

RESOLUTION NO. 1

SERIES NO. 2013

**A RESOLUTION OF THE PLANNING
COMMISSION OF THE TOWN OF CRESTED
BUTTE PURSUANT TO SECTION 2-70-30 OF THE
CRESTED BUTTE MUNICIPAL CODE
RECOMMENDING THE REZONING OF THE WEST
50 FEET OF LOTS 28-32, BLOCK 37 FROM THE
“B2” BUSINESS DISTRICT TO THE “T” TOURIST
DISTRICT**

WHEREAS, the Town of Crested Butte, Colorado (the “**Town**”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, the Board of Zoning and Architectural Review (the “**Board**”) has referred a rezoning application that the Board studied and recommend approval of at its October 29, 2013 meeting to rezone the West 50 feet of Lots 28-32, Block 37 from the “B2” Business District to the “T” Tourist District to the Planning Commission;

WHEREAS, pursuant to Section 2-7-30 of the Code, the Planning Commission is vested with the responsibility of, in pertinent part, studying and recommending to the Town Council amendments to the Zoning District Map of Crested Butte and exchanging information with the Board in such regard;

WHEREAS, in order for the Town Council to approve the application to rezone the West 50 feet of Lots 28-32, Block 37 from the “B2” Business District to the “T” Tourist District, the Planning Commission must study and recommend the rezoning of such property;

WHEREAS, the application to rezone the West 50 feet of Lots 28-32, Block 37 from the “B2” Business District to the “T” Tourist District requires findings in accordance with Section 16-23-90 of the Code;

WHEREAS, Section 2-7-40 requires that the Planning Commission recommend the rezoning of the West 50 feet of Lots 28-32, Block 37 from the “B2” Business District to the “T” Tourist District, if at all, by resolution or motion;

WHEREAS, the Planning Commission has concluded its study and makes the following recommendations based on the findings set forth below; and

WHEREAS, all applicable notice requirements have been satisfied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT:

1. **Findings.** The Planning Commission finds as follows:

(a) the proposed zoning re-classification of the West 50 feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District promotes the health, safety and welfare of the inhabitants of Crested Butte and promotes the purposes of the Code because it supports the development of affordable housing and encourages the development of long-term rental housing;

(b) the proposed zoning re-classification of the West 50 feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District is consistent with the goals and policies of the Crested Butte Land Use Plan because it supports affordable housing for year-round residents that serves to preserve the diversity of the Crested Butte community and the policy that relative high density is needed to make housing affordable; and

(c) the proposed use of the West 50 feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District is compatible with the surrounding uses because it is adjacent to existing multi-family residential development and buildings of similar floor area ratio (FAR).

2. **Recommendation.** Based on the foregoing findings, the Planning Commission recommends that the Town Council rezone the West 50 feet of Lots 28-32, Block 37 from the "B2" Business District to the "T" Tourist District.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN PLANNING COMMISSION THIS 9TH DAY OF DECEMBER, 2013.

TOWN OF CRESTED BUTTE

By: 
Aaron J. Huckstep, Mayor

ATTEST


Shelley Jansen, Town Clerk

