



David Torgler, Administrator/Clerk

COMMUNICATION FORM

FROM: David Torgler, Town Administrator/Clerk
DATE: April 19, 2024
ITEM: Robert and Dillon Gotshall – Land Use Change of Minor Impact, 709 Lillian Lane
ATTACHED: Staff report, including Applicants application materials.

BOARD ACTION: ☒ ACTION ITEM
☐ DIRECTION REQUESTED
☐ INFORMATION

REQUEST OR ISSUE: Public Hearing, review and consideration of the Planning Commission's recommendation concerning an application for a Land Use Change of Minor Impact for a conditional use change to allow conversion of an existing garage to an accessory residential dwelling unit at 709 Lillian Lane.

RECOMMENDED ACTION: That the Board opens the public hearing to review the Planning Commission's recommendations which are to approve the application subject to the following:

FINDINGS OF FACT:

The Planning Commission and Town Board find that the proposed land use change is in:

- Conformance of the proposed land use change with the policies and principles in the Oak Creek Comprehensive Plan Update, pursuant to C.R.S., 1973, Section 31-23-206; and
- Conformance with the requirements and performance standards established in the Town of Oak Creek's municipal code, Section 17; and
- Will preserve the health, safety and welfare of the citizens of the Town of Oak Creek, Colorado.

CONDITIONS OF APPROVAL: the following conditions are recommended to be included as part of the proposed Land Use Changes of Minor Impact for the variance and land use change subject to the following requirements:

- The approval expires three (3) years from approval by the Town Board of this application unless application for renewal is obtained pursuant to the Oak Creek Land Use Code.
- The accessory dwelling will include a bed, bath and kitchen meeting currently adopted building codes, utility connections per approval of the Town's Public Works Director, and payment of any additional utility tap fees for this accessory dwelling as required by the Town's Public Works Director.
- Petitioner is required to reclaim disturbed land not used for structures or parking with new vegetation.
- Petitioner is required to maintain three parking spaces of 20'x10', totaling 20'x30', to be located where the existing driveways are shown on the Vicinity Map and said driveways expanded as necessary to meet this minimum requirement of Section 17.10.09 of the Municipal Code.
- Inasmuch as this is a conversion of an existing structure the application of Section 17.10.09 J of the Municipal Code is waived.
- All exterior lighting on the site will meet the requirements of Section 17.10.10 of the Municipal Code.
- Snow storage area shall be identified on this site plan per Section 17.10.013 of the Municipal Code.
- Petitioner shall provide a lot coverage calculation for consideration of this application by the Town Board.

BACKGROUND INFORMATION: The property, Lot 9 Highland View Addition to Town of Oak Creek, Parcel ID 130100009, with a street address of 709 Lillian Lane, is approximately 0.21 acres, and presently has a single-family home with a detached garage located on it. The petitioner is proposing to convert the garage into an accessory dwelling on the east side of the property. The petitioners own the lot.

The total property is approximately 0.21 acres (9147.6 sq. ft.) in size with Lillian Lane on the west side, Oak Ridge Circle on the south side, Bell Avenue on the east side and residential properties on the north side and generally surrounding the property.

FISCAL IMPACTS: None known.

LEGAL ISSUES: None known.

CONFLICTS OR ISSUES: None known.

SUMMARY AND ALTERNATIVES: See above.