

Town of Colorado City
PLANNING COMMISSION MEETING
Citizen Review Session
STAFF SUMMARY REPORT
Wednesday January 31, 2024

5:00 p.m.

4. Work Session on Proposed Text Amendments to the Town of Colorado Zoning Code to

The Town has had requests to change the front lot width of the R1-8 zone from 70 to 55 feet. Also to modify the citizen review process for the RE single family detached zones.

Some language has been drafted for the Citizen Review and Planning Commission work session.

After the work session a Public Hearing will be held at the regular Planning Commission meeting scheduled for Monday February 5, 2024.

The Town's zoning code requires a citizen review session at a Planning Commission work session at least 5 days prior to the public hearing to consider the proposed text amendments.

Presented here for discussion and citizen review are some proposed text amendments to the Town's zoning code.

5. Adjournment

Zoning District		Density, Maximum (dwelling units/gross acre)	Lot Dimensions, minimum		Setbacks			Lot coverage maximum (%)	Building height, maximum (feet)
			Lot size (square feet)	Lot Width (feet) ¹	Front (feet)	Side (feet)	Rear (feet)		
Single-Family Residential	RA-5	-	5 acres	200	25	10	25	-	35
	RE-2A	-	87,120	200	25	10	25	15	35
	RE-1A	-	43,560	150	25	10	25	20	35
	R1-20	-	20,000	75	20 ²	10	20	35	30
	R1-12	-	12,000	75	20 ²	10	20	35	30
	R1-8	-	8,000	70 55	20 ²	5 w/15 aggregate ⁴	20	35	30
	MHS	10	3 acres/5,000 lot	40	15 ³	5 ⁴	10	45	30

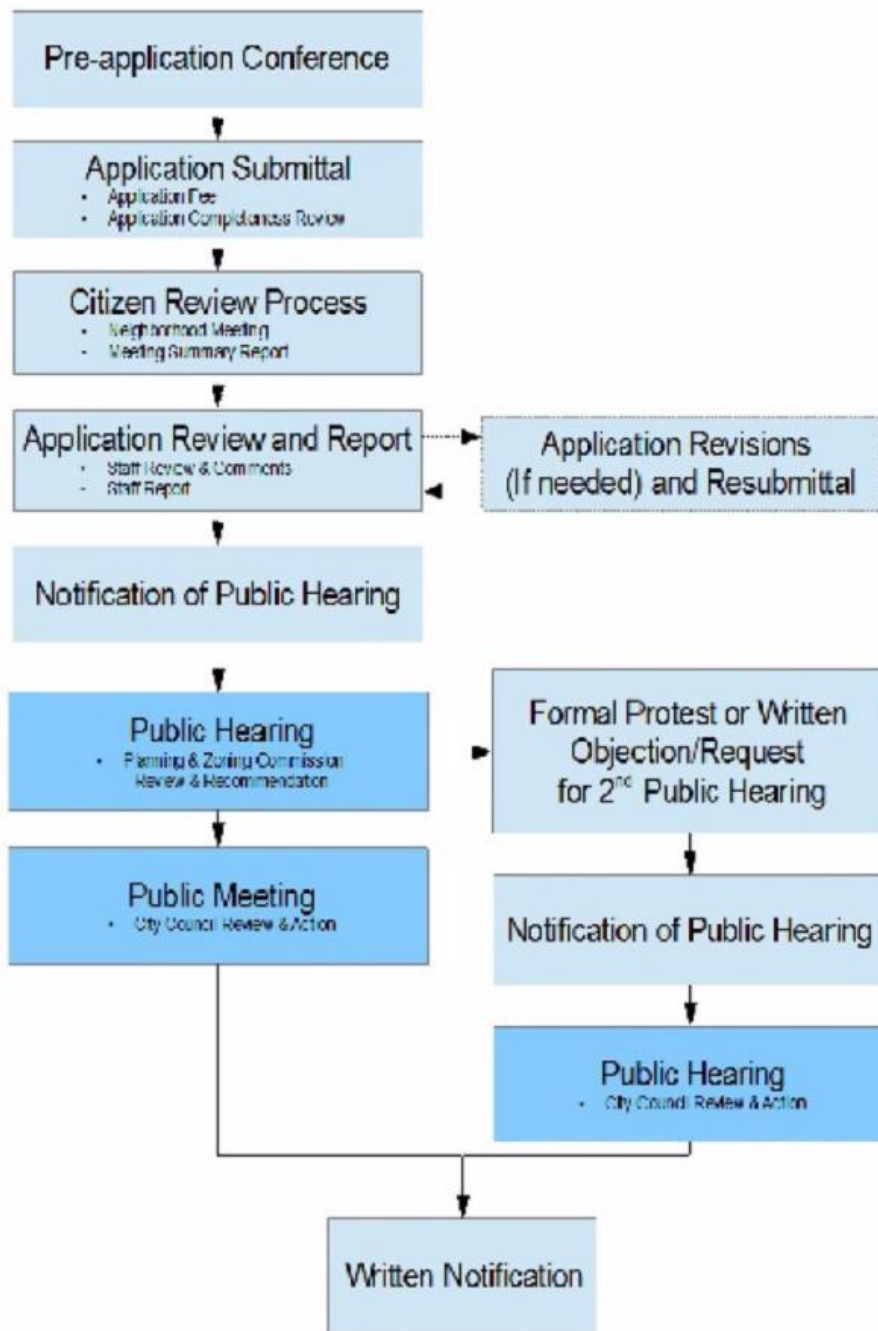
§ 152.090 AMENDMENTS TO ZONING MAP (REZONE).

(A) *Purpose and applicability.* The purpose of this section is to provide procedures consistent with applicable state requirements by which changes may be made to the official zoning map. This procedure shall apply to all proposals to revise a zoning district classification or zoning district boundary line shown on the official zoning map.

(B) *Initiation of amendments.* An amendment to the official zoning map may be initiated by:

- (1) Town Council on its own motion;
- (2) The Planning and Zoning Commission;
- (3) The Zoning Administrator; or
- (4) The owner of the subject property or authorized agent.

(C) *Rezoning application process.*



(1) *Pre-application conference.* Prior to the submission of an application for a zoning map amendment, all applicants are required to schedule a meeting with the Zoning Administrator, as set forth in § 152.086(A).

(2) *Application submittal.* A complete application for a zoning map amendment shall be submitted to the Zoning Administrator as required by § 152.086(B). At minimum a zoning map amendment application shall include:

- (a) Proof of ownership;
- (b) A written narrative identifying how the proposed zoning conforms with the general plan, fits in with the surrounding neighborhood, and why it is more appropriate for the property than the existing zoning;
- (c) A site plan showing the footprint of all existing and proposed buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district;
- (d) A map showing adjoining zoning districts within 300 feet;

(e) A list of all property owners within 300 feet; and

(f) The applicant shall submit any other information identified in the pre-application meeting and all required information stated elsewhere in this code for an amendment to the zoning map.

(3) ~~Citizen review process. The applicant shall schedule and conduct a neighborhood meeting in accordance with the procedures set forth in § 152.086(C).~~ Modify and possibly change the citizen review process.