

## Staff Report

# FINAL DESIGN PLAN



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### May 5, 2009 Planning & Zoning Commission meeting

Report date	April 27, 2009
Project type	Multi-Family Residential
Legal description	Lot 9, Block 5, Wildridge Subdivision
Zoning	8 Unit Multi-Family
Address	1051 West Wildwood Road

### Introduction

Jeffrey Manley, of Martin Manley Architects, representing the owner, Wild Avon Enterprises, LLC, is proposing a Final Design Plan for two fourplex structures on a vacant Wildwood property (see legal description above). The Sketch Design review for this project took place at the Commission's April 7, 2009 meeting. In response to comments received by both Staff and the Planning and Zoning Commission, there have been minor modifications to the plans since the April 7<sup>th</sup> meeting.

The site plan layout and the general building design have not been altered since Sketch Design. Both buildings are proposed to be finished with stucco as the primary exterior building material and wood siding as an accenting, minor element. Each residence will contain three (3) levels, two (2) of which will be comprised entirely of living space excepting only stairways. The lowest level will contain a garage and entry, while the middle level will consist of a kitchen, living and dining space, and a utility room. The uppermost level will contain the bedrooms.

The applicant appears to have appropriately addressed concerns raised during Sketch Design review. Specifically, the Commission requested further differentiation and architectural interest between the units and separate buildings. The applicant has responded to this comment with the addition of wood siding and variations of stucco coloring on separate exterior wall planes. Stucco window details have also been added to break up the elevations.

Another comment raised during Sketch Design was the inadequacy of parking. As required by Town Code, three (3) guest parking spaces have been provided on-site and the project is now in conformance with the Town of Avon Parking Regulations.

At the pre-meeting, Staff will provide the Commission with a physical color/material board for your review. The colors and materials meet the purpose and intent of the Design Guidelines since the proposed colors are considered earth tone hues within the same homogenous stratum.

## 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.**

This design conforms to all applicable provisions of the Zoning Code.

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

The project is in general conformance with the Comprehensive Plan. According to the Comprehensive Plan, when reviewing development in the Wildridge Residential District, “*special care should be taken to ensure that all structures are compatible with one another and in harmony with the natural surroundings.*” These new proposed structures are in harmony with and compliment the others in the vicinity.

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

Adequate development rights exist on the property for up to eight (8) dwelling units.

**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:**

o *Site Design:*

This submittal is in general conformance with this subsection of the Guidelines. The buildings are stepped in appearance and are compatible with the site. A series of retaining walls are required to facilitate the construction of the upper building and the driveway.

o *Site Access:*

A single access point is provided at an appropriate location blending with the natural contours of the site as much as possible. The grades are 4% maximum for the first 20' off Wildwood Road and range between 3% and 8% for the remainder of the access.

The entire driveway is 20' wide in order to facilitate a fire department ladder truck.

o *Parking and Loading:*

The Guidelines acknowledge the significance in avoiding conflict with multi-family parking and loading location and design. Since Sketch Design, three guest parking spaces have been provided to meet Zoning requirements, and all parking spaces appear to be functional.

o *Site Grading:*

The proposed grading plan meets the intent of the Guidelines by limiting grading only to the areas necessary for building improvement. The plans

limit grading and disturbance within the platted “Roadway Cut and Fill Easement”.

- *Drainage:*

The Engineering Department had no comments on drainage.

- *Snow Removal and Storage:*

The snow removal and storage plans meet the minimum requirements of the Design Guidelines by accommodating on-site storage in logical locations. An area equal to 20% of the total impermeable surfaced area of the site is required by the Guidelines, and an area equal to 27% of the driveway area is provided.

- *Water and Sewer / Trash Storage:*

Trash container storage will be within each unit's garage space.

## **B. Building Design:**

- *Building Height:*

Three of the main ridges of the upper building reach 34' 11- ½", in compliance with the applicable 35' maximum height requirement. A framing Improvement Location Certificate (ILC) will be required during the construction process to verify compliance with this zoning standard.

- *Building Materials and Colors:*

Stucco is the primary building material for both buildings, with varying colors for the main body of each building. Stucco accents and clapboard (“hardie plank”) siding accents would have darker hues. Other building materials include cedar fascia trim, timber accents, 49-year asphalt shingles, composite decking, paint lock aluminum flashing and gutters, and aluminum clad windows and doors.

As mentioned, a color/material board will be available for review at the pre-meeting.

- *Exterior Walls, Roofs, and Architectural Interest:*

According to the Guidelines, *“Multi-Family developments must be designed in a manner that creates a single unified structure and site plan. Unified design shall include, but not be limited to, the use of compatible building materials, architectural style, scale, massing, detail, roof forms, and landscaping.”* This application adheres to this general guideline by creating unified structures with compatible building materials, style, massing, detail, and roof forms.

During Sketch Design review the focus of the review comments were related to this review section. The Design Guidelines acknowledge that the Town contains several architecturally distinct neighborhoods. And *“within these neighborhoods exists a variety of exterior wall types that typify the type of design that is appropriate to the community.”* This

project and the architectural style presented are appropriate for the neighborhood.

Additional detail has been added to break up the repetitious nature of the design, and the Commission must determine if the level of architectural interest provided with exterior walls and roofs is sufficient.

- o *Outdoor Lighting:*

There is one outdoor light fixture being proposed and it is in compliance with the Town's Guidelines. It is a 25-watt incandescent "contemporary/modern" brass fixture and the bulb will be fully enclosed in the housing to effectively be full cut-off. Please find the cut-sheet attached to this report.

### **C. Landscaping:**

- o *Design Character:*

There were comments from the Planning and Zoning Commission during Sketch Design review related to the need to "feather" the edges of the disturbed areas, and also for further "layering" of planting types and sizes.

The Landscape Plan (Sheet L1) indicates an abundance of new plantings, including: 13 evergreen trees between 6' and 10' tall, 54 deciduous trees with a minimum 3" caliper, 60 evergreen shrubs and 62 native deciduous shrubs dispersed throughout the site. In addition to the plantings, native groundcover is being proposed, as well as limited sod areas immediately adjacent to and between the individual units.

- o *Irrigation/Watering:*

The Landscape Plan indicates that a permanent automatic irrigation system (with rain sensor) will be installed. Approximately 12% of the landscaped area is to be irrigated. The irrigated area is in compliance with the Guidelines, which permit up to 20% irrigated area.

- o *Retaining Walls:*

There are a number of retaining walls required to meet final grades for construction. Retaining walls over four feet (4') in height must receive a stamped approval from a Colorado Licensed Professional Structural Engineer. Additionally, all required structural calculations be received and approved by the Town Engineer prior to construction.

### **D. Miscellaneous:**

- o *Accessory Structures:*

Not applicable.

- o *Signs:*

The plans indicate one sign to be installed on a large boulder near the entrance from the street. There will be one sign for the entire complex.

**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 improvements appear to comply with this review criterion. By accessing the property from the lower street frontage, disturbances on the steeper slopes of the site have been minimized. Additionally, the buildings do step with the slope of the land. With any steep site, some benching is required to develop. The retaining walls are limited to the extent possible.

**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 improvements will be visible from several neighboring properties and the public way. The architectural style, massing, orientation to street and quality of materials are consistent with the Wildwood neighborhood. The colors are earth-tone and should help to minimize and negative impacts as viewed from adjacent 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 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 Lot 9, Block 5, Wildridge Subdivision.


## **Recommended Motion**

"I move to approve this Final Design application for new construction on Lot 9, Block 5, Wildridge Subdivision with the **FINDING** that the design is in conformance with the Town of Avon Zoning Code and Town of Avon Design Review Guidelines and is subject to the following **CONDITIONS** to be addressed prior to the issuance of a building permit:

1. An Improvement Location Certificate (ILC) will be provided at the time of framing inspection;
2. Retaining Walls over four feet (4') in height must receive a stamped approval from a Colorado Licensed Professional Structural Engineer, and all required structural calculations be received and approved by the Town Engineer prior to construction; and
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.

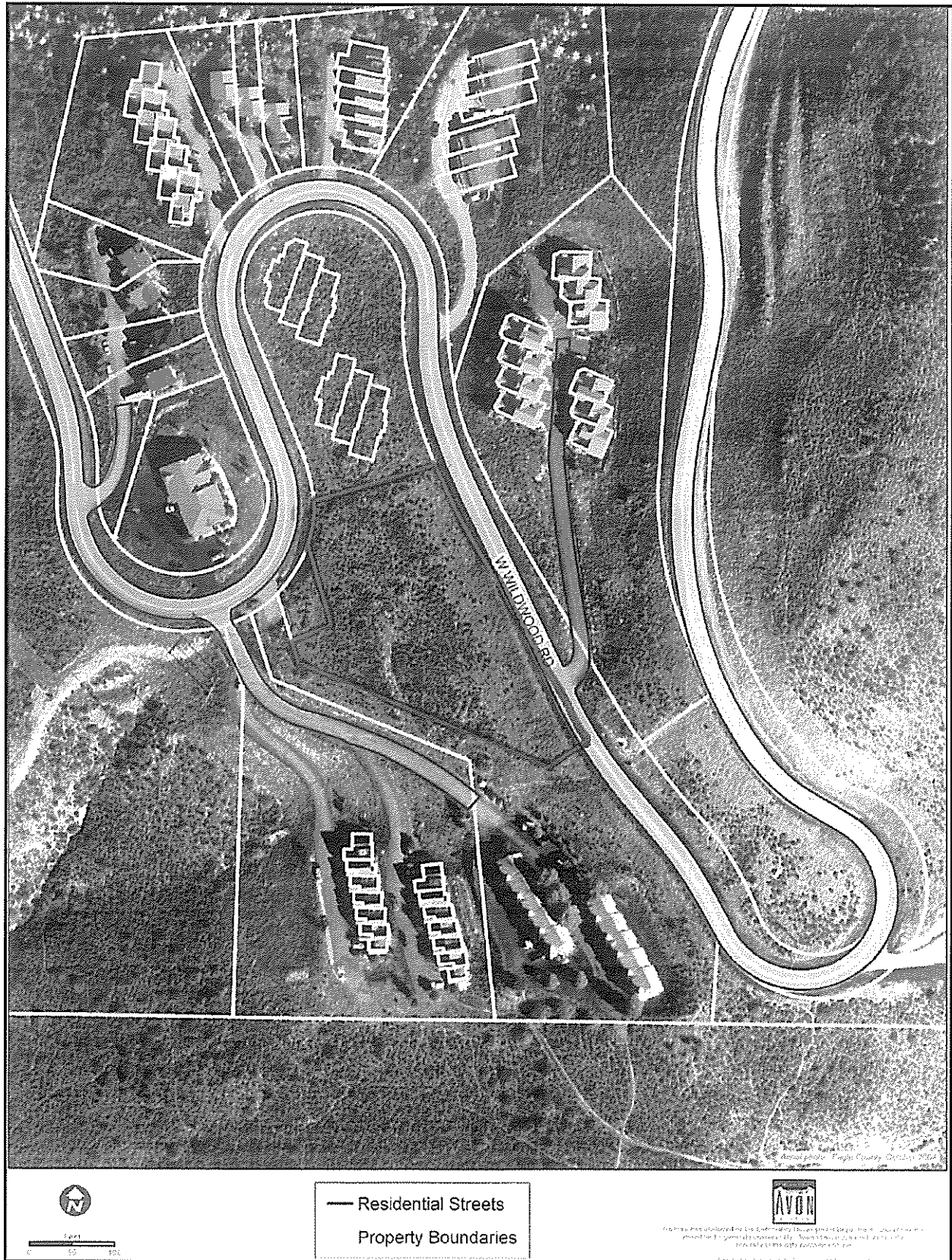
Respectfully submitted,



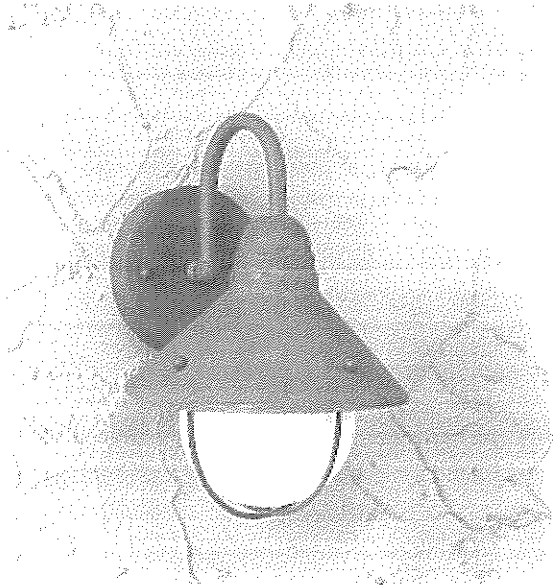
Matt Gennett, AICP  
Planning Manager

**Exhibits**

Lighting Cut Sheet  
Fire Department Comments  
Color Rendering  
Reduced Plans



Date: 04-17-2009  
 RE: 1051 West Wildwood Road



COMM  
 APR  
 REC

Product Details for the Forte Lighting 1041-01, Desert Stone Finish  
 Globe type bulb shown in photo is not to be used.

## Technical Specs

Bulb Type	Incandescent
Extension	8.5
Height	11.5
Material	Brass
Number of Bulbs	1
Suggested Room Fit	Outdoor
Theme	Contemporary / Modern
UL Approved	Wet Location
Watts	100W max (25W bulb to be installed)
Width	8



# Memorandum

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**To:** Jeff Manley, AIA, Martin Manley Architects  
**From:** Carol Gill-Mulson, Deputy Chief, ERFPD  
**Date:** 3/25/2009  
**Cc:** Matt Gennett, Senior Planner, Town of Avon  
**Re:** Wildstar Residences, 1051 Wildwood Rd., Avon, CO

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I reviewed the above referenced project for emergency access and firefighting water supply with the following comments:

- An interior emergency vehicle staging area has been identified and turning movements for the Pierce Quantum pumper have been documented and are acceptable.
- Existing hydrant locations are acceptable.

Please feel free to contact me at 970-977-0097 with any questions.