

Staff Report

Sketch Design

May 19, 2009 Planning & Zoning Commission meeting

Report date	May 14, 2009
Project type	New Structures at the Public Works Facility
Legal description	Lot 1A & 1B, Swift Gulch Addition
Zoning	GPEH
Address	500 Swift Gulch Road

Introduction

Jennifer Strehler, Director of Public Works and Transportation, representing the Town of Avon, has submitted a Sketch Design application proposing to redevelop the Public Works facilities on the subject property. The proposed buildings consist of, but are not limited to, the following: a new bus storage building with an attached wash bay; a new administration building, a new "shops" building, and a covered cinder storage building.

Included with this report are a Vicinity Map (Exhibit A); Meeting Minutes from the June 17, 2008 Planning and Zoning Commission Work Session with Town Council; and, a Memo to Council from Jennifer Strehler, Director of Public Works and Transportation dated May 12, 2009, which includes reduced plan sets containing a site plan, floor plans, elevations, colors and materials (Exhibit C).

The Planning and Zoning Commission recommended approval, on January 6, 2009, of Resolution 08-09, a resolution to allow a rezoning request for the subject site from a Planned Unit Development (PUD) designation to the standard Government, Park and Employee Housing (GPEH) zone district. The Commission first heard the request to rezone the properties on December 16, 2008. The Commission also held a Work Session and went on a Site Tour with the Town Council on June 17, 2008, to overview and comment on the current proposal, the substance of which is consistent with the materials for this Sketch Design application. As stated above, a single page containing the meeting minutes from the June 17, 2008 Work Session is attached to this report as Exhibit B.

Staff Comments

Based upon a preliminary review, this application appears to generally comply with the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines. There are limited instances where the application may vary from the Guidelines, such as the long, continuous roof ridgeline looking unbroken or monotonous and the mass of the tower element on the West Elevation. Planning Staff also commented on the potential difficulty associated with staging the southern portion of Phase 1, especially around the area of the new bus storage facility site.

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:

1. The conformance with setbacks, massing, access, land use and other 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;
3. Whether adequate development rights exist for the proposed improvements;
4. General conformance with Residential Development Sections A through D of the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines;
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;
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;
7. The objective that no improvement be so similar or dissimilar to others in the vicinity that monetary or aesthetic values will be impaired; and
8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.

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 May 19, 2009 meeting.

If you have any questions regarding this project or any planning matter, please call me directly at 748-4002, or stop by the office of Community Development.

Respectfully submitted,



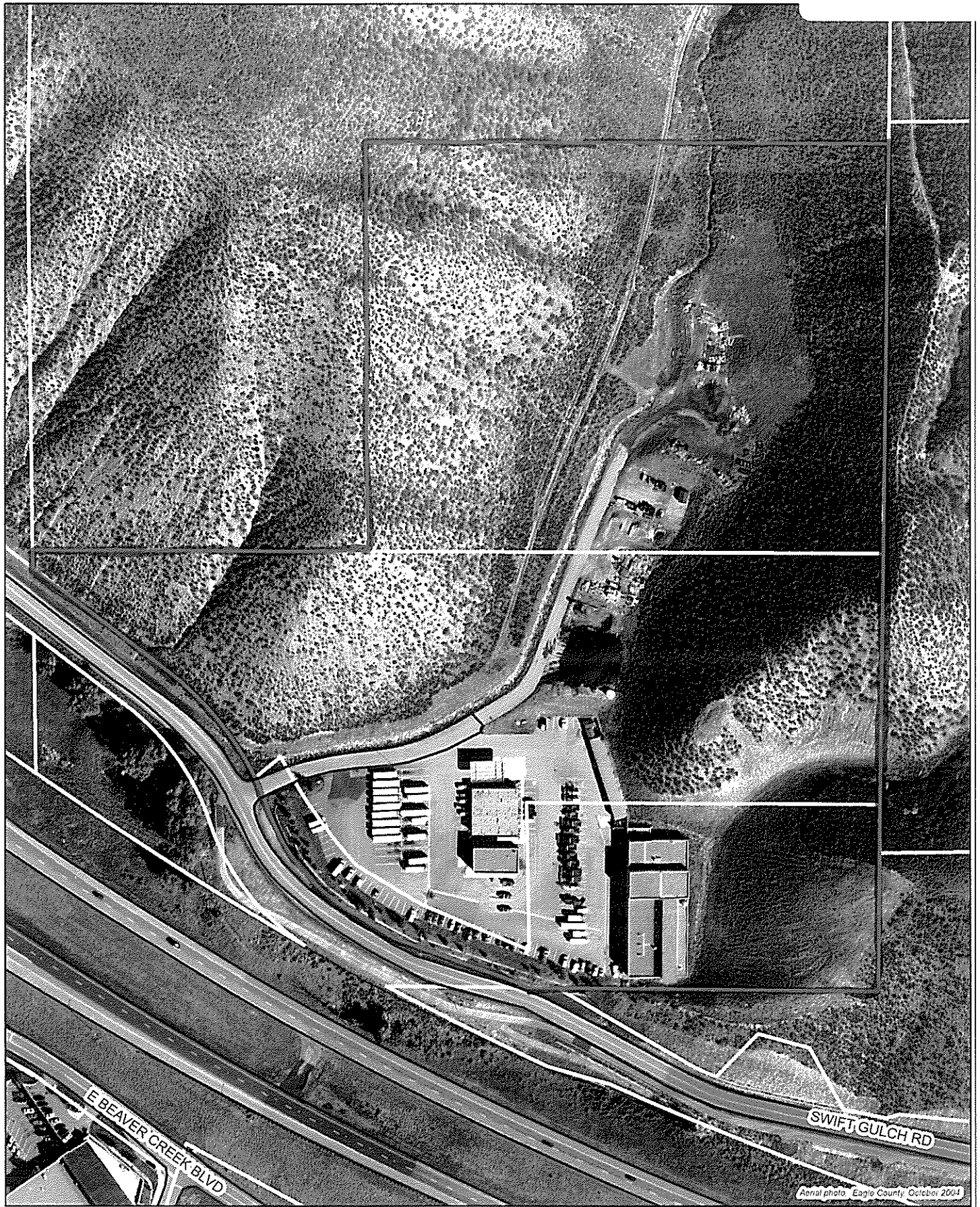
Matthew R. Gennett, AICP
Planning Manager

Attachments

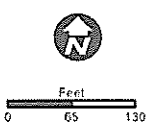
- A. Vicinity Map
- B. Meeting Minutes from P&Z/Council Work Session, June 17, 2008
- C. Reduced Plan Sets

Vicinity Map - Lots 1A & 1B, Swift Gulch Addition

Exhibit A



Aerial photo Eagle County October 2004



— Residential Streets
- - - Property Boundaries



This map was produced by the Community Development Department. Use of this map should be for general purposes only. Town of Avon does not warrant the accuracy of the data contained herein.
Created by Community Development Department



**Town of Avon Planning & Zoning Commission
Meeting Agenda for June 17, 2008**

Avon Town Council Chambers
Meetings are open to the public
Avon Municipal Building / 400 Benchmark Road

WORK SESSION WITH TOWN COUNCIL (3:00pm - 4:00pm)

Description: Presentation by Jennifer Strehler, Director of Public Works and Transportation, concerning a conceptual design plan and potential PUD Amendment for the Swift Gulch Public Works facility to accommodate existing and future capacity needs. Open to the public.

Discussion: The Work Session was called to order at 3:15pm. Planning and Zoning Commissioners Prince, Green, Roubos, and Struve were present for the Work Session. Town Council member Amy Phillips was also in attendance.

Public Works director, Jenny Strehler, presented the project overview, architectural approach, and site considerations. Space planning for the property took place last year. The needs assessment for the property also took place. The timing is such that paperwork must be in for a grant by September of this year. Community Development has determined that a PUD amendment is required to facilitate the new site plan layout.

Guy Britt, consultant for the Public Works Department, presented the proposed site design for the Swift Gulch property. The proposed bus circulation for the property requires approximately three (3) acres of land to function properly. The bus barn would be 3 buses deep and 10 buses wide. Architect character studies were presented, along with the site layout.

SITE TOUR WITH TOWN COUNCIL (4:00pm – 5:00pm)

Description: Site Tour to the Avon Public Works Facility (500 Swift Gulch Road) to review the conceptual land use proposal.

REGULAR WORK SESSION (5:00pm – 5:30pm)

Description: Discussion of Regular Meeting agenda items.

REGULAR MEETING (5:30pm)

I. Call to Order

The meeting was called to order at 5:37 pm.

II. Roll Call

All Commissioners were present with the exception of Evans and Goulding.

III. Additions and Amendments to the Agenda

There were no amendments to the Agenda.

IV. Conflicts of Interest

Commissioner Green recused himself from item VII.B, Beowulf Final Design Modifications. Commissioner Lane recused himself from item VII.A, Seasons Color Change and Exterior Improvements