



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

DATE: June 21, 2023	ITEM NO.	SUBJECT: Application for Conditional Use – Mixed Use Res/Comm in CC Zone (Primrose/Columbine)
Presented by: Town Administrator /Clerk		

Background

This request is for a conditional use permit for the triangular parcel (tax ID 7105214001) at Primrose/Columbine (CC zone) for mixed use residential and commercial. The potential buyer and/or landowner will be in attendance to speak to this request.

Staff does not have concern of the *use*; however, staff does have concern for a planned development, which is two-fold –

- 1) visibility around a structure coming uphill on Primrose toward Columbine, and
- 2) parking regulations for development of the site.

Note: Where a commercial zoned property abuts residential zoning, the code states requirements for distance and screening for parking (Sec 17.84.010). Being a mixed use, code is unclear what code should be followed and, even with a variance for the lot size, it will be limiting to accommodate the parking regulations.

Actions to Consider

Review the request and consider recommendation for the Conditional Use permitting mixed use.

Options:

- Commission may approve the conditional use for the mixed use of commercial-residential and address the site development when a submittal is made; thus, recommending approval with a condition that the site development plan is referred to the Planning Commission. Add any other pertinent conditions.
- Commission may deny the conditional use for reasons stated in the motion to deny.
- Commission may request additional information and, therefore, continue the hearing to another meeting date.