

Konveio Site @ 4 Monsoons 2!, P&Z ONLY!

P&Z - July 7th



**Dolores LUC Update
Preliminary Zoning Map Update Rules and Preferences**

Conversions

1. Current R-1 lots between 6,000 and 12,00 sf become NR-1
2. Current R-1 lots between 3,000 and 5,999 sf become NR-2
3. LLR lots smaller than 43,559 sf become LLR-2
4. MFR lots with apartments that have 5 or more units become NR-3
5. MRF lots with single family or duplex homes become NR-2

Community Form

1. LLR lots are not permitted between Railroad and Hillside from 3rd to 11th. *ARIS CANY SPACE LEFT?*
2. Which blocks have more-or-less consistent building placement (e.g., all buildings at the front lot line or all buildings 15' back from the front lot line) and where would it be good to use the LUC to reinforce that pattern?
3. Are there any groups of lots or areas that would be appropriate for a heavy commercial/light industrial mix? *OLD FS LOT*
4. Are there any areas in or around downtown where the height limit should be raised to allow taller apartment buildings/stacked townhomes?

Questions

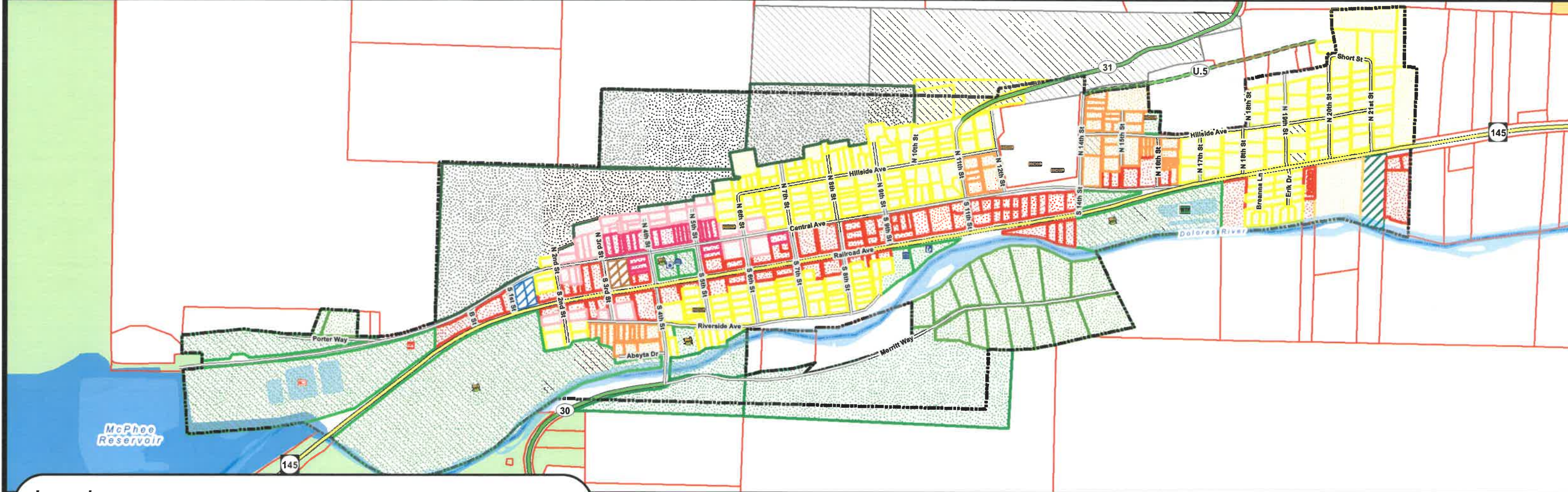
1. Do we want to allow a mix of NR-1 and NR-2 all over Town, or are there different (and specific) neighborhoods that we should zone similarly? For example, if we have a block of five NR-2 lots and one NR-1 lot, should we rezone the NR-1 lot?
2. In your opinion, what is "highway" development in Dolores, and can it abut residential? *YES*
Should CH lots south of Railroad that abut residential lots be rezoned NMU? *YES*
3. What are the boundaries of Downtown? Should CH lots north of Railroad between 3rd and 7th be rezoned DMU? *CONSIDER - NMU?*
4. Are there MFR lots that should be NR-2 (3,000 sf with sf/duplex/townhouse/small apartment)?
5. Do we need DMU1 and DMU2 or can we convert everything to DMU1 and create a historic property map? *YES?*

Map should be in files

- o SHEA's - Who pays or ^{is} this a New Town Staff duty? Address up front
- o Wildfire Mitigation Plan review should be done by CO Division of Fire Prevention and Control (DFPC)
- o WF Mitigation review: should include adjacent land owners including federal land Mgt agencies
- o Co Division of Parks & Wildlife (No longer Co Div WL)
- o WL Habitat Areas Standards 2d: Should ~~vegetation~~ suitable replacement vegetation and noxious weed control be addressed?
 - 29: Should water rights in the Town's name be required for springs, etc. Not used for domestic purposes?
 - 2J: bottom wire minimum height should be 12-14"
- o 6. ~~P~~ Riparian buffers: 50'? . Exceptions for recreation & ~~facility~~ Facility access
 - 3b: Design culverts to discourage beavers?

6/2/20 Hazard Area Comments

TUCKER -



Legend

- Parcels Owned by Town of Dolores
- County Parcels
- City Limits
- Public Facilities**
 - City Offices
 - Fire Station
 - Public Library
 - Park or Rec. Facility
 - Police Station
 - Post Office
 - School
 - Sewage Treatment
 - Water Treatment

Town of Dolores Parcels	Town of Dolores Parcels
Lot Size (Count)	Lot Zoning (Count)
0 – 2,499 sqft (24)	NR-1 – Neighborhood Residential 1 (259)
2,500 – 2,999 sqft (3)	LLR-1 & LLR 2 - Large Lot Residential 1 & 2 (17)
3,000 – 3,999 sqft (21)	NR-3 – Neighborhood Residential 3 (55)
4,000 – 5,999 sqft (47)	MH – Manufactured Home (1)
6,000 – 11,999 sqft (253)	R10 – Resource 10 (3)
12,000 sqft – 43,559 sqft (<1 acre) (105)	R-35 – Resource 35 (3)
1 acre (43,560 sqft) – <10 acres (33)	DMU-1 – Downtown Mixed-Use 1 (22)
10 acres – <35 acres (9)	DMU-2 – Downtown Mixed-Use 2 (34)
35+ acres (2)	HMU – Highway Mixed-Use (87)
Public Lands & BIA Land	P-1 & P-2 – Public 1 & 2 (11)
BIA	CH,R-1 (2)
BLM	CH,CB1 (2)
CO State	CH,PUD (1)
NPS	
USFS	

***Zones not designated yet are:
NR-2 (Neighborhood Residential 2)
IND (Industrial)*

