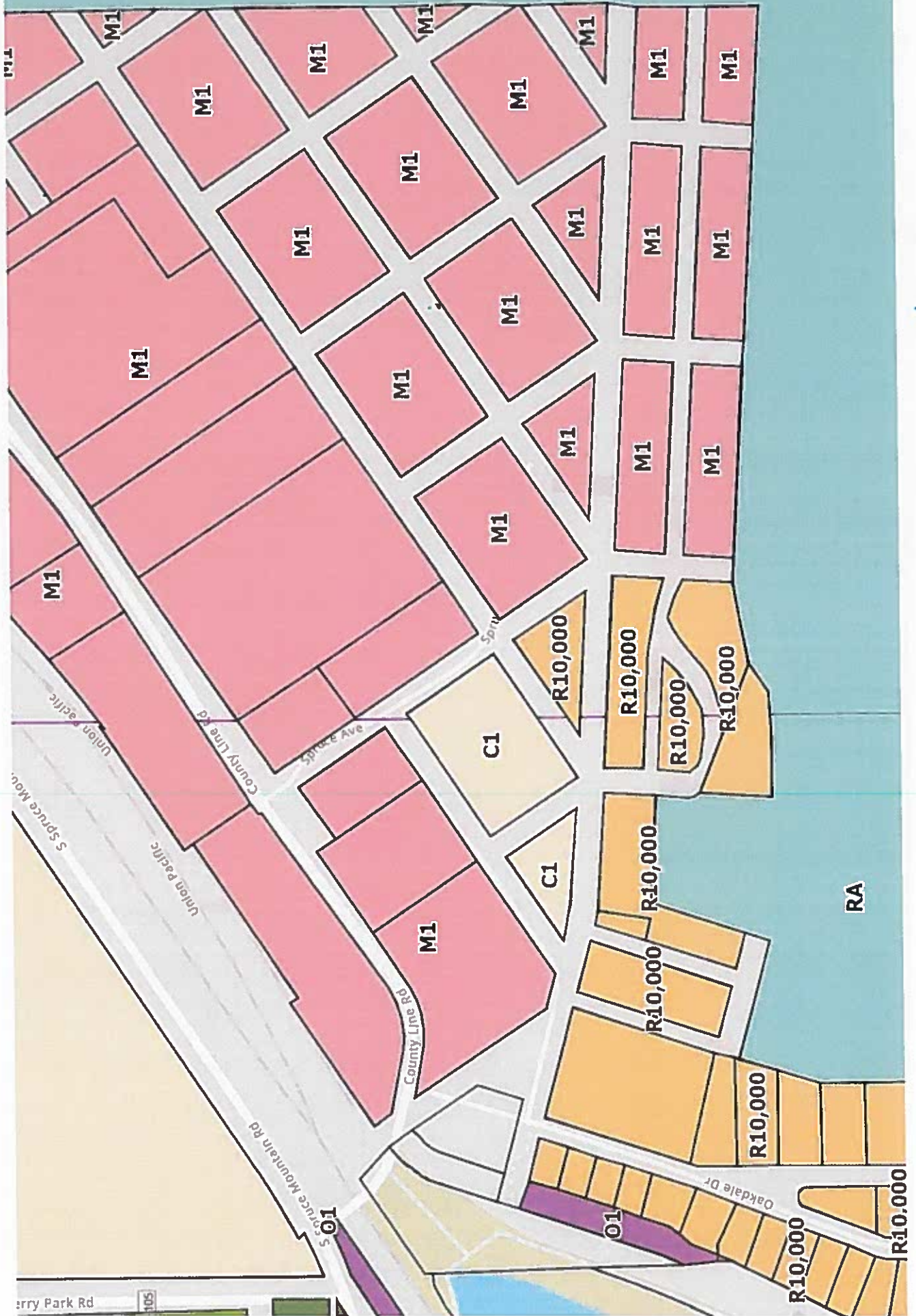
Brightside 1086 sf

Palmer Lake
Vernacular

January 2023 A1

Lake Shadows Meadow





CHAPTER 17.44. - C1 GENERAL BUSINESS AND COMMERCIAL ZONE

17.44.010. - Permitted uses.

Permitted uses in the C1 zone are as follows:

- (1) Restaurants.
- (2) Licensed liquor or beer outlets.
- (3) Bed and breakfast, ten units or smaller.
- (4) Funeral homes and mortuaries.
- (5) Medical and dental clinics.
- (6) Service establishments, such as barber and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning.
- (7) Community buildings, libraries, parks, museums, art galleries and post offices.
- (8) Retail stores including the following: liquor store, drug store, miscellaneous good items, clothing store, Sporting goods, books, groceries, antiques, gift shop, and hardware.
- (9) Art, photographic, health, dance and music studios.

(Code 1973, § 17.36.010; Ord. No. 2-1980, § 5, 1980; Ord. No. 8-1992, § 1, 1992; Ord. No. 18-2000, § 11, 2000)

17.44.020. - Conditional uses.

Conditional uses in the C1 zone are as follows:

- (1) Parking garages.
- (2) Day care centers.
- (3) Wholesale businesses.
- (4) Drive-in commercial use.
- (5) Light equipment sales and repair.
- (6) Vehicle sales and service.
- (7) Bowling alleys.
- (8) Educational institutions.
- (9) Religious institutions.
- (10) Public and semi-public uses.
- (11) Nursing homes, hospitals.
- (12) Ambulance services.

- (13) Single-family and multi-family uses (R1 through R4 subject to all requirements of that particular zone).
- (14) Building supplies provided any outdoor storage is screened from view.
- (15) Light assembly of prefabricated parts.
- (16) Mini-warehouses and storage rental spaces.
- (17) Mixed, residential dwelling and commercial uses occurring in the same building.
- (18) Light manufacturing.
- (19) Kennel, provided that a minimum area of five acres is available for said kennel.
- (20) Hotels and motels.
- (21) Other such uses as listed and permitted which are not more detrimental, as determined by planning commission and town council.

(Code 1973, § 17.36.020; Ord. No. 18-2000, § 12, 2000)

17.44.030. - Lot sizes and dimensions.

- (a) The sizes and dimensions of a lot in a C1 zone shall be as follows:
 - (1) Minimum lot size: 6,600 square feet.
 - (2) Minimum lot width: 35 feet street frontage.
- (b) No side yard setback shall be required provided the building's side wall is constructed of at least four-hour fire resistance. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required.

(Code 1973, § 17.36.030; Ord. No. 15-1973, § III:10:c, 1973)

17.44.040. - Structure height and area.

The structure height and area requirements in a C1 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 65 percent of lot.

(Code 1973, § 17.36.040; Ord. No. 15-1973, § III:10:d, 1973)

17.44.050. - Required off-street parking and loading.

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.36.050; Ord. No. 15-1973, § III:10:e, 1973)

17.44.060. - Signs.

Signs in the C1 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.36.060; Ord. No. 15-1973, § III:10:f, 1973; Ord. No. 18-2000, § 13, 2000)

17.44.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.36.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 7, 1987)

17.44.080. - Outdoor storage and buffering.

All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas.

(Code 1973, § 17.36.080; Ord. No. 18-2000, § 14, 2000)
