

**TOWN OF AVON**  
**PLANNING & ZONING COMMISSION**  
**RESOLUTION No. 08-06**



**A RESOLUTION RECOMMENDING DENIAL TO THE AVON  
TOWN COUNCIL OF A REZONING APPLICATION TO REZONE  
FROM THE TOWN CENTER (TC) ZONING DESIGNATION TO A  
NEW PLANNED UNIT DEVELOPMENT (PUD) FOR LOTS 21,  
65A, 65B, TRACT Q, AND PARCEL TK-3, BLOCK 2,  
BENCHMARK AT BEAVER CREEK SUBDIVISION, TOWN OF  
AVON, EAGLE COUNTY, COLORADO**

**WHEREAS**, Pedro Campos of the Vail Architecture Group, representing the owner of the property, EAH, LLC, has applied for a PUD Amendment for Lots 21, 65A and 65B; Tracts Q & R; And Parcel No. TK-3, Benchmark at Beaver Creek Subdivision, pursuant to Section 17.20.110 of the Avon Municipal Code; as presented in the original application dated February 6, 2008; *and*

**WHEREAS**, Pursuant to the pertinent noticing procedures required by law, the Planning and Zoning Commission of the Town of Avon held public hearings on June 3, 2008, June 17, 2008, July 1, 2008, July 15, 2008, August 5, 2008, and August 19, 2008; at which time the applicant was given an opportunity to present a proposal for a new PUD and hear the feedback from both the Commission and members of the public, in addition to the written comments from Staff regarding this PUD request; *and*

**WHEREAS**, The Planning and Zoning Commission considered the following criteria when evaluating this application:

1. *Conformance with the Town of Avon Comprehensive Plan Goals and Objectives.*
2. *Conformity and compliance with the overall design theme of the town, the sub-area design recommendations and design guidelines of the Town.*
3. *Design compatibility with the immediate environment, neighborhood, and adjacent properties relative to architectural design, scale, bulk, building height, buffer zones, character, and orientation.*

4. *Uses, activity, and density which provide a compatible, efficient, and workable relationship with surrounding uses and activity.*
5. *Identification and mitigation or avoidance of natural and/or geologic hazards that affect the property upon which the PUD is proposed.*
6. *Site plan, building design and location and open space provisions designed to produce a functional development responsive and sensitive to natural features, vegetation and overall aesthetic quality of the community.*
7. *A circulation system designed for both vehicles and pedestrians addressing on and off site traffic circulation that is compatible with the Town Transportation Plan.*
8. *Functional and aesthetic landscaping and open space in order to optimize and preserve natural features, recreation, views and function.*
9. *Phasing plan or subdivision plan that will maintain a workable, functional, and efficient relationship throughout the development of the PUD. The phasing plan shall clearly demonstrate that each phase can be workable, functional and efficient without relying upon completion of future project phases.*
10. *Adequacy of public services such as sewer, water, schools, transportation systems, roads, parks, and police and fire protection.*
11. *That the existing streets and roads are suitable and adequate to carry anticipated traffic within the proposed PUD and in the vicinity of the proposed PUD.*
12. *That the PUD or amendment to PUD requested provides evidence of substantial compliance with the following public purpose provisions, as outlined in Section 17.28.085 of the Avon Municipal Code (as follows):*

*Zoning applications*

*The Town shall consider the following public benefit criteria when evaluating zoning applications:*

- (1) *The application demonstrates a public purpose which the current zoning entitlements cannot achieve.*

(2) Approval of the zoning application provides long-term economic, cultural or social community benefits that are equal to or greater than potential adverse impacts as a result of the changed zoning rights.

(3) The flexibility afforded in approval of the zoning application will result in better siting of the development, preserving valued environmental and cultural resources and increasing the amount of public benefit consistent with the community master plan documents.

**WHEREAS**, Section 17.20.110(h) of the Avon Municipal Code states the following:

*It shall be the burden of the applicant to demonstrate that submittal material and the proposed development plan comply with each of the following design criteria or demonstrate that one (1) or more of them is not applicable, or that a particular development solution consistent with the public interest has been achieved; and*

**WHEREAS**, after holding a public hearing at their August 19, 2008 meeting, the Planning & Zoning Commission made the following findings with respect to the subject application:

The application **fails to demonstrate compliance** with the following principle PUD design criteria, as required by Title 17.20.110(h) of the Avon Municipal Code:

1. Conformance with the Town of Avon Comprehensive Plan Goals and Objectives;
2. Conformity and compliance with the overall design theme of the town, the sub-area design recommendations and design guidelines of the Town;
3. Design compatibility with the immediate environment, neighborhood, and adjacent properties relative to architectural design, scale, bulk, building height, buffer zones, character, and orientation;
4. Uses, activity, and density which provide a compatible, efficient, and workable relationship with surrounding uses and activity;
5. **Not Applicable** (Identification and mitigation or avoidance of natural and/or geologic hazards that affect the property upon which the PUD is proposed.)

6. Site plan, building design and location and open space provisions designed to produce a functional development responsive and sensitive to natural features, vegetation and overall aesthetic quality of the community;
7. A circulation system designed for both vehicles and pedestrians addressing on and off site traffic circulation that is compatible with the Town Transportation Plan;
8. Functional and aesthetic landscaping and open space in order to optimize and preserve natural features, recreation, views and function;
9. Phasing plan or subdivision plan that will maintain a workable, functional, and efficient relationship throughout the development of the PUD. The phasing plan shall clearly demonstrate that each phase can be workable, functional and efficient without relying upon completion of future project phases;
10. Adequacy of public services such as sewer, water, schools, transportation systems, roads, parks, and police and fire protection;
11. That the existing streets and roads are suitable and adequate to carry anticipated traffic within the proposed PUD and in the vicinity of the proposed PUD;
12. That the PUD or amendment to PUD requested provides evidence of substantial compliance with the following public purpose provisions, as outlined in Section 17.28.085 of the Avon Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning and Zoning Commission of the Town of Avon, Colorado, hereby makes a recommendation of **DENIAL** to the Avon Town Council for the PUD Amendment application for Lots 21, 65A and 65B; Tracts Q & R; And Parcel No. TK-3, Benchmark at Beaver Creek Subdivision, Town of Avon, Eagle County Colorado, with the findings set forth herein.

**ADOPTED AND REAFFIRMED THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2008**

*Signed:*

\_\_\_\_\_

Date: \_\_\_\_\_

Chair

*Attest:*

\_\_\_\_\_

Date: \_\_\_\_\_

Secretary

## Staff Report

# Sketch Design



---

September 16, 2008 Planning & Zoning Commission meeting

**Report date** September 10, 2008  
**Project type** Single Family Residence Addition  
**Legal description** Lot 34, Block 1, Wildridge Subdivision  
**Zoning** PUD – 2 Units  
**Address** 2195 Long Spur Road

### Introduction

Andrew James Abraham of AJA Studio, representing the owner of this Wildridge Subdivision property, has submitted a Sketch Design application for an addition and complete renovation to a single-family residence at the end of Long Spur Road.

The existing residence totals approximately 2,200 square feet, and was constructed in 1993. The building exterior has stucco as the predominate building material, and contains two levels of living space. The main level contains a two-car garage, kitchen, office, and living/dining space. The lower (walkout) level contains the bedrooms.

This application proposes a complete “new skin” with several roof additions, one-story, and two-story building additions. Approximately 1,392 square feet of space (includes one-car garage) would be added to the existing home.

The entire exterior would be replaced with high quality building materials. Proposed building materials include: brick veneer siding, redwood siding, metal siding, stucco, wood truss and soffits, heavy asphalt shingles and standing seam metal roofing.

In addition to the building improvements, new terrace spaces are proposed surrounding the west and north elevations. Several trees are also introduced on all sides of the building.

### Staff Comments

This application is in conformance with the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines. All of the materials are of high quality, and the added architectural interest is encouraged by the Guidelines.

The improvements to the site appear to be in compliance with *Section A: Residential Site Development*. The parking and loading appear to be functional. While one of the existing garage parking spaces is being deleted, a new garage parking space is being

proposed. The added landscaping will benefit the appearance of the structure as viewed from adjacent properties.

In terms of building design and materials, the additions appear to comply with *Section B: Building Design*, of the Guidelines; and the building is designed as a composition of mass elements.

The new roof plan includes a mix of 12:12 "heavy" asphalt shingles for the primary ridges, and 3:12 metal roofing for secondary ridges. The one exception to this generality is the large expanse of 3:12 metal roof above the kitchen. While metal roofing and pitches less than 4:12 are discouraged for primary roof planes, this roof form would be broken with smaller 12:12 roof forms, and this approach appears to comply with the Guidelines.

Further details such as lighting, colors, landscaping specifications, and materials will be reviewed in detail with a Final Design application. A cork model and photographs will be available for Commission review at the meeting.

### **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 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 sketch plan application. At the meeting, 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 September 16<sup>th</sup>, 2008 meeting.

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.

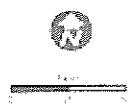
Respectfully submitted,



Matt Pielsticker  
Planner II

### **Attachment**

Reduced 11" x 17" Plans



— Residential Streets  
□ Property Boundaries

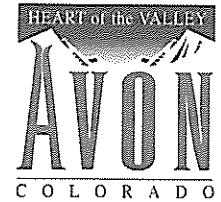


AVON COMMUNITY DEVELOPMENT  
1000 W. STATE ST. AVON, MA 01901  
TEL: (978) 949-5749 FAX: (978) 949-5748  
WWW.AVONMA.GOV



Town of Avon

# Design Modifications Residential



Staff Report

September 16, 2008 Planning & Zoning Commission Meeting

**Report date:** September 12, 2008  
**Project type:** Landscaping Modifications  
**Legal description:** Lots 24, Block 4, Wildridge Subdivision  
**Zoning:** PUD – 2 Dwelling Units per Lot  
**Address:** 5581 Coyote Ridge

## Introduction:

The applicant and owner, Mike Farr, is proposing landscaping modifications to an approved Final Design for the duplex residence on Coyote Ridge. The proposed modifications will reduce the overall number of plantings. Attached to this Staff Report are a Vicinity Map (Exhibit A), Letter from the Applicant (Exhibit B), Proposed Landscape Plan (Exhibit C), and Approved Landscape Plan (Exhibit D).

## Background:

At the Planning and Zoning Commission's July 18, 2006 meeting a Final Design Application was approved for the subject lot. The approval included a Landscape Plan that outlined the placement for four (4) Pinyon Pine trees, four (4) Colorado Spruce trees, four (4) Bristlecone Pine trees, twenty eight (28) Quaking Aspen trees, and five (5) Barberry shrubs.

## 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 proposed modifications do not affect any of the provisions of the Town of Avon Zoning Code. Therefore this criteria is not applicable.

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, and is labeled as a Low Priority District. The project complies with the Town of Avon Comprehensive Plan.

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

The proposed modifications 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 only alter the site design by modifying the Landscaping. Staff has determined the provisions of this section are adequately addressed.

**B. Building Design:** This section is not applicable since the application does not alter the building design.

**C. Landscaping:** The proposed modifications reduce the amount of landscaping throughout the site. As stated earlier in this Staff Report, the approved plans depict approximately forty (40) tree plantings and five (5) shrub plantings. The proposal locates fourteen (14) Aspen trees and one (1) Bristlecone Pine tree.

The Guidelines state that existing vegetation should be preserved and protected. It appears that the applicant has provided a rather tight limit of disturbance and has kept a good amount of mature shrub plantings intact during construction. The Guidelines also promote the use of xeriscape landscaping principals. It appears that the applicant has limited the number of proposed plantings in order to reduce the use of water for irrigation.

From the proposed plan (Exhibit C), it appears that the plantings are not naturally located and do not help visually screen the building improvements as encouraged by the Design Guidelines. Staff has determined that the Landscape Plan should be revised to implement a greater number of plantings on the north side of the structure to help properly screen the building improvements from neighboring properties.

**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.**

The proposed changes will alter the improvements when viewed from adjacent properties. The reduction in the numbers of plantings will make the residences more visible from neighboring properties. Staff believes that a greater number of plantings in more natural locations will help provide a more visually appealing lot.

**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 Landscaping Modifications proposed for Lot 24, Block 4, Wildridge Subdivision.

**Recommended Motion:**

"I move to **approve** the landscaping modifications for Lot 24, Block 4, Wildridge Subdivision with the following condition:

1. The Landscape Plan be revised to add a greater number of mature plantings on the north side of the structure to ensure better screening of the building improvements from the neighboring properties;

and subject to the following finding:

The proposed modifications meet the intent of the Town of Avon's 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. Letter from the Applicant
- C. Proposed Landscape Plan
- D. Approved Landscape Plan