



- I. **Call to Order** – The meeting was called to order at 5:00pm.
- II. **Roll Call** – All Commissioners were present.
- III. **Additions & Amendments to the Agenda** – There were no additions to the agenda.
- IV. **Conflicts of Interest** – No conflicts of interest were disclosed.
- V. **Preliminary PUD (Major Amendment) Village at Avon PUD – CONTINUED PUBLIC HEARING**
  - File: PUD17001
  - Legal Description: Lot 1, Filing 1, Village at Avon
  - Applicants: Harvey Robertson, Dominic Mauriello, Michael Lindholm
  - Summary: Amendment to Planning Area F, a 13-acre property located at the intersection of Post Blvd and East Beaver Creek Boulevard, including: 1) increase density allowance from 18 dwelling unit/ acre to 25 dwelling units per acre; 2) increase maximum allowable residential development from 50% to 100; and 3) increase allowable building height from 48’ to 66’ for multi-family buildings.
  - Public Comment: Ryan Geller spoke in favor of the application.
  - Action: Commissioner Nusbaum motioned to recommend that Town Council approve the application with the following findings and conditions:
  - Findings:
    - 1. The Application, with additional information provided at Final PUD, provides sufficient information to determine that the development application complies with the relevant review criteria.
    - 2. The Application demonstrates compliance with the goals and policies of the Avon Comprehensive Plan.
    - 3. The Application is in conformance with Avon Development Code Section 7.16.060(e)(4), Review Criteria, as outlined in staff’s report and the applicant’s written response to the Review Criteria.
    - 4. Compared to the underlying zoning of PA-F, the PUD amendment is not likely to result in significant adverse impacts upon other property in the vicinity.
    - 5. Future uses on PA-F will be compatible in scale with potential future uses on other properties in the vicinity.
    - 6. Increased residential density on the subject property, along with reduced commercial land use, will result in increased pedestrian demand and usage in the area; wider sidewalks and pedestrian friendly improvements connecting the property to other parts of Town will accommodate the demand shift.
    - 7. A continuous streetscape and multi-modal transportation network, compatible with other adjacent and planned east-west thoroughfares (i.e. West Beaver Creek Boulevard, and Urban Local Road – Main Street (central segment) is warranted for the PA-F frontage with an appropriately sized right-of-way to facilitate shifting trends in mobility.
  - Conditions:

1. Amend the Village (at Avon) PUD Guide as follows: B. TOTAL PERMITTED DENSITY, 6. shall be amended to strike Planning Area F from the third line and add a fourth line which reads, "Planning Area F, Residential Min%: 0%, Residential Max%: 90% Commercial Min%: 10% Commercial Max%: 30%." Fifth line and note added that states Minimum Commercial Gross Square Footage shall be a Minimum of 10% of the total Gross Square Footage of Planning Area F.
2. Amend the Village (at Avon) PUD Guide, Appendix F, Illustrations 7 and 8, to revise the Urban Local Road, Main Street (eastern segment) to be commensurate with Town of Avon Road Standards and depict an appropriate right-of-way with 6' wide minimum sidewalks on each side of the road, bicycle lanes, landscape buffers, and potential for on-street parking and/or vehicle turn lanes and bus pull offs.

Commissioner Glaner Seconded the motion and it carried unanimously 6-0.

**VI. Action on Records of Decision**

- Colorado World Resorts | Rezoning and Preliminary PUD – Action February 6, 2018  
Action: Commissioner Nusbaum motioned to approve the record of decision. Commissioner Glaner seconded the motion and it carried 5-0 with commissioner Hardy abstaining.
- Town of Avon Town-Owned Properties Plan | Comprehensive Plan – Action February 20, 2018  
Action: Commissioner Nusbaum motioned to approve the record of decision. Commissioner Glaner seconded the motion and it carried 5-0 with commissioner Barnes abstaining.

**VII. Action on Meeting Minutes**

- February 20, 2018 Meeting  
Action: Commissioner Nusbaum motioned to approve the record of decision. Commissioner Glaner seconded the motion and it carried 5-0 with commissioner Barnes abstaining.

**VIII. Staff Updates**

Action: Staff mentioned the outcome of the Colorado World Resorts work session with Town Council.  
Staff invited PZC members to participate in the March 7 Housing work session with Town Council.

**IX. Adjourn** – The meeting was adjourned at 7:05 pm.

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Approved this 20<sup>th</sup> Day of March 2018

SIGNED: \_\_\_\_\_

Lindsay Hardy, Chairperson

3.20.18