



Town of Palmer Lake
Planning Commission Meeting
July 18, 2018 @ 6:00 PM
28 Valley Crescent/ Town Office
This agenda is subject to revision

Item # 1 – Call to Order

Item #2 – Z-1-18 – Conditional Use – A request for a Conditional Use in a C-1 Zone District at 80 Spruce Road, Palmer Lake.

Item #3 – Discussion of amendments to the Zoning Regulations regarding odor.

Item #4 – Discussion of a vacancy on the Planning Commission

Item #3 – Adjourn



PLANNING COMMISSION STAFF REPORT

Z.1.18

Conditional Use on 80 Spruce Mountain Road

LOCATION OF PROPERTY: 80 Spruce Mountain Road, Palmer Lake, CO 80133

ZONING: C-1, General Business and Commercial Zone District

APPLICANT : Ron and Marie Turenne
P.O. Box 307 719-481-9120
Monument, CO 80132
719-481-9120

NOTICING:

Property posted: January 12, 2016
Published in the Gazette – February 9, 2016
Contact: Catherine Green
cathy@palmer-lake.org

PROJECT DESCRIPTION

This is a request to grant a conditional use in a C-1 zone district for light manufacturing with a retail storefront (granite countertops).

BACKGROUND

The property and business owners (Turennes), currently have their business, International Stoneworks, LLC, located across the street on County Line Road. Black Hills Energy has purchased this property and the Turennes purchased the land at 80 Spruce Road to build their business and eventually subdivide the remainder of the 27 acres. At this time, the Turennes would like to rezone the property to either a M-1 or a PUD zone district. In the meantime, they would like to obtain a conditional use permit, so they can begin construction of their business without delay.

ANALYSIS – TITLE 17. ZONING. The Planning Commission shall make a recommendation to the Board of Trustees, who shall approve the designation of the proposed conditional use if it finds the following:

- A. **The proposed use complies with the Palmer Lake Comprehensive Plan.** *The proposed use complies with the Comprehensive Plan which envisioned this land as industrial and highway commercial.*

B. The proposed use meets the required standards of the C-1 Zone District. *The proposed use (granite production and sales) is a conditional use in the C-1 zone district.*

C. The developer is proposing the following development standards to reduce or alleviate the impacts on surrounding properties. *The business is located on a 27+ acre undeveloped parcel zoned C-1. The nearest residential area is across State Highway 105. The business itself does not produce and noise or odors that would be offensive to neighbors. The corner where the applicant are proposing to construct their building is a highly visible corner in the town of Palmer Lake and is considered by many to be a primary entry into the Town. The applicant intends to use architectural designs to keep the entryway attractive and reflective of the rural setting to the north and east.*

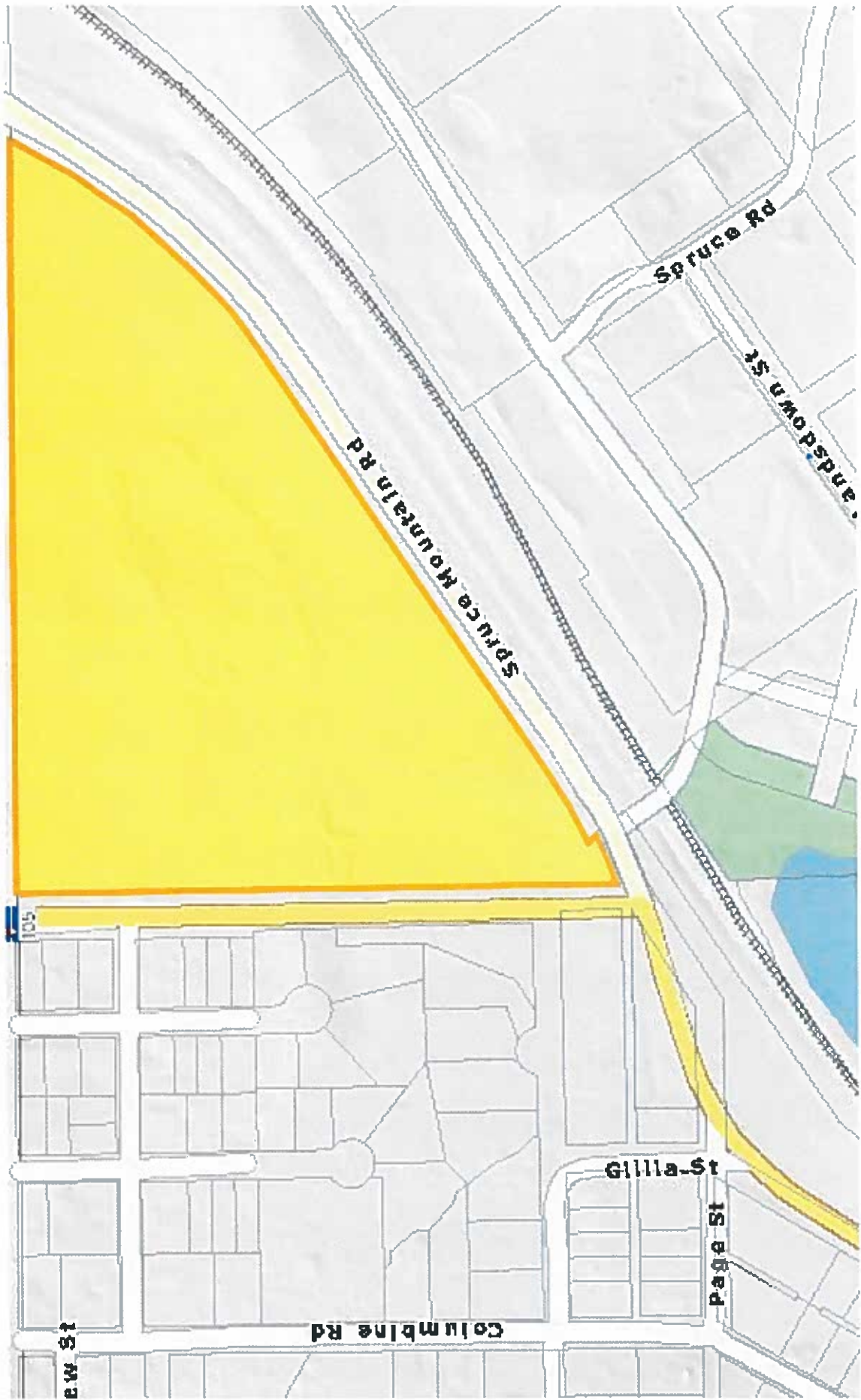
Staff proposes the following conditions be placed on this conditional use request:

Mandatory Conditions (Required by Code of Ordinance):

- 1. The proposed use provides at least one off street parking spaces for every 300 square feet of building floor area.**

Recommended Conditions:

- 2. Keep outside area clean; all outdoor storage must be kept out of view by fencing or landscaping.**
- 3. Applicant will construct either the building drawings submitted or a building of similar design and size.**
- 4. Before a land use permit is approved, the applicant must show prove of water, sanitary sewer, highway access, road to business, and drainage retention.**





Town of Palmer Lake

Office Use Only

Date: _____

Fees: _____ Check #: _____

Rec'd By: _____

Fees: \$250.00 (Chapter 17.80)

42 Valley Crescent

PO Box 208

Palmer Lake CO 80133

719-481-2953 – office

719-488-9305 – fax

info@palmer-lake.org

Conditional Use Application Form

17.08.090 Conditional Use – A request for a use permitted under various zoning categories subject to review by the Planning Commission and Town Council. The formal application requires the same material as outlined for a Zone Change Request.

Name of Applicant: Ron & Maria Turenne

Address of Applicant: P.O. Box 1367
200 County Line Rd. Phone#: 719-488-3180
Palmer Lake, CO 80133 719-641-8988

Email Address: iswrocks@msn.com &
marianthisturenne@msn.com

Name of Proposal: ISW new building site

Proposed Use at this address (please be

specific): Relocating our current stone fabrication, warehouse, offices,
showroom across the street to a new building site.
The same operation as is currently being conducted.

Tax Schedule #: Tax Assessors I.D. # = 71051-00-009

Address of Proposal: 80 Spruce Mt. Rd., Palmer Lake, CO 80133

Signature of Owner Maria G. Turenne Date 6/7/2018

If applicant is different than the landowner, please include proof of power of attorney for the applicant to act on the owners behalf.

1"-200' Scale: Modified at 22 Feb Meeting to a 1" - 100' Scale on 11" X 17" Plan.

Name of Subdivision: The Meadows at Palmer Lake

Legal description: TRACT IN NE4 OF SEC 5-11-67 AS FOLS BEG AT NE COR OF SD SEC, TH S 650.0 M/L TO R/W OF RY, SWLY ALG SD RY TO INTERSEC W LN OF E2NE4 AT A PT 1533.0 FT S OF N SEC LN. N 1533.0 FT TO SD N LN. TH ELY TO POB EX R/W FOR PUBLIC RDS. EX PART CONV TO CO FOR HWY BY BK 752-302. EX RR R/W. TOG WITH TRACT IN NW4NW4 SEC 4-11-67 AS FOLS, BEG AT NW COR OF SD SEC, RUN ELY ALG N SEC LN 482.0 FT TO WLY R/W LN OF D & R G RY, TH SLY ALG R/W TO POI WITH W LN OF SD SEC AT A PT 650.0 FT S OF NW COR THEROF. TH N TO POB EX RDS FOR PUBLIC USE, EX PART COV TO CO FOR HWY BY BK 752-302, WD RR R/W.

Name and Address of owners, sub-divider, designer, surveyor, engineer, adjacent property owner:

1. Ronald R and Maria Anthis Turenne
10324 Big Sky Trail
Elbert, Colorado 801306
2. Sub divider, designer, surveyor & Engineer:
Hannigan & Associates, Inc.
3. Adjacent owner: Michael Rocks
Weichert Commercial Affiliates Real Estate 719-231-3895

Date of preparation: 11-06-2017

Vicinity Map: Attached

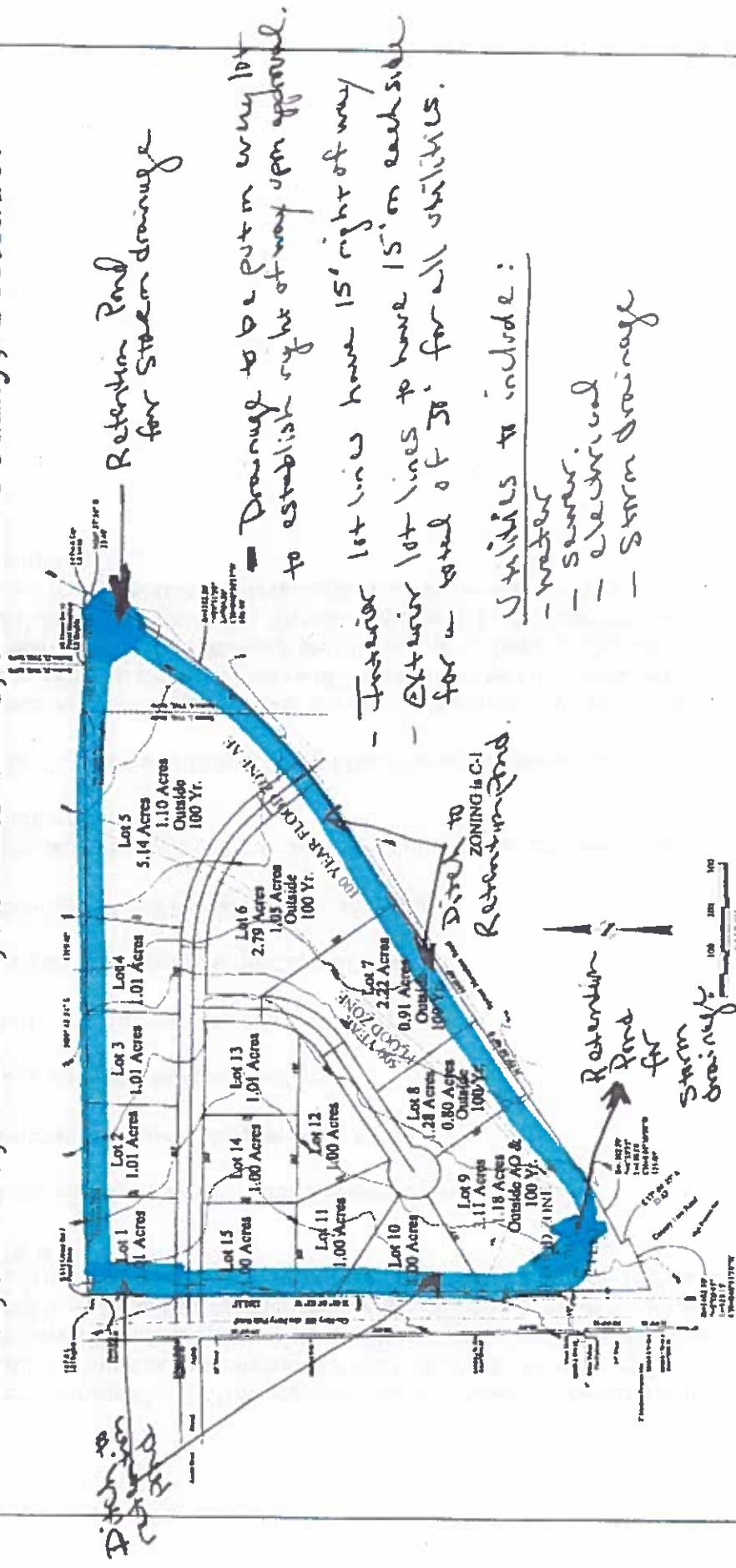
Zoning boundary lines and zoning of surrounding properties:

1. The Meadows at Palmer Lake: Present is C-1, Proposed Planned Unit Development.
2. North is Agriculture
3. West of SR-105 is R-1
4. Southeasterly is Spruce Mtn. Rd paralleled by the railroad with Palmer Lake City Park lying south and easterly from there.

See The Meadows at Palmer Lake plat dated 11-06-17.

The Meadows at Palmer Lake

A Subdivision in the NE 1/4 of Section 5 & the NW 1/4 of Section 4,
T11S, R67W, 6th P.M., Palmer Lake, El Paso County, Colorado.



Drainage to be put in every lot to establish right of way upon approval.

Interior lot lines have 15' right of way

Exterior lot lines to have 15' on each side for a total of 30' for all utilities.

- Utilities to include:
- water
 - sewer
 - electrical
 - storm drainage

The Meadows at Palmer Lake
A Preliminary Plan for Palmer Lake
El Paso County, Colorado
D.J. Designs, LLC

El Paso County, Colorado
D.J. Designs, LLC

El Paso County, Colorado
D.J. Designs, LLC

El Paso County, Colorado
D.J. Designs, LLC

June 7, 2018

Town of Palmer Lake
42 Valley Crescent
P. O. Box 208
Palmer Lake, Colorado 80133
Attention: Ms. Cathy Green, Town Administrator

Subject: Letter of Intent, Site Plan for a Conditional Use and Building Permit

Dear Ms. Green:

We, Ronald and Maria Turenne, are the owners of International Stoneworks, LLC, located at 200 County Line Road, in a rented space along the north side of County Line Road, just east of the railroad tracks here in Palmer Lake. As you may know, Black Hills Energy has purchased the property and has given us, as well as others, dates to vacate the premises, so they may utilize our leased building for their own storage of service vehicles. We plan to facilitate that move and would like to continue our business in the Town of Palmer Lake. We respectfully submit to you the following plan of action.

We have purchased the 27.38 acre tract of land which is bordered on the north by the El Paso / Douglas County line, on the west by State Route 105 and on the southeast by Spruce Mountain Road. Our intention is to construct a new 11,999 square foot building on that tract of land with a light industrial/commercial building that will need to be re-zoned from a C-1 to a Conditional Use zoning. We respectfully request a re-zoning from a C-1 to a Conditional Use zone of M1 General Industrial Zone.

Our intention is to build and design our operations building (Approx. 83' X 120') where it will enhance the area with an attractive farm/ranch style facade.

We intend to connect to the Town's water and sewer systems by crossing under St Hwy 105 and comply fully with the terms and conditions set forth by the Town of Palmer Lake. One retention pond exists between the proposed building site and Spruce Mountain Rd, with an existing drainage way paralleling Spruce Mountain Road to the northeast. The entry way off of Perry Park Rd./St. Hwy 105 will be shaped and surfaced with recycled asphalt or asphalt paving.

Once the new building site for International Stoneworks, LLC has been approved, we intend to proceed quickly with the construction of our operations building, which will contain our offices and main operations facility. Our operation will have the latest capabilities for cutting, polishing, and finishing our line of slab granite, marble

and quartz. Our overall goal is to reuse 95 % of the water we receive from the Town of Palmer Lake. This will be accomplished by providing a series of settling basins, along with a water reclamation system. No turbid water will be allowed to enter the Town's sewer system.

Your assistance in getting this process going has been very much appreciated. We look forward to warm and functional partnership with the Town of Palmer Lake for many years to come.

Sincerely



Ronald and Maria Tureme



June 7, 2018

Attachments:

Site Plan for Conditional Use & a Building Permit

Chapter 17.80 – Conditional Use Zoning Application Form

Platt Plans, 10 each

Custom Soil Resource Report

Phase I Environmental Assessment

AFFIDAVIT OF PUBLICATION**STATE OF COLORADO
COUNTY OF El Paso**

I, Rachel Johnson, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole at the city of Colorado Springs in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 06/28/2018

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

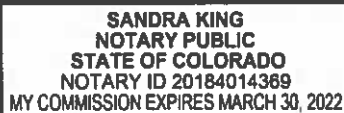


Rachel Johnson
Sales Center Agent

Subscribed and sworn to me this 06/29/2018, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.



Sandra King
Notary Public
The Gazette



Document Authentication Number

Public Notice

The Town of Palmer Lake Planning Commission will hear a request from Ron and Maria Turenne, on July 18, 2018 at 6:00 PM at the Town Hall, 28 Valley Crescent for a Conditional Use Permit in a C-1 zone district at the corner of Highway 50 and Spruce Mountain Road. The Board of Trustees will hold a public hearing on this matter on August 9, 2018 at the Town Hall.

Published in the
CS Gazette June
28, 2018

▲ NOTICE ▲
PUBLIC HEARING

WILL BE HELD ON

PLANNING COMMISSION MTG JULY 18, @ 6PM
TOWN COUNCIL MEETING AUGUST 9 @ 6:00PM

**PALMER LAKE TOWN HALL –
28 VALLEY CRESCENT
TO CONSIDER A REQUEST BY:**

RON AND MARIA TURENNE

For: A request for a Conditional Use Permit
- at the corner of Highway 105 and Spruce
Mountain Road.

**A copy of the application is on file at the Town Clerk's Office.
For additional information call the Town Office at 719-481-
2953.**

Posted by: JD Date: 6/26/2018

This notice must be posted in a conspicuous place by the Town at least 30 days prior to the Board of Trustees meeting date and must remain until the last hearing date. Applicant is responsible for making sure that the posting is visible during the entire process.