



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

DATE: July 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, which is a C2 zone district. The C2 zone does not specify outside storage (found in the M1 zone); however, with approval of a conditional use permit, can operate as requested. The original request for conditional use was filed in December 2023.

The owner continues to work with CDOT relative to the requirements of the Hwy 105 access permit. In the meantime, this application/hearing has been continued each month.

It is the suggestion of staff to consider a recommendation for the conditional use request, as Greater Grounds continues to operate without approval of a conditional use permit. The recommendation may be contingent upon all regulations being met with CDOT for the access permit as well as any other condition that members see fit for this business operation in a C2 zone.

~~The request for a site plan including a permanent drive access to the landscape lot has not been provided from the owner.~~

Note the update enclosed from the property owner.

Recommended Action

Consider a recommendation to the Board of Trustees for conditional use in a C2 zone as requested and include any conditions necessary for the operation.