



- 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 conflict of interest were disclosed.

V. Major Design and Development Plan – CONTINUED PUBLIC HEARING - 4050 Wildridge Road East D

File: MJR18010
 Legal Description: Lot 39 D, Block 4 Wildridge Subdivision
 Applicant: RAL Architects
 Owner: 5032-5040 Wildridge LLC
 Summary: New single-family home accessed from a shared driveway through duplex lots 39A and 39B.
 Action: Commissioner Golembiewski motioned to approve the application with the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review. The design meets the development and design standards established in the Avon Development Code;
2. The application is complete;
3. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. The demand for public services or infrastructure exceeding current capacity is mitigated by the application; and
6. The design relates the development to the character of the surrounding community;

Conditions:

1. An irrigation plan complying with AMC will be presented before a building permit will be issued;
2. The successful completion of all ERWSD requirements shall be verified before a building permit will be issued;
3. The retaining wall design is required to be stamped by a licensed engineer and approval of that design is required by the project geotechnical engineer; and
4. Drainage easements are required to be presented during subdivision.

Commissioner Howell seconded the motion and it carried unanimously 7-0.

VI. Major Design and Development Plan and Alternative Equivalent Compliance - PUBLIC HEARING – 5391

Ferret Lane
 File: MJR18011

Legal Description:

Applicant:

Martin Manley Architects

Owner:

Siglinda Van Eldik Revocable Trust and Stephen and Kristina Vardaman

Summary:

Remodel of a duplex, with an addition on unit A. The deviation from required roof overhang size requires an Alternative Equivalent Compliance application.

Action:

Commissioner Barnes motioned to approve the AEC application with the following findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review, and §7.16.120 Alternative Equivalent Compliance;
2. The AEC achieves the intent of the roof design standard to the same or better degree than the subject standard because the smaller overhangs and flatter sections are consistent with the preexisting forms the building;
3. The AEC achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the roof design standards, including Policy A.1.5;
4. The AEC results in benefits to the community that are equivalent to compliance with the roof design standards; and
5. The AEC imposes no greater impact on adjacent properties than would occur through compliance with the specific requirements of the Avon Development Code.

Commissioner Glaner seconded the motion and it carried unanimously 7-0.

Action:

Commissioner Barnes motioned to approve the MJR application with the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review. The design meets the development and design standards established in the Avon Development Code;
2. The application is complete;
3. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. There is no extra demand for public services or infrastructure exceeding current capacity by the application; and
6. The design relates the development to the character of the surrounding community.

Conditions:

1. All disturbed areas will be reseeded with the originally approved native mix grass;
2. The berm area will be reseeded with native mix grass; and
3. Temporary irrigation systems must be above-ground and shall be removed upon sufficient vegetation establishment, which shall not exceed one (1) year for ground cover, two (2) years for shrubs or three (3) years for trees.

Commissioner Glaner seconded the motion and it carried unanimously 7-0

VII. Consent Agenda

A – October 16, 2018 Meeting Minutes

B – Record of Decision: MJR18009 – 4050C Wildridge Road home

Action: Commissioner Howell motioned to approve the Consent Agenda. Commissioner Barnes seconded the motion and it carried unanimously 6-0 with Commissioner Dammeyer abstaining.

VIII. Staff Updates

Staff approvals:

- 5301A Ferret Lane landscape changes
- 4224 Wildridge Road Evaporative Cooler Screening
- Chapel Square Dumpster Enclosure

IX. Adjourn – The meeting was adjourned at 5:55 pm.

Approved this 4th Day of December 2018

SIGNED: _____



Chairperson