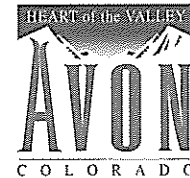


Staff Report

Sketch Design



July 1, 2008 Planning & Zoning Commission meeting

Report date June 27, 2008
Project type Single Family
Legal description Lot 7, Western Sage PUD
Zoning PUD - Single-Family Residential
Address 5771 Wildridge Road East

Introduction

The applicant, Buz Reynolds, on behalf of The Reynolds Corporation, has submitted a Sketch Design application for a single-family residence on Lot 7 of the Western Sage PUD. Access to this property is difficult given the steep topography immediately adjacent to Wildridge Road East. The applicant is proposing to access this site through the northeast corner of Lot 6, Western Sage PUD, and in order to do so, a portion of the existing guardrail must be removed.

The proposed home is to be comprised of three levels and has an attached three car garage depicted on the plans. The proposed exterior building materials include: grey stucco, large expanses of black stone veneer siding, black asphalt shingles, metal roofing, and wood fascia.

Background

The Western Sage PUD re-zoned Lots 54, 55, 89, and 90, Block 4, Wildridge from an allowed density of 11 dwelling units to 8 single-family lots (Lots 1-8 Western Sage PUD). The lots contain platted building envelopes as well as defined non-developable areas.

Lots 1-5 are accessed from a platted access easement extending from the Longsun Lane cul-de-sac; and Lots 6-8 are accessed from Wildridge Road East. When the PUD was adopted, additional design guidelines were tied to development on Lots 1-5, but not subject to review on Lots 6-8. A Final Design approval for Lot 6 was received in June of last year and construction on that home is near completion.

Staff Comments

Unlike Lots 1-5 of the Western Sage PUD, which possess a set of site specific review guidelines, the design plans for this lot will be reviewed solely by the Town's Residential Design Guidelines.

In addition to the Residential Design Guidelines, the Western Sage PUD contains the following note for guiding development on this property:

"Future development on Lots 6, 7, and 8 shall be constructed with special attention given to minimizing the extent of grading and the use of retaining walls. The purpose of this design consideration is to ensure that future development on each of the lots is responsive to the existing topography of the site. This design consideration, however, shall not in anyway render the lots non-developable."

Staff finds this application in direct conflict with the intent of this PUD statement. The site plan layout, footprint of the proposed structure, and resultant retaining walls do not properly address this deliberate statement, which was approved through the PUD Amendment review process. An alternative site design and building layout would likely minimize the extent of grading and the use of retaining walls. The structure does not appear to step with, or respond to, the existing topography.

In addition to the aforementioned PUD design consideration, the general design compatibility statement from the Residential Design Guidelines should be reviewed carefully. The Residential Design Guidelines state that buildings should blend in with natural settings, be stepped in appearance where practical, and limit the need for extensive site grading and slope retention. To wit: *"Buildings should be compatible with the site, and not appear to intrude or project from a lot with no relation to the surrounding landforms."*

Staff would ask the Commission to determine if the non-perpendicular access will be acceptable for this design. The Residential Design Guidelines require 4% maximum grade for the first 20' and perpendicular to public ways (*Table 1.0 - Access, Parking, and Engineering Standards*). Driveway mobility should also be reviewed carefully as a limited area is proposed for cars backing-up out of the three garage parking spaces.

The proposed Sketch Design appears to be in compliance with all applicable zoning requirements but must be confirmed with a Final Design application and accompanying submittal materials. The roof design appears to have the highest ridge right at the thirty-five foot (35') maximum allowable height.

Engineering Department Review

In terms of site planning review, the Engineering Department staff provided the following comments in response to this Sketch Design application:

1. *It appears that the first twenty linear feet of the access driveway connecting to Wildridge Road East is not perpendicular to the roadway.*
2. *It appears that the conceptual site plan shows access for Lot 7 encroaching onto Lot 6. An easement for that access will need to be created and recorded.*
3. *All retaining walls over four feet in height must be designed by a Registered Professional Engineer.*
4. *Any modification to the guardrail on Wildridge Road East will require Town of Avon approval and will need to be fitted with approved end treatments per CDOT Standard Plan M-606-1.*

Design Review Considerations

The Commission and Staff shall evaluate a Sketch Design application utilizing the following general criteria:

- A. The conformance with setbacks, massing, access, land use and other provisions of the Zoning Code.
- B. General conformance with Residential Development Sections A through D of the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines.

The Commission will take no formal action on this Sketch Design application. Rather, direction on the design will be given to the applicant from Staff and the Commission to incorporate into the Final Design application. Staff would like to focus the Commission's attention on access and massing for this review. A more detailed review of colors and materials will follow.

If you have any questions regarding this project or any other planning matters, please call me at 748-4413, or stop by the Community Development Department.

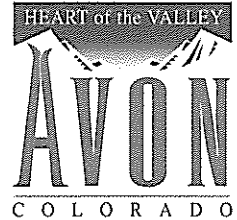
Respectfully submitted,



Matt Pielsticker
Planner II

Attachments

- Aerial Vicinity Map
- Reduced Plans



Memo

To: The Planning and Zoning Commission

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

From: Jared Barnes, Planner I

Date: June 27, 2008

Re: Harry A. Nottingham Park Master Plan Presentation

Introduction:

Mariana Boldu, on behalf of VAg, Inc., is presenting a summary of the Harry A. Nottingham Park Master Plan update. The PowerPoint slide presentation will provide an overview of the process that has occurred to date, and it will outline the forthcoming steps. The feedback and input from meetings already held which are to be outlined in the presentation include: The Harry A. Nottingham Park Master Plan Kick-Off Meeting (February 27, 2008); the First Public Design Charrette (April 1, 2008); and The Harry A. Nottingham Park Master Plan Open House/Second Design Charrette (May 22, 2008). The Concept Master Plan and the Potential Phasing Plan are attached as Exhibit A, and a copy of the PowerPoint presentation formatted for note taking with three slides per page is attached as Exhibit B. The results from the Harry A. Nottingham Park Survey and recommendations for the park will be covered during the slideshow. A modified third and final Phase of the Harry A. Nottingham Park Master Plan process will be reviewed during this presentation as well.

VAg, Inc. and the rest of the design team plan on returning to the Planning and Zoning Commission on July 15th with a draft of the proposed Master Plan.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission provide feedback for the design team to address in the forthcoming draft Master Plan document tentatively scheduled for review on the July 15, 2008 Commission meeting agenda.

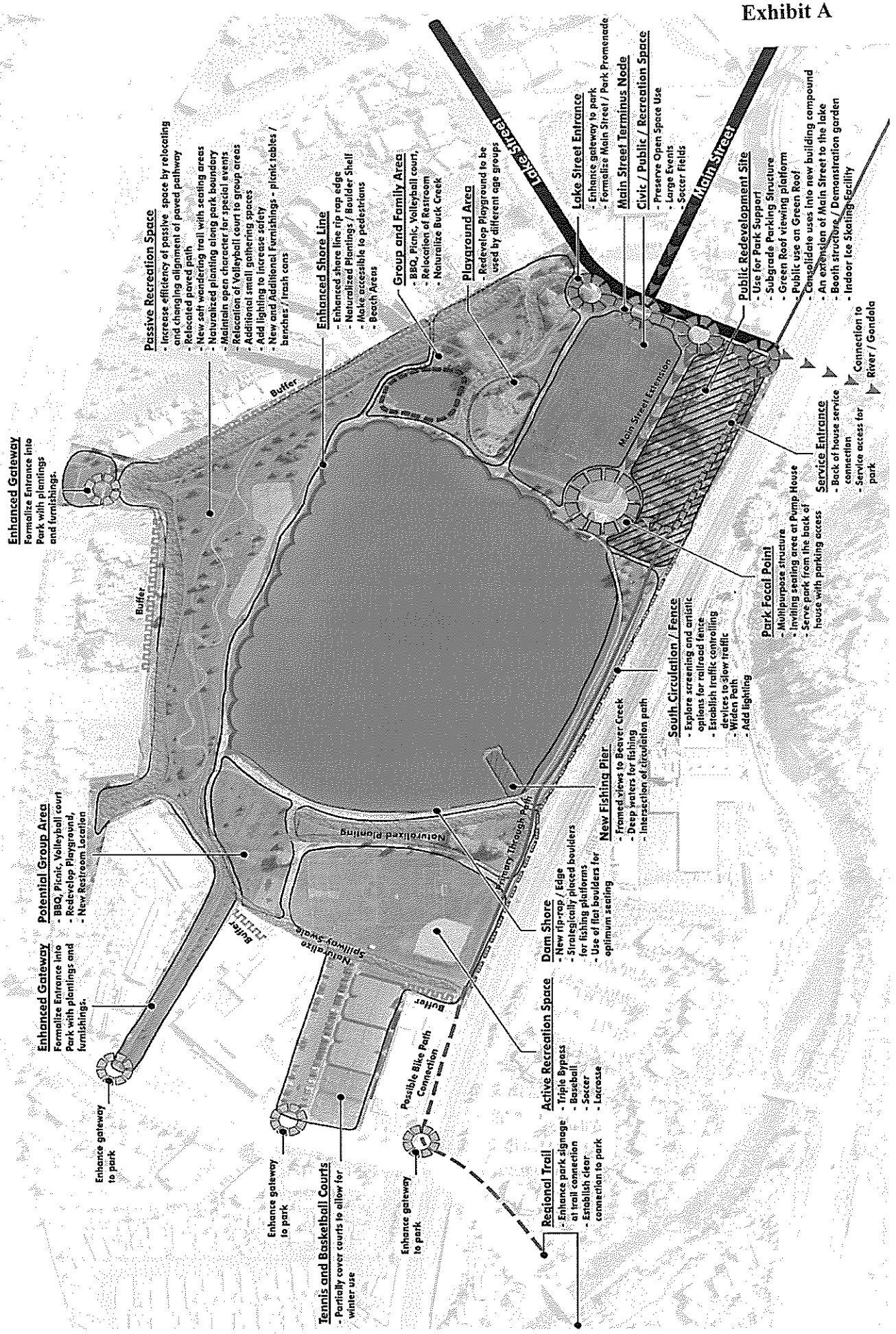
Attachments:

- Exhibit A: Conceptual Master Plan and Potential Phasing Plan
- Exhibit B: PowerPoint Slideshow Presentation

CONCEPTUAL MASTER PLAN

July 1st 2008

Exhibit A



Enhanced Gateway
Formalize Entrance into Park with plantings and furnishings.

Potential Group Area
- BBQ, Picnic, Volleyball court
- Redevelop Playgrounds,
- New Restroom Location

Enhanced Gateway
Formalize Entrance into Park with plantings and furnishings.

Passive Recreation Space
- Increase efficiency of passive space by relocating and changing alignment of paved pathway
- Relocated paved path
- New soft wandering trail with seating areas
- Naturalized planting along park boundary
- Maintain open character for special events
- Relocation of Volleyball court to group areas
- Additional small gathering spaces
- Add lighting to increase safety
- New and Additional Furnishings - picnic tables / benches / trash cans

Enhanced Shore Line
- Enhanced shore line rip rap edge
- Naturalized Plantings / Boulder Shelf
- Make accessible to pedestrians
- Beach Areas

Group and Family Area
- BBQ, Picnic, Volleyball court,
- Relocation of Restroom
- Naturalize Buck Creek

Playground Area
- Redevelop Playground to be used by different age groups

Lake Street Entrance
- Enhance gateway to park
- Formalize Main Street / Park Promenade
Main Street Terminus Node
Civic / Public / Recreation Space
- Preserve Open Space Use
- Large Events
- Soccer fields

Public Redevelopment Site
- Use for Park Support
- Subgrade Parking Structure
- Green Roof viewing platform
- Public use on Green Roof
- Consolidate uses into new building compound
- An extension of Main Street to the lake
- Booth structure / Demonstration garden
- Indoor Ice Skating Facility

Service Entrance
- Back of house service connection
- Service access for park
- Connection to River / Gondola

Park Focal Point
- Multipurpose structure
- Inviting seating area at Pump House
- Serve park from the back of house with parking access

South Circulation / Fence
- Explore screening and artistic options for railroad fence
- Establish traffic controlling devices to slow traffic
- Widen Path
- Add lighting

New Fishing Pier
- Framed views to Beaver Creek
- Deep waters for fishing
- Intersection of circulation path

Dam Shore
- New rip-rap / Edge
- Strategically placed boulders for fishing platforms
- Use of flat boulders for optimum seating

Active Recreation Space
- Triple Bypass
- Baseball
- Soccer
- Lacrosse

Regional Trail
- Enhance park signage at trail connection
- Establish clear connection to park

Tennis and Basketball Courts
- Partially cover courts to allow for winter use

Possible Bike Path Connection

Enhance gateway to park

Enhance gateway to park

Enhance gateway to park

Buffer

Buffer

Northwest Spillway

Naturalized Planting

Pathway through Park

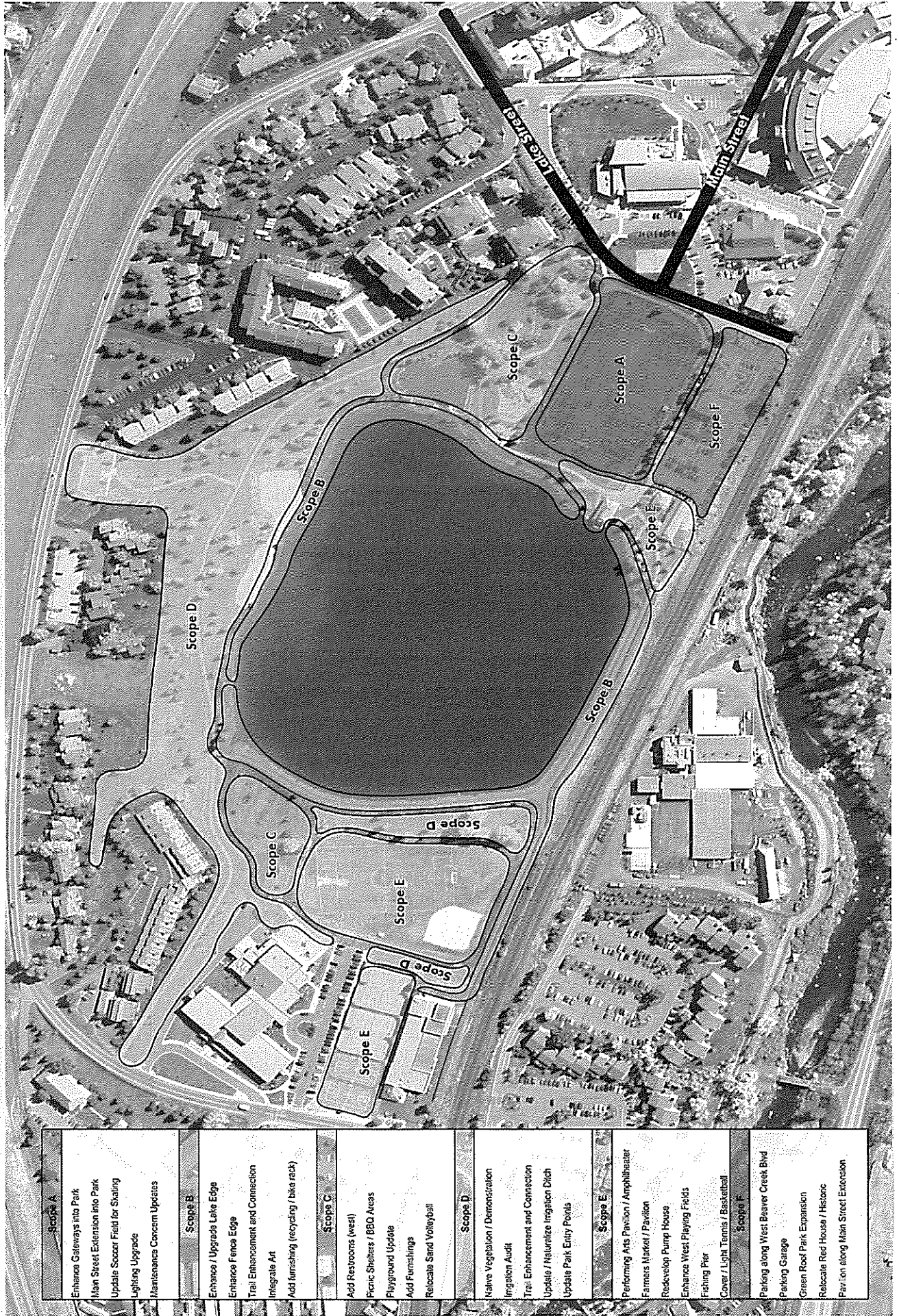
Main Street Extension

Service Entrance connection

Connection to River / Gondola

POTENTIAL PHASING PLAN

July 1st 2008



Scope A	<ul style="list-style-type: none"> Enhance Gateways into Park Main Street Extension into Park Update Soccer Field for Stalling Lighting Upgrade Maintenance Concern Updates
Scope B	<ul style="list-style-type: none"> Enhance / Upgrade Lake Edge Enhance Fence Edge Tree Enhancement and Connection Integrate Art Add furnishing (recycling / bike rack)
Scope C	<ul style="list-style-type: none"> Add Restrooms (west) Picnic Shelters / BBQ Areas Plyground Update Add Furnishings Relocate Sand Volleyball
Scope D	<ul style="list-style-type: none"> Native Vegetation / Demonstration Irrigation Audit Tree Enhancement and Connection Update / Naturalize Irrigation Ditch Update Park Entry Points
Scope E	<ul style="list-style-type: none"> Performing Arts Pavilion / Amphitheater Farmers Market / Pavilion Redevelop Pump House Enhance West Playing Fields Fishing Pier Cover / Light Tennis / Basketball
Scope F	<ul style="list-style-type: none"> Parking along West Beaver Creek Blvd Parking Garage Green Roof Park Expansion Relocate Red House / Historic Pavilion along Main Street Extension