

5069 BEAR PAW DR USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

PLANNING COMMISSION
JANUARY 13, 2022





ACCESSORY DWELLING UNIT (ADU)

Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

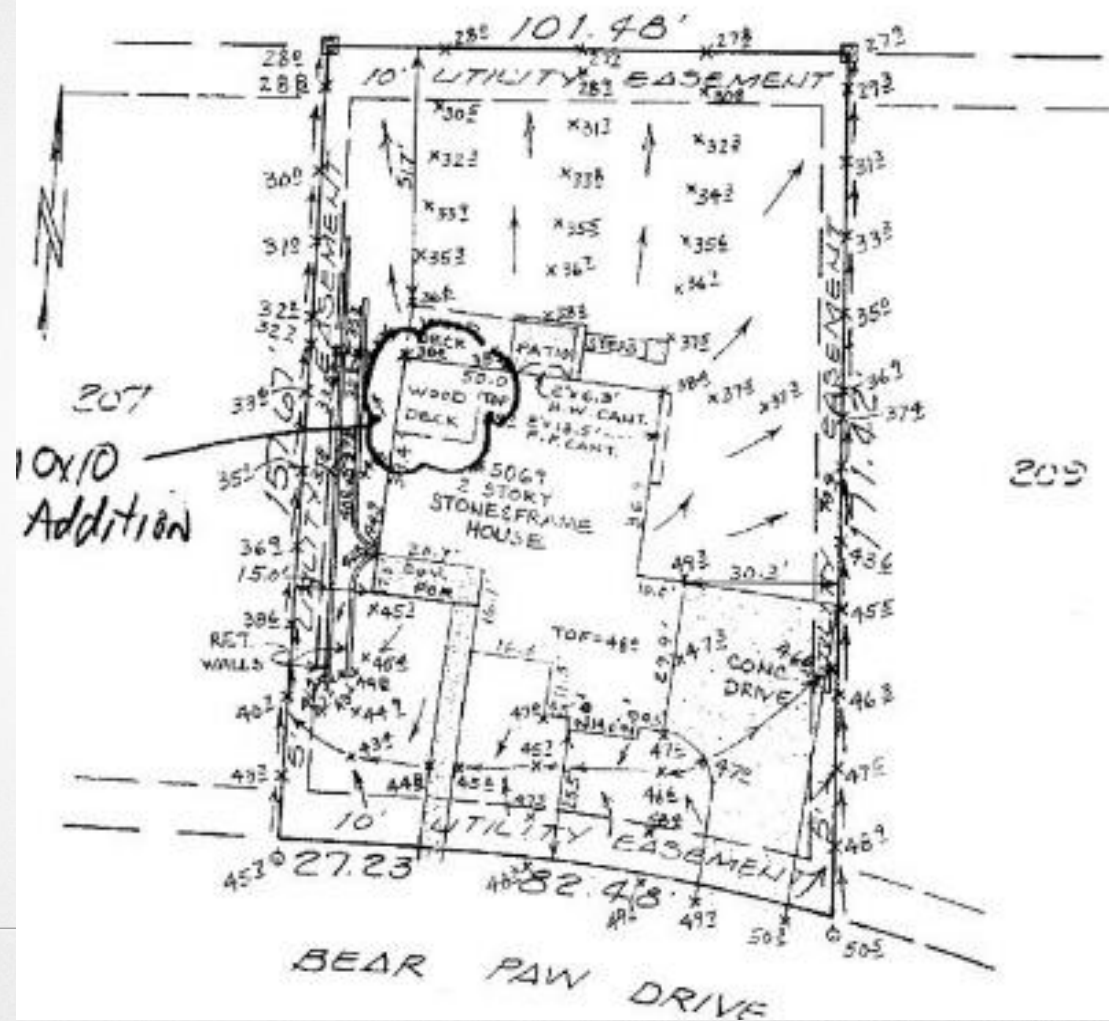
If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.

CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with PD Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria



APR 28 2004

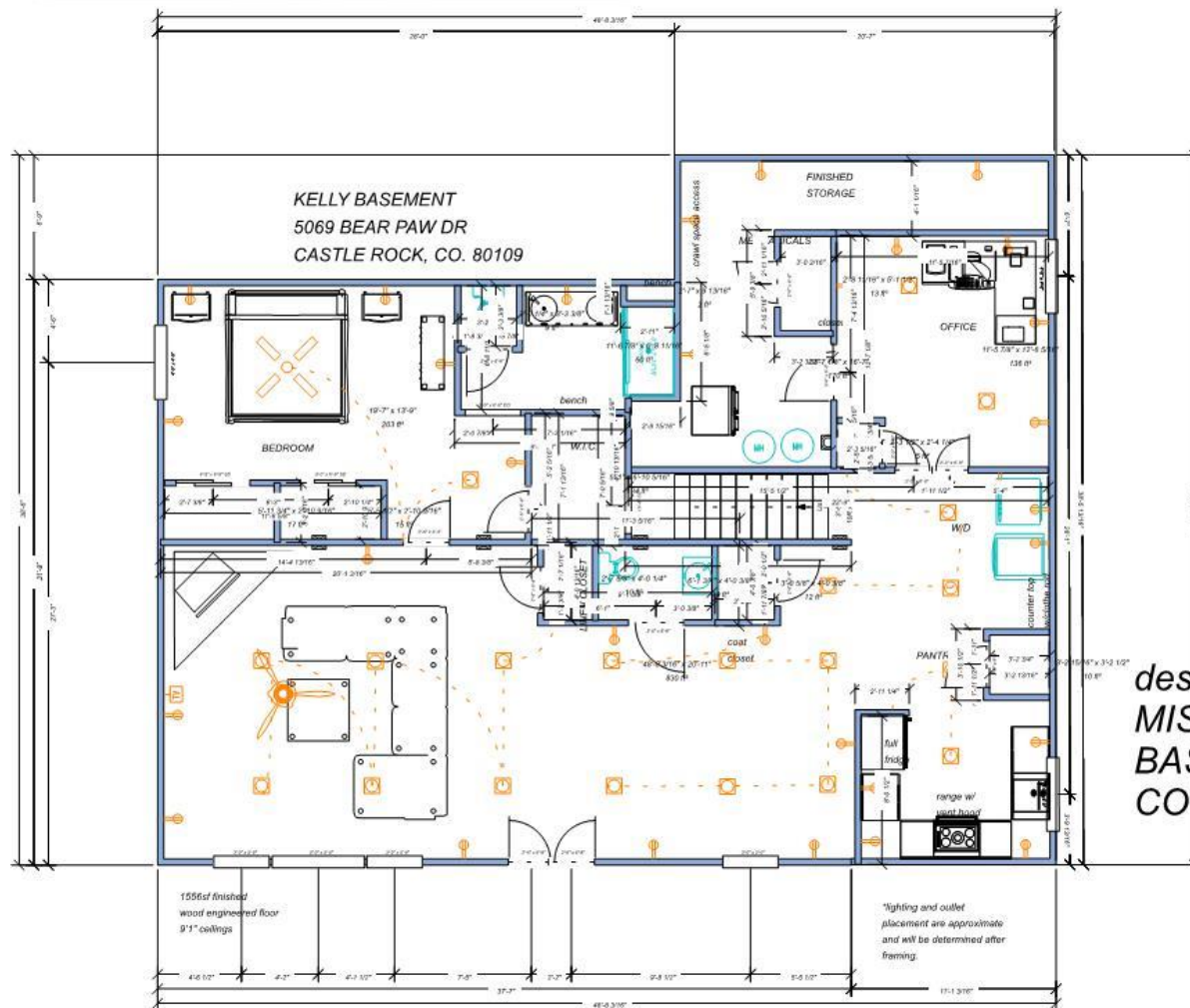


NORTH ELEVATION



WEST ELEVATION





design by
MISSION
BASEMENT
 CO 04/2021

ADU REGULATIONS AND RESTRICTIONS

Section 17.61.050

- 7. Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- 8. Size – Shall not exceed fifty percent (50%) of Primary Dwelling Unit and the addition itself cannot exceed 800 feet.
- 9. Entrance – Only one (1) entrance may be visible from the street

USE BY SPECIAL REVIEW REVIEW AND APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Meadows Third Amendment Planned Development and Zoning Regulations
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

- Planning Commission recommends approval of the Use by Special Review

PROPOSED MOTIONS

Option 1: Approval

“I move to recommend approval of the Use by Special Review to Town Council.”

Option 2: Approval with Conditions

“I move to recommend approval of the Use by Special Review to Town Council, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the meeting on _____, 2022.”

QUESTIONS?

PLANNING COMMISSION
JANUARY 18, 2022

