



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

December 3, 2019
Rifle City Hall – Council Chambers

6:00 PM Workshop ~ Discuss Potential Amendments to the Zoning Code and Comprehensive Plan

Regular Meeting

7:00 PM Convene Regular Planning Commission Meeting

7:01 PM Roll Call

7:02 PM Approve October 29, 2019 Regular Planning Commission Meeting Minutes

7:05 PM Conditional Use Permit 2019- 05 3242 Coalmine Avenue (Public Hearing)

- Located 3238-3242 Coalmine Avenue

The applicant is asking approval to allow for manufactured duplex to be installed on the property in an MDR-PUD (Medium Density Residential Planned Unit Development) zone district.

7:25 PM Conditional Use Permit 2019- 04 1631 Railroad Avenue (Public Hearing)

- Located 1631 Railroad Avenue – 100 W. 16th Street

The applicant is asking approval to allow for a Group child care center for 15 children in the CS (Community Service) zone district.

7:45 PM Conditional Use Permit 2019- 03 125 W. 4th Street (Remington Square) (Public Hearing)

- Located 101-129 W. 4th Street

The applicant is asking approval for downtown design review for proposed new construction of two adjacent single story buildings at Remington Square 125 W. 4th Street.

8:15 PM Sketch/Planned Unit Development 2019-01 Grand River Village (Public Hearing)

- Located 525, 493, and 451 Last Chance Drive

The applicant is asking approval of a Sketch Plan for a Mobile Home Park Planned Unit Development (PUD) consisting of seventeen (17) units on 2.85 acres, currently zoned Community Service (CS).

8:40 PM Sketch Plan Residential 2019-01 Pioneer Mesa Filing 2 (Public Hearing)

- Located North of Pioneer Mesa Filing 1 (Pioneer Way and W. 2nd Street)

The applicant is asking approval of a Sketch Plan for Pioneer Mesa PUD Filing 2, showing the proposed subdivision of approximately 28.76 acres into 79 lots, zoned LDR-PUD (Low Density Residential – Planned Unit Development).

The applicant has requested that this item be tabled to the January 28, 2020 meeting.

8:45 PM TXT 2019-01 Land Use Code Text Amendments (Public Hearing)

- Consider various amendments to Chapter 16 of Rifle Municipal Code

9:05 PM Comprehensive Plan – 2019 Update (Public Hearing)

- Consider adoption of Resolution 1, Series of 2019

9:430 PM Member Comments and Adjournment

The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners.

Next Regular Planning Commission Meeting: January 28, 2020

