

Memo

To: Planning and Zoning Commissioners
From: Matt Pielsticker, Planner II
Date: September 15, 2009 Planning and Zoning Commission Meeting
Re: "Walkin' the Dog" Special Review Use (SRU) 2-Year Re-review



Introduction:

Walkin' the Dog has been operating a dog daycare facility in the Metcalf Commercial Building since May, 2002. There have been several subsequent reviews and approvals related to this use, including an expanded number of dogs and the ancillary outdoor expansion onto Lots 20 and 21 to the south. The expanded use for this business was approved in 2006.

At the required one-year re-review in 2007, the Commission placed additional conditions after unapproved grading and clearing of the vegetation on Lots 20 and 21 was performed. After observing successful revegetation efforts, erosion control efforts, and the installation of the fence, the Commission extended the permit once again with the stipulation that another Commission review be required, this time after two years.

The business has been successfully operating since 2007, and Staff is unaware of any complaints related to this business. The use appears to be compatible with adjacent properties and no incompatibility issues are predicted if the conditions of approval are carried forward into perpetuity.

Available Actions:

The Planning and Zoning Commission has the following available actions regarding this Special Review Use permit:

- 1) Denial of the permit extension.
- 2) Approval of permit extension.
- 3) Approval of permit extension, with conditions.

Staff Recommendation:

Staff recommends that the Special Review Use permit for doggy day care and outdoor exercise area for Unit 201 and Lots 20/21, Block 1, Benchmark at Beaver Creek Subdivision be **APPROVED**, subject to the following conditions:

- 1) *No employee parking is permitted on Lots 20/21.*
- 2) *No more than 50 dogs are permitted in the facility and in the play-yards at any given time. Dogs are permitted in the play-yards from 9am – 4pm daily.*
- 3) *No overnight boarding is approved.*
- 4) *This approval will remain active as long as these conditions of approval are maintained.*
- 5) *The applicant is held responsible for removing all fence improvements and revegetating any disturbed areas no later than thirty (30) days following the cease of operation.*
- 6) *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.*







Staff Report

Sketch Design

September 15, 2009 Planning & Zoning Commission meeting

Report date	September 10, 2009
Project type	Single Family Residence
Legal description	Lot 47, Block 4, Wildridge Subdivision
Zoning	PUD – 2 Dwelling Units
Address	5151 Longsun Lane

Introduction

Bobby Ladd, of RAL Architects, representing the owner, David Forenza, of this Wildridge Subdivision property, has submitted a Sketch Design application for a single family house. The proposed structure will measure approximately 7,000 square feet, inclusive of garage area, and utilizes stone and wood siding as the main exterior building materials. The proposed residence will use a combination of asphalt singles and metal roofing.

Included with this report are a vicinity map (Exhibit A) and reduced plan sets containing a site plan, floor plans, elevations, and renderings (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. The proposed design contains grading that appears to direct drainage onto an adjacent parcel. Staff recommends that the applicant revise the drawings prior to a final design submittal to ensure that there is no effect on neighboring properties. Staff is asking the Commission to provide feedback on the proposed massing and roof forms to help the guide the applicant and staff for a future submittal.

After reviewing the preliminary design drawings submitted by the applicant, Staff has determined that there are no major discrepancies between the Design Guidelines and the proposal. The Town Staff and the applicant are requesting that the Planning and Zoning Commission provide feedback on the design of the site and buildings to help guide the applicant on any modifications necessary for a future Final Design submittal.

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 September 1st, 2009 meeting.

If you have any questions regarding this project or any planning matter, please call me directly at 748-4023, or stop by the office of Community Development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jared Barnes".

Jared Barnes
Planner I

Attachment

- A. Vicinity Map
- B. Reduced Plan Sets

Memo

To: Planning and Zoning Commission
From: Justin Hildreth, P.E., Town Engineer
Jeffrey Schneider, P.E., Project Engineer
Date: September 10, 2009
Re: Town of Avon Comprehensive Transportation Plan

Summary: The Comprehensive Transportation Plan (Plan) is an important engineering document to assess and project the current and future status of the vehicular, bicycle, transit, and pedestrian infrastructure and experience for the Town of Avon. The most recent Transportation Master Plan was completed in 1990 and updated in 1996, prior to the construction of the Avon Road roundabouts and the annexation of the Village at Avon. More recently, the Town adopted a new Comprehensive Plan, the Town Center West Investment Plan, and the East Town Center District Plan; as a result, the previous Transportation Master Plan does not reflect the current status, growth, and future vision of the Town.

The Plan analyzes the existing transportation network and recommends improvements that will be required to accommodate the build-out of Avon. The Plan indicates that the existing road network is adequate to serve vehicular traffic but the pedestrian and transit network will require numerous improvements.

Because of the wealth of feedback received from previous Planning and Zoning and Town Council presentations, the Plan is being presented again to Planning and Zoning and Town Council for formal adoption. Chapter 1, Roadway System and Chapter 2, Bicycle and Pedestrian System of the Plan was presented by Charles Buck of Felsburg, Holt and Ullevig on July 21, 2009. Chapter 3, Transit System was presented to Planning and Zoning on August 4, 2009. The Plan, along with a resolution for adoption, was presented to Town Council on August 11, 2009. Staff was directed to rework the document to better incorporate and emphasize the pedestrian and bicycle modes of transportation.

Discussion: The previous Transportation Plans do not reflect the current philosophy of Avon and were primarily automobile-focused, resulting in poor pedestrian connectivity and inadequate accommodation of alternate transportation modes. The Plan provides a transportation planning document aligning with the transit and pedestrian-oriented ideals contemplated in the Comprehensive Plan and Town Center West Investment Plan.

The scope of work of the Comprehensive Transportation Plan includes the following items:

- **Data Compilation and Collection:** existing transit, pedestrian, and bicycle facility inventories, analysis of the existing trail/sidewalk network, turning movements at all key intersections, supplemental traffic counts, existing roadway physical characteristics, traffic reports and land use data, and **Analysis of Existing Conditions:** modeling for Levels of Service (LOS) for Traffic and Transit facilities, and analysis of existing parking inventories and land use data
- **Analysis of Future Conditions:** analysis of future pedestrian facilities and trail enhancements or additions, establishment of pedestrian and bicycle LOS criteria for implementation of Town Center redevelopment, development of long-term traffic and LOS projections and evaluation of potential improvements based on results, analysis of future transit ridership, service levels, and related land use resulting in future route and capital recommendations, analysis of future parking demands
- **Traffic Calming:** analysis of locations where calming measures could be implemented to mitigate pedestrian and bicycle safety issues

- New Town Standards: aid in the development of new multi-modal and roadway cross sections and (vehicular, pedestrian, and bicycle) transportation impact study guidelines for eventual codification

In summary, the roadway system in Avon will accommodate the projected future vehicular traffic volumes. However, US 6 will require widening to four through lanes. Numerous pedestrian and bicycle improvements are required throughout Avon to improve the non-vehicular transportation system. The Plan will help the Town exact needed improvements from Town Core developers proposing large-scale mixed-use redevelopment projects.

The Plan has been significantly revised due to the voluminous comments received from both Planning and Zoning and Town Council. Comments directing staff to completely retool the report from its inception with more of a 'comprehensive plan' style were considered, but Staff feels that would be better accomplished with a Comprehensive Plan amendment and is far outside of the scope of this Comprehensive Transportation Plan. Many of the ideas regarding the vision of the Town, namely that of a walkable, pedestrian and bicycle-friendly one, are already incorporated in the existing Comprehensive Plan. The Plan meets the needs of Staff to promote non-automobile transportation modes and to require developers to install improvements as projects are proposed. It also serves as a vehicle to acquire transit grant funding, a critical feature in today's increasingly competitive market.

Below find an itemized list of significant changes between the current September 4, 2009 draft and the previous July 29, 2009 draft:

- Descriptions of Street Plantings and Snow Storage and Drainage requirements have been added to the Roadway standards in Section 1.4.1.
- Substantial language was added to Section 1.4.2.3 (Transportation Impact Study Requirements) to ensure that developers quantify and meet acceptable levels of service (LOS) for pedestrian and bicycle travel. Additional tables and figures were also added.
- Language regarding the Beaver Creek Shuttle has been added to the Transit component in section 3.2.3.1.
- Chapter 4 has been significantly revised and the recommended improvements have been separated into three figures: Roadway, Non-motorized, and Transit improvements.

Other smaller revisions and corrections were made, and some minor technical corrections will be made to the document prior to presentation and eventual adoption by Town Council. The Appendices of the document were removed for this review draft.

Recommendation: Staff recommends approval of Resolution 09-12, a Resolution Recommending Approval of the Town of Avon Comprehensive Transportation Plan, dated September 4, 2009, for future adoption by Town Council

Attachments:

Attachment A – Comprehensive Transportation Plan

Attachment B – RESOLUTION 09-12, A RESOLUTION RECOMMENDING APPROVAL OF THE TOWN OF AVON COMPREHENSIVE TRANSPORTATION PLAN, DATED SEPTEMBER 4, 2009, TOWN OF AVON, COUNTY OF EAGLE, STATE OF COLORADO

TOWN OF AVON
PLANNING & ZONING COMMISSION
RESOLUTION NO. 09-12



**A RESOLUTION RECOMMENDING APPROVAL OF THE TOWN OF
AVON COMPREHENSIVE TRANSPORTATION PLAN, DATED
SEPTEMBER 4, 2009, TOWN OF AVON, COUNTY OF EAGLE,
STATE OF COLORADO**

WHEREAS, the Town of Avon recognizes and affirms the value of a multi-modal transportation vision that includes pedestrian, bicycle, transit and vehicular; *and*

WHEREAS, the Town of Avon's vision is to provide a high quality of life, today and in the future, requiring a diversity of transportation modes that are safe, efficient and effective; *and*

WHEREAS, the Town of Avon Comprehensive Plan provides a clear vision, foundation, and framework for actions and implementation policies that will encourage the types of growth envisioned in the Plan; including, but not limited to, all modes of transportation; *and*

WHEREAS, the Town of Avon Comprehensive Plan incorporates the following Goals and Policies pertinent to the Town of Avon Comprehensive Transportation Plan:

Policy C.2.3: Require pedestrian, bike, and automobile connections, where appropriate, between proposed and existing residential neighborhoods. The use of multiple access points, traffic calming devices, and/or street design standards will be employed to minimize cut through traffic.

Goal D.2: Create community gateways and streetscapes that reflect and strengthen Avon's unique community character and image.

Policy G.1: Create and integrated transit system that minimizes dependence on automobile travel within the Town by making it easier and more inviting to use transit, walk, ride bicycles, and utilize other non-motorized vehicles.

Goal G.4: Provide a safe and efficient vehicular transportation system.

Policy G.1.1: Connect pedestrian, bicycle, and vehicular circulation systems with regional transit.

Policy G.1.2: Devise a public transit service plan that would replace the current one-way loop system with a two-way system that utilizes new road links. Compare annual service hours and productivity (passengers per vehicular hour) estimates of two alternative service plans.

Policy G.1.7: Ensure that streets effectively accommodate transit, pedestrian, bicycle and other modes of transportation.

Policy G. 1.8: Retrofit existing streets to provide safe and inviting pedestrian sidewalks, shoulders and crosswalks.

Policy G.1.9: Ensure that adopted roadway and intersection standards have adequate provisions within the public right of way to fully incorporate both auto and non-auto modes.

Policy G.1.11: Provide a bicycle and/or pedestrian connection across or under I-70 between Metcalf Road and West Beaver Creek Blvd.

Policy G.1.18: Support a transit system that maximizes ridership by providing frequent service even if higher subsidy levels are required

WHEREAS, the Town of Avon Planning and Zoning Commission held public hearings at their July 21, 2009, August 4, 2009, and September 15, 2009 meetings to review the draft plan entitled "Town of Avon Comprehensive Transportation Plan (September 4, 2009)"; at which time the public was given a opportunity to comment on the draft plan;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF AVON PLANNING AND ZONING COMMISSION, that the Planning and Zoning Commission of the Town of Avon hereby recommends approval of the Town of Avon Comprehensive Transportation Plan (September 4, 2009) to Town Council.

ADOPTED THIS 15th DAY OF SEPTEMBER , 2009

Signed:

Date: _____

Todd Goulding, Chairperson

Attest:

Date: _____

Phil Struve, Secretary