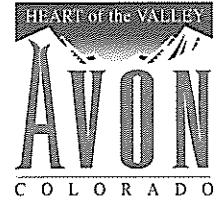


Town of Avon

Design Modifications

Mixed-Use



Staff Report

June 17, 2008 Planning & Zoning Commission meeting

Report date	June 12, 2008
Project type	Color & Material Changes
Legal description	Lot 62/63, Block 2, Benchmark at Beaver Creek Subdivision
Zoning	Town Center (TC)
Address	137 Benchmark Road

Introduction

Dave Kaselak of Zehren and Associates, is proposing exterior modifications to the Seasons building on behalf of the owners. The proposed modifications to the property include the following:

- complete stucco repaint with three new colors
- addition of standing seam metal roofing on select roof forms
- new railing supports on the south side of the surface parking ramp area
- addition of stone veneer in place of stucco in select base areas
- remodel of the porte cochere
- removal and addition of landscaping

Attached to this staff report is a reduced sized plan set which illustrates both the existing conditions and the proposed changes. A color board will be available for your review at the meeting.

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 improvements would be in conformance with all provisions of the Town of Avon Zoning Code, and are primarily cosmetic in nature. It should be noted that a Variance was granted in 1990 for two items:

- 1) Construction of the Porte Cochere to within 6” of the front (south) property line; and
- 2) Parking spaces within the front 10’ of the south property line.

The processing of this application has no apparent implications on this Variance. The proximity of the redesigned Porte Cochere canopy to the property line would not change with this proposal. Staff would ask that the applicant confirm compliance with this Variance by way of a survey.

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

Comprehensive Plan:

The subject property is located in *District 1: West Town Center District*. This district is recognized as the common ground between part time and full-time residents, with substantial infill and redevelopment opportunities.

Some of the pertinent planning principles include:

- *Use architectural detailing on ground level/first floor to enhance the pedestrian environment that includes human scale...and other pedestrian amenities.*
- *Create inviting storefronts with retail, restaurant, and entertainment uses on ground levels and offices, lodging, and residential uses above.*
- *Use signage, streetscape design, landscaping, points of interest, and other way finding elements to help orient visitors to important destinations within the district and the larger Town Center.*

The proposed improvements to the exterior of the building would further these planning principles. Additional detail is being added at the ground level, and pedestrian circulation should be improved with the new stairwell connecting building occupants to Benchmark Road and public transportation beyond.

Avon West Town Center District Investment Plan:

This sub-area plan is the primary review document for all development and redevelopment in this district. While this application is neither new development nor redevelopment, this design must be reviewed against the Design Guidelines from the Avon West Town Center District Investment Plan.

This application appears to be in conformance with the Design Guidelines, and would provide for a building more in line with the intent of the Design Guidelines. At such time the property redevelops, staff will require the property to come into full compliance with the Design Guidelines.

Particularly, improvements to the Lettuce Shed Lane (east) side of the building will be required when building additions or major interior remodels are proposed. The Investment Plan also envisions substantial infill and improvements to the Main Street (north) side of the building.

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

This criterion does not apply to this application.

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: Site changes are limited to the new metal stair to the sidewalk on Benchmark Road. The stairway is completely covered by the port cochere canopy. The Design Guidelines require *“a strong pedestrian connection to the street edge to promote connectivity to transit.”*

B. Building Design: This application is in compliance with this subsection of the Design Guidelines. The Design Guidelines state that *“building entries and public spaces should be treated with special design emphasis, easily identifiable, and visible from the public realm.”* This application is in conformance by enhancing the building entrance, and increasing visibility from the public realm.

The Design Guidelines require prioritization of the “base”, and “roof form”. The increased detail at the base level should strengthen the pedestrian experience. The minor roof material change would help bring the building further into compliance with the Guidelines. Colors will also help to prioritize the different levels of the building.

The color changes proposed will undoubtedly improve the appearance of this prominent West Town Center District building, and will bring the structure into full compliance with the Design Guidelines. The Guidelines require earth tone colors to blend in with the natural setting, and colors shall not exceed a light-reflective value (LRV) of 60 percent.

This application proposes three new stucco colors: State Olive (lower portions of building), Providence Olive (middle portions of the building), and Sanville Tan (upper portions of the building). Exposed flashing will be painted Peanut Shell. The metal roofing and chimney caps would be Antique Copper-Cote in color, and all railings would be painted Brown Horse. All of the colors have a LRV less than 60%.

Stone veneer siding will be applied near parking entrances, towers, port cochere, and limited areas of the retaining wall facing the railroad tracks. These applications should enhance the ground level detail and pedestrian experience.

The Design Guidelines state that in the Town Core, standing seam metal is an acceptable material, as long as snow and ice will not accumulate or drop onto pedestrian walkways, parking areas, and drives. The standing seam

roofing proposed, and its locations, are acceptable. The expanse of roofing above the parking entrances is minimal, and shedding should not cause danger to those using the garage.

C. Landscaping: Two eighteen (18) foot spruce trees would be removed from underneath the port cochere if this application is approved. One new eighteen foot evergreen tree is proposed near the easterly parking garage entrance. A mix of Spireae and Barberis shrubs would be added to the sod area that exists between the retaining wall and the Benchmark Road sidewalk. Approximately 150' lineal feet of shrubs is being proposed.

- 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 criterion has no implications with this application.

- 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.**

Given the high visibility of this project, and the prominence of the Seasons building, this criterion must be reviewed carefully. By introducing high quality materials and a more conformable color selection, the appearance of the proposed improvements would enhance the curb appeal of the property.

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

Staff does not feel that monetary or aesthetic values will be impaired with the approval of this application.

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

General conformance with the adopted Goals, Policies and Programs of the Town of Avon is achieved.

Recommendation

Staff is recommending **CONDITIONAL APPROVAL** of the design application for Lot 62/63, Block 2, Benchmark at Beaver Creek Subdivision, with the following findings:

1. The application is in conformance with the Town of Avon Zoning Code Regulations.
2. The project is in general conformance with the Goals and Policies of the Town of Avon Comprehensive Plan, and the Avon West Town Center Implementation Plan.

3. The application is in general conformance with subsections A through D of the Town of Avon Industrial, Commercial, and Industrial Design Review Guidelines.

Recommended Motion

"I move to approve the design modifications proposed for Lot 62/63, Block 2, Benchmark at Beaver Creek Subdivision, subject to the following conditions:

1. A Sign Program Amendment application must be processed for any new proposed signage.
2. A Survey will be provided to staff demonstrating compliance with the 1990 Variance approval.
3. 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."

If you have any questions regarding this project or any planning matter, please call me at 748.4413 or stop by the Community Development Department.

Respectfully submitted,

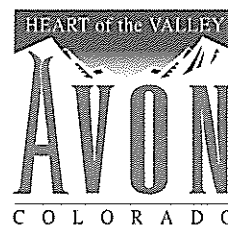


Matt Pielsticker
Planner II

Exhibits


Vicinity Map
Reduced Plans

Memo



To: Planning and Zoning Commissioners

Thru: Matthew R. Gennett, Planning Manager, AICP

From: Matt Pielsticker, Planner II 

Date: June 17, 2008

Re: Historic Preservation Committee Property Nomination
Nottingham Power Plant

Introduction:

Kim Nottingham, on behalf of the Avon Historic Preservation Advisory Committee, has submitted a nomination for a structure to be considered for Historic Landmark designation. Please consider this nomination and act in accordance with the procedures outlined in Chapter 17.50 of the Avon Municipal Code (Exhibit C).

Once a site or structure is found eligible by the Historic Preservation Advisory Committee for designation, the Committee makes a recommendation to the Planning and Zoning Commission. After a public hearing with the Planning and Zoning Commission, the Planning and Zoning Commission shall then recommend to the Town Council the site or structure. A majority decision of the Council is then required for final approval.

Please find the nomination attached to this Memorandum (Exhibit A), which includes several photographs of the subject property. It is important to note that the Nottingham Power Plant was listed in the Colorado State Register of Historic Properties in 2006, and has met several review criteria at the state level. This is the first nomination from the Historic Preservation Advisory Committee since Ordinance No. 08-04 was approved.

At your May 20, 2008 meeting, this nomination was presented to the Planning and Zoning Commission. Pursuant to direction from the Commission, public notices were mailed to all property owners (or designated representatives) within 300' of the subject property. Please see the map and mailing list of adjacent property owners attached for your review (Exhibit D). To date, Staff has not received any public input on this nomination.

Historic Committee Background:

The Town Council expressed a value in historic preservation and stewardship of historic sites when the Historic Preservation Advisory Committee was established in 2005. The Historic Preservation Committee was formed by Resolution No. 05-13 on

May 10, 2005, and serves as an advisory Committee for the purpose of promoting historical preservation in the Town.

The Committee meets quarterly and is charged with recognizing and recommending historic landmark structures and properties to the Town Council. When the Committee was formed, a "Heritage Fund" was created to fund their operation.

The Historic and Cultural Preservation Ordinance was approved on March 25, 2008 by the Town Council upon second reading. The Ordinance establishes the processes involved with nomination, and sets forth requirements for when a site or structure is designated as a Historic Landmark.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve Resolution No. 08-05 (Exhibit B), recommending approval of the Nottingham Power Plant as the first Town of Avon listed Historic and Cultural Landmark.

Recommended Motion:

"I move to approve Resolution No. 08-05, a resolution recommending approval of the Nottingham Power Plant as a Historic and Cultural Landmark to the Town Council, with the findings listed in Resolution No. 08-05."

Attachments:

- Exhibit A: Nomination, dated April 28, 2008
- Exhibit B: Resolution 08-05 (draft)
- Exhibit C: Ordinance 08-02
- Exhibit D: Public Notice Information

Town of Avon

Design Modifications Residential



Staff Report

June 17, 2008 Planning & Zoning Commission Meeting

Report date	June 13, 2008
Project type	Site and Building Modifications
Legal description	Lot 6, Western Sage Subdivision
Zoning	PUD
Address	5775 Wildridge Road East

Introduction

The applicants, Buzz Reynolds and Terry Cammon, are proposing two separate site modification applications to an approved final design. The first application, by Buzz Reynolds, proposes to modify the location, height and number of retaining walls on the site, the stone material on the exterior of the subject residence and on the retaining walls, and the driveway material. The second application, by Terry Cammon, proposes an additional garage space to be placed in the southwest corner of the approved driveway. The additional garage space is proposed to be approximately two hundred and forty (240) square feet in area and is planned to match the approved building materials.

Attached to this Staff Report are a Vicinity Map (Exhibit A), the previously Approved Site Plan and Elevations (Exhibit B), and the Proposed Site Plan and 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 of the applicable provisions of the Town of Avon Zoning Code. The proposed garage height appears to conform to the zoning requirements by having a maximum height of thirty-five (35') feet.

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 24: Wildridge Residential District which is designated as a Low Priority District. The proposed modifications appear to be in compliance with the Town of Avon Comprehensive Plan.

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

Adequate development rights do exist on this property for the planned improvements.

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 first application proposes modifications to alter the site layout through the addition of more retaining walls. The approved plan set, Exhibit B, has three (3) retaining walls on the west side of the structure that range in height from seven (7') to eight (8') feet and two (2) retaining walls on the east side of the structure that range in height from six (6') to nine (9') feet. The proposed site plan utilizes three (3) retaining walls on the west side of the structure and five (5) retaining walls on the east side of the structure. These retaining walls vary in maximum height from five (5') to fourteen (14') feet and are similar or larger than the previously approved plan sets. The guidelines state that retaining walls should be avoided when alternative grading could be used. As stated in the current Final Design Review approval for this structure, the excessive site slopes require the use of some retaining walls. The Guidelines also state that excessive grading and the use of engineer-designed retaining walls are discouraged when an alternative site layout would minimize disturbances. The proposed site modifications clearly use a greater number of engineered retaining walls and create a greater level of site disturbance when compared to the previously approved plans. Staff has determined the site plan from the previously approved plan set is a more desirable option, but the applicant has stated to Staff that the approved grading plan shown on the site plan is unbuildable.

This application also includes a driveway material change. The applicant, Buzz Reynolds, is proposing concrete pavers which are allowed by the Design Guidelines. A specific pattern hasn't been finalized but the Design Guidelines do not regulate the pattern concrete pavers are laid into.

The second application also alters the site plan with a proposal for an additional garage measuring approximately two hundred and forty (240) square feet. The new garage is to be placed in the southwest corner of the approved driveway. The proposed additional garage space requires a change to the driveway which, subsequently, causes the removal of a portion of a designated snow storage area. The approved plan sets appear to have provided more than the minimum required snow storage area and staff will

require that the applicant prove that the proposed modifications still meet the minimum snow storage requirements.

B. Building Design: The first application, by Buzz Reynolds, only modifies the building design by utilizing stone instead of cultured stone on the exterior walls, as shown on the elevations.

The second application, by Terry Cammon, modifies the building design by proposing an additional garage. The proposed garage will use colors and materials similar to those that were approved during the Final Design review and, as previously stated in this report, is at thirty-five (35') feet in height. The roof will have asphalt shingles and stucco will be applied on the exterior walls to match the approved building design. The proposed modifications appear to meet the Building Design criteria as they match the approved project's materials and colors.

C. Landscaping: The first application modifies the retaining walls as stated earlier in this report. The landscaping portion of the design guidelines also regulates retaining walls with the following language:

The limited use of retaining walls is encouraged. Whenever possible, retaining walls should be utilized only in those areas of a site where finished grades cannot meet recommended standards. Small retaining walls using natural stone boulders are encouraged for use and design with site landscaping.

Minimum Requirements:

- 1. Retaining walls shall be constructed of permanent type materials such as concrete, gabions, reinforced earth, etc. Railroad ties (6x6 treated timbers) are not acceptable. Retaining wall design details may be required for design review.*
- 2. Walls over 4 feet high shall be structurally designed or certified by a licensed engineer (P.E.).*
- 3. A series of lower retaining walls with landscaped terraces is preferable to a high wall with an unbroken vertical face.*

The retaining walls will be built using keystone instead of the concrete walls with a stone veneer as originally approved. The keystone will match the general color of the proposed stone on the exterior of the building and is a durable material. It appears that the keystone and stone are similar in general color, but will still appear different when viewed. Based on requirement number three (3), as listed above, the modified site plan depicting a larger number of and higher retaining walls, staff cannot recommend approval of this portion of the application.

As stated previously, the proposal also requires three (3) additional retaining walls on the east side of the approved structure. One (1) of the additional retaining walls is to be placed in-between the two (2) approved retaining walls, and two (2) others will be placed down slope from the approved

retaining walls. These retaining walls will range in height from between six and one-half (6.5') feet to ten (10) feet. In addition, one (1) of the two (2) approved retaining walls is proposed to be slightly taller. Staff has concerns about the amount of retaining walls and how they will be viewed from adjacent properties. The landscape plan is not being modified with this proposal and staff has concerns about the approved plan's ability to properly provide screening for the new retaining walls. Once again staff cannot recommend approval of the proposed additional retaining walls due to the lack of proper landscaping and screening.

The second application, by Terry Cammon, also modifies the approved landscaping plan. The proposed garage is placed in an area that was landscaped with trees and shrubs in the approved plans. Staff recommends that the landscaping plan be revised so that the trees and shrubs that are to be removed with this proposal are to be placed elsewhere on the property.

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.

The proposed modifications do not increase the site disturbance but do create more benching through the installation of more retaining walls. Due to the steep nature of the lot, these elements may be necessary but staff has not seen evidence of such.

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.

Staff has concerns about the lack of vegetation on the east side of the building which would help screen the improvements from neighboring 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 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 **Denial** of the site modifications, and **Conditional Approval** of the building improvements proposed for Lot 6, Western Sage Subdivision.

Recommended Motion

"I move to **deny** the site modifications for Lot 6, Western Sage Subdivision subject to the following findings:

1. The proposed modifications do not meet the purpose and intent of the Town of Avon's Residential, Commercial and Industrial Design Review Guidelines as outlined in sections 4A and 4C of this staff report.

and I move to **approve** the building improvements for Lot 6, Western Sage Subdivision with the following conditions:

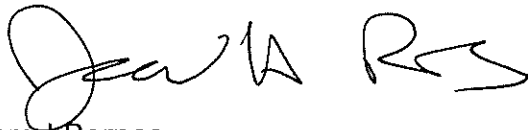
1. The landscaping plan be revised to show additional landscaping to compensate for the lost landscaping due to the proposed additional garage; and
2. The applicant provide staff with documentation that the snow storage areas meet the minimal requirements of the Design Review Guidelines;

and subject to the following findings:

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 4A, 4B and 4C 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. Existing Site Plan and Elevations
- C. Proposed Site Plan and Elevations