



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

DATE: January 2024	ITEM NO.	SUBJECT: Consider Recommendation on Conditional Use Permit in C2 Zone, Landscape Yard, Illumination Point - Hwy 105
Presented by: Town Administrator /Clerk		

Background

Greater Grounds purchased a lot at the Illumination Point site. It is in a C2 zone district, found here - https://library.municode.com/co/palmer_lake/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.48C2GE_BUCOZO

The C2 zone does not allow for outside storage (comparable to M1 zone); however, with a conditional use can operate as requested.

The owner has been cooperative in completing the process to request a conditional use permit for a landscape yard including the outdoor storage of material. Additionally, the landowner is working on a land use application for the site improvement.

Recommended Action

Consider a recommendation to the Board of Trustees for conditional use in a C2 zone as requested.