

Staff Report – Minor Design and Development / Alternative Equivalent Compliance



August 6, 2013 Planning & Zoning Commission Meeting

Report date August 2, 2013
Project type Minor Design and Development / Alternative Equivalent Compliance
Zoning Town Center (TC)
Address 182 Avon Road; 82 Benchmark Road; 142 Beaver Creek Place
Prepared By Jared Barnes, Planner II 

Introduction

Greg Hoffmann, Benchmark Investors, LLC, (the Applicant) has submitted a Minor Design and Development application and an Alternative Equivalent Compliance application (collectively “the Application”) for three properties (collectively “the Property”): Christie Sports Building (Lot 21, Block 2, Benchmark at Beaver Creek Subdivision (BMBC) – 182 Avon Road), Benchmark Shopping Center (Tract Q, Block 2, BMBC – 82 Benchmark Road), and the Annex (Lot 65-B, Block 2, BMBC – 142 Beaver Creek Place). The Application proposes to use a palette of colors on the three buildings in a varying manner to create a harmonious design. Attached to this report are a request letter from the Applicant (**Attachment A**), a color board (**Attachment B**), and photographs of the buildings (**Attachment C**).

Planning Analysis

The Applicant is proposing to utilize the following colors: Benjamin Moore “Mexicana” (2172-30); Benjamin Moore “Branchport Brown” (HC-72); Benjamin Moore “Monterey White” (HC-27); and, Benjamin Moore “Buckingham Gardens” (545). The proposed colors will be applied to each building as outlined in **Attachment A**.

Section 7.28.090(c), *Generally Applicable Design Standards*, outline the requirements for building materials and colors as follows:

(3) Building Materials and Colors

(i) The use of high quality, durable building materials is required. Exterior walls shall be finished with materials used in a manner sympathetic to the scale and architectural style of the building.

(ii) Preferred materials reflect the Town’s sub alpine character such as native stone, wood siding, masonry or timbers.

(iii) The following building materials and wall finishes are not permitted on the exterior of any structure:

- (A) asphalt siding,
- (B) imitation brick,
- (C) asbestos cement shingles or siding,
- (D) imitation log siding, or
- (E) plastic or vinyl siding.

(iv) The Planning and Zoning Commission shall consider newly developed materials in light of subsections (i)-(iii), above, and make a determination about appropriateness.

(v) 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.

(vi) The following colors are prohibited: neon, day-glow, fluorescent, reflective, and non-earth tones.

(vii) All flues, flashing, and other reflective materials shall be painted to match and/or appropriately contrast with adjacent materials.

Each color complies with the code requirements of subsection (3)(v) below, with the exception of “Monterey White”. As seen in **Attachment B**, “Monterey White” has an LRV of 77.32 which exceeds the requirement for 60 or less. The Applicant has submitted an Alternative Equivalent Compliance (AEC) applications to request approval of this proposed color. Included in their request (**Attachment A**) is a response to the mandatory review criteria for an AEC application.

Review Criteria

The PZC shall use the following review criteria as the basis for recommendations on the Application:

§7.16.080(f), *Development Plan*

- (1) Evidence of substantial compliance with the purpose of the Development Code as specified in §7.04.030, *Purposes*;
- (2) Evidence of substantial compliance with the §7.16.090, *Design Review*.
- (3) Consistency with the Avon Comprehensive Plan;
- (4) Consistency with any previously approved and not revoked subdivision plat, planned development, or any other precedent plan or land use approval for the property as applicable;
- (5) Compliance with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 7.20, *Zone Districts and Official Zoning Map*, Chapter 7.24, *Use Regulations*, and Chapter 7.28, *Development Standards*; and
- (6) That the development can be adequately served by city services including but not limited to roads, water, wastewater, fire protection, and emergency medical services.

§7.16.090(f), *Design Review*

- (1) The design relates the development to the character of the surrounding community; or, where redevelopment is anticipated, relates the development to the character of Avon as a whole;
- (2) The design meets the development and design standards established in this Development Code; and
- (3) The design reflects the long range goals and design criteria from the Avon Comprehensive Plan and other applicable, adopted plan documents.

§7.16.120(d), *Alternative Equivalent Compliance*

- (1) The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
- (2) The proposed alternative achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
- (3) The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; and
- (4) The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Staff Recommendation

If the PZC is accepting of the proposed colors, then they should approve the Minor Design and Development and Alternative Equivalent Compliance applications. If the PZC is not accepting of the proposed colors, then they should provide direction to the Applicant on recommended modifications and direct Staff to approve modifications to the application.

Attachment

- A: Letter from the Application dated July 30, 2013
- B: Color Board
- C: Photographs of the existing buildings

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Date: July 30, 2013

Subject: **Color Modification for Avon Properties**

Part I: *Written Description of “color modification” for the Benchmark Shopping Center, Annex and Christy Sports buildings:*

Benchmark Shopping Center

- Base color: Mexicana 2172-30
- Trim color: Branchport Brown HC-72
- Accent on ceiling and walkways: Monterey White HC-27

Annex

- Base color: Monterey White HC-27
- Trim and accent color: Buckingham Gardens 545
- Roof color: Branchport Brown HC-72

Christy Sports

- Trim and accent color: Branchport Brown HC-72

Part II: *Response to Review Criteria*

(d) Review Criteria. The review authority shall use the following review criteria as the basis for a decision on an application for alternative equivalent compliance:

- (1) The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
- (2) The proposed alternative achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
- (3) The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; and
- (4) The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

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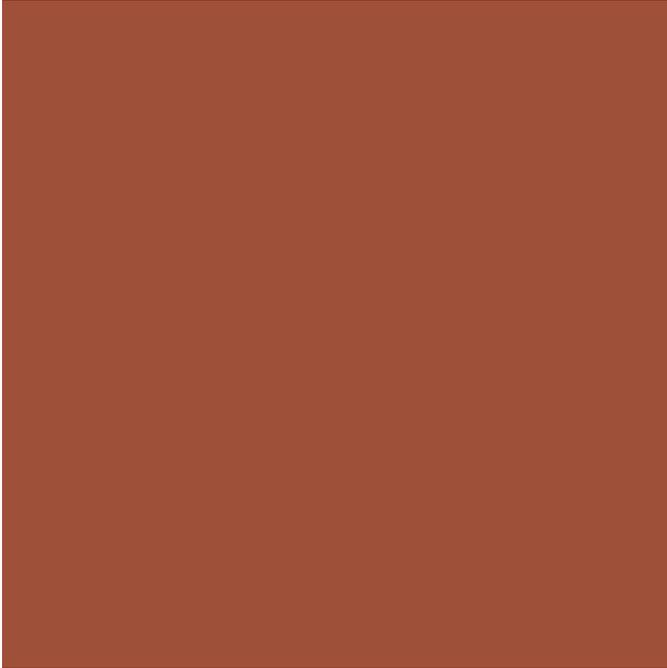
COMMERCIAL REAL ESTATE

Response: Hoffmann Commercial Real Estate has identified areas in its existing “Avon Real Estate Portfolio” where drastic improvement must be made. One of the areas identified is the repainting of its properties with a more cohesive color palette. We have utilized professional, local expertise via Worth Interiors to establish a color scheme that is consistent with Avon’s look, feel and core values. The color “Monterey White HC-27” is crucial in accomplishing our goals and we are thus requesting a waiver of the required Light Reflective Value of 60 to allow a LRV of 77.32 represented by the Monterey White.

Best regards,

Greg Hoffmann
Principal

Benjamin Moore "Mexicana" (2172-30) – LRV: 11.9



Benjamin Moore "Branchport Brown" (HC-72) – LRV: 7.58



Benjamin Moore "Monterey White" (HC-27) – LRV: 77.32



Benjamin Moore "Buckingham Gardens" (545) – LRV: 30.2







