

# Memorandum

August 13, 2012 Planning & Zoning Commission Special Meeting

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**To** Planning and Zoning Commission  
**From** Matt Pielsticker, AICP, Planner II  
**Date** August 10, 2012  
**RE:** Village (at Avon) Final PUD Amendment  
Hotel Design Standards

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## Summary

At your August 7, 2012 meeting *Section H.9. Supplemental Design Standards: Planning Area J Hotel, Motel and Lodge Requirements*, Amended and Restated PUD Guide Version 14, was discussed. Staff was directed to remove the reference to “split-face block”. Additionally, Staff was directed to review other objective design standards for commercial development within the Avon Development Code (ADC) and incorporate more standards if possible.

Staff provided a redline strikethrough to the applicant for comment. The strikethrough incorporated additional ADC architectural standards, and others from the Village (at Avon) Design Review Guidelines. Attached to this Memorandum is the strikethrough version provided, along with some comments in the margin from the applicant.

## Attachment

Section H.9. Supplemental Design Standards strikethrough

**9. Supplemental Hotel Design Standards: Planning Area J Hotel, Motel and Lodge Requirements.** The following supplemental design and improvement standards shall apply to any Hotel, Motel and Lodge Uses developed within Planning Area J (“Supplemental Hotel Design Standards”) in addition to other applicable design standards set forth in this PUD Guide and the minimum Design Review Guidelines set forth in Exhibit E, and compliance with ~~such these supplemental design and improvement standards~~ Supplemental Hotel Design Standards shall be confirmed by the Design Review Board and the Director prior to issuance of any building permit for a Building designated for Hotel, Motel and Lodging Uses. Variance to these Supplemental Hotel Design Standards may be considered and approved through the Alternative Equivalent Compliance process set forth in Section [CITE SECTION]. The Supplement Hotel Design Standards are set forth as follows:

(a) The primary entrance of the primary structure must face the adjoining public street.<sup>1</sup>

~~(a)(b) Excepting the rear building elevation, building elevations not readily visible from a public right of way and building elevations predominantly comprised of glass,~~<sup>2</sup> A minimum of 20% of the vertical surfaces on each side of the exterior building elevation shall be comprised of stone, concrete, or masonry<sup>3</sup> brick or precast concrete architectural stone units (brick or split face block). The use of stone in a rustic style are prohibited.<sup>4</sup>

(c) Indigenous natural or earth tones such as brown, tan, grey, green, blue, or red in muted, flat colors with an LRV (Light Reflective Value) of sixty (60) or less are required. Neon, Day-Glo, florescent, reflective and non-earth tone colors are prohibited.

(d) Where primary building walls exceed three (3) stories or forty-five (45) feet in height, as measured from finished grade to the underside of the eaves, building form shall step back at least eight (8) feet in depth and such step back shall occur between twelve (12) feet and forty-five (45) feet above the finished grade.

~~(b)(e)~~ Asphalt siding, imitation brick, asbestos cement shingles or siding, imitation log siding, aluminum<sup>5</sup>, exterior insulated finishing system (EIFS)<sup>6</sup>, and plastic or vinyl siding are not permitted.

(f) Pitch roofs shall be unglazed concrete tiles, slate, copper, zinc or standing seam rusty metal (CorTen or equivalent).

**Comment [HJR1]:** Matt, do you think that “rustic style” is subjective?

**Comment [HJR2]:** LRV of 60 or less does not comply with the current Leed certification movement, does this bother you?

**Comment [HJR3]:** In PA-J we have a building height of 48’. can we make this 4 stories, not 3?

<sup>1</sup> This incorporates requirement in 3.1 of VAA DRG.

<sup>2</sup> The VAA DRG does not contemplate “building elevations predominantly comprised of glass” and the term appears to create opportunity for subjective interpretation. Also, a façade with is 20% stone and 80% glass would seem to comply with the concept of being “predominately glass”; therefore, the minimum treatment does not appear inconsistent with the ability to construct predominately glass buildings.

<sup>3</sup> “Masonry” is not defined and would allow cement block constructure.

<sup>4</sup> See VAA DRG 3.5

<sup>5</sup> See VAA DRG 3.5

<sup>6</sup> EIFS is a lightweight synthetic wall cladding that includes foam plastic insulation and thin synthetic. We discussed not allowing cheap materials like lodges in Eagle which already show visible deterioration.

(g) All primary roofs and secondary shed roofs shall have pitches of no less than four-to-twelve# (4:12).

**Comment [HJR4]:** We are trying to encourage outdoor / roof top usages and therefore have made allowances for flat roofs. Can we allow for flat roofs if they are accessible?

(h) The use of dormers (shed, peaked, or eyebrow) is required shall be used to break up large expanses of roof to add visual interest such that there shall be a minimum of one such dormer feature for every forty (40') of horizontal roof plane.<sup>7</sup>

**Comment [HJR5]:** see above

(e)(i) Overhangs are required on pitched roofs. The minimum overhang length (measured from the point where the wall meets the roof) is eighteen inches (18") inches for structures two (2) stories or less; ~~For structures over three (3) stories the minimum overhang shall be~~ twenty-four inches (24") inches for three (3) and four (4) story buildings; and, thirty-six inches (36") for buildings exceeding four (4) stories.<sup>8</sup>

(j) Flat roofs shall have concrete pavers or natural colored stone as ballast, provided that grass roofs and solar and thermal collectors are permitted.<sup>5</sup>

(d)(k) Roof top vegetation is limited to a maximum height of twenty (20) feet.<sup>9</sup>

(l) All doorway and entryways shall provide protection from sloughing snow or ice, be well lit without light pollution, and offer a spot for pedestrians and bicycle traffic to gather.<sup>10</sup>

(e)(m) All mechanical equipment (wall and roof mounted) shall be screened from view of the adjacent street level with siding and/or roofing materials consistent with the structure. ~~and a~~ All vent terminations, flashings, flues, safety apparatus and similar features shall be consistent with utilize adjacent materials.<sup>5</sup>

(n) All window frames shall be metal clad or alloy extrusions.<sup>5</sup>

(o) The division of large windows shall be consistent with the shape and geometry of the overall window structure.<sup>11</sup>

**Comment [HJR6]:** I think that this is subjective.

(e)(p) All window glazing shall be clear or tinted to blend in harmony<sup>12</sup> with the environment. Reflective glass shall not be permitted.<sup>13</sup>

<sup>7</sup> A horizontal measure is proposed for the purpose of rendering the requirement objective and measurable at the building permit level.

<sup>8</sup> AMC 7.28.090

<sup>9</sup> See VAA DRG 3.2

<sup>10</sup> See VAA DRG 3.3

<sup>11</sup> See VAA DRG 3.4

<sup>12</sup> See VAA DRG 3.7

<sup>13</sup> See VAA DRG 3.4 and 3.7