



**LARKSPUR
STAFF ANALYSIS REPORT
TO TOWN COUNCIL FROM PLANNING COMMISSION
July 11, 2017**

RE: Moltz Construction office: 8440 Spruce Mountain Road

Proposal Overview

Applicant Thomas Moltz is proposing to build a construction office for his business at 8440 Spruce Mountain Road. He proposes to park his equipment on the property during the times that they are not in service. His application was turned in on 12/13/2016. Due to some zoning issues, the process of approval was delayed.

Referral Response Review

The referral packet went out to referral agencies on 12/16/2016. The responses are provided

Staff Review

The Land use application and site plan was submitted to the Town and is complete with all studies and plans submitted and reviewed. The application fee and deposit have been paid. The property is zoned a PUD with mixed use commercial and Industrial uses allowed. After consideration from the Planning Commission and the Town Council the use proposed by the applicant was approved on April 20, 2017 by Resolution 17-03 with the following conditions:

1. Subdivide and rezone to a new PD with more specific uses within one year after a CO is issued.
2. To not develop the north 3 acres until the new PD is approved.
3. Change the height of the fence from 6 feet to 8 feet
4. Limit the height of any items stored not to exceed 15' from finish floor elevation.

After reviewing the proposal, related information, and any public comments on the proposal, the Planning Commission approved the proposal without conditions.

After reviewing the Planning Commission's recommendation, the Town Council shall take one of the following actions.

1. Approve the proposal without conditions.
2. Conditional Approval of the proposal stating the conditions.
3. Denial of the proposal citing reasons for denial.
4. Continue the request until a certain date and time to obtain more information to help clarify or support the proposal request.