

# Memo



**To:** Planning and Zoning Commissioners  
**Thru:** Matthew R. Gennett, AICP, Planning Manager  
**From:** Jared Barnes, Planner I *JAB*  
**Date:** July 15, 2008 Meeting  
**Re:** Lot 81B, Block 4, Wildridge Conditional Approval

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## Introduction:

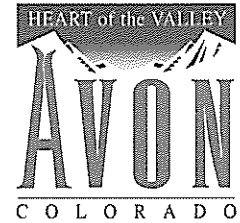
At the Planning and Zoning Commission's November 6<sup>th</sup>, 2007 meeting a Minor Project Application for a heated driveway, retaining wall and landscaping was approved. A condition of that approval was to bring a revised landscaping plan to the Planning and Zoning Commission for approval. Attached to this memo is the revised landscaping plan and approved plan set.

## Attachments:

- Revised Landscaping Plan
- Approved Plan Set

# TOWN OF AVON

## SIGN DESIGN



July 15, 2008 Planning & Zoning Commission meeting

<b>Report date</b>	June 27, 2008
<b>Project type</b>	Building Sign
<b>Legal description</b>	Lot 1, Chateau St. Claire Subdivision
<b>Zoning</b>	PUD
<b>Address</b>	431 Metcalf Road

### Introduction

Michael Matthews, representing La Joya Construction and the owner of this property, is proposing one building mounted sign and building mounted address numbers. The sign is of an oval shape and measures approximately two feet (2') by eight feet (8') and is proposed for the north (front) elevation of the building. The building mounted address marker sits ten inches (10") below the sign and is six inches (6") in height. The signs are to be made of PVC with acrylic cutouts for the language on the signs.

### Design Review Considerations

According to the Town of Avon Sign Code, Section 15.28.070, the Planning & Zoning Commission shall consider the following items in reviewing this application:

**1. The suitability of the improvement, including materials with which the sign is to be constructed and the site upon it is to be located.**

The materials for the proposed sign are appropriate and suitable for this project. Although PVC is not listed as a typical material for signage it does meet the intent of the code as it is a quality and durable material. The size of the sign, forty (40) square feet is appropriate given the size of the building it is to be affixed to. Please refer to the attached elevation drawing for exact sign location on the building.

**2. The nature of adjacent and neighboring improvements.**

This property is located along Highway 6 and is between the Beaver Creek entrance roundabout and the vacant Folsom Annexation parcel. There is not much existing signage with the exception of the Beaver Creek signs in the roundabout. The proposed signage is mounted to the bottom portion of the building and will only be seen along Highway 6.

**3. The quality of the materials to be utilized in any proposed improvement.**

The Sign Code encourages "quality sign materials, including anodized metal; routed or sandblasted wood, such as rough cedar or redwood; interior-lit, individual

plexiglass-faced letters; or three dimensional individual letters with or without indirect lighting, are encouraged." As discussed earlier in this staff report, the proposed material is not on the list mentioned above, but should be a quality and durable material.

**4. The visual impact of any proposed improvement, as viewed from any adjacent or neighboring property.**

The visual impact of the proposed sign should be minimal as viewed from adjacent and neighboring properties.

**5. The objective that no improvement will be so similar or dissimilar to other signs in the vicinity that values, monetary or aesthetic, will be impaired.**

There should be no monetary or aesthetic values impaired with the proposed signage.

**6. Whether the type, height, size, and/or quality of signs generally complies with the Sign Code, and are appropriate for the project.**

The type, height, quality, and size of this sign comply with the Sign Code. The Sign Code does not specifically regulate the size of building mounted signs for multi-family residential projects, but it does regulate Residential Project Entrance signs. That portion of the code allows for freestanding signage that is not larger than thirty-two (32) square feet and eight (8) feet in height. This sign is building mounted and not freestanding and is slightly larger. Due to the size of the building and its lineal frontage the proposed sign does not appear to be out of context with the building as a whole. Staff feels that this sign is an approvable sign.

**7. Whether the sign is primarily oriented to vehicular or pedestrian traffic, and whether the sign is appropriate for the determined orientation.**

The primary orientation of the proposed signage is to automobile traffic, which is appropriate given the location on Highway 6.

### **Recommendation**

Staff recommends **APPROVAL** of the Sign Design application for The Gates on Lot 1, Chateau St. Claire Subdivision.

### **Recommended Motion**

"I move to approve the Sign Design application for The Gates on Lot 1, Chateau St. Claire Subdivision, with to the following findings:

1. The sign design application meets the intent of the Sign Code, Title 15.28."

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.

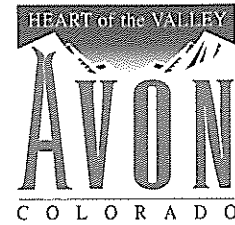
Respectfully submitted



Jared Barnes  
Planner I

## Staff Report

# Sketch Design



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July 15, 2008 Planning & Zoning Commission meeting

**Report date:** July 9, 2008  
**Project type:** Duplex Residence  
**Legal description:** Lot 91, Block 1, Wildridge Subdivision  
**Zoning:** PUD – 2 Units  
**Address:** 2470 Old Trail Road

### Introduction:

The applicant and owner of this property, Philip Matsen, submitted a Sketch Design application for a duplex structure located in the Wildridge Subdivision. This is an uphill property located near the intersection of Old Trail Road and Draw Spur Road.

This is a revised Sketch Design submittal. There was a previous design presented to the Planning and Zoning Commission at the March 18, 2008 meeting. This submittal is consistent in terms of the general site and building design; however, there have been changes. The meeting minutes from the March hearing are attached to this report as Exhibit B.

The structure is approximately 4' narrower (and consequently smaller in square footage), some relief and stepping has been added to the elevations, and the landscape plan has been strengthened since last review.

The proposed residences are 3,967 sq. ft. (North/West Unit) and 3,619 sq. ft. (South/East Unit), including garages, and measure approximately 35 feet in height. The exterior building materials include: stucco, stone, heavy timbers, cedar accents, and asphalt shingles.

Attached to this staff report is a reduced plan set which includes a topographic map, site plan, site/grading plan, landscape plan, floor plans, roof plan, and elevations (Exhibit C). A vicinity map showing existing structures and land uses in the vicinity is also included (Exhibit A).

### Discussion:

As presented, this application complies with the provisions of the Zoning Code. The application is also in general conformance with the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines, however, staff finds some conflict with the following guideline:

*"It is preferred that residential buildings be designed as a composition of mass elements rather than larger single 'blocks' that appear unrelated in form and context."*

While there has been a deliberate attempt to add interest to the building with fenestration, material breaks, etc; and this design is clearly an improvement from the first submittal, the structure appears to be a heavy single 'block', and not a composition of mass elements. Staff would ask the applicant to address this fundamental guideline.

### **Site Design:**

The Town of Avon Residential, Commercial, and Industrial Design Review Guidelines place emphasis on site layout design. Structures should blend in with natural settings, and the need for extensive site grading and slope retention should be avoided. While the entire site is graded and/or disturbed with this development plan, slope retention is minimized. Additionally, access shall blend with the natural contours, and buildings should be stepped in appearance.

This design appears to conflict with Criteria A. Site Design (#6), "*Buildings on sloping lots shall be designed to step with the existing (natural) grades.*" There has been no attempt with this submittal to step the building with the existing topography.

The proposed driveway access from Old Trail road is non-perpendicular, with an initial grade of 4%. Driveway grades then max out at 9.8%, and reach further up the site to building location, where views to the southwest can be captured. Staff would ask the applicant to provide a perpendicular access for the first 20' off the roadway to maintain conformity with the Design Guidelines.

As requested at the initial Sketch Design meeting, engineered grading/drainage plans have been provided. See Sheet 1 in the plan set for a detailed preliminary grading and drainage plan, as well as a driveway profile. This plan alleviates staff's prior grading and drainage concerns.

### **Building Design:**

The proposed building materials are of high quality and appropriate for the neighborhood. The building roof height reaches 35', the maximum allowable height for the property. This building design would require Improvement Location Certificates at both foundation and framing inspections to verify compliance with zoning standards.

All of the roof ridges equal either a 4:12 or 7:12 slope, and are in conformity with the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines. Since the first Sketch review, the units have been further differentiated in order to comply with the 'Duplex Guideline.' Window patterns have been varied, as well as some of the secondary roof forms.

## Engineering Department Review:

The following comments are provided by the Engineering Department, in response to reviewing this application:

1. The culvert should follow the flow line of the ditch, or regrade the flow line to match the culvert location.
2. A pollution control plan must be provided at Final Design.

## Design Review Considerations:

The Planning and Zoning Commission shall evaluate this sketch design plan utilizing the following criteria:

- A. Conformance with setbacks, massing, access, land use and other provisions of the Zoning Code; *and*
- 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 application. Rather, the applicant will receive guidance from the Commission and Staff to incorporate into a Final Design application. A full size (24" x 36") plan set will be available for the Commission's review at the July 15, 2008 meeting.

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If you have any questions regarding this project or any planning matter, please call me directly at 748-4413, or stop by the office of Community Development.

Respectfully submitted,



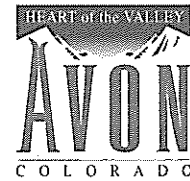
Matt Pielsticker  
Planner II

## Attachments:

- Exhibit A: Aerial Vicinity Map
- Exhibit B: March 18, 2008 Meeting Minutes
- Exhibit C: 11" x 17" Plans

# Staff Report

# Sketch Design



July 15, 2008 Planning & Zoning Commission meeting

**Report date** July 11, 2008  
**Project type** Single Family  
**Legal description** Lot 113, Block 1, Wildridge Subdivision  
**Zoning** PUD - Single-Family Residential  
**Address** 2070 Beaver Creek Point

## Introduction

The applicant, TAB Associates, has submitted a Sketch Design application for a single-family residence on Lot 113, Block 1 of the Wildridge Subdivision. Access to this property is off of Beaver Creek Point. The proposed home is to be comprised of three levels and will have an attached three car garage as depicted on the plans. The proposed exterior building materials include: stone, stucco, vertical and horizontal wood siding, and asphalt shingles.

Included in the attachments are a vicinity map (Exhibit A) and a reduced plan set with a site plan, floor plans, and elevations (Exhibit B).

## Background

There is one special circumstance for the subject lot as follows. Note 5 of the Wildridge Plat restricts the height of Lot 113 to 24 feet as measured from the finished road centerline elevation at the center of the lot frontage.

## Staff Comments

The Guidelines state that all grading shall occur within the property boundaries. The proposed design utilizes a portion of Lot 112 for grading and which is inside the limits of disturbance fencing. In addition, the design proposes grading and a drainage culvert in the Public Right-of-Way. In both instances the proposed improvements are in conflict with the Design Guidelines. Staff does not support the proposed improvements and suggests the applicant revise the site layout to properly place all improvements within the property boundaries.

The proposed plan appears to utilize a majority of the building envelope and a good portion of the site as a whole. Staff will require that the applicant provide information on site coverage for Final Design submittal to ensure compliance with the Zoning Code. Since this is only a Sketch Design Application, just preliminary

site layout, building design and landscaping information is required. Staff will require that the applicant revise the drawings to provide a landscaping table, site information table, snow storage information, and other levels of detail to allow for a more thorough review.

As stated earlier in this report, the maximum building height allowed for this lot is twenty-four (24) feet as measured from the finished road center line elevation at the center of the lot frontage. This would allow no portion of the building to extend beyond a USGS elevation of 8236.6 feet. It appears from the roof plan that all of the roof ridges meet the height requirements.

The building appears to be appropriately designed using a variety of building materials and wall planes on every elevation. The materials used include stucco, stone and both vertical and horizontal wood siding.

The landscaping plan appears to sufficiently improve the site with a mixture of Colorado Blue Spruce, Aspen and Crab Apple trees. There also appear to be a mixture of shrubs proposed. As stated earlier, staff will require a Landscaping Table outlining irrigation and landscaping area and amounts for Final Design Submittal as outlined in the Design Guidelines.

### **Design Review Considerations**

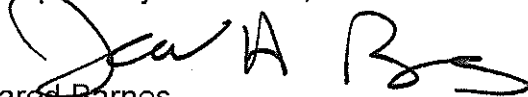
The Commission and Staff shall evaluate a Sketch Design application utilizing the following general criteria:

- 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.

If you have any questions regarding this project or any other planning matters, please call me at 748-4023, or stop by the Community Development Department.

Respectfully submitted,

  
Jared Barnes  
Planner I

### **Attachments**

- Aerial Vicinity Map
- Reduced Plans