



I. Call to Order

The meeting was called to order at 5:00pm.

II. Roll Call

All Commissioners were present. Commissioner Bonidy arrived at the beginning of Item VI.

III. Additions & Amendments to the Agenda

None.

IV. Conflicts of Interest

No conflicts were disclosed.

V. Consent Agenda

- February 16, 2016 Meeting Minutes
- Findings of Fact and Record of Decision for Brookside Lofts Stucco - Files MNR16001 / AEC16001
- Findings of Fact and Record of Decision for Riverside PUD Amendment – File PUD16001

Action: Commissioner Barnes made a motion to approve the Consent Agenda, with Commissioner Hardy seconding the motion. All Commissioners were in favor and motion passed with a 5-0 vote.

VI. Salter Duplex Residences– PUBLIC HEARING

Files: MJR16001
 Application Type: Major Development Plan
 Alternative Equivalent Compliance
 Property: Lot 20, Block 2, Wildridge / 2957 June Creek Trail
 Applicant/Owner: Dolce Vita Development LLC c/o Nick Salter
 Summary: New duplex structure with 3,780 square feet and 3,276 square feet of liveable space per unit.

Public Hearing: Garrett Fonda, neighboring property owner to the South, questioned the proximity of the development to his unit. It was determined to be between 20’ and 25’.

Action: Commissioner Minervini motioned to approve The Major Design and Development Plan and Alternative Equivalent Compliance application with the following findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of high quality, durable building materials finished in a manner sympathetic to the scale and architectural style of the building.

3. The roof pitch complies with the review criteria.
4. The architectural design of the proposed structure and its materials and colors are compatible with the Town's overall appearance, surrounding development, natural and existing landforms and the officially approved development plans for the area in which the structure is proposed to be located.

The motion was seconded by Commissioner Bonidy and discussed. The motion passed with a 5-1 vote; Commissioner Barnes opposed.

VII. 4411 Wildridge Residence – PUBLIC HEARING

Files: MJR16002
 Application Types: Major Development Plan
 Properties: Lot 26A, Block 3, Wildridge Subdivision / 4411 Wildridge Road
 Applicant: Jeff Manley
 Owner: 4290 Wildridge LLC
 Summary: New single-family home construction on Wildridge Road West.

Public Hearing: No comments.

Action: Commissioner Struve made a motion to approve the application with the following findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of high quality, durable building materials finished in a manner sympathetic to the scale and architectural style of the building.
3. The architectural design of the proposed structure and its materials and colors are compatible with the Town's overall appearance, surrounding development, natural and existing landforms and the officially approved development plans for the area in which the structure is proposed to be located.
4. The application is in compliance with the Minor PUD Amendment approval footprint restrictions.

Commissioner Hardy seconded the motion and it passed unanimously with a 6-0 vote.

VIII. Sunnyside Addition – PUBLIC HEARING

Files: MJR 16003
 Application Types: Major Development Plan
 Property: Lot 49, Block 1, Benchmark at Beaver Creek Subdivision / 220 Nottingham Road, Unit #3
 Applicant: NSA Investments, Inc.
 Owner: NSA Investements, Inc.
 Summary: Building addition measuring 704 square feet, with all materials/colors to match existing structure.

Public Hearing: No comments.

Action: Commissioner Barnes made a motion to approve the application with the following findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of materials and colors that match the existing structure, in compliance with the Design Standards contained in the Development Code.
3. The architecture of the addition is compatible with surrounding development and the Town's overall appearance.

Commissioner Hardy seconded the motion and it passed unanimously with a 6-0 vote.

IX. Buck Creek Medical Plaza Sign Program

Files: SGN16002
Application Types: Master Sign Program
Property: Lot 1A, Buck Creek / 50 Buck Creek Rd.
Applicant/Owner: Avon MOB LLC c/o Aaron Brewster
Summary: New building signage consisting of building identification, tenant, and 24 hour emergency signage.

Action: Commissioner Barnes motioned to continue the application. The Commission provided direction to reduce the amount of signage, review lighting techniques for the signs, and include all directional signage for a complete package review. The motion was seconded by Commissioner Hardy and all were in favor. The motion passed with a 5-0 vote.

X. Staff Approvals

None

XI. Future Agendas

- Tract G Comprehensive Plan Amendment
- Mtn Star Tank Site Zoning
- B&B SRU Application Continuance

XII. Adjourn

The meeting was adjourned at 7:16pm.

**PLANNING AND ZONING COMMISSION
FINDINGS OF FACT AND RECORD OF DECISION**



DATE OF DECISION: March 1, 2016
TYPE OF APPLICATION: Major Development Plan / Alternative Equivalent Compliance
FILE NUMBERS: #MJR16001 / #AEC16002
PROPERTY LOCATION: Lot 20, Block 2, Wildridge Subdivision
ADDRESS: 2957 June Creek Trail
APPLICANT: Dolce Vita Development LLC c/o Nick Salter
PROPERTY OWNER: Deer Trail LLP

These findings of fact and record of decision is made in accordance with the Avon Development Code (“Development Code”) §7.16.020(f):

DECISION: Approved with 5-1 vote.

FINDINGS:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of high quality, durable building materials finished in a manner sympathetic to the scale and architectural style of the building.
3. The roof pitch complies with the review criteria for AEC approval.
4. The architectural design of the proposed structure and its materials and colors are compatible with the Town’s overall appearance, surrounding development, natural and existing landforms and the officially approved development plans for the area in which the structure is proposed to be located.

THESE FINDINGS OF FACT AND RECORD OF DECISION ARE HEREBY APPROVED:

BY: _____
Jim Clancy, PZC Chairperson

DATE: _____

**PLANNING AND ZONING COMMISSION
FINDINGS OF FACT AND RECORD OF DECISION**



DATE OF DECISION: March 1, 2016
TYPE OF APPLICATION: Major Development
FILE NUMBERS: #MJR16002
PROPERTY LOCATION: Lot 26A, Block 3, Wildridge Subdivision
ADDRESS: 4411 Wildridge Road West
APPLICANT: Jeff Manley
PROPERTY OWNER: 4290 Wildridge LLC

These findings of fact and record of decision is made in accordance with the Avon Development Code ("Development Code") §7.16.020(f):

DECISION: Approved with 6-0 vote.

FINDINGS:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of high quality, durable building materials finished in a manner sympathetic to the scale and architectural style of the building.
3. The architectural design of the proposed structure and its materials and colors are compatible with the Town's overall appearance, surrounding development, natural and existing landforms and the officially approved development plans for the area in which the structure is proposed to be located.
4. The application is in compliance with the Minor PUD Amendment approval footprint restrictions.

THESE FINDINGS OF FACT AND RECORD OF DECISION ARE HEREBY APPROVED:

BY: _____
Jim Clancy, PZC Chairperson

DATE: _____

**PLANNING AND ZONING COMMISSION
FINDINGS OF FACT AND RECORD OF DECISION**



DATE OF DECISION: March 1, 2016
TYPE OF APPLICATION: Major Development Plan
FILE NUMBERS: #MJR16003
PROPERTY LOCATION: Lot 49, Block 1, Benchmark at Beaver Subdivision
ADDRESS: 220 Nottingham Road, Unit #3
APPLICANT: NSA Investments, Inc.
PROPERTY OWNER: NSA Investments, Inc.

These findings of fact and record of decision is made in accordance with the Avon Development Code ("Development Code") §7.16.020(f):

DECISION: Approved with 6-0 vote.

FINDINGS:

1. The proposed application was reviewed pursuant to §7.16.080(f), *Development Plan*, and §7.16.090(f), *Design Review*, and was determined to be compliant with the applicable review criteria.
2. The application proposes the use of materials and colors that match the existing structure, in compliance with the Design Standards contained in the Development Code.
3. The architecture of the addition is compatible with surrounding development and the Town's overall appearance.

THESE FINDINGS OF FACT AND RECORD OF DECISION ARE HEREBY APPROVED:

BY: _____
Jim Clancy, PZC Chairperson

DATE: _____