

BOT

RECORD OF PROCEEDINGS

ITEM #6: Rezone from a CC - Commercial Convenience to a PUD - Planned Unit Development

Jim Fitzgerald, 628 Forest View Way, Palmer Lake made a request to rezone his 11 acres, located on Hwy 105, from a Commercial Convenience to a PUD. Mr. Fitzgerald has received approval for the zone change from the Planning Commission.

Mr. Fitzgerald plans to utilize 3.5 acres for commercial usage and 7.5 acres for residential. The structures would be new, but would be built in the style found in the period from the 1880's to the 1930's.

Trustee Pocock stated that while both the CC zone and the PUD allow for commercial and residential, the PUD zone is much more restrictive. A PUD requires that 30% of the acreage be donated to open space, while the CC zone does not have this requirement.

Trustee R. Allen felt that the zone change was an excellent approach, requiring Mr. Fitzgerald to go back to the Planning Commission with his plans for his subdivision.

Mr. Fitzgerald explained that the water line would be extended, that 67% of the land would be open space, with the average lot being between 9,000 and 10,000 square feet.

Trustee C. Allen expressed a concern with the density at the entrance to Palmer Lake proper.

Trustee Pocock responded that the CC Zone required 6,600 square feet per lot, while the PUD was negotiable.

Attorney Gaddis added that the PUD Zone would give the Town more say in the look and feel of the development. This option would not be available with the CC Zone. The CC Zone allows for a strip mall type development, with many different usages.

TRUSTEE POCOCK MADE A MOTION TO APPROVE THE ZONE CHANGE FROM A CC - CONVENIENCE COMMERCIAL TO A PUD - PLANNED UNIT DEVELOPMENT, SECONDED BY TRUSTEE R. ALLEN. VOTE: 6 aye, 1 nay. Trustee C. Allen being the nay vote, motion carried.

Committee Reports:

Trustee R. Allen, Roads: Work is about to start in earnest to reclaim the roads. Due to the voters' approval, the Town has the funds to rebuild and asphalt the roads as presented in the proposal of the August 14, 1997 meeting.

Trustee R. Allen expressed his appreciation of the work done by the current council. As a citizen, Trustee R. Allen stated he was grateful for the dedication of the Town employees.

Trustee R. Allen extended his congratulations to the incoming council members and passed on the suggestion that they have been given the opportunity to serve and to never, ever forget the citizens.

Trustee Duffy - Buildings and Grounds: Steininger Landscaping was awarded the contract for the buildings surrounding the Town Office, Town Hall and Fire Department.

April 9, 1998