

Staff Report

FINAL DESIGN PLAN



August 19, 2008 Planning & Zoning Commission meeting

Report date	August 15, 2008
Project type	Single Family Residence
Legal description	Lot 113, Block 1, Wildridge Subdivision
Zoning	1 Unit – PUD
Address	2070 Beaver Creek Point

Introduction

The applicant, TAB Associates, has submitted a Final Design application for a single family residence on Lot 113, Block 1 of the Wildridge Subdivision. The lot will be accessed off of Beaver Creek Point and the proposed residence will measure approximately 5,000 sq. ft. with a 900 sq. ft. three car garage. The building is designed with gabled roofs and utilizes stucco, stone, wood shingles and wood siding on the exterior walls.

Included with this report are a vicinity map (Exhibit A), Light fixture specification sheet (Exhibit B), Color Board (Exhibit C), Letter from the owner of the Lots 112 and 113 (Exhibit D), and reduced plan sets with a site plan, floor plans, and elevations (Exhibit E).

Review History

At the Commission's July 15, 2008 meeting, the Sketch Design review took place for this property during which several comments were made around the following: the lack of cohesion between the landscape plans for lots 112 and 113, the dominance of the room above the garage, and the amount of site disturbance.

Design Review Considerations

According to the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines, Section 7, the Commission shall consider the following items when reviewing the design of this project:

- 1. The conformance with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code.**
 - *Allowed use:* The proposed residential use is permitted given the single family - PUD zoning.
 - *Density:* The lot is zoned for a single family residence and the density is appropriate.

- *Lot Coverage:* Maximum site coverage allowed under the Wildridge PUD is fifty percent (50%). The project is in compliance with the PUD, proposing thirty percent (30%) lot coverage.
 - *Setbacks:* The setbacks for the property are typical for Wildridge with a twenty-five foot (25') wide front yard setback and ten foot (10') wide side and rear yard building setbacks. Even though the building is within all required setbacks, an Improvement Location Certificate (ILC) will be required to document the exact location since the building does abut the setbacks on the east, south, and west sides of the property.
 - *Easements:* A Utility and Drainage Easement of ten feet (10') in width borders the north, south, and east sides of the property, while a ten foot (10') wide Slope Maintenance, Drainage, and Snow Storage Easement borders the west side of the property. It is not advised to place landscaping within platted easements; however, it is the owners responsibility if this landscaping requires removal and replacement in the future.
 - *Building Height:* Unlike other properties in Wildridge, the height maximum is unique to this property. As stated in Note 5 of the second Replat of the Wildridge Subdivision, the overall height for Lot 113 is twenty-four feet (24'). The note goes on to state the height is measured from the finished road centerline elevation at the center of the lot frontage. This would restrict the maximum building height to a USGS elevation of 8,236.6 feet. The applicant is proposing a maximum height using a USGS elevation of 8,236.5 feet as measured using the requirements specified for this lot on the Wildridge Plat. Even though the building is within the maximum height allowed under zoning, an Improvement Location Certificate (ILC) will be required to document the exact location to ensure its compliance.
 - *Grading/Drainage:* All existing and proposed grades are indicated on the site plan.
 - *Parking:* This project requires 3 spaces (2 per unit under 2,500 sq. ft. / 3 per unit over 2,500 sq. ft). The applicant is proposing a total of 3 interior spaces which meets the parking requirements.
2. **The general conformance with Goals and Policies of the Town of Avon Comprehensive Plan, and any sub-area plan which pertains.**
The project complies with the Town of Avon Comprehensive Plan.
3. **Whether adequate development rights exist for the proposed improvements.**
Adequate development rights exist on the property for a single dwelling unit.
4. **The Final Design plan is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.**

A. Site Development:

- *Site Design:* The Design Guidelines put emphasis on site layout design and state that structures should blend in with natural settings and limit the

need for extensive site grading and slope retention. The applicant has provided a site plan that limits the need for extensive grading. In addition, the relatively flat nature of the lot limits the need for retaining walls.

The Guidelines state that all disturbed areas should be revegetated with native seed. The applicant intends to restore disturbed areas with vegetation as shown on the landscape plan and discussed later in this report.

- *Site Access:* Access to the site is provided with a twelve foot (12') wide driveway from Beaver Creek Point. The drive meets all grade requirements with a two and one-half percent (2.5%) grade for the first twenty feet (20') adjacent to the roadway and a three and one-half percent (3.5%) grade for the first twenty feet (20') adjacent to the garage.
- *Parking and Loading:* The intent of the parking guidelines is to provide residents and guests with suitable parking locations that are also durable and functional. The parking requirements of this section are discussed above in the parking zoning requirements. The material used for the driveway is asphalt. It appears that all requirements have been met.
- *Site Grading:* Grading on the property does not meet the intent of the Design Guidelines. The Guidelines state that all grading shall occur within the property boundaries. The applicant has proposed a grading plan where grading occurs on the neighboring lot to the north (Lot 112). The owner of that lot has submitted a letter (Exhibit D) to the Town stating his approval of the grading work. Based on comments at the Sketch Review, Staff believes that grading beyond the property line will help with drainage between the two (2) adjacent lots and could be allowed.

This grading work will most likely delay the potential TCO or CO of Lot 112, Block 1, Wildridge. In order to TCO or CO Lot 112 staff would need to see vegetation growing on the section of Lot 112 that will be disturbed due to the grading for Lot 113.

- *Drainage:* The Guidelines have been met with regard to drainage as the drainage is set away from the buildings and into the drainage easements. The Guidelines require that all drainage easements remain unobstructed. The applicant is proposing landscaping within the platted Drainage easements, but staff feels that these plantings will not affect the overall drainage pattern on the site.
- *Snow Removal and Storage:* The project has designated two (2) separate areas, one (1) to the north and another to the south of the driveway, as snow storage areas. These areas total approximately twenty three percent (23%) of the paved surfaces and the areas comply with all requirements of the Design Guidelines.

B. Building Design:

- *Building Materials and Colors:* A variety of quality building materials are proposed with this application including: Stucco, stone and wood siding.

The applicant has proposed El Rey color 125 “La Luz” for the stucco, dry-stack moss rock for the stone, and Sherwin Williams “Spice Chest” (SW 3513) for the wood siding and shingle siding as seen on Exhibit C. The trim, soffit, beams, and rafters will use Sherwin Williams “Cider Mill” (SW 3512), while the windows will have an aluminum Chestnut Bronze color. These colors meet the Design Guideline requirements and staff is of the opinion that they are acceptable and compatible to the approved colors on Lot 112.

- *Exterior Walls, Roofs, and Architectural Interest:* The building's massing is broken up with varying building materials, wall planes, roof elevations, and use of fenestration. The building utilizes horizontal wood siding, wood shingles and stone on the upper level walls, while the base is primarily made of stucco. The Design Guidelines don't specifically state that wood shingles are an allowed or disallowed exterior building material, but they do state that asphalt shingles and cements shingles are not allowed.
- *Outdoor Lighting:* The applicant has proposed to use exterior lighting on the northeast, northwest, south, southeast, and southwest elevations. The light fixture uses a sixty (60) watt bulb with a honey glass pane. It appears that the light fixtures will meet the minimum requirements of the outdoor lighting ordinance. The outdoor light fixtures are identical to those approved for Lot 112 and to ensure architectural variety and differentiation between these two (2) lots, staff recommends that the applicant revise their proposed light fixtures to ensure that they are compliant and not identical to the ones approved for Lot 112.

C. Landscaping:

- *Design Character:* The design appears to generally comply with the intent of the Residential Landscaping Guidelines. In terms of plantings, there are a total three (3) Colorado Blue Spruce trees varying in height from six feet (6') to ten feet (10'), twenty one (21) Aspen trees, one (1) Crab Apple tree, thirteen (13) Cinquefoil shrubs, nine (9) Mountain Mahogany shrubs, five (5) Woods Rose shrubs, Low Rabbit Brush shrubs as needed, and an assorted ground cover as needed. The plans show that there are thirty eight (38) Low Rabbit Brush shrubs although the plantings list states that there are to be approximately one hundred (100) Low Rabbit Brush Plantings. Staff recommends that the applicant revise the Landscape Plan to ensure that the number of recommended plantings accurately reflects the number of plantings shown on the plans.

In addition the plans show that there are plantings that are outside of the limits of disturbance fencing. Staff recommends that the applicant revise the Landscape Plan to ensure that all planting are within the limits of disturbance fencing.

According to the applicant, all trees would meet the minimum size requirements as prescribed by the Design Guidelines: 6' minimum height for evergreens, 2" minimum caliper for deciduous trees, and 5 gallon

minimum for shrubs. The proposal appears to meet the Guidelines' requirements for landscaped area and irrigated area.

- *Irrigation/Watering:* The proposal meets all requirements of this section of the Design Guidelines.
- *Retaining Walls:* There are no retaining walls proposed with this site design.

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 design and building appear to be compatible with the site topography as there is minimal alteration to the existing topography.

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 applicant has proposed high quality materials and earth tone colors that should make this project visually compatible with the surrounding environment. The property is adjacent to open space, a lot under construction to the north and a vacant lot to the south. Staff feels that as long as the color palette and exterior light fixtures are modified as stated earlier in this report, the proposed improvements should meet this criteria.

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 with the proposed 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 general conformance with the Town's adopted goals and policies and is a use by right per the Wildridge Subdivision.

Staff Recommendation

Staff is recommending **Conditional Approval** of this Final Design application for a single family residence on Lot 112, Block 1, Wildridge Subdivision.

Recommended Motion

"I move to approve the Final Design application for a single family residence on Lot 112, Block 1, Wildridge Subdivision, with the following conditions to be resolved prior to building permit submittal:

1. The Landscaping Plan be revised to ensure that the plant list and the plan have corresponding plant counts;
2. The Landscape Plan be revised to ensure that all plantings are within the Limits of Disturbance fencing;
3. The proposed light fixture be modified to ensure that the exact same fixture is not used on both Lots 112 and 113; and

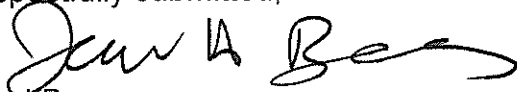
4. Except as otherwise modified by this approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval.

and subject to the following findings:

1. The application is in conformance with the Title 17, Zoning, Avon Municipal Code (AMC).
2. The project is in general conformance with the Goals and Policies of the Town of Avon Comprehensive Plan.
3. The application is in general conformance with subsections A through D of the Town of Avon Residential, Commercial, and Industrial Design Review 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,



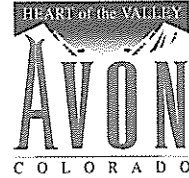
Jared Barnes
Planner I

Exhibits:

- A. Vicinity Map
- B. Light Fixture Specification Sheet
- C. Color Board
- D. Letter from the Owner of Lots 112 and 113
- E. Reduced Plan Sets

Staff Report

Sketch Design



August 19, 2008 Planning & Zoning Commission meeting

Report date August 14, 2008
Project type Timeshare
Legal description Lot 1, Riverfront Subdivision
Zoning PUD
Address 42 Riverfront Lane

Introduction

The applicant, Aleksandr Sheykhet from Studio Obermeier Sheykhet, has submitted a Sketch Design application for the 'Timeshare East' property, located on Lot 1 of the Riverfront Subdivision. This Sketch Design is in keeping with the general building placements and forms approved by the Riverfront Planned Unit Development (PUD). The proposal includes two buildings connected underground, yet separated at grade: Building East (E), and Building Riverside (R).

There are 74 units proposed in the two buildings. The East building is the taller of the two building and includes 58 2-bedroom units, each with the ability to have a lock-off unit. The Riverside building is positioned between the East building and the Riverfront recreation path. This building contains the remaining 16 2-bedroom units, also with the ability to have lock-offs. There are no Commercial land-uses proposed with this phase of development.

Improvements to this property are governed by a set of site-specific design review standards that were adopted as part of the Riverfront PUD amendment. The expressed intent of the *Riverfront Design Standards* is to create high quality architectural design through the use of varied roof forms, wall plane articulation, and quality building materials. Its important to note that the Town of Avon Residential and Commercial Design Guidelines may augment these standards where necessary. Attached to this report is a copy of the *Riverfront Design Standards* for your reference.

Staff recommends that the Commission take a broader approach to the review of this application due to the size and scale of the buildings presented. Unlike the Westin project where there was a great amount of material and design related detail provided up front through the PUD amendment process, this property is less familiar to the Commission and should be treated as such.

How this building interacts with the public spaces that it surrounds, including the Riverfront recreation path and Riverfront Lane, is important given its prominent location at the intersection of Avon Road and Riverfront Lane.

Staff Comments

The designs of the buildings generally conform to the intent of the *Riverfront Design Guidelines*. The proposed buildings blend well in terms of style and material with the proposed Westin Hotel; however, the Commission must determine if utilizing the exact detailing, colors, and materials as the Timeshare West project is an acceptable approach.

According to the *Riverfront Design Standards* the form and massing within the Riverfront Subdivision will follow the intent of the Town's Guidelines "by incorporating form and articulation to avoid the monolithic."

In addition to the vision statement and general architectural theme guidelines from the *Riverfront Design Standards*, Staff has identified specific guidelines that warrant the Commission's consideration. Some of these guidelines are more site specific to Lot 1 than others. Please pay attention to the following guidelines:

- **II.A.2** - *Massing of entries shall relate to the overall massing of the buildings. Sensitivity to scale should be considered when transitioning from the overall larger building mass to the more intimate scale of the pedestrian visitor.*
- **III.A.4** - *The middles of buildings will be more visually subtle, but broken by primary and secondary elevation features and material accents that help to avoid monotonous facades. On any given elevation of Lot 1 80% of the vertical wall area will be permitted to be within the same plane, with a minimum of 2-foot offset for plane changes...stacked decks and balconies will be considered plane changes.*
- **III.A.6** - *Primary roofs will have pitches ranging 4:12 to 8:12. Secondary roofs, where pitched, shall be a minimum of 2:12.*
- **III.A.7** - *Given the modern alpine character of the architecture at Riverfront Village, relatively small roof overhangs are encouraged for buildings on Lots 1 and 3, which are visually and compositionally related to the Hotel. At these locations the minimum roof overhang permitted shall be six inches.*
- **III.C.1.B** - *Stucco conveys mass in a subtle, "quiet" way and is therefore a recommended material for building middles and tops. However, building accents comprised of non-stucco materials...shall be allowed in building middles and tops to help provide interest. When used, stucco shall be carefully detailed to ensure longevity when it comes near the ground plane.*

Site design:

Lot 1 of the Riverfront Subdivision is bounded to the North and East by Riverfront Lane; to the South by the recreation path, and anchored to the West with the Westin Hotel. Minus the platted building setbacks and various easements, the building footprints occupy the majority of the lot. The applicant is proposing approximately 42% building lot coverage with this proposal.

The allowable site coverage for the Riverfront PUD is 25% of the entire 18.9 acre parcel. This property totals 1.6995 acres, and the proposed building footprints total .71 acres, or 31,070 square feet. Below is a table demonstrating the approved/proposed site coverage calculations for this PUD to date:

Riverfront PUD Site Coverage

	Lot 1 TSE	Lot 2 Westin	Lot 3 TSW	Lot 4 Lodge	Lots 5,6,7	TOTAL	PUD	REMAINING
Coverage (Acres)	.71	2.59	.44	.74	TBD	4.48	4.73	.25

The building is restricted above ground by the following setbacks:

- Right-of-Way: Ten foot (10') setback from Riverfront Lane Right-of-Way. Subterranean encroachments are permitted in this setback.
- Internal: Zero foot (0') setback from the internal lot line between the Westin Hotel Lot 2 and this property.
- River: Zero foot (0') setback from Tract A, the river park parcel to the south. According to the PUD Development Plan, *"Lot 1's minimum setback shall be the northern boundary line of Tract A. Encroachments for porches/decks/overhangs/eaves are permissible subject to design review approval as to specific locations and dimensions."*

As presented, this submittal conflicts with all of the above prescribed setbacks. There are three roof overhangs on Building East that encroach into the 10' Right-of-Way setback. The entire roof overhang of the western most roof of Building Riverside crosses the Lot 2 property line. These encroachments do not appear to be approvable, and will not be accepted with a Final Design submittal.

The Riverfront PUD permits the Community Development Director to grant approval for "minor modifications" to the PUD Development Plan (i.e. roadway alignment, building location, or other related changes), subject to a set of criteria. After reviewing the criteria, the Community Development Director has determined that permitting these setback encroachments would conflict with the intent of the review criteria, and would thereby require a formal amendment application.

In addition to the encroachments listed above, there are two roof overhangs that protrude into the River setback on the south side of the Riverside building. As

noted, these River setback encroachments are approvable by the Planning and Zoning Commission if deemed appropriate for the design.

The site grading and drainage will need to be indicated at a Final Design submittal, including existing and proposed grade contours clearly differentiated. This information must be based on 'as built' information for all improvements leading up to the property boundaries, and existing (pre-disturbance) topography lines within the property boundaries in order to accurately calculate building height.

Building design:

This application is generally in conformance with the building form and massing standards, and consistent with the PUD. Facades of the building include balconies and decks to break up the mass and to add interest. The exterior walls of the building are articulated through the use of different materials, patterns, textures, color, porches, and balconies.

The *Riverfront Design Standards* suggest the use of roofing materials that are durable, weather resistant and suitable for environmental conditions encountered in this area. The applicant is proposing the use of "Titus" recycled rubber roof as the primary roof treatment as well as areas of standing seam metal. The two color blend proposed is consistent with other approvals and should help tie the development together as viewed from the Gondola and other adjacent properties.

Additional building materials include: fiber cement horizontal siding, aluminum clad windows/doors, cultured stone veneer match the Westin and Timeshare West stone, metal fascia - soffits - eaves - (flat seam) roofing, steel guardrails, timber beams at the entrance to the building, and an aluminum framed storefront system. All materials appear to be high quality and appropriate for this project and property.

The applicant is seeking approval of the identical materials, colors, and finishes as those approved with the Timeshare West Final Design. The desire is to remove the mockup from the property at this time. Staff and the applicant are seeking direction on this request, and the appropriateness of removing the entirety of the mockup from the property.

The proposed Building East is 6 floors above grade with a maximum building height of approximately 100'. The maximum allowed height for the building is 105'. The Riverside Building is permitted a 45' building height, and appears to be in conformance with this zoning standard. Building heights would need to be confirmed at Final Design.

Parking:

The proposed parking and circulation plan includes two levels of below ground parking which would be accessed exclusively from underground ramps connected to the Westin Hotel Parking entrance. The parking management plan

for the development controls access to the three parking garages with proxy cards.

According to the PUD Development Plan, the minimum parking required for timeshare units is .75 spaces per bedroom, or 1.5 spaces per Residential Unit. There are 136 parking spaces represented on the two levels. All proposed parking stalls appear to be 8' 9" wide by 18', which is exclusively allowed by the PUD for Lot 1 (Timeshare East) and Lot 3 (Timeshare West). By providing 136 spaces, there would be approximately 1.84 spaces per Residential Unit.

Landscaping:

The applicant has demonstrated a preliminary landscape plan on Sheets L1, L2, and L3 – attached to the end of the reduced plan set. Staff has made a cursory review of the plan, but more detailed comments will be provided during Final Design review. The proposed landscaping includes native shrubs, evergreens, varied diameter aspen trees, limited sod areas adjacent to the sidewalk, and numerous perennial plantings.

The landscaping is consistent with the Master Landscaping Plan approved for all public areas of the Riverfront Subdivision, and is consistent with other planned landscaping for the Westin, Riverfront Lodge, and Timeshare West.

Staff's primary concern with the landscape plan is with the four (4) aspens and perennials shown in the public Right-of-Way near the southeast corner of the property. Additionally, snow storage must be represented at Final Design to show where snow will be stored along Riverfront Lane.

Design Review Considerations

The Commission and Staff shall evaluate the design of the Sketch Plan utilizing the specific Design Standards, and by using the following general criteria:

- A. The conformance with setbacks, massing, access, land use and other provisions of the PUD and Zoning Code.
- B. General conformance with the *Riverfront Design Standards*, dated February 14, 2006.
- C. 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 the Sketch Plan application. Rather, the review process is organized so that direction on the design can be given to the applicant from both Staff and the Commission in report and at the meeting to incorporate into a Final Design application or a revised Sketch Design Plan. Staff will provide full plan sets for you to provide written comments and guidance to the applicant at the August 19, 2008 meeting.

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.

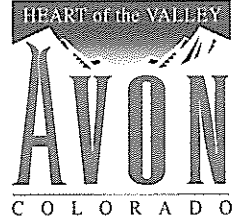
Respectfully submitted,



Matt Pielsticker
Planner II

Attachments

Aerial Vicinity Map
Riverfront Design Standards
Engineering Dept Comments
Reduced Plans



Memo

To: Planning and Zoning Commission

Thru: Matthew R. Gennett, AICP, Planning Manager

From: Jared Barnes, Planner I – Project Coordinator

Date: August 19, 2008 Meeting

Re: Harry A. Nottingham Park Draft Master Plan Presentation

Introduction:

Pedro Campos, on behalf of VAg, Inc. and the rest of the design team, will present a PowerPoint presentation detailing the draft of the Harry A. Nottingham Park Master Plan. Attached to this Staff Memorandum for your reference are documents titled Recommendations for Improvements by Zone, Key to the Zone Map, and a Conceptual Master Plan map detailing each priority Zone identified in the park.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission provide feedback for the design team to address regarding the draft Master Plan document handed out at the last Commission meeting; and to the presentation to be given at the August 19, 2008 hearing. The Draft Master Plan document is scheduled for review before the Town Council on the August 26, 2008 meeting agenda and is expected to be remanded back to the Commission for adoption via Resolution, if appropriate.

Attachments:

Exhibit A: Compendium of Park Draft Master Plan Documents (as outlined above)