



Town of Avon Planning & Zoning Commission

Meeting Agenda

Tuesday, May 3, 2016

Avon Municipal Building 2nd Floor
Community Development Conference Room

If you require special accommodation please contact us in advance and we will assist you. You may call Matt Pielsticker at 970-748-4413 or email mpielsticker@avon.org with any special requests

- I. **Call to Order** – 5:00pm
- II. **Swearing in of New and Reappointed Commissioners** – Town Clerk Debbie Hoppie
- III. **Appointment of Chairperson**
- IV. **Appointment of Vice Chairperson**
- V. **Roll Call**
- VI. **Additions & Amendments to the Agenda**
- VII. **Conflicts of Interest**
- VIII. **Consent Agenda**
 - Findings of Fact and Record of Decision for File #MNR16009, Lot 1A, Buck Creek / 50 Buck Creek Lane
 - Findings of Fact and Record of Decision for File #MJR16004 and #AEC16003, Lot 1B, Buck Creek / 60 Buck Creek Rd.
 - Findings of Fact and Record of Decision for File #MJR16005, Lot 39, Block 4, Wildridge / 5040 Wildridge Road East
- IX. **3087 Residences Minor PUD Amendment – CONTINUED PUBLIC HEARING**

File: PUD16003
Application Type: Minor Planned Unit Development Amendment
Property: Lot 110, Block 1, Wildridge Subdivision
Applicant: Dominic Mauriello, MPG
Owner: Valorable Wildridge One LLC
Summary: Proposal to modify existing two (2) unit zoning designation which allows for one (1) single-family residence or one (1) duplex structure; to allow two (2) single-family detached structures. This application was first heard on April 5, 2016 and continued pending changes based on Commissioner and public comments. **The Applicant has again requested a continuance to May 17, 2016.**

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Agenda posted on Friday, April 29, 2016 at the following public places within the Town of Avon:

-Avon Municipal Building, Avon Recreation Center, Avon Public Library, Town of Avon Website www.avon.org
Please call 970-748-4030 for Questions

X. Public Art Sculpture – PUBLIC HEARING

File: MNR16006
Application Types: Minor Development Plan
Properties: Lot 22AB, Chapel Square Subdivision / 245 Chapel Place
Avon Road Right of Way / 182 Avon Road
Applicant: CSB Property Holdings, LLC
Owners: CSB Property Holdings, LLC / Town of Avon
Summary: Application for Ulele sculpture to relocated to one of two locations: 1) In front of Wells Fargo Bank, and 2) West of the Christy Sports parking lot.

XI. ANB Bank Modifications – PUBLIC HEARING

Files: MNR16010 | AEC16004
Application Type: Minor Development Plan | Alternative Equivalent Compliance
Property: Lot 70 Block 2, Benchmark at Beaver Creek / 71 Beaver Creek Place
Applicant: Open Studio Architecture
Owner: ANB Bank
Summary: Application for exterior modifications including new building materials, a new building entrances, site and landscaping upgrades for the entire property.

XII. ANB Bank Signage

File: SGN16004
Application Type: Sign Design
Property: Lot 70 Block 2, Benchmark at Beaver Creek / 71 Beaver Creek Place
Applicant: Open Studio Architecture
Owner: ANB Bank
Summary: Application for exterior signage including four building mounted signs and two freestanding signs.

XIII. Approval of Meeting Minutes

- April 5, 2016 Meeting Minutes
- April 19, 2016 Meeting Minutes

XIV. Other Business

XV. Adjourn

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



DATE OF DECISION: April 19, 2016
TYPE OF APPLICATIONS: Major Development Plan
Alternative Equivalent Compliance
FILE NUMBERS: #MJR16004 / #AEC16003
PROPERTY LOCATION: Lot 1B, Buck Creek
ADDRESS: 60 Buck Creek Lane
APPLICANT: Goulding Development Advisors, LLC
OWNER: Eagle River Fire Protection District

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 4-0 vote.

CONDITIONS:

- 1) A re-subdivision between Lot 1A and Lot 1B must be approved by Staff.
- 2) The approval is contingent upon final approval of the accompanying Comprehensive Plan Amendment application by Avon Town Council.
- 3) Retaining walls shall be textured to match stone appearance with color to match the surrounding earth color.
- 4) Roof mounted RTU units will be screened with metal siding to match that used on the building, with three sides of coverage.
- 5) LED light fixtures will be utilized throughout.
- 6) South and West elevations materials and areas of application will be reviewed for added variation and added visual interest.
- 7) 2:12 roofing will be highly considered with standing seam metal roofing materials, with no exposed fasteners.

FINDINGS:

- 1) The applications were reviewed pursuant to the criteria listed in §7.16.080(f), *Development Plan*, §7.16.090(f), *Design Review*, and §7.16.120(d), *Alternative Equivalent Compliance*, and 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 proposed alternative roof design provides a safe alternative to a steeper sloped roof, and maintains a varied roof form appearance in scale with the building's architecture and compatible with neighboring properties.

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

BY: _____
PZC Chairperson

DATE: _____

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



DATE OF DECISION: April 19, 2016
TYPE OF APPLICATIONS: Major Development Plan
FILE NUMBERS: #MJR16005
PROPERTY LOCATION: Lot 39, Block 4, Wildridge Subdivision
ADDRESS: 5040 Wildridge Road
APPLICANT: Bobby Ladd, RAL Architects
OWNER: 2032-5040 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 4-0 vote.

CONDITIONS:

1. All retaining walls must be design by a Colorado Licensed Engineer.
2. Approval of an easement and license agreement by the Avon Town Council for Tract O, Block 4, Wildridge is required.

FINDINGS:

1. The design meets the development and design standards established in the Avon Development Code.
2. The design relates the development to the character of the surrounding community.
3. The design reflects the long range goals and design criteria from the Avon Comprehensive Plan.

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

BY: _____
PZC Chairperson

DATE: _____

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



DATE OF DECISION: April 19, 2016
TYPE OF APPLICATION: Minor Development Plan
FILE NUMBERS: #MNR16009
PROPERTY LOCATION: Lot 1A, Buck Creek
ADDRESS: 50 Buck Creek Lane
APPLICANT/OWNER: NexCore Group

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 4-0 vote.

FINDINGS:

1. The Application was reviewed in conformance with §7.16.080, *Development Plan*, and found to be compliant with the mandatory review criteria.
2. The insulated metal siding wall system is a high quality, durable building material appropriate for its application.
3. 'Japanese Maple' is earth tone and in compliance with LRV standards from the Development Code.
4. The window changes are in conformance with the Mixed-Use design standards, which encourage window layouts that reflect a rhythm, scale and proportion compatible with the overall building design.

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

BY: _____
PZC Chairperson

DATE: _____



Town of Avon Planning & Zoning Commission Meeting Minutes

Tuesday, April 5, 2016

Avon Municipal Building – One Lake Street

I. Call to Order

The meeting was called to order at 5:10pm by Commissioner Minervini.

II. Roll Call

Commissioner Hardy and Chairman Clancy were absent; all other Commissioners were present.

III. Additions & Amendments to the Agenda

There were no additions or amendments to the agenda.

IV. Conflicts of Interest

No potential conflicts were disclosed.

V. Consent Agenda

- March 14, 2016 Meeting Minutes
- Findings of Fact and Record of Decision for Mein Haus & Mi Casa B&B - Files SRU15001 / MNR15033 / AEC15004
- Findings of Fact and Record of Decision for Minervini PUD Amendment - File PUD16002

Action: Due to a lack of quorum from participating members, action on the consent agenda was continued to the April 19, 2016 meeting. Commissioner Struve motioned to continue, and Commissioner Minervini seconded the motion. All were in favor.

VI. Lot B Hotel Work Session

Application Type: Major Development Plan
Property: Lot B, Avon Center at Beaver Creek Subdivision / 130 W. Beaver Creek Blvd.
Applicant: Treadstone Development, LLC
Summary: Work session review of conceptual hotel development plans for the property located between the Avon Center and Sheraton Mountain Vista.

Action: No Action Necessary.

VII. 3087 Residences PUD Amendment – PUBLIC HEARING

Files: PUD16003
Application Type: Minor Planned Unit Development Amendment
Property: Lot 110, Block 1, Wildridge Subdivision
Applicant: Dominic Mauriello, MPG
Owner: Valorable Wildridge One LLC

Summary: Proposal to modify existing two (2) unit zoning designation which allows for one (1) single-family residence or one (1) duplex structure; to allow two (2) single-family detached structures.

Public Hearing: Peggy Peters, 3083 Wildridge Road (south unit, attended to learn more about the process and proposal. Lawrence Lane, 3083 Wildridge Road (north unit), expressed concerns with the proximity of the development to his property.

Action: Commissioner Bonidy moved to continue Item VIII. to the April 19, 2016 regular meeting in order for the applicant to address the concerns of the neighboring property owner. The discussion included two driveways and less bridge element. The motion was seconded by Commissioner Struve and all were in favor.

VIII. Joint Public Safety Facility – PUBLIC HEARING

Files: MJR16004 & CPA16003
Application Types: Major Development Plan / Comprehensive Plan Amendment
Property: Lot 1B, Buck Creek Subdivision / 60 Buck Creek Lane

Applicant: Goulding Development Advisors, LLC
Owner: Eagle River Fire Protection District
Summary: Application for a joint police/fire station located near the intersection of Nottingham and Buck Creek Roads. The corresponding Comprehensive Plan Amendment addresses specific development standards for the site, including height and setbacks.

Public Hearing: No comments.

Action: Commissioner Struve moved to continue Item VIII. to the April 19, 2016 regular meeting. The motion was seconded by Commissioner Bonidy and all were in favor.

IX. Staff Approvals

- Eaglebend Apartments Landscaping Improvements, Eaglebend Subdivision
- Terrace and retaining walls at 2394B Fox Lane, Wildridge Subdivision

X. Adjourn

The meeting was adjourned at 7:50pm

Approved this 3rd Day of May, 2016

SIGNED:

Chairperson



Town of Avon Planning & Zoning Commission Meeting Minutes

Tuesday, April 19, 2016

Avon Municipal Building – One Lake Street

I. Call to Order

The meeting was called to order by Commissioner Barnes at 5:05pm.

II. Appointment of Temporary Chairperson

Commissioner Barnes was appointed temporary chairperson.

III. Roll Call

Commissioners Clancy and Minervini were absent. Commissioners Bonidy, Hardy, Barnes, and Struve were present.

IV. Official Proclamation Honoring Phil Struve for his Years of Service

Presented by Mayor Jennie Fancher

V. Additions & Amendments to the Agenda

There were no additions or amendments to the agenda.

VI. Conflicts of Interest

No conflicts of interest were disclosed.

VII. Consent Agenda

- March 14, 2016 Meeting Minutes
- April 5, 2016 Meeting Minutes
- Findings of Fact and Record of Decision for Mein Haus & Mi Casa B&B - Files SRU15001 / MNR15033 / AEC15004
- Findings of Fact and Record of Decision for Minervini PUD Amendment - File PUD16002

Action: Commissioner Struve motioned to approve the Consent Agenda, with the exception of the April 5, 2016 meeting minutes. Commissioner Bonidy second the motion and all Commissioners were in favor. The motion passed unanimously.

VIII. 3087 Residences Minor PUD Amendment – **CONTINUED PUBLIC HEARING**

Files: PUD16003

Application Type: Minor Planned Unit Development Amendment

Property: Lot 110, Block 1, Wildridge Subdivision

Applicant: Dominic Mauriello, MPG

Owner: Valorable Wildridge One LLC

Summary: Proposal to modify existing two (2) unit zoning designation which allows for one (1) single-family residence or one (1) duplex structure; to allow two (2) single-family detached structures. This application was first heard on April 5,

2016; the Applicant has requested that this file be continued to the May 3, 2016 meeting.

Public Comments: No comments were received.

Action: Commissioner Bonidy made a motion to continue the public hearing until the May 3, 2016 PZC meeting. All were in favor and the motion passed unanimously.

IX. Joint Public Safety Facility – CONTINUED PUBLIC HEARING

Files: MJR16004 / AEC16004 / CPA16003
Application Types: Major Development Plan / Alternative Equivalent Comprehensive / Plan Amendment
Property: Lot 1B, Buck Creek Subdivision / 60 Buck Creek Lane
Applicant: Goulding Development Advisors, LLC
Owner: Eagle River Fire Protection District
Summary: Application for a joint police/fire station located near the intersection of Nottingham and Buck Creek Roads. The corresponding Comprehensive Plan Amendment addresses specific development standards for the site, including height and setbacks.

Public Comments: No comments were received.

Action No. 1: Commissioner Bonidy made a motion to approve the Major Development Plan (MJR16004) and Alternative Equivalent Compliance (AEC16004) as follows:

Conditions:

- 1) A re-subdivision between Lot 1A and Lot 1B must be approved by Staff.
- 2) The approval is contingent upon final approval of the accompanying Comprehensive Plan Amendment application by Avon Town Council.
- 3) Retaining walls shall be textured to match stone appearance with color to match the surrounding earth color.
- 4) Roof mounted RTU units will be screened with metal siding to match that used on the building, with three sides of coverage.
- 5) LED light fixtures will be utilized throughout.
- 6) South and West elevations materials and areas of application will be reviewed for added variation and added visual interest.
- 7) 2:12 roofing will be highly considered with standing seam metal roofing materials, with no exposed fasteners.

Findings:

- 1) The applications were reviewed pursuant to the criteria listed in §7.16.080(f), *Development Plan*, §7.16.090(f), *Design Review*, and §7.16.120(d), *Alternative Equivalent Compliance*, and 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 proposed alternative roof design provides a safe alternative to a steeper sloped roof, and maintains a varied roof form appearance in scale with the building's architecture and compatible with neighboring properties.

Commissioner Hardy seconded the motion and it passed unanimously.

Action No. 2:

Commissioner Struve made a motion to approve Resolution 16-03, recommending that the Town Council approve the Comprehensive Plan Amendment (CPA16003)

The motion was seconded by Commissioner Bonidy. All Commissioners were in favor and the motion passed unanimously.

X. 5040 Wildridge Residences – PUBLIC HEARING

Files: MJR16005
 Application Type: Major Development
 Property: Lot 39, Block 4, Wildridge Subdivision / 5040 Wildridge Road East
 Applicant: Bobby Ladd, RAL Architects
 Owner: 5032-5040 Wildridge LLC
 Summary: Proposal to construct a duplex structure on a property zoned for two (2) duplex structures. Access is proposed through Tract O, a property owned by the Town of Avon and used by Eagle River Water and Sanitation district for water infrastructure.

Public Comments: No public comments were received.

Action: Commissioner Hardy made a motion to approve the Major Development Plan (MJR16005) as follows:

Conditions:

1. All retaining walls must be design by a Colorado Licensed Engineer.
2. Approval of an easement and license agreement by the Avon Town Council for Tract O, Block 4, Wildridge is required.

Findings:

1. The design meets the development and design standards established in the Avon Development Code.

2. The design relates the development to the character of the surrounding community.
3. The design reflects the long range goals and design criteria from the Avon Comprehensive Plan.

Commissioner Struve seconded the motion and the motion passed unanimously.

XI. MOB Design Modifications – PUBLIC HEARING

Files: MNR16009
Application Type: Minor Development Plan
Property: Lot 1A, Buck Creek Subdivision / 50 Buck Creek Road
Applicant/Owner: Aaron Brewster, NexCore Group
Summary: Proposal to add four new windows on the West Building elevation, and red metal siding color.

Public Comments: No public comments were received.

Action: Commissioner Struve made a motion to approve the Minor Development Plan (MNR16009) as follows:

Findings:

1. The Application was reviewed in conformance with §7.16.080, *Development Plan*, and found to be compliant with the mandatory review criteria.
2. The insulated metal siding wall system is a high quality, durable building material appropriate for its application.
3. ‘Japanese Maple’ is earth tone and in compliance with LRV standards from the Development Code.
4. The window changes are in conformance with the Mixed-Use design standards, which encourage window layouts that reflect a rhythm, scale and proportion compatible with the overall building design.

Commissioner Hardy seconded the motion and it passed unanimously.

XII. Staff Approvals

- Roof mounted Solar @ 5530 Coyote Ridge
- Repainting application for Westlake Village @ 851 West Beaver Creek Boulevard

XIII. Adjourn

The meeting was adjourned at 7:25pm.

Approved this 3rd Day of May, 2016

SIGNED:

Chairperson



STAFF MEMORANDUM

To: Chairman Clancy and Planning and Zoning Commission
From: Matt Pielsticker, Planning Director
Meeting Date: May 3, 2016
Agenda Topic: Motion to Continue the Public Hearing for Case #PUD16003
A Minor PUD Amendment for Lot 110, Block 1, Wildridge Subdivision

I respectfully ask that the Public Hearing for Case #PUD16003, heard at your April 5, 2016 and April 19, 2016 meetings be continued to the May 17, 2016 meeting. Pursuant to the direction received at the April 5, 2016 meeting, the Applicant continues to work with the neighbors to modify the proposal and has requested more time to work on a resubmittal. Thank you.

PROPOSED MOTION

“I move to continue the Public Hearing and Case #PUD16003, a Minor PUD Amendment for Lot 110, Block 1, Wildridge Subdivision, to the May 17, 2016 meeting.”

Matt Pielsticker

From: Dominic Mauriello <dominic@mpgvail.com>
Sent: Friday, April 29, 2016 10:15 AM
To: Matt Pielsticker
Cc: Paco Meza; Allison Kent
Subject: Wildridge Lot Split Application - Meza

Hi Matt:

Please continue our P&Z and Town Council hearings for this project to the next available hearing dates for both Town Council and P&Z.

We are in the process of revising the plans based on comments we received.

Thank you.

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