



Town staff present:
David McWilliams, Town Planner
Matt Pielsticker, Planning Director

I. Call to Order

The meeting was called to order by Chairperson Hardy at 5:00pm

II. Roll Call

All commissioners were present.
Commissioner Barnes was 20 minutes late.

III. Additions & Amendments to the Agenda

None

IV. Conflicts of Interest

Commissioner Hardy recused herself from item V. With Commissioner Barnes tardy, Commissioner Golembiewski was voted interim chair for item V.

V. Minor Development Plan/ Alternative Equivalent Compliance - PUBLIC HEARING

Files: MNR18021 & AEC18007
Legal Description: Lot 60, Block 3, Wildridge / 4380 June Point
Applicant: Brian Sipes, Sipes Architects
Summary: 301 square foot building addition, exterior modifications including sloped roofs, and new paint color.
Public Comments: None
Action: Commissioner Barnes motioned to table the public hearing for the two applications, pending more information on the intent or deviations from the Limit of Disturbance. Commissioner Glaner seconded the motion and the motion carried unanimously 6-0.

VI. Final PUD (Major Amendment) Village at Avon PUD - PUBLIC HEARING

File: PUD18004
Legal Description: Lot 1, Filing 1, Village at Avon / 1000 E. Beaver Creek Blvd.
Applicant: Traer Creek-RP, LLC
Summary: Proposal to amend the PUD Guide for an approximate 13-acre property located at the intersection of Post Blvd and East Beaver Creek Boulevard, including: 1) increased density; 2) increase maximum allowable residential development from 50% to 100% total floor area; decrease in minimum commercial; and 3) increase allowable building height from 48' to 58'; and additional related changes.
Public Comments: Additional email comments were presented; Kathleen Walsh commented on the project.
Action: Commissioner Glaner motioned to approve the recommendation to Town Council with the following findings and condition:
Findings:
1. The Application is in conformance with the Preliminary PUD conditions of approval.
2. Sufficient information is provided to determine that the development application complies with the relevant review criteria.

3. The Application demonstrates compliance with the goals and policies of the Avon Comprehensive Plan.
4. The Application is in conformance with Avon Development Code Section 7.16.060(e)(4), Review Criteria, as outlined in the applicant's written response to the review criteria.
5. Compared to the underlying development standards for Planning Area F, the Application is not likely to result in significant adverse impacts upon other property in the vicinity.
6. Future uses on Planning Area F will be compatible in scale with potential future uses on other properties in the vicinity.

Condition:

1. Commercial uses that satisfy the minimum requirement will be made up of retail, child care, personal services, and office uses only.

Commissioner Howell seconded the motion and the motion failed 3-4.

Action:

Commissioner Nusbaum motioned to approve the recommendation to Town Council with the following findings and condition:

Findings:

1. The Application is in conformance with the Preliminary PUD conditions of approval.
2. Sufficient information is provided to determine that the development application complies with the relevant review criteria.
3. The Application demonstrates compliance with the goals and policies of the Avon Comprehensive Plan.
4. The Application is in conformance with Avon Development Code Section 7.16.060(e)(4), Review Criteria, as outlined in the applicant's written response to the review criteria.
5. Compared to the underlying development standards for Planning Area F, the Application is not likely to result in significant adverse impacts upon other property in the vicinity.
6. Future uses on Planning Area F will be compatible in scale with potential future uses on other properties in the vicinity.

Condition:

1. Minimum Commercial Gross Square Footage shall be a Minimum of 10% of the total Gross Square Footage of Planning Area F.

Commissioner Barnes seconded the motion and the motion carried 4-3.

VII. Buck Creek Plaza Rezoning - **PUBLIC HEARING**

File: REZ18003

Action: This application was withdrawn by the applicant before the public hearing.

VIII. Consent Agenda

A – June 19, 2018 Meeting Minutes

B – Record of Decision for File #CPA18001, Workforce Housing Plan Recommendation

Action: Commissioner Barnes motioned to approve the consent agenda. Commissioner Howell seconded the motion and it carried unanimously 7-0.

IX. Sign Code Work Session

Description: A working draft was reviewed, along with questions from staff as to the direction PZC desires for the Code.

Action: Staff worked with the PZC to garner direction for the code changes.

X. **Staff Updates**

- Staff approvals
- Discussion of the July 24, 2018 PZC / Town Council Work session.

XI. **Adjourn**

The meeting was adjourned at 8:40pm.

Approved this 7th Day of August 2018

SIGNED: _____


Chairperson