



Memo

To: Planning and Zoning Commissioners

From: Jared Barnes, Planner I

Through: Matt Gennett, Planning Manager, AICP

Date: October 2nd, 2009

Re: Minor Project Review for Exterior Building Modifications

Discussion:

The applicant, Michael Hazard, representing the owner of the subject properties, Lots 12 and 13, Block 3, Wildridge, is asking for design modifications to the exterior of the building. Staff will provide a set of approved and proposed drawings on-site during the review. Staff has also attached to this memo the Staff Report dated August 28th, 2009, which outlines Staff's recommendation.

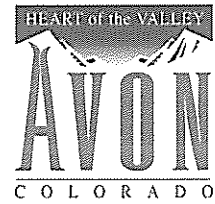
The applicant has constructed the two duplexes representing the proposed exterior building modifications (i.e. new window placement and chimney removal) with the exception of the proposed privacy screens.

Exhibits:

- A. Staff Report dated August 28th, 2009

Staff Report

MINOR MODIFICATION



September 1, 2009 Planning & Zoning Commission meeting

Report date: August 28, 2009
Project type: Modification to Final Design Approval
Legal description: Lots 12 & 13, Block 3, Wildridge Subdivision
Zoning: PUD
Address: 4121 & 4123 Little Point

Introduction

The applicant, Michael Hazard of Morter Architects, representing the owners, Advanced Home Technologies, is proposing modifications to the previously approved design for this Wildridge property. At the Commission's November 20, 2007 meeting, a Final Design application was reviewed and approved with conditions for the subject properties. The applicant subsequently submitted a Building Permit application that included unapproved changes and was informed by Staff that a Minor Project approval was necessary. At the Commission's August 1, 2008 meeting a Minor Project application was approved for the aforementioned modifications. Those changes were limited to the placement of windows, doors and exterior building materials.

The current proposal also modifies the exterior of the two (2) duplexes. The proposed modifications include the removal of chimneys for each unit, the removal and addition of windows on various elevations, the addition of three (3) privacy screens, light fixture modification, and courtyard parking material changes.

In accordance with the previous design modifications and concerns Staff has over certain aspects of the subject application, Staff is asking the Planning and Zoning Commission to review this proposal. Attached to this report are a vicinity map (Exhibit A), a letter from the applicant (Exhibit B), light fixture cut sheet (Exhibit C) and copies of the proposed site plan, elevations and design details (Exhibit D) for your review.

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:* Although the proposal does not affect the use of the subject property, it is zoned and currently being developed for residential land-uses.
- *Density:* The current development is in compliance with the density and this application does not alter the number of units.
- *Lot Coverage:* The lot coverage will not be affected by this application.
- *Setbacks:* The proposed privacy screens will affect the site plan, but will be fully within all required setbacks.
- *Easements:* As stated above, the proposed privacy screens will affect the site plan, but will be fully within all platted easements.
- *Building Height:* The proposal will not change the overall height of the project, but by removing the chimneys the appearance of the structures will be less tall.
- *Grading/Drainage:* There are no modifications to the approved grading or drainage.
- *Parking:* There are no modifications proposed that will alter the approved number of parking spaces.

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

The proposal complies with the Town of Avon Comprehensive Plan.

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

As stated above, no modifications to the approved density are proposed and adequate development rights exist for the property.

4. The Minor Project is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.

A. Site Development:

- All of the proposed modifications appear to be in compliance with the Design Guidelines. The proposed courtyard parking material will be constructed of sixteen inch (16") interlocking, integral colored concrete pavers, which is encouraged by the Design Guidelines. As stated earlier in this report, the proposed privacy screens will modify the site plan, but they should be reviewed with regard to the architectural portions of the Design Guidelines and will be discussed later in this report.

B. Building Design:

- As outlined in Exhibit B, the approved colors and materials will remain as previously approved. The design character of the approved buildings will be altered by this proposal. As stated earlier in this report, the numerous window additions and removals, as well as the chimney removals do alter the exterior of the building and Staff has determined that these

modifications are acceptable and comply with the Design Guidelines. The proposal also includes modifications to the approved light fixtures and Staff has determined that they are code compliant.

The applicant has also proposed three (3) privacy screens. Two (2) of which will be located on the west side of the approved structure on Lot 12 and will be vertically aligned, one (1) ground mounted on the lower level and the other building mounted on the upper level. The third privacy screen is proposed on the west side of building C on Lot 13. All three (3) proposed privacy screens will be constructed of a metal frame with one by four (1x4) Cedar slats affixed to the exterior and spaced three-quarters of an inch (3/4") apart. The cedar will be stained with Olympic Semi Transparent "Naturaltone Fir/Pine" (#718) which is an acceptable color, but may not complement the approved color scheme on the two (2) approved duplexes.

The proposed privacy screens will vary in size. The ground mounted screen on Lot 12 will measure approximately six feet (6') long, eight inches (8") wide, and a minimum of six feet and six inches (6'-6") tall and will be freestanding, placed adjacent to the approved structure. The minimum height of the proposed screen is measured from the side closest to the approved structure and will increase slightly as the ground slopes down and away from the building. The applicant has not identified the maximum height and Staff has concerns about the final height. The building mounted privacy screen will measure approximately two feet and six inches (2'-6") long, ten and one-half inches (10.5") wide, and five feet and eleven inches (5'-11") tall. The proposed privacy screen on Lot 13 will measure approximately eight inches (8") wide, four feet (4') long, and seven feet (7') tall.

Staff has a few concerns about the proposed privacy screens. The proposed size and location of the privacy screens will create walls that appear to be foreign to the architecture of the approved buildings. On Lot 12, the two (2) screens are proposed to be placed perpendicular to a flush wall and will appear as "fins" reaching away from the buildings. Since they are vertically aligned the proposed screens will help create a wall that will separate the two halves of the duplex. This design addition is not in conformance with the duplex development standards of the Design Guidelines and will not promote a unified design as required therein.

The proposed screen on Lot 13 will be placed along the edge of the southern unit (residence C) and will extend beyond the corner of the approved structure. In either case, the two (2) building mounted screens will actually be separated from the building by approximately six inches (6"). Although this proposed design does not delineate the two halves of the duplex, as is exemplified on Lot 12, Staff still has concerns about this design's compatibility with the approved architecture and design. Staff also has concerns about the materials and color choice for the proposed privacy screens and how they will compliment the approved buildings.

Staff is of the opinion that there are alternative designs that will compliment the approved duplexes and will achieve the same solution as the proposed privacy screens. Some of these solutions could be achieved through additions to the building, modifications of the existing window scheme, or landscaping, all of which will be more compatible with the approved design's architecture and character.

C. Landscaping:

- There are no modifications to the approved Landscaping plan.

D. Miscellaneous

- None of the proposed modifications will be affected by these 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.

The proposed ground mounted privacy screen on Lot 12 will create additional site disturbance. All other proposed improvements will not affect this review criterion.

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.

With the exception of the proposed privacy screens, all other proposed modifications appear compatible with the approved designs. The proposed privacy screens will not only appear incompatible with the approved duplexes, but also with the surrounding neighborhood.

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 with these modifications.

8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.

Staff finds general conformance with the Town of Avon's adopted Goals, Policies and Programs.

Staff Recommendation

Staff is recommending **APPROVAL WITH CONDITIONS** of the application as proposed on Lots 12 & 13, Block 3, Wildridge Subdivision.


Recommended Motion

"I move to **APPROVE** the proposed modifications with the finding that the design meets the mandatory review criteria highlighted in Staff's report, dated August 28, 2009 and with the following condition:

1. The applicant revise all drawings to remove the proposed privacy screens"

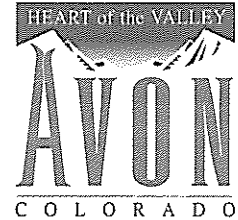
If you have any questions regarding this project or any planning matter, please call me at 748-4023, or stop by the Community Development Department.

Respectfully submitted,


Jared Barnes
Planner I

Attachments

- A. Vicinity Map
- B. Letter from the Applicant dated August 7, 2009
- C. Light Fixture Specifications
- D. Reduced Plans



Memo

To: Planning and Zoning Commissioners
From: Jared Barnes, Planner I *JAB*
Through: Matt Gennett, AICP, Planning Manager
Date: October 2nd, 2009
Re: Mock-up Review for Horton Residence

Discussion:

Millie Aldrich, of Pure Design Studios, and Norma Horton, owner of the subject property, are asking for approval of the on-site mock-up representing all of the proposed materials and colors. The mock-up was constructed in response to two conditions of approval made at the April 21, 2009 Planning and Zoning Commission meeting. The conditions pertinent to the mock-up are as follows:

- 1. The applicant revise the color board to verify all material colors are earth tones compatible with immediate surroundings and otherwise comply with the Design Guidelines;*
- 2. Provide staff with an on building mock-up of the stucco color to ensure that it is complementary to the surrounding environment;*

Staff requests that the Planning and Zoning Commission determine the acceptability of all proposed materials and colors. If any of the materials or colors are deemed unacceptable, Staff would also request that the Planning and Zoning Commission provide clear direction to the applicant on which materials and/or colors are acceptable so the project can move forward with purchasing materials.

Exhibits:

- A. Picture of Mock-up

JUNE POINT - MATERIALS MOCK-UP
09.28.09

ROOF / FLASHING: _____
IFS COATINGS, INC. PRODUCT #PLSF 70474
COLOR: RAL 7002 OLIVE GREY
WINDOW TRIM: _____
VALSPAR POLISHED IVORY 7006-06




CEMENT BOARD: _____
CEMENT BOARD FABRICATORS, INC.
SIL-LEED COLOR: DESERT "TREATED"
STUCCO: _____
BEAR: SAND PEARL - UL150-11
STONE: _____
OLYMPIA
EXPOSED STEEL: _____
IFS COATINGS, INC PRODUCT #PLSF 90529
COLOR: RAL 9006 WHITE ALUMNUM

MEMO



October 6, 2009 Planning & Zoning Commission meeting

To: Planning and Zoning Commission
From:  Matt Pielsticker, Planner II, Community Development
Re: Minor Project / Final Design Modifications
Lot 34, Block 1, Wildridge Subdivision

Introduction

The owner/applicant, Debra Rappaport, is proposing modifications to the Final Design approval for a major remodel project in Wildridge. The Planning and Zoning Commission approved design changes to a single-family residence on this property at the November 18, 2008 meeting.

Attached to this Memorandum is a letter from the applicant with a point-by-point analysis of changes, which are keyed to the attached design plans. The plans include the existing approved floor plans and elevations for reference. While the list of changes is extensive, no adverse or substantive impacts are anticipated with the proposed modifications.

Design Review Criteria

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.*
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. *The Minor Project is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design 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.*
8. *The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.*

Staff Recommendation

Staff is recommending **APPROVAL** of the design changes to the Final Design plan for Lot 34, Block 1, Wildridge, as depicted in the drawings dated September 1, 2009.

Recommended Motion

"I move to **APPROVE** the proposed final design modifications for Lot 34, Block 1, Wildridge Subdivision (drawings dated September 1, 2009) – as submitted."