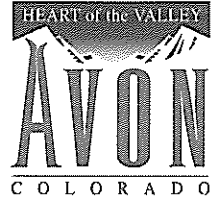


Town of Avon

# Design Modifications Commercial



Staff Report

June 3, 2008 Planning & Zoning Commission Meeting

**Report date** May 30, 2008  
**Project type** Exterior Modifications  
**Legal description** Lot A, Avon Center at Beaver Creek Subdivision  
**Zoning** PUD  
**Address** 100 West Beaver Creek Boulevard

## Introduction

The owners of the new Ticino Restaurant are proposing exterior modifications to the roof area of the existing building. The improvements include the addition of two (2) exhaust fans, one (1) kitchen supply fan, and two (2) condenser units. The exhaust fans and kitchen supply fan are to be placed on the sloped metal roof and are to be shielded on three (3) sides by an eleven foot-nine inch (11'-9") by six (6') foot enclosure. The enclosure will have stucco walls that will be painted to match the existing building.

The exhaust fans are to be five feet (5') tall at their highest point and approximately two and one-half feet (2.5') wide and deep at their widest points. The kitchen supply fans are to be approximately four feet (4') tall at their highest point and will measure approximately three feet (3') by four feet (4') when viewed from above. The condenser units measure approximately three feet (3') square with heights of two and three quarter feet (2.75'), and three and one-half feet (3.5').

Attached to this Staff Report are a Vicinity Map (Exhibit A), Site Plan (Exhibit B), Specification sheets (Exhibit C), Section plans (Exhibit D) and Photographs of the existing structure (Exhibit E).

## 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.**

This application meets all applicable provisions of the Town of Avon Zoning Code.

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

The property is located in District 1: West Town Center District, and is labeled as a High Priority District. The Town of Avon Comprehensive Plan lists this area as a pedestrian-oriented district and uses planning principals to ensure visually inviting storefronts and pedestrian plazas.

Also pertinent are the West Town Center Design Guidelines. In the General Building Guidelines, Section E.5, Rooftops, the guidelines state the following:

*It is recommended that roofs be designed and constructed in such a way that they acknowledge their visibility from other buildings in the core and from the street. This includes the screening of mechanical equipment when visible from the street or potential or existing buildings nearby.*

All of the roof top components, as stated in the introduction, will be enclosed with the stucco enclosure. The enclosure will shield the roof top components from view for both the pedestrians and the upper floors of the subject property.

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

The planned improvements do not impact the development rights for the property.

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

**A. Site Development:** The proposed modifications do not alter the site design and therefore are not regulated by this section.

**B. Building Design:** The Commercial Design Review Guidelines contain language similar to the West Town Center Design Guidelines which also pertains to mechanical equipment placed on a roof. The Building Materials and Colors section of the Guidelines uses the following language to require at a minimum, painting, and at a maximum, screening:

*All flues, flashing and other reflective materials shall be painted to match and/or appropriately contrast with adjacent materials. In some cases, physical screening to minimize contrast with adjacent materials.*

As stated in previous sections of this Staff Report, the proposed modifications do propose a three (3) sided stucco enclosure to provide screening for the mechanical equipment placed on the shed rooftop of the building. The proposed modification should adequately enclose the mechanical equipment and meet all building requirements.

The proposed enclosure also contains a "Ticino's" sign. Staff does not have enough information on this sign to properly review its compliance with the Master Sign Program for Avon Center. Staff recommends excluding this sign

from a conditional approval and requires a formal Sign Application for any future signage.

**C. Landscaping:** There is no landscaping being proposed with this application.

**D. Miscellaneous Items:** In addition to the previously listed sections, the *Above Ground Tanks and Miscellaneous Structures* section uses the following language to require enclosures and screening:

*Flues, Vents, Chimneys, and other mechanical penetrations of a roof on any structure shall be fully enclosed and screened in such a manner as to conform with the overall design character, and equipped with spark arrestors.*

The previously stated concerns with the proposed modifications are restated in this section of the Design Review Guidelines. It appears that the shed roof improvements (mechanical equipment) are properly screened.

- 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.**

This application is compatible with the site topography, without the need for significant alterations.

- 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.**

As depicted in the submitted materials, the proposed enclosure appears to properly address the concerns posed by the improvements to be located on the roof, as stated earlier in this report.

- 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 values should 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.**

This project is in general conformance with the adopted Goals, Policies, and Programs for the Town.

## **Recommendation**

Staff is recommending **Conditional Approval** of the building improvements proposed for Lot A, Avon Center at Beaver Creek Subdivision.

## Recommended Motion

"I move to **approve** the building improvements for Lot A, Avon Center at Beaver Creek Subdivision with the following conditions:

1. The proposed sign is not approved at this time and any future sign must be applied for with a formal Sign Application; *and*

Subject to the following findings:

1. The proposed modifications meet the purpose and intent of the West Town Center Design Guidelines as outlined in section 2 on this staff report; and
2. The proposed modifications meet the purpose and intent of the Town of Avon's Residential, Commercial, and Industrial Design Review Guidelines as outlined in sections 4B and 4D of this staff report."

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,



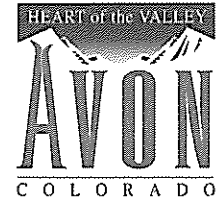
Jared Barnes  
Planner I

## Exhibits

- A. Vicinity Map
- B. Site Plan and elevations
- C. Specification Sheets for Mechanical Equipment
- D. Section Plans
- E. Photographs of the Existing Structure

Town of Avon

# Design Modifications Commercial



Staff Report

June 3, 2008 Planning & Zoning Commission Meeting

<b>Report date</b>	May 30, 2008
<b>Project type</b>	Exterior Modifications
<b>Legal description</b>	Lot 23, Block 1, Benchmark at Beaver Creek Subdivision
<b>Zoning</b>	IC – Industrial/Commercial
<b>Address</b>	810 Nottingham Road

## Introduction

The applicant, Mark Donaldson, is proposing exterior modifications to the existing Ruggs Benedict building. The proposed modifications are on all four elevations with the majority of the work proposed on the south and east elevations. The intent of the proposed changes is to architecturally enhance the entrances and windows on the south and east elevations, add a stone base to a portion of the south and east elevations, and repaint all of the elevations.

Attached to this Staff Report are a Vicinity Map (Exhibit A), Color Board and Computer Generated Image (Exhibit B), and Existing Elevations, Site Plan and Proposed elevations (Exhibit C).

## 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.**

This application meets all applicable provisions of the Town of Avon Zoning Code. The existing structure does contain parts of the building and site plan that extend beyond the setbacks and property lines, but these instances are preexisting and nonconforming. They will be required to be brought into conformance at such time that the building changes uses or is enlarged.

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

The property is located in District 11: Metcalf Road District, and is labeled as a Medium Priority District. The Town of Avon Comprehensive Plan uses planning principals to ensure visually appealing design and the screening of service areas through architectural design or landscaping.

The applicant is proposing to enhance the exterior of the building, creating a more attractive property as viewed from the roadways. As stated earlier, the majority of the improvements are on the South and East Elevations and minimal improvements are proposed on the North and West Elevations. This results in a less appealing building as viewed from the adjacent buildings on the north and west sides of the subject property.

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

The planned improvements do not impact the development rights for the property.

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

**A. Site Development:** The proposed modifications alter the site design by providing roof overhangs and stone bases. All of the proposed modifications are located within the setbacks and property lines. The Guidelines do require that building entries be treated with special design emphasis, and it appears that the proposed modifications should help provide this special design emphasis.

**B. Building Design:** The Commercial Design Review Guidelines state that all sides of a building should receive equal architectural treatment. The proposed modifications are mainly applied to the South and East Elevations. The proposed North Elevation only receives a color change while the proposed West Elevation contains a color change and a small amount of stone work.

The Guidelines also regulate the use of colors, as they should be of an earth-tone and should not have a light-reflective value (LRV) greater than sixty percent (60%). The proposed colors are all natural, as seen in Exhibit B, and will use a "Natural Cedartone" and "Rustic Fruitwood" stains on the wood, "Sienna Sand" paint on the walls, copper for the metal roofing, and a "Harvest Cranberry" clad for the doors and windows.

The proposed elevations have been slightly modified from the submitted plans. As seen in the rendered elevations, all of the additional roofs, with the exception of the turret, are to use asphalt shingles instead of copper. Also, the proposed design will have one (1) paint color on the main walls instead of the two (2) colors proposed.

The proposed design uses a stone base on the East and South Elevations which is recommended in the guidelines. The Guidelines state that the no single wall plane should exceed seventy percent (70%) of the elevation of any exposure and that all sides of the building should be treated with equal architectural interest. Although the West Elevation does contain two (2) separate wall planes, neither of the planes have much architectural interest existing or proposed with the application. Staff would recommend that the stone base be applied throughout the southern half of this elevation so that it mimics the East Elevation. The North Elevation also has a limited amount of architectural interest. The existing building contains four (4) windows on that elevation and the proposed modification only intends to repaint that elevation with a single color. Staff would recommend that a greater level of architectural interest be applied to this elevation so that it can mimic the other three elevations. At a minimum this could be through the use of two (2) paint colors

**C. Landscaping:** There is a minimal amount of landscaping that is being proposed with this application. The applicant is proposing to remove an existing pine tree located at the southeast corner of the subject property. The applicant is proposing to replace this tree with four (4) new eight foot (8') tall pine trees in the same area. Although the existing tree is mature the new trees, over time, should provide a greater level of screening. There is no other landscaping proposed and no current landscaping on the west and north sides of the building.

**D. Miscellaneous Items:** The application does appear to have a sign located on each of the South and East Elevations. Staff cannot recommend approval of these signs since there is no formal sign application that has been submitted. In addition, it appears that there is no applications for exterior lighting and staff would like to clarify that no exterior lighting is to be approved by this application. In addition, a Lighting plan will be required at the building permit submittal.

- 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.**

This application is compatible with the site topography, without the need for significant alterations.

- 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.**

From the submitted materials, the proposed modifications appears to properly address the concerns posed by the intended improvements; but as stated earlier in this report, more improvements could be added to create a more architecturally appealing design.

**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 the planned improvements.

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

This project is in general conformance with the adopted Goals, Policies, and Programs for the Town.

**Recommendation**

Staff is recommending **Conditional Approval** of the building improvements proposed for Lot 23, Block 1, Benchmark at Beaver Creek Subdivision.

**Recommended Motion**

"I move to **approve** the building improvements for Lot 23, Block 1, Benchmark at Beaver Creek Subdivision with the following conditions:

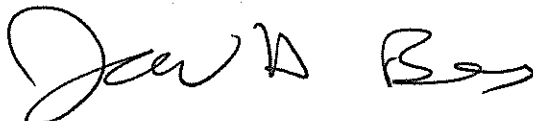
1. The proposed signs are not approved at this time and any future sign must be applied for with a formal Sign Application;
2. Plans will be submitted to staff indicating the following:
  - a. The southern half of the West elevation have a stone base carried through;
  - b. The north elevation and northern half of the west elevation at a minimum use two paint colors to break up the faces; *and*

Subject to the following findings:

1. The proposed modifications meet the purpose and intent of the West Town Center Design Guidelines as outlined in section 2 on this staff report; and
2. The proposed modifications meet the purpose and intent of the Town of Avon's Residential, Commercial and Industrial Design Review Guidelines as outlined in sections 4B and 4D of this staff report."

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. Color Board and Computer Generated Image
- C. Existing Elevations, Proposed Site Plan, and Proposed Elevations



# Memo



**To:** Planning and Zoning Commissioners

**Thru:** Matthew R. Gennett, AICP, Planning Manager *M.R.G.*

**From:** Jared Barnes, Planner I

**Date:** June 3, 2008 Meeting

**Re:** Snow Run Condominium Update

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## Introduction:

As requested, Staff is updating the Commission on an expired design approval for the Snow Run Condominiums. The condominium complex consists of three individually owned units. Units B and C, owned by Steve Smith and Ron Tribblehorn, respectively, have completed their portion of the approved changes. The third owner, Sye Curtis in Unit A, still has to complete the exterior modifications. On June 1, 2008, the design approval for the approved modifications expired and at the April 1, 2008 Planning and Zoning Commission Meeting possible action and penalties were discussed. On June 2, 2008 a stop work order was placed on the property for working without valid design approval. The owner of Unit A, Sye Curtis, has submitted a minor project application to permit the work needed to complete the exterior modifications.

## Background:

At the November 6, 2007 meeting, the Planning and Zoning Commission approved an extension for a previously approved Minor Project application for an exterior modification at the above-mentioned property. The approval mandated that work on all three units must be complete no later than June 1, 2008.

## Attachments: