

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Carbondale Board of Trustees for the purpose of considering a Major Site Plan Review, Alternative Compliance requests and a Conditional Use Permit application.

The property is the vacant parcel located at the northeast corner of Highway 133 and Main Street and is known as 1201 Colorado Avenue. The property is approximately 34,215 sq. ft. and is zoned Mixed-Use.

The applicant proposes a mixed-use development with commercial and residential components. There would be 27 residential units comprised of 18 efficiency units and nine two-bedroom units. All the residential units would be rentals. There would also be approximately 3,881 sq. ft. of commercial space.

The application includes a request to amend Ordinance No. 18, Series of 2016 to eliminate condition #4 of that ordinance. This ordinance was approved by the Board of Trustees on September 27, 2016. It rezoned this property from Planned Community Commercial (PCC) to Mixed-Use (MU). Condition #4 of the ordinance states that the rezoning would revert to PCC if development is not commenced within one year of the ordinance. No development has taken place. The applicant would like to eliminate that condition in order to develop under the MU zone district as envisioned by the Town's 2013 Comprehensive Plan.

The applicant is 1201 CO Avenue Holdings, LLC. The owner is Ronald B. Stein of Stein Properties, L.P.

Said Public Hearing will be held at the Carbondale Town Hall, 511 Colorado Avenue, Carbondale, CO at 6:00 p.m. on December 10, 2019.

Copies of the proposed application are on file in the Planning Department office, Town Hall, 511 Colorado Avenue, Carbondale, CO and may be examined by interested persons from 7:00 a.m. through 6:00 p.m., Monday through Thursday. The application may also be reviewed on the Town's website at www.carbondalegov.org

Janet Buck
Planning Director

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Bill: Town of Carbondale
511 Colorado Avenue
Carbondale, Co. 81623

Send POP to:

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