



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

July 6, 2021

6:00 pm Regular and Virtual Meeting with In-Person Seating

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA ADOPTION**
- V. ANNOUNCEMENTS / PRESENTATIONS**
 - A. PUBLIC COMMENT REMINDER:** All emails sent to the Planning Technician for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear (virtually or in-person) at the meeting and make said statements to the Commission directly.
 - B. PALISADE FARMERS MARKET on Sunday, downtown from 9:30 am – 1:30 pm**
- VI. APPROVAL OF MINUTES**
 - A. Minutes from June 1, 2021, Regular Planning Commission Meeting**
- VII. PUBLIC COMMENT – For items not on the Public Hearing agenda**
Please keep comments to 3 minutes or less, and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

VIII. PUBLIC HEARING

The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.

A. **PRO 2021-12 – CONDITIONAL USE PERMIT FOR MURAL AT 305 MAIN**

The Planning Commission will consider a Conditional Use Permit (CUP) for a mural, located at 305 Main Street (Parcel # 2937-091-04-001), as applied for by REO Holdings LLC. The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

B. **PRO 2021-11 – STONE ORCHARD TOWNHOMES – PRELIMINARY PLAT**

The Planning Commission will consider a Major Subdivision – Preliminary Plat for the Stone Orchard Townhomes, located at 3691 G Road (Parcel # 2941-041-00-079), as applied for by Darin J. Carei. The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- A. A Joint Workshop with the Board of Trustees has been schedule for July 27, 2021 at 6 pm.

XI. ADJOURNMENT



TOP Planning Commission Regular Scheduled Virtual Meeting Electronic Participation Instructions

Due to the increase in public participation in Town meetings, the Town of Palisade has decided to continue virtual public attendance at meetings with in-person seating at the Board Chambers.

Regular meeting starts at 6:00 pm

<https://zoom.us/j/3320075780>

Meeting ID Number: 332 007 5780

To Join Zoom Meeting:

BY COMPUTER/SMARTPHONE: Click on the link above and follow the instructions. Participants from the audience will be able to speak during public comment. **There is a hand symbol to push that will allow the meeting moderator to see who wants to speak.** Please remember to state your name before speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes. **If using a smartphone, you must download the app.**

***BY TELEPHONE:** Members of the public who wish to provide public comment on any specific agenda item or during general public comment must call the number provided below between 5:15 pm and 5:29 pm. During that time, the **moderator of the call will ask your name and the agenda item or if you wish to speak to an item not on the Agenda.** Once that information has been provided, your line will be muted. When it is time to talk during the meeting, the moderator will unmute the line, state the person's name who will be speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes.

To participate, dial the following phone number: **1 (253) 215 8782**, then there will be a prompt to enter the meeting **ID. Number Noted Above**, and the User ID is the pound (#) sign.

BY ELECTRONIC MAIL: Members of the public may also provide public comment or comment on a specific agenda item by sending an email to breynolds@townofpalisade.org. The email must be received by 2:00 pm on the day of the meeting. **The Clerk will FORWARD THE EMAIL TO THE PLANNING COMMISSION.** *Any member of the public who wishes to have a statement read into the Minutes is required to appear (virtually) at the meeting and make said statements to the Commission directly.*



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
341 W 7th Palisade Civic Center
(Also Virtual Participation Via ZOOM)
June 1, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:04 pm by Chairman Parker with Commissioners present: Harbaugh, Hull, Wheeler, Prinster, and Curry. Commissioner Hamilton was absent. A quorum was declared. Also, in attendance were Community Development Director Brian Rusche and Planning Technician Lydia Reynolds..

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Commissioner Prinster, to approve the Agenda as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

Community Development Director Brian Rusche announced the Town has a new website: palisade.colorado.gov. Mr. Rusche also announced Farmer's Market will open Sunday, June 6th from 9:30 am to 1:30pm.

MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Hull, to approve the Minutes of May 18th, 2021.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING

PRO 2021-9 – Short Term Vacation Rental Site Plan- Steinweg

Chairman Parker disclosed that he is acquainted with Danny and Angela Steinweg and feel that will not have any effect on how he votes in this matter.

STAFF PRESENTATION

Community Development Director Brian Rusche explained that the Town of Palisade has received an application from Danny and Angela Steinweg for a site plan to run a short term vacation rental at 831 Logan Street. The home is zoned Low Density Residential (LDR), which permits short term vacation rentals under the Land Development Code. Ordinance 2014-16, adopted in November of 2014, established short term vacation rentals as a permitted use in residential zoning districts. The ordinance was last amended in July of 2017 (Ordinance 2017-18) to include some additional application requirements and standards.

The hearing of June 1st, 2021 has been duly advertised, posted and all property owners within 300 feet have been notified of the time and date of the hearing.

Mr. Rusche noted that the property is approximately 0.22 acres. The residence is a single-family home built in 1992. The home was built as a 1,092 square foot (sf.) home with an attached garage of 308 sf. In 2020 the garage was converted to living space that includes a bathroom, closet, and storage. It is this area that will be used for the short term vacation rental, according to the submitted floor plan. There is currently a detached garage being built south of the residence that is 728 sf.

Mr. Rusche explained that the staff report includes the specific criteria in the Land Development Code for approval of Short Term Vacation Rentals and the applicant has addressed the criteria directly in their property management plan.

APPLICANT PRESENTATION

Danny Steinweg, owner of 831 Logan explained that they would like approval for a Short Term Vacation Rental. Mr. Steinweg noted that they have remodeled the attached garage into living space and plan to have the Short Term Vacation there. Mr. Steinweg added that at a future time, they may move and have the entire house available as the Short Term Vacation Rental. Commissioner Curry asked how that would work since they are approving a site plan based on the one bedroom area. Mr. Rusche stated that it would change the scope of the STVR and they would need to submit a revised plan for review/approval if that should come about.

PUBLIC COMMENT

None

COMMISSIONER DISCUSSION

Commissioner Prinster asked for clarification of the parking spots. Mr. Steinweg showed that there could be 4 spots, with one in driveway and 3 on gravel. Commissioner Wheeler asked where the 4 people would go. Mr. Steinweg stated the couch is a pull out bed for 2 kids if needed.

Commissioner Harbaugh asked if the garage modification was made with a kitchen and Mr. Steinweg replied no, they have a microwave, small refrigerator and toaster oven. Commissioner Harbaugh asked Mr. Rusche if they were to put in a kitchen, wouldn't that create a duplex, which is not allowed in that

zone. Mr. Rusche explained that eating (full kitchen), sleeping and sanitation in a unit would constitute an accessory dwelling unit which needs separate approval and must be between 400 and 650 square feet. Commissioner Hull asked if a duplex would have to have separate water and sewer taps. Mr. Rusche pointed out that a duplex would have to have at least 800 square feet. This unit could not become a duplex or accessory dwelling structure based on the square footage. Commissioner Harbaugh was concerned about all of the homes on Logan converting their garages for STVR. Mr. Rusche explained that there is a limit of 20 STVRs for the whole town.

Motion #3 by Commissioner Prinster and seconded by Commission Hull, to approve item **PRO 2021-9 – Short Term Vacation Rental Site Plan- Steinweg**

A roll call vote was requested and the vote on the motion was as follows:

YES: Chairman Parker, Commissioners: Prinster, Hull, Curry and Wheeler
NO: Harbaugh
ABSENT: Hamilton

The motion passed 5-1.

NEW BUSINESS

Mr. Rusche stated that there are no public hearing items for the June 15th meeting. He asked if the Commission wanted to cancel the meeting or have a workshop of topic to be determined.

Motion #4 by Commissioner Hull and seconded by Commission Wheeler, to cancel the June 15th, 2021 meeting of the Palisade Planning Commission

A voice vote was requested.
Motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 6:27 pm.

X

Riley Parker
Planning Commission Chairman

X

Lydia Reynolds
Planning Technician

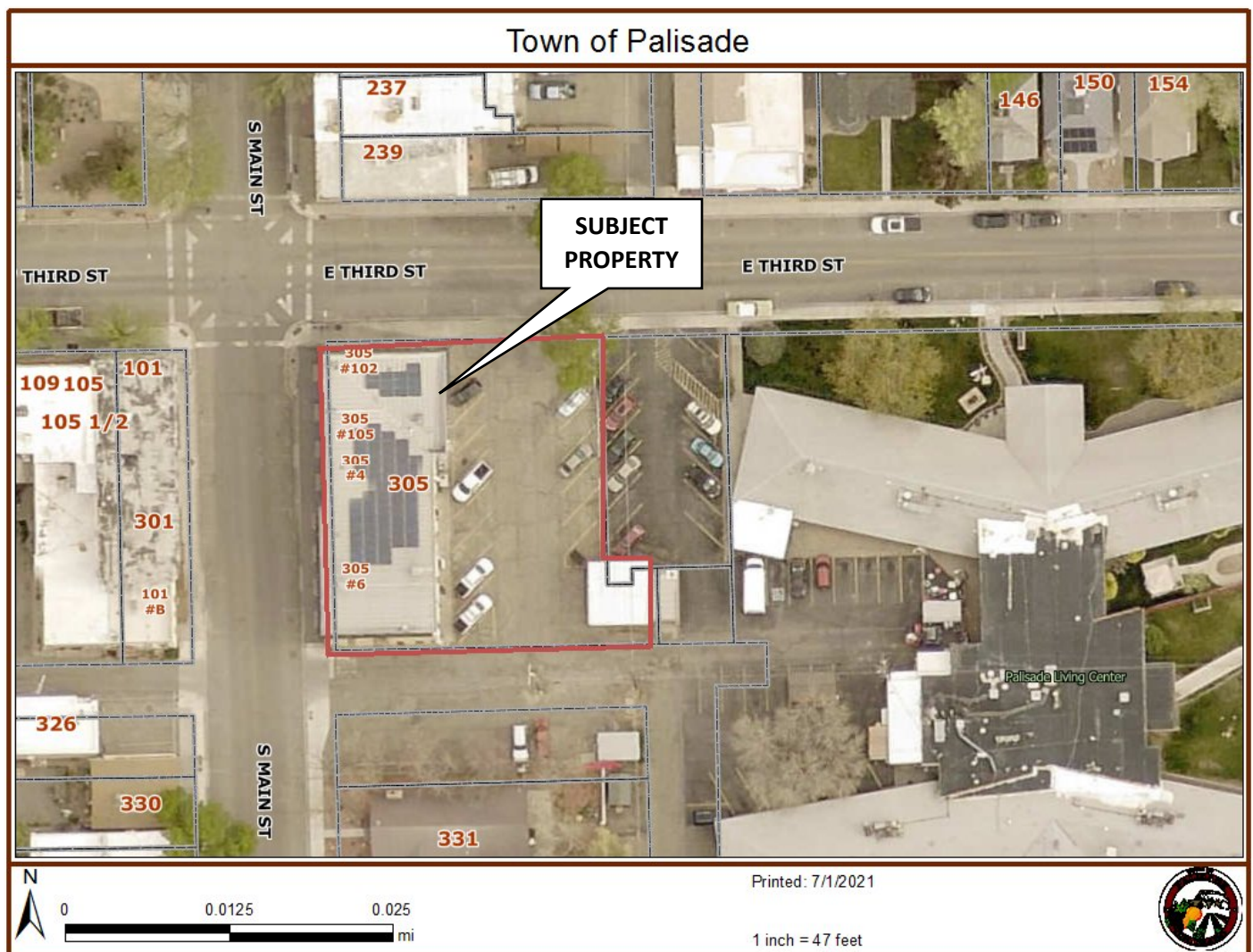
**PRO 2021-12, CONDITIONAL USE PERMIT (CUP) FOR A MURAL,
LOCATED AT 305 MAIN STREET,
PARCEL # 2937-091-04-001**

SUMMARY

The Town of Palisade has received a request from REO Holdings LLC, for a Conditional Use Permit (CUP) for a mural located at 305 Main Street (Parcel # 2937-091-04-001). The proposed mural would be located on the east side of the building, visible only from East Third Street.

Pursuant to Section 10.10.D.3 of the Land Development Code (LDC), a mural is “An on-premises wall sign depicting, but not limited to artistic renderings of Town history, environment or community life. Such signs may be approved as a conditional use, subject to the provisions of Section 4.07.”

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at their public hearing on July 13, 2021 and make a final decision.



PROPERTY DESCRIPTION

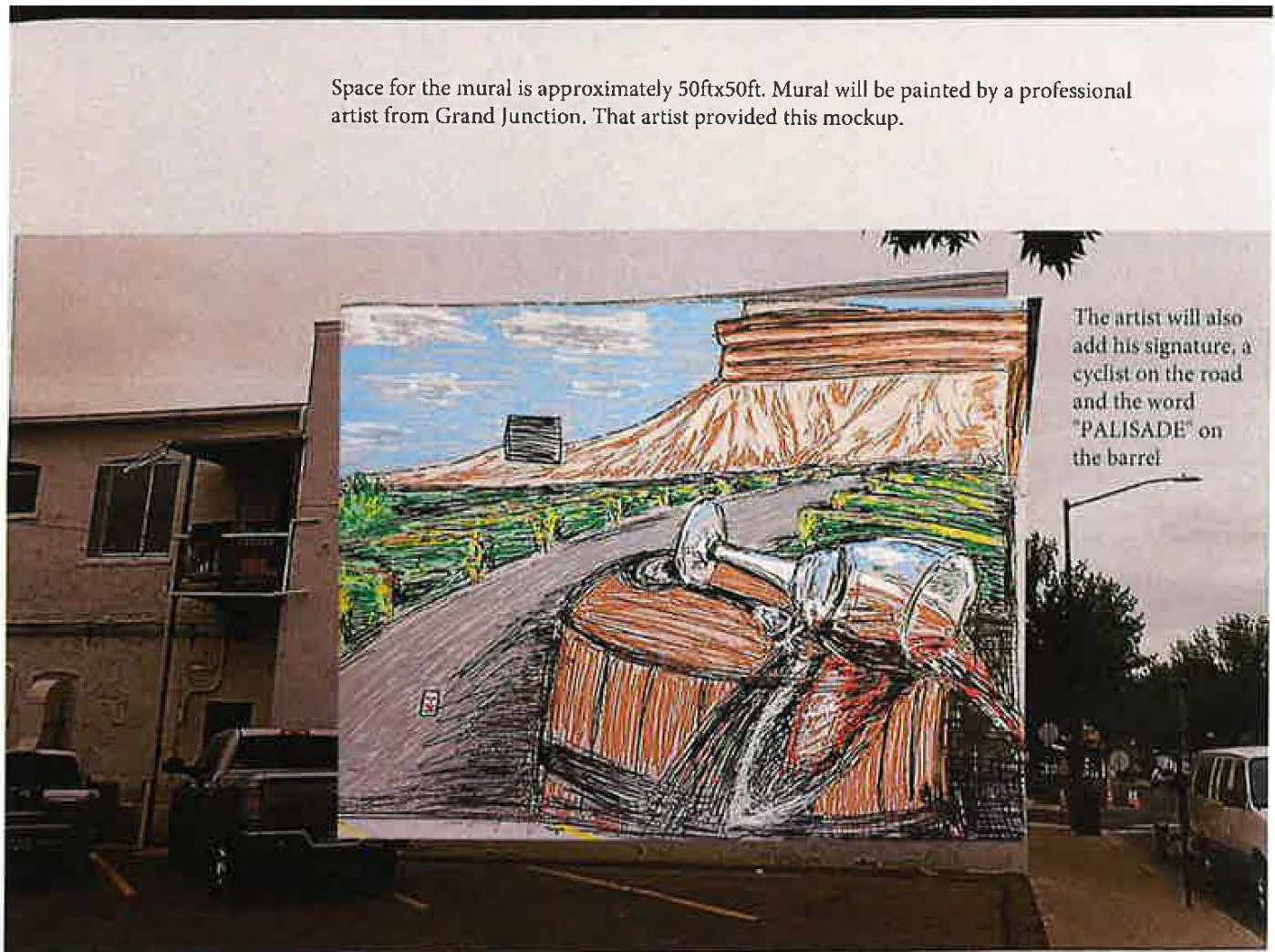
The property at 305 Main Street is formerly known as the location of the Palisades National Bank. A prominent building in the downtown area, it is two-stories and is home to offices, retail, and apartment uses.

The east side of the building is used as a parking lot for the tenants of the building, accessible from E. Third Street. Previously, there was a drive-through window along this wall servicing the bank. This drive-through has been removed and the wall has been primed for the installation of artwork. It is approximately 40 feet in width (according to the County Assessor) and equally as tall.

PROPOSED MURAL

The building owners have sought the services of a local professional artist and have provided renderings of the mural. They state: "Our hope is that the mural will pay homage to the town, emphasizing Mount Garfield and tying Mount Garfield into the existing architecture. In addition, the mural will emphasize agriculture, wine, and biking; all characteristics of the town in which we take pride. Finally, because the mural is prominent in one of the entry points for the downtown, we will prominently add "Palisade" to the wine barrel in the drawing."

Space for the mural is approximately 50ftx50ft. Mural will be painted by a professional artist from Grand Junction. That artist provided this mockup.



LAND DEVELOPMENT CODE

Section 4.07 Conditional Use Permit:

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Section 4.07.E. Conditional Use Permit Findings of Fact:

In order to approve a conditional use permit, the Planning Commission must make certain findings about the request (in the form of a recommendation to the Board of Trustees):

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The proposed mural will not endanger the public health or safety if located where proposed as it will only be visible from East Third Street (facing west) and vehicular traffic would pass the mural before the four-way stop at Third and Main.

Pedestrian traffic would be encouraged to interact with the mural, as described by the applicant, which should not be an issue as pedestrian traffic throughout downtown is encouraged to walk slowly and interact with the various shops and restaurants; the mural would provide one more opportunity to slow down and take pictures if desired.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The application conforms to practices of sound land use planning. Converting an otherwise blank wall space into a piece of art is a good use of land and contributes to the ambiance of downtown. Having interesting things to see and do in a downtown area helps create a unique sense of place.

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The east side of the building is currently a blank wall facing a parking lot. The addition of an artistic mural will only enhance the value of the building itself and will not injure the value of adjacent properties. Even residential properties further east on Third Street will have something other than a blank wall to see from their front yards.

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

The Comprehensive Plan (2007) includes language about streetscapes. Under Community Character & Design, Desired Future Condition – Policy 2 states: “Encourage more aesthetic streetscapes such as street edge landscaping (including street trees), benches, gardens, ornamental light fixtures, hanging flower baskets, banners and works of art [underscore added].” In addition, under Land Use and Growth Management, it states: “A community feels like a village when it enhances the walkability of the entire community and creates a pleasant ambiance, such as tree-lined streets, flowers, benches along sidewalks, art and attractive signs throughout the community, especially in the village center.”

There is an existing mural across Third Street that faces the west, so murals would be consistent with the aesthetic of adjacent properties.

RECOMMENDATION ON THE CONDITIONAL USE PERMIT

Staff recommends approval of a conditional use permit (CUP) for a mural on the east side of the property at 305 Main Street.

ATTACHMENTS

Letter of Intent

Proposed Mural Images

REO HOLDINGS LLC
720-608-0672
Contact@HQInvestmentsLLC.com
1100 Royal Coachman Blvd
Dillon, CO 80435

June 10, 2021

Town of Palisade
Community Development Department
175 E 3rd Street
Palisade CO 81526

Via Email

To Whom it May Concern:

This is a letter of intent with respect to our request for a conditional use permit for a mural on our building. We intend to have a local professional artist paint a 50ft X 50ft mural on the east side of the building. Attached are:

1. Our application for the conditional use permit; and
2. Pictures detailing the location and substance of the mural.

Our hope is that the mural will pay homage to the town, emphasizing Mount Garfield and tying Mount Garfield into the existing architecture. In addition, the mural will emphasize agriculture, wine, and biking; all characteristics of the town in which we take pride. Finally, because the mural is prominent in one of the entry points for the downtown, we will prominently add "Palisade" to the wine barrel in the drawing.

Thank you for your consideration, and we look forward to adding to beautiful downtown Palisade.

Sincerely,



Alexander Hood
For REO Holdings LLC



Brian Quarnstrom
For REO Holdings LLC



Space for the mural is approximately 50ftx50ft. Mural will be painted by a professional artist from Grand Junction. That artist provided this mockup.



The artist will also add his signature, a cyclist on the road and the word "PALISADE" on the barrel

PRO 2021-11, STONE ORCHARD TOWNHOMES – PRELIMINARY PLAT
LOCATED AT 3691 G ROAD
PARCEL # 2941-041-00-079

SUMMARY

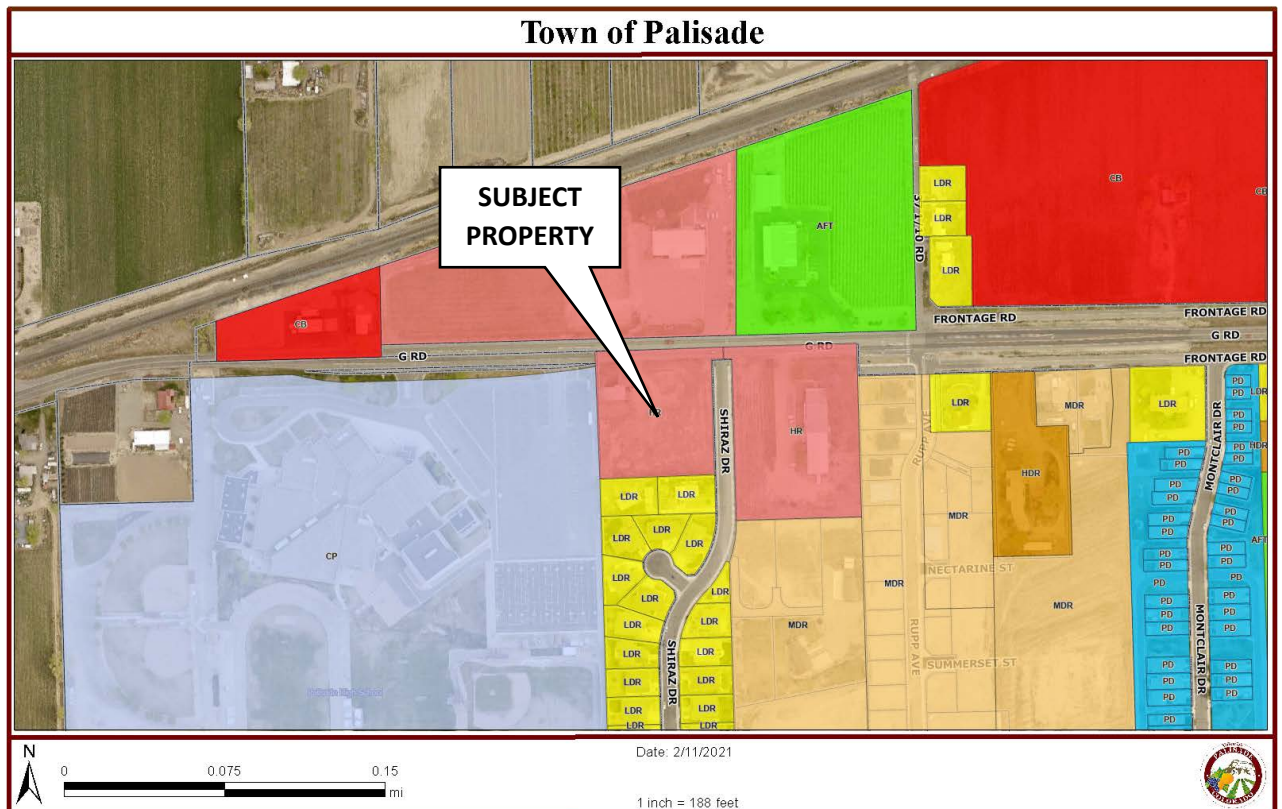
The Town of Palisade has received a Major Subdivision – Preliminary Plat application from Darin J. Carei for the Stone Orchard Townhomes, located at 3691 G Rd. (Parcel # 2941-041-00-079). The property is zoned Hospitality Retail (HR), and townhomes are a permitted use within the HR zoning.

The project, formerly known as Bella Palizzata, has been presented to the Town previously, starting with an original concept plan on July 23rd, 2019. A Preliminary Plat was presented to the Planning Commission on December 2nd, 2019 and was recommended for approval to the Board of Trustees on December 10th, 2019. At that meeting, the request was continued but did not appear on a subsequent agenda.

The most recent request for this property was the review of a new Concept Plan by the Planning Commission on February 16, 2021 and the Board of Trustees on February 23, 2021. The Concept Plan reduced the number of units and made other adjustments to the project in response to the previous reviews. The Board provided feedback regarding parking, specifically providing sufficient off-street parking to discourage parking on Shiraz Drive; consideration of xeriscaping and drought-tolerant vegetation; the payment of Transportation Impact Fees (TIF); and the provision of open space as well as impervious surface on the site.

Staff had a pre-application conference on March 16, 2021 and subsequently received this Preliminary Plat application, which was distributed for review comments and received comments have been provided to the applicant.

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at their public hearing on July 13, 2021 and make a final decision.



PROJECT HIGHLIGHTS

The proposed townhome development consists of fourteen (14) total units, with two buildings of four units each and three buildings of two units each. Two parking spaces, per code, will be provided for each unit via a one-car garage and associated driveway, with an additional parking area of five (5) spaces provided for guest parking. Landscaping will be provided as a buffer to the residences to the south, as well as around each of the units. The architectural style has been modified from the concept plan and renderings are included in this packet.



SUBDIVISION PROCESS

Subdivisions of ten (10) or more lots or ten (10) or more dwelling units shall occur in three (3) stages, beginning with review of a concept plan [completed], followed by review of a preliminary plat [this application], and a final plat. The Preliminary Plat requires two (2) public hearings: before both the Planning Commission and Board of Trustees. Within twelve (12) months of the date of approval of the preliminary plat, the applicant shall submit a final plat for at least one (1) section of the subdivision. This development is proposed for only one phase. The Final Plat requires review by staff of all final construction documents and approval by the Board of Trustees but does not require a public hearing.

The applicant shall bear the costs of installation of all on-site improvements as required by this LDC, including provision for surface drainage, pavement, landscaping and utilities. The developer shall be responsible for construction and installation of all required improvements, unless otherwise provided, in accordance with the requirements of this LDC, the Town's engineering and construction specifications, and with the specific plans and specifications for such improvements approved by the appropriate Town, County, state or federal agencies. Improvements shall be installed only in accordance with the subdivision or development improvement agreements. A Subdivision Improvement Agreement will be required in conjunction with the Final Plat.

LAND DEVELOPMENT CODE

Section 4.05.B Major Subdivision – Preliminary Plat

The subdivision procedure provides a process to evaluate the orderly and efficient development of land and to promote the health, safety and welfare of the residents of the Town.

Section 4.05.B.5 Findings of Fact

No preliminary plat may be approved by the Town Board unless all of the following findings are made concerning the subdivision:

a. Consistency with the adopted plans of the Town.

This parcel was anticipated for residential development by the Comprehensive Plan (2007) and subsequently annexed by the Town in 2008. The current Hospitality Retail (HR) zoning was established by Ordinance No. 2019-02 and the proposed subdivision into fourteen (14) townhomes is consistent with the density and dimensional standards for Town-house development in Table 5.10: HR District Standards as well as the residential use standards in Section 7.01.F – Townhouse.

b. The subdivision meets all required specifications of Article 9, Subdivision Regulations, and other applicable requirements of this LDC.

The subdivision has been reviewed by Town staff and outside agencies for consistency with requirements found in Article 9. The subdivision meets the specifications for Access, Street and Lot Design, and provision of Utilities. The developer will be responsible for the construction of all required improvements, as well as the payment of traffic, school impact, and open space fees.

c. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The subdivision is adjacent to Palisade High School and directly north of existing residential subdivisions already built. The existing residential subdivisions consist of a mix of one and two-story single-family residences. The maximum height of townhomes in the HR zone is 25 feet, compared to the maximum height allowed in the Low Density Residential (LDR) zone of 35 feet. The setback of the units along the southern property line, the only side that borders two (2) existing residences, is 20 feet, which is consistent with the standard rear yard setback for the LDR zone; all other setbacks are interior to the property (between buildings within the same subdivision) or adjacent to the highway or parking lot of the high school. Therefore, the subdivision will not violate the character of existing standards for development of properties in the surrounding area.

d. The subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure and will not materially endanger the environment, public health, safety or the general welfare.

The subdivision has a cul-de-sac access from Shiraz Drive that eliminates the need to drive through the existing residential subdivisions to access the highway from the new townhomes. CDOT and the applicant's engineer have been coordinating on obtaining an access permit, as required due to a projected increase in existing traffic volume at the intersection of Shiraz and Highway 6. This increase, however, does not warrant auxiliary lanes on this section of the highway, according to the traffic study.

Improvements to pedestrian mobility will be provided with the construction of sidewalks along the south side of Highway 6 to the high school. A sidewalk is shown on this preliminary plat and will be coordinated with the Town to ensure timely integration and construction with the remainder of the sidewalks to be constructed from Iowa west to the High School.

All other infrastructure is already available within Shiraz Drive and will be extended into the development at the developer's expense. These improvements collectively will not materially endanger the environment, public health, safety or the general welfare.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** of Stone Orchard Townhome Preliminary Plat and forward its recommendation to the Board of Trustees for consideration. The Board of Trustees will review the application on July 13, 2021 and make a final decision.

ATTACHMENTS

Letter of Intent

Site Plan

Landscaping Plan

Elevations

Letter of Intent

Stone Orchard Townhomes

Preliminary Plat/Major Subdivision

Date: **Revised February 3, 2021**
Revised May 01, 2021

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture., Inc
861 Rood Ave
Grand Junction, CO 81501
(970) 245-9051
VEI# F18-097

Kim Kerk Land Consulting & Development, LLC
2829 North Ave., #105
Grand Junction, CO 81501
970-640-6913

Submitted to: Town of Palisade
Community Development and Planning
Department
175 East Third Street
Palisade, CO

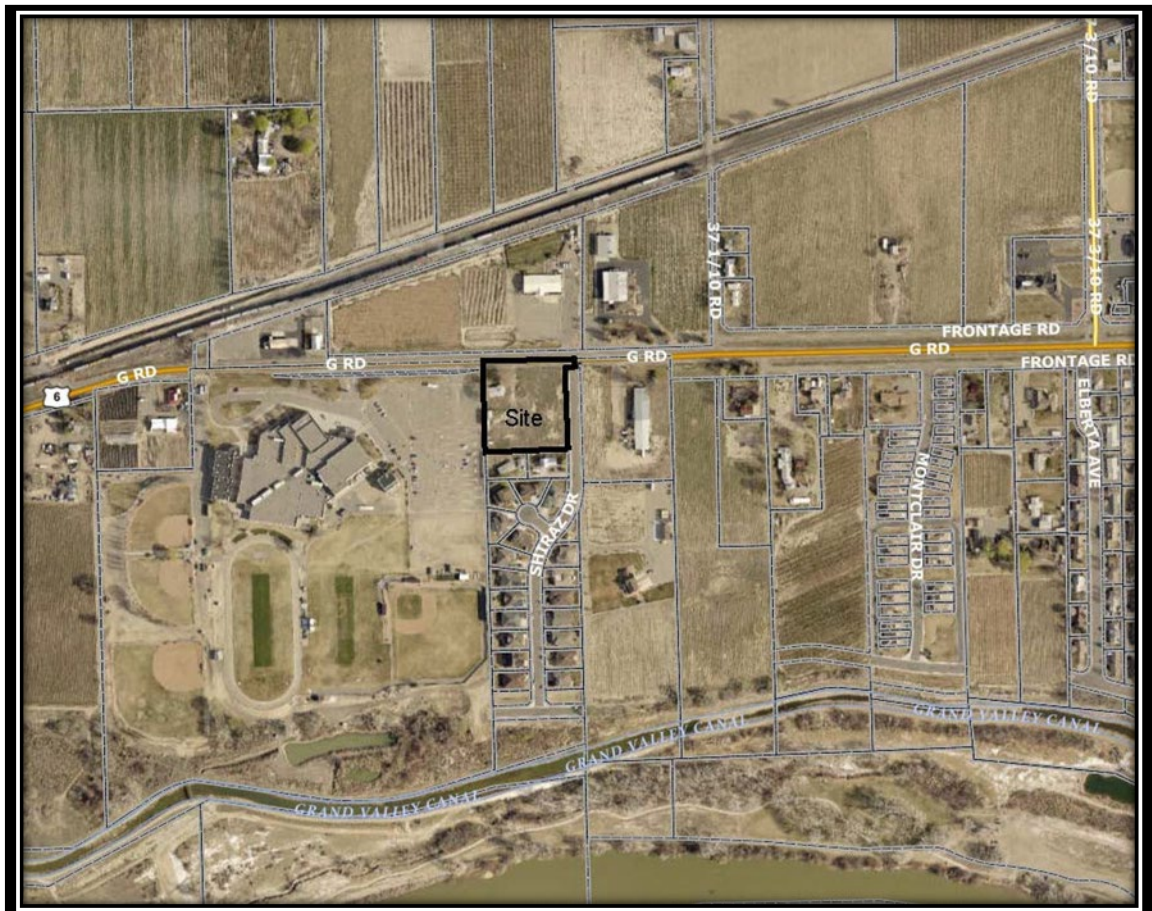
Land Use Request: Preliminary Plat/ Major Subdivision

Applicant/ Owner: Darin Carei
1111 S 7th St.
Grand Junction, CO 81501

Subject Property: 3691 G Road
Palisade, CO 81526

Tax Schedule No: 2941-041-00-079

Location Map: 3691 G Rd.



Preliminary Plat/ Major Subdivision:

This application is to request a review of the Preliminary Plat-Major Subdivision Plan for the Stone Orchard Townhome development. The proposed development anticipates construction of thirteen new townhomes and the renovation of the existing home on site. The property is located at 3691 G Rd. and is within walking distance of the Palisade High School, a church, bank, and a convenience store, and is approximately ½ mile from the Palisade Elementary School. The proposed development is conveniently located close to shopping and retail services in downtown Palisade and a variety of recreational opportunities in Palisade parks.

The property was rezoned to the Hospitality Retail (HR) zone district by the Board of Trustees on January 22, 2019. The Hospitality Retail (HR) zone district allows residential development with a maximum density of up to 11 dwelling units per acre. The proposed Stone Orchard Townhome project will be developed at a density of approximately 7.7 dwelling units per acre, well below the permitted density range for the HR zone district.

The townhomes will feature modern farmhouse style architecture and be constructed in five buildings. Each of the units will have a single car garage, feature between 2 and 3 bedrooms and will have an outdoor patio area. Landscaping along Shiraz Drive will buffer and screen the entrance to the private street that provides access to the development. The private street will be maintained by a Homeowners Association as well as the stormwater detention facility to be located on the south property line of the site (Tract D on the Site Plan).

1. Project Intent

This application is being made to request a review of the Preliminary Plat/ Major Subdivision for the Stone Orchard Townhome project located at 3691 G Road, Palisade. The proposed Major Subdivision-Preliminary Plat Plan is consistent with the existing HR zoning of the property, and the Concept Plan Review Comments received from the Board of Trustees meeting held 2.23.2201, via Zoom.

2. Project Description

The subject property is located at 3691 G Road and is approximately 1.86 acres with 284 feet of frontage on Shiraz Drive and 283 feet on G Road/Hwy 6. The site is bounded by Shiraz Drive to the east, two single family residential uses to the south, Palisade High School to the west and Palisade Christian Church to the north. There is one single-family home located on the property. This home will be retained and receive a complete and thorough renovation as part of the development of fourteen townhomes on the property.

Provided with this application is an architectural rendering of the proposed exterior style of the the Stone Orchard Townhomes.

3. **Public Notice**

Public notice for this application will be provided in accordance with Sec. 3.08, Notice of Public Hearing, of the Palisade Land Use Code, including posting the subject property on public right-of-way.

4. **Zoning and Surrounding Areas**

The property was rezoned to the Hospitality Retail (HR) zone district by the Board of Trustees on January 22, 2019. The HR zone district allows residential development with a maximum density of up to 11 dwelling units per acre. The proposed Stone Orchard Townhome project will be developed at a density of approximately 7.7 dwelling units per acre which is well within the permitted density range for the HR zone district and at a density that is consistent and compatible with the existing subdivisions to the east, Cresthaven and Montclair Subdivisions. Hospitality District Standards are provided for your reference below.

Surrounding area zoning and land uses include:

North – HR (Hospitality Retail), with commercial land use

South – LDR (Low Density Residential) with single family land use West – CP (Community/Public), with High School/Public land use East – HR (Hospitality Retail), with commercial land use

Hospitality Retail (HR)

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HR district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.

The HR district is intended to implement and correspond in part to the Comprehensive Plan's "Commercial—Agricultural/Lodging" land use designation.

Table 5.10: HR District Standards			
Use			
Allowed Uses	Nonresidential Development	Townhouse	Multi-family
Density			
Density (maximum)	N/A	11 dwelling unit per acre	
Lot Requirements			
Lot area (square feet)	20,000	2,000	11,000
Lot width (minimum feet)	N/A	25	110
Setback Requirements ⁽²⁾			
Street yard (minimum feet)	0 ⁽¹⁾	N/A	N/A

Street yard (maximum feet)	10	20	20
Side yard – interior (minimum feet)	0	15	5
Side yard – street (minimum feet)	10	15	15
Rear yard (minimum feet)	10	10	15
Building Requirements			
Height(maximum feet)	50	25	25
Impervious surface (maximum)	80%	80%	75%

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the future development of the property have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve future development on this site.

Utility providers for the site are as follows:

Sewer: Town of Palisade Sanitary Sewer

Water: Town of Palisade Water

Electric: Xcel

Police: Town of Palisade Police

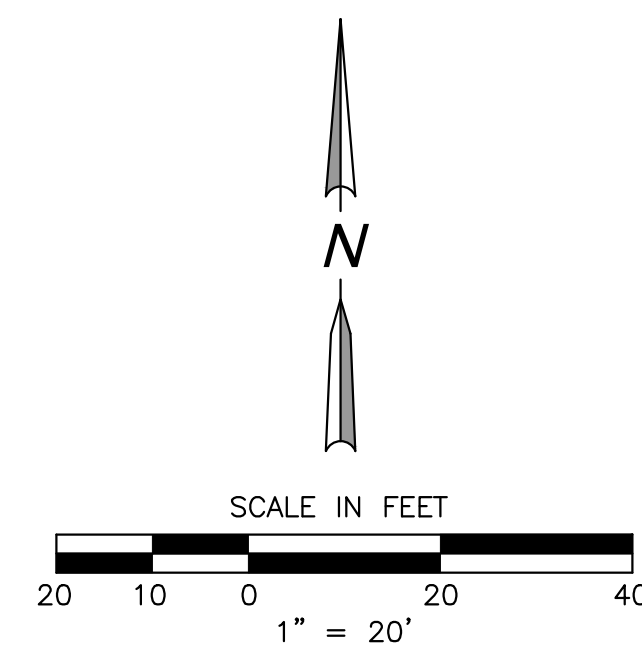
Fire: Town of Palisade Fire

Drainage: Grand Valley Drainage District

Irrigation: Palisade Pipes and Lateral

6. Conclusion

After demonstrating consistency with the Palisade Comprehensive Plan and Land Development Code, the applicant respectfully requests approval of the Preliminary Plat / Major Subdivision for the Stone OrchardTownhome project.





0 16'



STONE ORCHARD TOWNHOMES

MODEL & ELEVATION EXHIBITS



① MODEL VIEW-1



STONE ORCHARD TOWNHOMES

MODEL & ELEVATION EXHIBITS



① 3D View 3



③ 3D View 1



② Existing Structure (Remodel) with New Unit