

Exhibit B  
Pre-Application Conference Summary



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

## Planning Department Pre-Application Meeting Summary

Meeting Date: 9-11-2022

**TITLE:** ANB Bank Mixed Use Development

**Applicant:** Will Coffield, Alder Real Estate  
Doug Pratte, The Land Studio

**Property Location:** Between Hedrick Dr and Hwy 133, South of City  
Market Fuel Island

**Zone District:** Planned Commercial (PC)

**Staff Present:** Jared Barnes, Planning Director

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### **DISCLAIMER**

The pre-application process is mandatory for most land use applications. The procedures are set forth in the Unified Development Code (UDC) §2.3.1. Documents for a pre-application meeting shall be provided 10 business days in advance of the pre-application meeting. The applicant and staff should discuss the proposed development, applicable requirements and standards, and submittal documentation. The informal evaluation and recommendations provided by Staff shall not be considered binding. The Director may require an additional pre-application meeting if a complete application is not submitted within six months.

### **Proposal and History Summary**

The proposed plan is for a 2-story mixed use building of approximately 27,262 square feet. The proposed building fronts along Highway 133. The existing zoning is a PC, which is an obsolete district. The applicant went through a public review process in 2021 for a Rezoning, Administrative Site Plan Review, Preliminary Plat, and Special Use Permit. The application was recommended for approval by the P&Z, but was withdrawn after a Board of Trustee meeting.

### **Discussion Topics and Feedback**

The pre-application meeting had the following discussion topics and comments:

1. Prior Application feedback, how has the plan changed? (Staff Question/Applicant Response)
  - a. Entire property is proposed as MU zoning
  - b. Providing a Housing Plan that meets the Inclusionary Zoning requirements
  - c. Building form, mass, and location strives to meet New Urban principals
  - d. Energy Efficient design will be proposed
  - e. Rental housing is proposed
2. Would same process be used? (Applicant Question/Staff Response)
  - a. Rezoning would still be required for PC to MU zoning
  - b. Major Site Plan review due to size of the building
  - c. Special Use Permit likely wouldn't be required due to no drive-through
  - d. Preliminary Plat could be required depending on the proposal
  - e. Alternative Compliance could be utilized for code relief
  - f. Combined application would require public hearings reviews before both the P&Z and BOT
3. MU Zoning Compliance feedback (Staff response)
  - a. Appears to have general conformance with the UDC
4. Concern about meeting the maximum setback and landscaped area especially around the Northeast corner. (Applicant Question/Staff Response)
  - a. Alternative Compliance could be used to allow for a more expansive definition of landscaped area
5. Architecture appears to be aligned with recently approved and under construction projects along Hwy 133 and South Main Street. (Staff response)