CITY OF CORTEZ
RESOLUTION NO. 1, SERIES 2023

A Resolution Approving a Site Development Plan for the Redevelopment of an existing motel into Residential Apartments at 550 and 640 South Broadway, Located in the Commercial Highway (C) Zoning District

WHEREAS, owner/applicant Zuma Apartments LLC has applied for review of a site development plan and special exemption to the parking requirements for the redevelopment of the property located at 550 and 640 S. Broadway, Cortez, Colorado and more particularly described on the attached exhibit "A".

WHEREAS, the Owner/applicant presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on December 6, 2022; and,

WHEREAS, Land Use Code Section 6.14, Site Plans, indicates that the owner or developer of the property may request an application of these site plan requirements for development on property located in the Commercial Business (C) Zoning District; and,

WHEREAS, the Planning and Zoning Commission reviewed the site plan for conversion of a portion of the structure to 57 residential apartments for the same property and recommended approval of the development and approved the associated special exception for parking on said property, as evidenced in the adoption of P&Z Resolution No. 14, Series 2022 on December 6, 2022; and,

WHEREAS, the Owner/applicant has held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 14, Series 2022, and is interested in further development of this property; and,

WHEREAS, based on the evidence and testimony presented at said meeting, the Planning and Zoning Commission and the Owner have agreed to certain conditions of approval for the development; and,

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met or appropriate variances have been granted.

NOW, THERFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, Resolution No. 1, Series 2023, establishes the conditions of approval for the development on the afore-mentioned property; and,

THAT, the site plan, special exception and full application for said property are hereby approved, subject to the following conditions to ensure compliance with the standards in the land use code for a site development plan:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.
2. The appropriate construction drawings and reports for the project, signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.
3. Should parking become a problem in the future, the applicants will propose additional spaces in either the adjacent properties or existing green spaces on the property. A revised site plan will be required to be submitted to the City and review by the Planning Commission/City Council should revisions/additional parking be deemed necessary.

AND THAT, the Owner/applicant are to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 10th DAY OF JANUARY, 2023

Rachel B. Medina, Mayor

ATTEST:

Linda L. Smith, City Clerk