

Staff Report

# Design Modifications Commercial



February 19, 2008 Planning & Zoning Commission meeting

**Report date** February 15, 2008  
**Project type** Exterior Building and Site Modifications  
**Legal description** Lot 25, Block 2, Benchmark at Beaver Creek Subdivision  
**Zoning** Town Center (T/C)  
**Address** 47 East Beaver Creek Boulevard

## Introduction

Robert Seuferer, representing the owner, is proposing site modifications to this commercial property on East Beaver Creek Boulevard in the Benchmark at Beaver Creek Subdivision. The proposed modifications are to install lighting for the two (2) freestanding monument signs for the Christie Lodge. At the Planning and Zoning Commission's September 4, 2007 meeting, a master sign program amendment was approved for the Christie Lodge with a condition that any proposed lighting for the monument signs be brought before the Commission for their review. This application is intended to fulfill the aforementioned condition of approval.

The applicant is proposing two (2) ground-mounted light fixtures to the south of the monument sign along Beaver Creek Boulevard that will shine up onto the sign. The proposal also includes four (4) ground-mounted light fixtures, two (2) on each side of the monument sign along Avon Road. These light fixtures are to be affixed with a fifty (50W) watt Osram Bi-Pin Bulb (Exhibit B).

## Design Approval Criteria

According to Section 7 from the Residential, Commercial, and Industrial Design Guidelines, the Commission shall review all design plans utilizing specific Design Standards, and by using the following general criteria:

1. **The conformance with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code.**

The Town of Avon Municipal Code, section 15.28.060.g, regulates lighting for signage as stated below:

*Lighting should be of no greater wattage than is necessary to make the sign visible at night, and should not reflect unnecessarily onto adjacent*

*properties. Lighting sources, except neon tubing, should not be directly visible to passing pedestrians or vehicles, and should be concealed in such a manner that direct light does not shine in a disturbing manner.*

The Municipal Code also regulates outdoor lighting within the Town as stated in section 15.30.040. This section requires that all lighting comply with the definition of full-cut off fixtures, unless it meets certain criteria. The applicable criterion for this application are listed below:

*Luminaires (light fixtures) that have a maximum output of one thousand (1,000) lumens per fixture (equal to one [1] sixty-watt incandescent light), regardless of the number of lamps, provided:*

- 1. The bulb of the fixture is not visible;*
- 2. The fixture utilizes frosted, opalescent, clear or iridescent glass;*
- 3. The fixture has an opaque top or is under and opaque portion of the building structure;*
- 4. If the fixture utilizes clear glass, the output of the fixture must be shielded by the architecture of the structure; and*
- 5. All fixtures must not cause glare or light trespass beyond the property.*

The fixture and it's light bulb meet the intent of both sections of the Municipal Code as listed above. The fixture houses the bulb and blocks it from direct view focusing the emitted light onto the sign. One discrepancy between the code and the subject proposal is that the amount of lighting is more than necessary to properly light the signs. Staff recommends that one (1) fixture be allowed per side on the Avon Road monument sign and that only one (1) fixture on the southern side of the monument sign along East Beaver Creek Boulevard be allowed. This would reduce the potential for glare and disturbing light that could affect the traffic along Avon Road.

**2. The general conformance with Goals and Policies of the Town of Avon Comprehensive Plan, and any sub-area plan which pertains.**

The subject property is located in *District 2: East Town Center District*. The goals, policies and planning principles of the Comprehensive Plan do not affect this proposal.

**3. Whether adequate development rights exist for the proposed improvements.**

This criteria is not applicable to this application as it does not affect the number of dwelling units on the property.

**4. The Design plan is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.**

**B. Building Design:**

This section of the Design Guidelines address outdoor lighting and require conformity to Chapter 15.30 of the Avon Municipal Code. This section was discussed above and appears to be compliant with Staff's recommended modifications.

- 5. The compatibility of proposed improvements with site topography, to minimize site disturbance, orient with slope, step building with slope, and minimize benching or other significant alteration of existing topography.**

There are no changes to the site topography from the recent approval.

- 6. The appearance of proposed improvements as viewed from adjacent and neighboring properties and public ways, with respect to architectural style, massing, height, orientation to street, quality of materials, and colors.**

The light fixtures are to be installed close to the ground and have their light focused on the signs. There should be very minimal impact as viewed from adjacent properties.

- 7. The objective that no improvement be so similar or dissimilar to others in the vicinity that monetary or aesthetic values will be impaired.**

No monetary or aesthetic values should be impaired or otherwise lowered with these planned improvements.

- 8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.**

The project is in conformance with the Town's adopted Goals and Policies.

### **Recommendation**

Staff is recommending **CONDITIONAL APPROVAL** of the minor project application for Lot 25, Block 2, Benchmark at Beaver Creek Subdivision.

### **Recommended Motion**

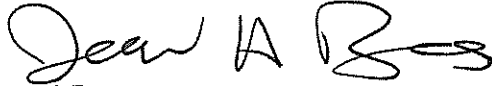
"I move to approve the site modifications proposed for Lot 25, Block 2, Benchmark at Beaver Creek Subdivision, subject to the following conditions:

1. The application be revised to allow for only one (1) light fixture on either side of the monument sign adjacent to Avon Road and only one (1) light fixture on the southern side of the monument sign adjacent to East Beaver Creek Boulevard; and
2. Except as otherwise modified by this approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval.

and with the finding that it meets the purpose and intent of the Design Guidelines."

If you have any questions regarding this project or any planning matter, please call me at 748.4023, or stop by the Community Development Department.

Respectfully submitted,



Jared Barnes  
Planner I

**Exhibits:**

- A. Vicinity Map
- B. Light Fixture and Bulb
- C. Site Plans

Staff Report

# Design Modifications Commercial



February 19, 2008 Planning & Zoning Commission meeting

**Report date** February 15, 2008  
**Project type** Exterior Building and Site Modifications  
**Legal description** Lot 1, Avon Town Square Subdivision  
**Zoning** Town Center (TC)  
**Address** 30 Benchmark Road

## Introduction

John Perkins, representing the owner, is proposing exterior site modifications to this commercial property on Benchmark Road in the Avon Town Square Subdivision. The proposed modifications are to add six new air conditioning condenser units and provide partial fencing and landscaping to shield the modifications.

The proposed modifications are located on the East side of the Slifer, Smith and Frampton Real Estate Office building along the Avon Road Right-of-Way (ROW). The existing conditions contain no landscaping and fencing around three utility units. The proposed modifications will add six new condenser units, four (4) on the north side of the utility units and two (2) on the south side, and provide fencing around the northern condenser units. The proposed modification will also provide twenty-three (23) new five (5) gallon Potentilla shrubs to help screen the fencing and condenser units.

## Design Approval Criteria

According to Section 7 from the Residential, Commercial, and Industrial Design Guidelines, the Commission shall review all design plans utilizing specific Design Standards, and by using the following general criteria:

**1. The conformance with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code.**

The proposed changes conform with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code. The condenser units are located within the building setback, but since they are not classified as a building, they are not subject to this regulation.

**2. The general conformance with Goals and Policies of the Town of Avon Comprehensive Plan, and any sub-area plan which pertains.**

The subject property is located in *District 1: West Town Center District*. The goals, policies and planning principals of the Comprehensive Plan and West Town Center Design Guidelines do not affect this proposal.

**3. Whether adequate development rights exist for the proposed improvements.**

This proposal does not affect the development rights for the property. This application only changes the site plan by providing more landscaping, fencing and air conditioning condenser units.

**4. The Design plan is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.**

**C. Landscaping:**

The Design Guidelines regulate ground-mounted equipment by the following sections:

*Ground-mounted equipment such as power transformers and air handling equipment must be screened from public view by either materials integral with the building, a fence or landscaping, all of which must be specifically approved for the site.*

The proposed site plan shows that there will be four (4) smaller condenser units, measuring 3'-2" x 2'-3", to the north of the existing utility units. These condenser units will be enclosed by a four (4') foot tall wooden fence that will match the existing fence and be painted to match the building. There are also two (2) larger condenser units, measuring 6' x 4', to the south of the existing utility units. These units will not be enclosed by any fencing. Another source of screening for the fence and condenser units are twenty-three (23) five (5) gallon *Potentilla* shrubs. These shrubs will be placed throughout the affected area to achieve screening. To the east of the northern larger condenser unit the landscape screening becomes quite thin. This is due to the condensers requiring a minimum of four (4) feet surrounding the units for proper access. Staff feels that the smaller condenser units are screened properly, but the screening fails to address the larger condenser units. Staff suggests that a greater range of plant sizes be provided to better screen the larger condenser units.

**5. The compatibility of proposed improvements with site topography, to minimize site disturbance, orient with slope, step building with slope, and minimize benching or other significant alteration of existing topography.**

There are no changes to the site topography associated with this recent approval.

**6. The appearance of proposed improvements as viewed from adjacent and neighboring properties and public ways, with respect to**

**architectural style, massing, height, orientation to street, quality of materials, and colors.**

Due to the location of the proposed modifications, these improvements would be visible from Avon Road. Staff feels that with proper landscape screening there should be no negative impacts.

**7. The objective that no improvement be so similar or dissimilar to others in the vicinity that monetary or aesthetic values will be impaired.**

No monetary or aesthetic values will be impaired or otherwise lowered with the planned improvements.

**8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.**

The project is in conformance with the Town's adopted Goals and Policies.

**Recommendation**

Staff is recommending **CONDITIONAL APPROVAL** of the minor project application for Lot 1, Avon Town Square Subdivision.

**Recommended Motion**

"I move to approve the building and site modifications proposed for Lot 1, Avon Town Square Subdivision, subject to the following conditions:

1. The site plan be revised and approved by staff prior to installation of the condenser units to provide a greater diversity of plant sizes for better screening of the larger condenser units; and
2. Except as otherwise modified by this approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval."

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If you have any questions regarding this project or any planning matter, please call me at 748.4023, or stop by the Community Development Department.

Respectfully submitted,



Jared Barnes  
Planner I

**Exhibits:**

- A. Vicinity Map
- B. Condenser Unit Specification Sheets
- C. Site Plans