



- I. **Call to Order** – The meeting was called to order at 5:05pm.
- II. **Roll Call** – All members were present with the exception of Commissioner Hardy. Commissioner Barnes acted as interim Chair.
- III. **Additions & Amendments to the Agenda** – There were no additions or amendments to the agenda.
- IV. **Conflicts of Interest** – No conflicts of interest were divulged.
- V. **Preliminary PUD (Major Amendment) Village at Avon PUD – CONTINUED PUBLIC HEARING**
 - File: PUD17001
 - Legal Description: Lot 1, Filing 1, Village at Avon
 - Applicant: Harvey Robertson
 - Summary: PUD Guide amendment for changes 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. The applicant requested that the public hearing be continued to the February 20, 2017 PZC meeting.
 - Public Comments: Chris Ekrem spoke in general opposition to the application.
 - Action: Commissioner Nusbaum motioned to continue the public hearing until the February 20, 2017 meeting. Commissioner Golembiewski seconded the motion and the motion carried unanimously 5-0.
- VI. **Rezoning and Preliminary PUD – CO World Resorts - PUBLIC HEARING**
 - Files: REZ18001 & PUD18001
 - Legal Description: Folsom Property | Highway 6 & 24
 - Applicant: Greg Macik with TAB Associates
 - Summary: Proposal to rezone the parcel to the Mixed-Use Commercial and Open Space, Landscaping, and Drainage zone districts. The includes a 185 room hotel / 25 unit condominium development, with restaurant and supporting retail uses, with a height of 95 feet. The PUD Overlay would allow for reduced parking supply, increased building height, and development within 40% slopes.
 - Public Comments: Matt Abramowitz commented about potential additional public benefits for the PZC to consider.
 - Action: Commissioner Howell motioned to approve file REZ18001 with the following findings:
 1. The Application was reviewed in accordance §7.16.050, Rezoning, Avon Development Code, and is found to be in substantial compliance with the review criteria and Avon Comprehensive Plan, as outlined in the staff report;
 2. The Application is substantially compliant with the purpose statements of the Development Code by providing for the orderly, efficient use of the Property, while at the same time conserving the value of the investments of owners of property in Town; and

3. MC and OLD districts are found to be compatible with adjacent residential development based upon the intent to integrate mixed-use buildings that transition from residential to commercial development found in the Town Core.

Commissioner Glaner seconded the motion and it carried 5-0.

Commissioner Howell motioned to approve file PUD18001 with the following Findings and Conditions:

Findings:

1. The property and project are eligible for PUD approval based on the eligibility requirements in Section 7.16.060 (b), Eligibility Criteria.
2. The Application is substantially compliant with the purpose statements of the Development Code by providing for the orderly, efficient use of the Property, while at the same time conserving the value of the investments of owners of property in Town;
3. The Application demonstrates compliance with the goals and policies of the Avon Comprehensive Plan;
4. Compared to underlying MC zoning, the PUD overlay exceptions would not result in significant adverse impacts upon other properties; and
5. The tangible public benefits presented with the PUD application are commensurate with the increase in building height, reduction in parking, and limited development on 40% slopes.

Conditions:

1. A complete Final PUD must be submitted within six (6) months of Town Council action;
2. The application will include the following submittal requirements:
 - a. Landscape Plan prepared by a Licensed Landscape Architect. Irrigation and water budgeting based on best management practices and environmentally responsible/reasonable use shall be incorporated into the PUD guide at the requirement of the Upper Eagle Regional Water Authority (UERWA).
 - b. Preliminary Subdivision, as specified by Section 7.16.060(e), *Procedures*, shall be submitted concurrently with Final PUD.
 - c. Comprehensive Plan Amendment will be submitted for Mixed-Use designation on Future Land Use Map.
 - d. Water Rights obtained by UERWA.
 - e. Development Agreement.
3. The PUD Guide will be amended, Page 25 -Building Height, in order for the "L" portion of the structure to match the building height of the plans as presented.

Commissioner Glaner seconded the motion and it carried 3-2, with Commissioner Barnes and Golembiewski voting in opposition.

VII. Meeting Minutes

- January 16, 2018 Meeting

Action: Commissioner Nusbaum motioned to approve the meeting minutes. Commissioner Howell seconded the motion and it carried 5-0.

VIII. Staff Updates

Staff updated the PZC regarding the Town Owned Properties planning effort.

IX. **Adjourn** - The meeting was adjourned at 7:10 pm.

Approved this 20th Day of February 2018

SIGNED: _____

Lindsay Hardy, Chairperson