



*Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623*

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, November 14, 2019
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the October 10, 2019 meeting.....Attachment A
4. 7:05 p.m. -7:10 p.m.
Minutes of the October 24, 2019 meeting.....Attachment B
5. 7:10 p.m. – 7:15 p.m.
Public Comment – Persons present not on the agenda
6. 7:15 p.m. – 7:20 p.m.
Resolution 10, Series of 2019 – 311 Main Street – Condominiumization.....Attachment C
7. 7:20 p.m. – 8:05 p.m.
CONTINUED PUBLIC HEARING – Sopris Lofts/Major Site Plan & CUP.....Attachment D
Applicant: 1201 CO Ave Holdings, LLC
Location: 1201 Colorado Avenue
8. 8:05 p.m. – 8:10 p.m.
Staff Update
9. 8:10 p.m. – 8:15 p.m.
Commissioner Comments
10. 8:15 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings:

12-12-19 – TBD

Upcoming BOA Meetings:

12-3-19 – Continued Public Hearing for Appeal of Administrative Decision – 728 Euclid Avenue

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday October 10, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Nick Miscione
Jeff Davlyn
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Jay Engstrom
Jade Wimberley
Marina Skiles

Other Persons Present

The meeting was called to order at 7:00 p.m. by Michael Durant.

August 29, 2019 Minutes:

Ken made a motion to approve the August 29, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Jeff abstaining.

The Commission gave Mary kudos for the minutes.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

PUBLIC HEARING – Sopris Lofts – Major Site Plan & Conditional Use Permit

Location: 1201 Colorado Avenue

Applicants: 1201 CO Avenue Holdings, LLC

One letter was distributed from Raul Gawrys, Architect.

Janet said that this is an application for a Major Site Plan Review and Conditional Use Permit. She stated that the Planning Commission is required to hold a public hearing and recommend approval of the request or recommend denial. She said that the Commission may also continue the public hearing.

Janet said that the property is located at the northeast corner of Highway 133 and Main Street.

Janet explained that a mixed use building is proposed on the property. She said that the portion of the building along Highway 133 and Main Street includes 3,881 sq. ft. of general commercial. She said that the balance of the building is comprised of 18 efficiency apartments and 9 two-bedroom units for a total of 27 units. She stated that they would all be rental units.

Janet stated that a public plaza at the corner of Highway 133 and Main Street is proposed. She said in addition, there would be a public trail along the east side of the property from Main Street to Colorado Avenue. She stated that there would also be a 10 ft. wide bicycle/pedestrian trail along Colorado Avenue. She said that the RFTA bus stop would remain in its present location.

Janet stated that the proposal meets the zoning parameters in the UDC such as setbacks, lot area per dwelling unit, etc. with one exception which she will cover in a bit.

Janet said that it also complies with the development standards such as private common open space and bulk storage.

Janet explained that the Tree Board reviewed the application and was generally in favor of it. She said that they included a list of recommendations. She said that she met with the applicants yesterday and that they seemed to be amenable to revising the plans to meet those recommendations.

Janet said that the UDC allows for a 15% reduction of required parking for developments in the MU zone district and a 20% reduction for residential development if the property is located within 300 ft. of a transit stop. She stated that this development meets both criteria. She said in addition, the UDC allows a 20% reduction for commercial uses if the development incorporates a transit stop, which this one does.

Janet outlined the following:

With the reductions, the required parking is 39 spaces.

The proposal is for 47 parking spaces on-site and on Colorado Avenue as follows:

Total on-site	30 spaces
Colorado Avenue	17 spaces

Parking along Colorado was discussed during review of an earlier application as well as with this applicant. It was agreed that having the bike path in front of the parking rather than behind it seemed like a safer alternative. The parking was then shifted to the north with the trail between the development and the parking spaces.

Counting 9 of the 17 spaces on Colorado Avenue toward required parking would require Alternative Compliance approval.

There are several other areas where the applicant is requesting alternative compliance.

One is the landscape strip along Highway 133 and Colorado Avenue. The one for Highway 133 is due to the requirement that all development shall be buffered from Highway 133 by a 10 ft. wide landscape strip. Buildings and parking may not be located in this buffer area. The applicant is requesting Alternative Compliance in order to place the plaza in this setback area. Another complication is the UDC only allows a 10 ft. setback so that the building cannot be set back further to accommodate the plaza area. This is a conflict in the code which should be addressed in future amendments. Staff is recommending approval of the alternative compliance.

The landscape strip along Colorado Avenue is required to be 5 ft. wide. The proposal is for one that ranges from 3 ft. to 6 ft. This is due to the Town's desire to have an 8 ft. path along Colorado.

Housing - the UDC requires that 20 percent of the rental units be deed restricted as affordable dwelling units. In this case, five units would be required. The proposal is to deed restrict five efficiency apartments which is in compliance.

Code Sections Requiring Additional Discussion

Janet stated that there are a number of code sections which need additional attention and she explained the following:

Screening - The plans do not show the solar panel and mechanical equipment. There should be a cross section from the south side of Main Street and from the north side of Colorado Avenue to demonstrate that the equipment would be adequately screened.

Pedestrian Connections – The UDC requires pedestrian connections to the transit stop.

The Building Official also indicated that the building code requires that accessible routes shall coincide with or be located in the same area as a general circulation path. There is a concern about ADA compliance for trail connections from the commercial area to the trail on Highway 133.

The Building Official also pointed out there are several ramps associated with this project, both inside and outside the building. If the slope is steeper than 1:20 (5%), handrails would be required on both sides of the ramp.

UDC Section 5.5.3.B.2. requires a pedestrian crosswalk from the northeast corner of the building to the easterly drive. This should be included on the site plan.

Building Height - The allowed building height in the MU zone district is 35 ft. My staff report noted that the building height was in compliance with the UDC. However, since I wrote the staff report, I understand that the height shown on the plans was measured from average grade. The UDC requires that it be measured from existing grade.

Building Design – A number of concerns relate to the design standards in the UDC. I listed the various code sections in the staff report but to summarize:

A long, continuous roof forms should be avoided. Long roof lines be varied by providing different heights or varying roof orientation.

The UDC states that buildings on street corners shall recognize the importance of their location by:

1. Concentrating tallest portions of buildings at intersections where they may “frame” the corner.
2. Employing architectural features such as angled facades, prominent entrances, stepped parapet walls, or other unit features.

UDC Section 5.7.6.D.2. requires that ground floor facades incorporate pedestrian friendly design features such as arcades, display windows, entryways, awning or other features.

Another code section states pedestrian activity should be encouraged on the street. Buildings should incorporate human-scaled features at ground level, i.e., articulated entries, canopies, recessed entries, changes of color and material or texture.

The design of a new building or addition shall incorporate architectural features, elements and details that are designed for pedestrian scale and pedestrian-oriented accesses.

The UDC states buildings shall feature visually prominent primary building entrances. Buildings shall incorporate a combination of two or more of the following techniques:

- a. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
- b. Prominent tower, dome, or spire;
- c. Peaked roof;
- d. Projecting or recessed entry;
- e. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
- f. Other comparable techniques.

The guidelines in UDC Section 5.7.6. has supplemental standards for buildings 10,000 sq. ft. or greater which address horizontal and vertical articulation. These are measurable standards which address changes in wall plane and dividing the building mass into smaller components.

Janet said that one other concern is the treatment of the building façades adjacent to the covered parking area as the facades present a blank face toward Main Street and Colorado Avenue.

Janet said that when this property was rezoned to mixed-use, that the ordinance stated that if the development didn't commence in one year, it would revert back to previous zoning. There is a request to amend that to retain MU.

Nicholas asked who the letter was from that was handed out.

Janet said that it was from Raul Gawrys, Architect. Nicholas noted the letter didn't have Raul Gawrys' name or signature.

Nicholas asked if the height was counting the grade change of seven feet. He asked if Staff was ok with the average, as figured.

Janet read the definition of building height from the UDC and she passed around a drawing from page 300 of the UDC. She said that it was measured from existing grade, not average grade.

Nick asked if the lot was ever excavated and was it at historic grade.

Janet suggested that the applicant address this during their presentation.

Michael suggested a variance might be needed.

Janet said is it a unique condition in Carbondale.

Nick said that the commercial space would be lowered on the first level.

Michael asked if the community housing requirements are broken out by categories 1-3.

Janet explained that, in the community housing guidelines, that with rentals there are only Category 1, 2 and 3 units and that there is no Category 4. She said that we pull the sequencing from on code.

Riley Soderquist introduced himself, Jack Schrager, and his team, which included Yancy and John of Sopris Engineering, Doug and Julie Pratt of The Land Studio, and Michael Noda of neo studio. He said that he is a resident of the valley.

Doug Pratt of The Land Studio explained the site plan and said that there were setback challenges trying to meet the intent of the code due to the maximum 10 ft. setback and required 10 ft. landscape strip.

Doug said that the requirement for the play area is 400 square feet and their proposal is 450 square feet. He said they didn't want the play area up against the parking lot. He

noted that they will move the handicap access closer to the building, as requested by the Building Official.

Doug continued by saying that they were trying to keep as much landscape as possible on the corner. He said that they wanted to use the alternative compliance of the code for the strip of landscape near the bike trail on Colorado.

Doug said that the Tree Board provided recommendations. He said that there will be a connection path from Main Street to Colorado Avenue on the east side of the lot. He said that there has been discussion regarding a bus stop access as well as another access at the end of the building. He said that there would be an easement for the path from Main Street to Colorado Avenue. He said that the ramp is ADA compliant from the building to Colorado and it is at 8% grade, which would require railings.

Doug said that there would be three designated crosswalks with markings.

An architect from the team said that they have researched the history of the grade and that it has been challenging.

Michael and Daniel, the architects from the team, said that they used the average grade, which they used for the built model. Michael said that the retail is compromised, with eleven feet to the south and twelve feet to the north.

Michael, from the team, explained the elevations and designs of the buildings. He noted the five components of the building, the articulation, and the various roofs, including a shed roof. He said they would entertain community art work and murals on the masonry walls, adjacent to parking. He noted that every unit has a balcony or patio.

Ken said that an eight foot wide trail is the bare minimum in width and he asked if the vegetation to the south was in a raised bed or was it flat. He said it mattered when on a bike.

Doug said that it was flat and not raised.

Ken asked what the difference in grade was from the bus stop to the wall at the parking lot.

Doug said around a 5% grade. He noted there were transformers and utilities that made it challenging.

Ken asked if there would signage for the retail units.

Michael, from the team, said that there would be signs based on the sign code. He said that the proposed store front would have multiple entrances.

Ken suggested that the area with art could be framed in tile.

Doug said that we could use tile and that we will have a discussion with the team regarding the commissioned art.

Ken asked if it would be painted with durable paint.

Doug said that the beauty would be in the aging patina of the art.

Ken said that there was a disconnect between the park area and the residential buildings.

Doug explained that they were trying to keep the park in the sunnier area of the lot.

Michael said that having the park near the round-about was a concern.

Jeff asked the applicant if they knew the status of the access control plan at Colorado Avenue and Highway 133 in that there was a plan to close the street. He asked how this would change with more traffic and that cars would be going through the shopping center.

Doug explained that this application doesn't trigger an access permit from CDOT. He said that Yancy from Sopris Engineering will be at the next continued meeting.

Ken asked about the trail on Colorado Avenue going further past this project.

Janet said that it could be feathered into Colorado going east as there was no sidewalk to the east.

Nick asked if there were any alternatives to the seven soft story parking spots. He said that the corner was not being activated and that it could be better utilized.

Doug explained that the reason was for screening and to create art on the elevation.

Nick said that he was concerned about the volume of traffic near the play area on Highway 133. He said that he thought that the southeast corner was a missed opportunity. He noted it was a great presentation.

Nicholas said that he echoes Nick and that he appreciates the attention to details. He asked about the rooftop access.

Michael, from the team, said that two units would have access to the roof but that it was not a publicly used space. He said that the balcony can be enlarged an extra five feet and we can make it shared.

Nick noted that it was a natural foot path along the east side of the lot and that there wasn't any foot traffic on the west side of lot.

Michael said that in the Comp Plan this project would be New Urban, with the building as close to the highway as possible and parking set back from the highway. He said that if the park were to the southeast it would be shaded in winter and there is a three story building to the east. He said that he too is concerned about the location of the play area.

Ken asked if there was a park requirement?

Doug responded that playground equipment was required.

Janet said that the criteria was under the multi-family guidelines.

Ken asked if left as open space, does it meet the requirements.

Doug said that it would be a natural play area with rocks and stone animals.

Jeff asked about the snow storage in the landscaped area east of the play area and what the requirement was.

Doug said that he was not aware of a code and that they figure 1/6 of the parking or 400 square feet.

Janet said that the code reads that the play area shall be developed.

Michael, from the team, said that their company did the play area in Boulder on Pearl Street using stone or concrete animals.

Doug asked the Commission for as much direction as possible that you can give us, non-compliance, concerns or things that you support.

Nick said that he is concerned about the building conforming to height as defined in the UDC.

Janet said that the height would be reviewed by the Building Official at building permit so it is important to get it right now.

Michael said that Staff will agree or not agree with grade. He said new renderings shown tonight spruced it up. He said it looked like a different building than what was shown on the application.

Michael, from the team, said that it was from a human's view, not a bird-eyes perspective.

Nicholas said that he was concerned with the building design at the round-about and asked if there was a way to frame the corner. He said that now it is the lowest portion of the building. He said that there is uniqueness and character with the setback as well. He said that it is the most prominent corner, the facade is calm, at the lowest point, and in the framing it seems as if something was missed.

Michael, from the team, said that gives us good direction. We can make it special, we can add parapets or cornices with southwest perspective. He said that we still think one story is correct.

Nicholas said that may not be enough. He said don't make it too busy or cluttered either; keep the simplicity.

Michael, from the team, said that we can keep the brick element and make the corner special. He said that we can take the cobble out and landscape all the way to the road.

Michael said that when we created New Urban, that this is the building we wanted. He said that we appreciate all of your hard work, we know that you will take our suggestions to heart.

Janet said that tonight was really helpful and that she thought of one thing for the plaza area: benches and street furniture.

Nicholas asked if there could be emphasis on showing the movement through the development.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Nicholas seconded the motion and it was approved unanimously.

Further discussion ensued regarding the next date certain.

Motion to Continue the Public Hearing

Ken made a motion to continue the public hearing to November 14, 2019. Nicholas seconded the motion and it was approved unanimously.

Staff Update

Janet said that she has had so many meetings with a lot of activity in the downtown.

Janet said that the Town Center property is being looked at for a smaller developments.

Janet said that City Market is moving along.

Janet stated that Thompson Park needs to get their subdivision completed at the next meeting for Parcel 2 as they have a deadline.

Janet told the Commission that she appreciates their patience and that it was a hard summer.

Commissioner Comments

Nick said that the Historic Preservation Commission (CHPC) is drafting an amendment to change the HCC and OTR zone districts' reviews with the CHPC from advisory to a requirement, which could be of relevance to the current review process happening.

Michael, Ken, Nicholas and Nick will not be able to attend the next P&Z meeting.

Motion to Adjourn

A motion was made by Jeff to adjourn. Nicholas seconded the motion and the meeting was adjourned at 9:00 p.m.

DRAFT

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday October 24, 2019

Commissioners Present:

Marina Skiles
Jade Wimberley
Jeff Davlyn
Jay Engstrom

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Nick Miscione
Nicholas DiFrank (1st Alternate)

Other Persons Present

Mark Chain
Joe Scofield
Haley Carmer
Jeff Speidel

The meeting was called to order at 7:04 p.m. by Marina Skiles.

Motion to Elect Chair

Jeff made a motion to elect Marina as the Chair for tonight's meeting. Jay seconded the motion and she was elected unanimously.

Oct 10, 2019 Minutes:

The approval of the minutes was tabled to the next meeting as there were no members present that were at the October 10, 2019 meeting.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

PUBLIC HEARING – Condominiumization

Location: 311 Main Street

Applicant – Joe Scofield

John said that this is an application to divide a 6-unit building, encompassing 5 commercial units and 1 residential unit into a 6-unit condominium complex. He said that the Planning Commission is required to hold a public hearing and approve the application or deny it. He said that the Commission may also continue the public hearing.

John stated that the building was built in 2008 and currently houses the offices of DHM Design and Poss Architecture. He said that the building and site plan have been confirmed to have been constructed per the submitted condo plat. He said that each unit in the building is serviced by separate meters and shutoffs as required. He stated that the units vary in size for a total of 9220 square feet with the residential unit being 3572 square feet in size. He said that the residential unit is located on the third floor of the building.

John stated that the parking for the residential unit is located on the main level accessed from the alley through an access easement on the adjacent lot to the west. He said that this easement is recorded with the County. John explained that the building and associated improvements are in compliance with the UDC.

John stated that approval of the condominiumization will allow the units to be individually transferred and owned.

Jay asked if the uses stay the same.

John said that there are five commercial units and that the one residential unit will stay as it is.

Jay asked if the parking meets the Code.

John said that it stays the same so it meets the code.

Marina asked what is changing.

John said that all of the units would be platted so that they can be sold individually and that nothing is changing.

Marina asked if Poss with three units and DHM with two units are renting from Joe Scofield.

Joe stated that Poss is currently under contract to buy all five commercial units.

Jay asked about the residential unit.

Joe said that he no longer lives in the residential unit and that it is under contract as well.

Mark Chain said that the building was built in 2008 and that Joe lived in it for a number of years. He said that there is an easement on the adjacent property to enter the garage and that there are two entrances. He said that there is nothing changing and that there would be five commercial units and one residential unit.

Marina asked if the commercial units could be residential.

John said that they would need more parking and that they would have to apply for that.

Mark said that they would have to be remodeled in order to be residential.

There were no members of the public present.

Motion to Close Public Hearing

A motion was made by Jeff to close the public hearing. Jay seconded the motion and it was approved unanimously.

Jade said that the application was straight forward and that she didn't have any questions.

Jay echoed Jade.

Jeff asked if it was always the intent to sell.

Joe said that he had always wanted to own everything while he lived there.

Marina said that there are long term commercial tenants and that she agrees with her fellow Commissioners.

Motion

Jeff made a motion to approve the 311 Main Street Condominium Exemption Plat with the suggested findings and conditions in the Staff report. Jade seconded the motion and it was approved unanimously.

PUBLIC HEARING – Thompson Park – Subdivision/Parcel 2
Applicant: Thompson Park, LLC
Location: Parcel 2, Thompson Park

Janet stated that this is an application for a combined Preliminary and Final Plat for Parcel 2 of the Thompson Park Subdivision. She said that the Commission is required to hold a public hearing and recommend approval of the application or recommend denial. She said that the Commission may also continue the public hearing.

Janet said that in April of 2018, the Planning Commission reviewed a Major Site Plan application for this parcel. She said that the Board then approved the application as well as a Development Improvements Agreement to allow construction to proceed on Parcel 2.

Janet stated that this approval allowed the construction of 27 dwelling units. She noted that there would be two duplexes, two triplexes, three fourplexes and one five plex. She said that five of the units would be affordable housing units.

Janet said since that time, the majority of the public improvements have been constructed. She said that in addition, building permits have been issued for the two duplexes and the two triplexes.

Janet explained that the heavy lifting was done in 2018 as far as making sure the development complied with the UDC and the Thompson Park approval documents.

Janet said that this application is simply subdividing the units into 24 individual lots. She said that there are no changes to the site plan or building elevations approved through the Major Site Plan Review process.

Janet stated that the Town Attorney and Town Staff reviewed the subdivision plat and covenants. She said that they are generally acceptable but some revisions will need to be made. She stated that we included a condition that the final plat and covenants be reviewed and approved by Town Staff prior to recordation.

Janet said that the subdivision plat is in compliance with the UDC. She continued by saying that the one item which needs to be acknowledged is the use of easements to access lots. She said that the UDC states that use of easements shall not be allowed unless allowed by the approving authority during a subdivision process. She stated that this should be documented in the final approval documents.

Janet stated that the Fire District and School District Fees are due at the time of subdivision. She said that she included conditions that require payment prior to recordation.

Janet said that a housing mitigation plan was approved by the Board in 2018. She stated that the Town Attorney is reviewing the deed restrictions for the five units before recordation but overall they look fine.

Janet said that the application included Design Guidelines. She stated that the guidelines appear to be thorough and thoughtful. She said that her only comment is that when the Major Site Plan Review was done, it was noted that no more impervious surfaces would be allowed on Parcel 2. She said that she would like to see notification to future property owners on the limitations for additions to buildings on Parcel 2.

Jeff asked if there were similar restrictions on all the Lots.

Janet explained that this application tonight is only for Parcel 2.

Jay commented that all of the affordable housing is near the highway. He said that he thought that the Commission had a previous conversation that the affordable housing should be dispersed throughout the development.

Janet said that there are affordable units on all three parcels.

Jay said that he was just pointing it out and that the UDC should be changed to state disbursement of affordable housing throughout.

Jade asked if it were standard procedure waiting until the end to divide the lots.

Janet said that it was decided to subdivide the whole lot at the same time instead of each lot as they were built.

Haley Carmer introduced herself and Jeff Speidel the project manager. She said that the first three buildings are under construction. She said that the Lots will be renumbered as the addressing has been done already.

Haley explained Parcels 1, where Ross Montessori was built, and Parcels 2, 3 and 4. She said that there would be an open space easement and limited common elements. She said that they would be open to everyone's use but that the HOA would be responsible for maintaining, including the plowing.

Marina asked about the site plan in regards to the location of snow storage.

Janet said that she said it was between Lots 1 and 2.

Haley explained the site plan and that with two entrances that it allowed for more green space.

Jade asked if there would be a crosswalk across the highway.

Haley said that CDOT wouldn't allow a crosswalk.

Jeff said that it is part of CDOT's access plan but that they are not in favor of crosswalks.

There were no members of the public present.

Motion to Close Public Hearing

A motion was made by Jeff to close the public hearing. Jay seconded the motion and it was approved unanimously.

Jay said that in reviewing the survey docs and the water easement and water profile plan, that the sewer main is not going through the easement. He said that this is an issue.

Jeff Speidel said that the sewer had to be relocated and that he will check to see if an easement is needed.

Jeff Davlyn asked what the timeline for building the remainder of the development would be.

Jeff Speidel said that it would depend on sales and what the partners wanted to do.

Motion

Jade made a motion to recommend approval of the combined Preliminary/Final Subdivision Plat for Parcel 2 of the Thompson Park Subdivision, including the use of an easement to access the lots along Lewie's Circle and Jewel's Court and to check on sewer easement and snow storage. Jay seconded the motion and it was approved unanimously.

Staff Update

Janet said that it has been absolutely crazy and that she has had many meetings with developers. She said that Staff has been running into problems with the Code in the Historical Commercial Core (HCC) district. She explained that the developers are tangling with the limit of 33% of the surface of the Lot for residential parking, hindering residential on the upper floors. She said that this section of the UDC is not working and that future amendments could be needed. She said that she would add it to a future agenda for discussion. She stated that this section was a holdover from the old code.

Marina said that it was worth a discussion with developers and architects.

Janet said that she had a meeting with the 1201 Colorado Avenue applicants and that they are looking at additional development possibilities.

Janet said that she had a meeting regarding the Overlook lot. She said that looking at the Comp Plan, we need to decide what we want to see.

Janet said that the two acre parcel next to the substation on Highway 133 is being explored for annexation.

Commissioner Comments

Jay said that he wasn't at the last meeting for 1201 Colorado Avenue but that the sidewalk between the round-about and downtown needs addressing. He said that with future re-developments and City Market that Main Street needs more separation for a friendly walking area.

Motion to Adjourn

A motion was made by Jeff to adjourn. Jay seconded the motion and the meeting was adjourned at 8:15.

DRAFT

RESOLUTION NO.10
SERIES OF 2019

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF CARBONDALE, COLORADO, APPROVING
THE CONDOMINIUM EXEMPTION FOR THE
THE 311 MAIN STREET CONDOMINIUMS (SECTION: 34, TOWNSHIP: 7 RANGE: 88
SUBDIVISION: ORIGINAL TOWNSITE CARBONDALE: BLOCK:11 LOT 22 AND LOT
23)

WHEREAS, 311 Main Street LLC., ("Applicant") has requested approval of the 311 Main Street Condominium Exemption for property located at Lot 22 and Lot 23, of the Original Townsite Carbondale in order to condominiumize a structure located at 311 Main Street Carbondale Colorado, into one residential condominium unit and five commercial condominium units; and

WHEREAS, after required public notices, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on October 24, 2019; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the 311 Main Street Condominium Exemption Plat is hereby approved based on the finding that the application meets Chapter 17.02.2.6.6 D of the Unified Development Code, which regulates condominiumization and subject to the following conditions:

1. The condominium plat shall be in a form acceptable to and approved by Town Staff prior to recording. The plat shall be recorded with the Garfield County Clerk and Recorder within ninety (90) days of the date of approval.
2. The applicant shall submit a revised Condominium Declaration and associated Bylaws for Town Staff review and approval prior to recordation of the Declarations with the plat.
3. All representations of the Applicant and Applicant's representatives at the Public Hearing shall be considered conditions of approval.
4. The Applicant shall be responsible for all recording costs and shall pay all fees associated with this application to the Town, including any professional fees, as set forth in Section 1.30.030 of the Municipal Code.

INTRODUCED, READ, AND PASSED THIS ____ day of _____, 2019.
PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE

By: _____
Michael Durant, Chair



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

Planning Commission Agenda Memorandum

Meeting Date: 11-14-19

TITLE: Continued Public Hearing - Sopris Lofts – 1201 Colorado Avenue
Major Site Plan Review, Conditional Use Permit, Alternative Compliance
and an Amendment to Ordinance No. 18, Series of 2016

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Major Site Plan Review Responses
Ordinance No. 18, Series of 2016
Excerpt – Planning Commission Minutes 10-10-2019

BACKGROUND

This is a continued public hearing for a Major Site Plan Review, Conditional Use Permit, Alternative Compliance and Amendment to Ordinance No. 18, Series of 2016. The Planning Commission is required to hold a public hearing and recommend approval of the request or recommend denial. The Commission may also continue the public hearing.

The property is the vacant parcel located at the northeast corner of Highway 133 and Main Street and is known as 1201 Colorado Avenue. The property is approximately 34,215 sq. ft. and is zoned Mixed-Use.

The applicant proposes a mixed-use development with commercial and residential components. There would be 27 residential units comprised of 18 efficiency units and nine two-bedroom units. All the residential units would be rentals. There would also be approximately 3,881 sq. ft. of commercial space.

DISCUSSION

The Planning Commission considered this application at its October 10, 2019 meeting. At the meeting, the Planning Commission allowed Staff presentation and questions, applicants presentation and questions, and opened the hearing up for public comment. After closing the public hearing, the Commission discussed the application and provided

feedback to the applicants. (The minutes of the meeting are attached.) The Commission then continued the public hearing to November 12, 2019.

While the proposed development was generally in compliance with the UDC, Staff had recommended continuing the public hearing to allow time for the applicant to address some concerns related to the building design and pedestrian connections.

Ordinance No. 18, Series of 2016

The application includes a request to amend Ordinance No. 18, Series of 2016 to eliminate condition #4 of that ordinance. This ordinance was approved by the Board of Trustees on September 27, 2016. It rezoned this property from Planned Community Commercial (PCC) to Mixed-Use (MU). Condition #4 of the ordinance states that the rezoning would revert to PCC if development is not commenced within one year of the ordinance. No development has taken place. The applicant would like to eliminate that condition in order to develop under the MU zone district as envisioned by the Town's 2013 Comprehensive Plan.

This was not discussed at the last Planning Commission meeting. If this is acceptable, it should be included in any recommendation for approval. Staff is supportive of the request.

Applicants Response – Revisions to the Plans

At Staff's suggestion, the applicants provided written responses to the concerns brought up in the October 10, 2019 Staff report. All responses in the October 10, 2019 Staff Report are in red. The applicant's response includes Exhibits 1-7 as supplemental information. These exhibits include the following:

Exhibit 1 – 3D Diagram showing compliance with building height

Exhibit 2 – Revised Landscape Plan

Exhibit 3 – Building section showing screening for rooftop equipment

Exhibit 4 – Revised Site Plan with bubbles showing changes

Exhibit 5 – Revised architectural plans and elevations

Exhibit 6 – Perspectives

Exhibit 7 – Lighting Plan

To summarize, the following changes have been made:

- Ø The building height appears to comply with the maximum building height.

- Ø Play area has been moved to the east and it will meet the required size of 400 sq. ft. as 450 sq. ft. will be provided.
- Ø The Tree Board's requested changes have been made to the landscape and site plan.
- Ø Rooftop equipment will be adequately screened.
- Ø The pedestrian connections were revised to show the sidewalk on Colorado Avenue blending into the street as it extends to the east, to add a trail to the bus stop, to add an ADA ramp from the plaza area to the highway trail and to add pedestrian crosswalks in the parking area.
- Ø Revisions were made to the architectural plans in response to the Commission's comments at the October 10, 2019 meeting.
- Ø Relocating the handicapped parking to be closer to the building entrance.

Planning Staff, Public Works and the Building Department reviewed the plans and overall, it appears that the applicant's team has been responsive to the concerns and issues brought up.

SECTION 5.1.3. ALTERNATIVE COMPLIANCE

Alternative compliance may be approved if the applicants demonstrate that the following criteria have been met by the proposed alternative:

1. Achieves the intent of the subject standard to a better degree than the subject standard;
2. Advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard;
3. Results in benefits to the community that exceed benefits associated with the subject standard; and
4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Landscaping and Screening

Two of the requests for alternative compliance are in Section 5.4. Landscaping and Screening. The purpose section in Section 5.4 states:

“This section is intended to ensure that new landscaping and the retention of existing vegetation are integral parts of all development and that they contribute added high quality to development, retain and increase property values, conserve water, and improve the environmental and aesthetic character of Carbondale. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design.”

The two requests for alternative compliance in Section 5.4 are as follows:

Section 5.4.3.B. which requires a 10 ft. wide landscape area along Highway 133. The applicants propose a 5 ft. wide landscape area along Highway 133 to allow the public plaza to be within the required 10 ft. landscape area. It should be noted that the maximum front yard setback in the MU zone district is 10 ft. There would be no pedestrian activity in this area if the 10 ft. wide landscape requirement were strictly enforced. The proposal improves the aesthetic character of the site and contributes to the quality of the development.

Section 5.4.3.B. requires a 5 ft. wide landscape area along Colorado Avenue. The applicants propose a 3 ft. to 6 ft. wide landscape area along Colorado Avenue. This is to accommodate an 8 ft. wide public trail. If the trail were reduced to 5 ft. in width, there could be compliance with the landscape area; however, the goal of providing adequate pedestrian connections would not be met.

Off Street Parking

The third request for alternative compliance is in Section 5.8 Off-Street Parking. The purpose section in Section 5.8 states:

“The regulations of this section are intended to ensure that off-street parking and loading facilities are provided in rough proportion to the generalized parking, loading, and transportation demands of different land uses. By requiring such facilities, it is the intent of this Code to help avoid the negative impacts associated with spillover parking into adjacent neighborhoods, while at the same time avoiding the negative environmental and urban design impacts that can result from parking lots and other vehicular use areas. The provisions of this Section are also intended to help protect the public health, safety, and general welfare by:

- a. Helping avoid and mitigate traffic congestion;
- b. Encouraging multi-modal transportation options and enhanced pedestrian safety;

- c. Providing methods to help reduce stormwater runoff and the heat island effect of large paved parking areas; and
- d. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the Town.”

Nine (9) of the required off-street parking spaces are proposed to be located in the Colorado Avenue right-of-way. The reason for this is to be able to place the 8 ft. trail in front of the parking spaces rather than placing the trail in the Colorado Avenue right-of-way, behind the vehicles. The applicants would provide a public easement on the property to provide public use of the trail. Staff would suggest that the proposed alternative meets the intent of Item b in the purpose section of the parking standards by enhancing pedestrian safety.

SITE PLAN REVIEW CRITERIA

A Major Site Plan Review may be approved if the Town finds that all of the following approval criteria have been met:

- 1. The site plan is consistent with the Comprehensive Plan;
- 2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
- 3. The site plan complies with all applicable development and design standards set forth in this Code; and
- 4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

CONDITIONAL USE PERMIT CRITERIA

A conditional use permit may be approved if the Town finds that all of the following approval criteria have been met:

- 1. The site, building(s), and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which the use is located;
- 2. The proposed use is consistent with the Comprehensive Plan;
- 3. The site, if nonconforming with the development standards of the zone district in which it is located, will be brought into conformance with those standards if required to do so per *Nonconformities*;

4. The proposed use is planned in a manner that will minimize adverse impacts on the traffic in the neighborhood or surrounding uses; and
5. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust, and other external impacts).

FISCAL ANALYSIS

The commercial square footage may provide revenue to the Town.

RECOMMENDATION

Staff recommends that the following motion be approved: **Move to recommend approval of the Major Site Plan Review, the Conditional Use Permit, Alternative Compliance from Section 5.4 Landscaping and Screening and Section 5.8 Off-Street Parking, and the amendment to Ordinance No. 16, Series of 2016 with the recommended conditions and findings in the Staff report.**

Conditions:

1. Approval of the Major Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
2. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.
3. Approval of the Major Site Plan Review is contingent upon CDOT approval of the access.
4. A transit stop easement shall be dedicated to the Town of Carbondale at the time of the review of the Development Improvements Agreement by the Board of Trustees. The location and size of the easement shall be subject to review and approval of Town Staff and shall include adequate room for bicycle parking.
5. All required public utility and pedestrian/bicycle easements, including public access to the plaza, shall be dedicated to the Town of Carbondale at the time of the review of the Development Improvements Agreement by the Board of Trustees. The location and size of the easements shall be subject to review and approval of Town Staff.
6. The applicant shall be responsible for the maintenance of the 8 ft. side trail along Colorado on the north side of the property.

7. The applicant shall be responsible for the maintenance of the landscape islands in the Colorado Avenue right-of-way including irrigation and maintenance of the irrigation system. This includes replacement of plant material if needed.
8. The rooftop equipment shall be screened in accordance of Section 5.4 of the UDC (Landscaping and Screening).
9. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.
10. Per Section 5.11 of the UDC, 20% of the total residential units or five units, will be required to meet the Town's Community Housing Guidelines. At all times, at least 20% of the completed residential units shall be made available and utilized as affordable housing pursuant to the Carbondale Affordable Housing Guidelines.
11. If the residential development is subdivided or condominiumized, the applicant shall comply with the Community Housing Inclusionary Requirements in Section 5.11 of the UDC.
12. A shower and changing facility shall be constructed within the commercial space.
13. Fees in lieu of water rights will be required. These fees shall be established in the Development Improvements Agreement to be approved by the Board of Trustees and shall be due prior to issuance of a building permit.
14. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
15. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings – Conditional Use Permit

1. The site, building, and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which the use is located;
2. The proposed use is consistent with the Comprehensive Plan which envisions a flexible mix of uses including residential uses;
3. The site is not nonconforming;
4. The proposed use is planned in a manner that minimizes adverse impacts on the traffic in the neighborhood and surrounding uses; and

5. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust, and other external impacts).

Findings - Site Plan Review Criteria:

1. The site plan is consistent with the Comprehensive Plan as the area is designated New Urban which envisions a flexible mix of retail, restaurants, service commercial and multi-story mixed-use buildings with buildings being the focal point of the site by locating them close to the street. The purposes stated in the Unified Development Code have been met;
2. The site plan is consistent with the purposes section of the MU zone district as this development will provide a compact, mixed-use development that provides people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. There would be multimodal access to and from Downtown. The development includes both a vertical and horizontal mix of land uses, and provides an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency; and
3. The site plan complies with all applicable development and design standards set forth in this Code if the three proposals for Alternative Compliance are approved; and
4. The traffic generated by the proposed development is adequately served by existing streets within Carbondale.

Findings - Alternative Compliance – 5.4 Landscaping and Screening

The proposed alternatives for the landscape areas along Highway 133 and Colorado Avenue meet the criteria as follows:

1. The proposed alternative achieves the intent of the subject standard to a better degree than the subject standard as the proposal improves the aesthetic character, contributes to the quality of development, provides for pedestrian activity in front of the building and an adequate trail along Colorado Avenue;
2. The proposed alternative advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard as Section 4.11 in the Comprehensive Plan New Urban states that site design should provide obvious and safe connections to the buildings for pedestrians and cyclists as well as suggests that the inside of the building be connected with elements such as outdoor activity areas;

3. The proposed alternative results in benefits to the community that exceed benefits associated with the subject standard; and
4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings - Alternative Compliance – 5.8 Off Street Parking

The proposed alternative to allow required off-street parking spaces in the Colorado Avenue right-of-way meet the criteria as follows:

1. The proposed alternative achieves the intent of the subject standard to a better degree than the subject standard as it encourages multi-modal transportation options and enhanced pedestrian safety;
2. The proposed alternative advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard as it meets the goal in Section 4.11 New Urban to balance a pedestrian/bike friendly feel with convenient automobile access;
3. The proposed alternative results in benefits to the community that exceed benefits associated with the subject standard; and
4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Prepared By: Janet Buck, Planning Director



Submittal Transmittal

TO: Town of Carbondale,
Planning Department

DATE: 10/31/2019

FROM: Neo Studio

PROJECT NAME: Sopris Lofts
1201 Colorado Avenue

SUBJECT: Major Site Plan Review Responses

TRANSMITTED VIA: EMAIL

The attached pdf contains written responses to comments issued in the Major Site Plan Review, all responses are in red. Exhibits 1-7 are provided at the end of the written response as supplemental information. New material produced in the exhibits include a 3D diagram (Exhibit 1) showing compliance with the height limit, and a north-south section (Exhibit 3) showing screening for potential roof top equipment. Additionally, the landscape plan, the site plan, architectural plans and elevations, and the photometric plan were revised to reflect changes requested by the town.

Attachments:

LU19-20-20 Stein 133 and Main - Major Site Plan Review - RESPONSE



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

Planning Commission Agenda Memorandum
Applicant responses in red
10-31-2019

Meeting Date: 10-10-2019

TITLE: Sopris Lofts – 1201 Colorado Avenue
Major Site Plan Review and Conditional Use Permit

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Agency and Town Referral Comments
- Public Works/Utilities
- Building Official
- Fire District
Sheets A6.01 and A6.02 (rev. 10-3-2019)
Enhanced Images
Land Use Application

BACKGROUND

This is an application for a Major Site Plan Review and Conditional Use Permit. The Planning Commission is required to hold a public hearing and recommend approval of the request or recommend denial. The Commission may also continue the public hearing.

The applicant is 1201 CO Ave Holdings, LLC.

The owner is Ronald B. Stein of Stein Properties, L.P.

The property is located at the northeast corner of Highway 133 and Main Street and is known as 1201 Colorado Avenue. The property is 34,215 sq. ft. and is zoned Mixed-Use.

One mixed-use building is proposed on the property. The portion of the building along Highway 133 and Main Street includes 3,881 sq. ft. of general commercial. The balance of the building is comprised of 27 rental units.

There would be 18 efficiency apartments and 9 two-bedroom units for a total of 27 units. The efficiency units would range from 416 sq. ft. to 628 sq. ft. The two-bedroom units would range from 960 sq. ft. to 978 sq. ft.

A public plaza at the corner of Highway 133 and Main Street is proposed. In addition, there would be a public trail along the east side of the property from Main Street to Colorado Avenue. There would also be a 10 ft. wide bicycle/pedestrian trail along Colorado Avenue. The RFTA bus stop would remain at the southeast corner of the site, which would require an easement.

Surrounding Uses and Zoning

North	PCC and PUD	Shopping Center and Mini-Storage
South	PCC	Shopping Center
West	PCC	7-11 and Office Building
East	C/T	Mixed Use (Braeburn Building)

Comprehensive Plan

The property is designated as “New Urban” on the Future Land Use Plan in the 2013 Comprehensive Plan. This designation allows for a flexible mix of retail, restaurants, service commercial, lodging, offices and multiple story mixed-use buildings which may include residential upstairs. Uses should be transitioned appropriately to adjoining uses.

Development should be urban with buildings close to the sidewalks/streets. Parking should be in landscaped lots behind the buildings or in courtyards. Site design should provide safe connections to the buildings for pedestrians and cyclists.

Building facades and rooflines should be broken-up to avoid monotony and box-like structures. There should be architectural elements facing the streets.

Mixed Use (MU) Zone District

Below is the purpose section of the MU zone district:

The purpose of the Mixed-Use District is intended to foster compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The Mixed-Use District is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency.

MAJOR SITE PLAN REVIEW

Zoning District Parameters

Uses

Ground floor multi-family dwelling units require a conditional use permit which is approved administratively. Multi-family dwelling units on the second and third floor are a permitted use in the MU zone district. General Retail under 10,000 sq. ft. is a permitted use. A restaurant with an outdoor dining facility is a permitted use.

Lot Area Per Dwelling Unit

There would be (27) dwelling units. The development would meet the minimum lot area per dwelling unit required in the MU zone district as follows:

$$\begin{array}{lcl} 18 \text{ efficiency} \times 1,050 \text{ sq. ft.} & = & 18,900 \text{ sq. ft.} \\ 9 \text{ 2-bedroom} \times 1,650 \text{ sq. ft.} & = & 14,850 \text{ sq. ft.} \end{array}$$

$$\text{Total square footage required} = 33,750 \text{ sq. ft.}$$

The parcel is 34,215 sq. ft. This requirement has been met.

Setbacks

The allowed front yard setback is 0 ft., however, it also includes a maximum 10 ft. setback. The purpose of this regulation was to ensure that buildings are constructed close to the front property line to create an urban feel. The allowed side and rear yard setbacks are 0 ft.

Highway 133 has been designated as the front yard with the north and south property lines as the side yards and the east side of the lot as the rear yard. Here are the setbacks:

	Required	Proposed
Front – Highway 133	Min. 0 ft. Max 10 ft.	10 ft.
Side – Colorado (North)	0 ft.	53 ft.
Side – Main (South)	0 ft.	17 ft.
Rear – (East)	0 ft.	44.65 ft.

These setbacks are the closest points of the building footprint to the property lines.

Building Height

The allowed building height in the MU zone district is 35 ft. An additional 30" is allowed for parapet walls. Rooftop mechanical equipment can exceed the height by 5 ft. Because of the grade of the site, this has been a challenging issue; however, the elevations on Sheet A4.01 show that the building meets the allowed maximum building height.

The roof levels on the elevations illustrate the top of the roof sheathing. We created an additional 3d diagram, (Exhibit 1) which shows the existing topography offset 35' to show the height restriction at every point on the site. Sopris Engineering produced the topography surface based on the site survey. All protrusions in the topography surface illustrate parapet walls or pitched roofs—none of the flat roof portions are visible indicating that they are below the height limit. The center line of pitched roofs is called out to illustrate compliance.

Impervious Lot Coverage

The maximum impervious lot coverage is 90% or 30,793 sq. ft. The required minimum landscaped area is 10% or 3,422 sq. ft. The proposal is for 5,895 sq. ft. or 17%. This is in compliance.

Section 5.3.3. Private Common Open Space

This code section is intended to ensure that developments (other than residential subdivisions) contribute to the provision of common open space. 15% of common open space is required for a mixed-use development. In this case, 5,132 sq. ft. is required. The site plan (architectural) shows 10,813 sq. ft. (32%) of common open space. The common area calculations include the pathway along Colorado Avenue, the trail from Main to Colorado, the plaza area, child's play area and the perimeter landscaping.

In addition to the common open space provided, the public plaza would function has a gathering place. The applicant has indicated that this area would be open to the public. An easement would be required to allow public access.

UDC Code Section 5.3.3.F.6 requires a child's play area which is a minimum of 400 sq. ft. or 1% of the required open space whichever is greater. A proposed play area is located to the northwest corner of the building. The plans do not indicate the square footage of this area or any type of play equipment. The play equipment should be ADA and fall-attenuation compliant. This information should be provided.

This was discussed in the P&Z meeting. They recommended outdoor active equipment that would blend in well with the site. An example of this is provided. P&Z also requested the play area be moved slightly to the east which has been done. The play area will be 450 SF and has been labeled on the Landscape Plan. Refer to Exhibit 2 for an updated Landscape Plan.

Section 5.4 Landscaping and Screening

Site Area Landscaping

The development standards require 10% of Site Area Landscaping, or 3,421 sq. ft. The proposal is for 5,895 sq. ft. or 17% so this requirement has been met.

Street Trees

The street tree section in the UDC was recently amended to reflect the Tree Board's recommendation. The number of street trees is based on the size of the trees. The applicant indicates that they utilized a 35 ft. spacing for the street trees, though there is a larger gap along Main Street due to underground utility boxes. The street trees are shown on the Landscape/Irrigation Plan included in Exhibit J.

The Tree Board reviewed the Landscape Plan. Overall, they recommended approval; however, they requested some changes to the landscaping.

- The highway ROW between the curb and the existing sidewalk should remain turf rather than the proposed cobble. There are irrigation lines and boxes in this area which could potentially be damaged by errant vehicles on the cobble and the cobble would make it much more difficult to repair lines.

The Landscape/Irrigation Plan has been revised to reflect grass/turf in this area. Refer to Exhibit 2 for an updated Landscape Plan.

- The two (2) Honey Locust within the turf area shall be planted a minimum of 10 feet away from the edge of the existing concrete path. This is intended to maintain pedestrian access and design consistency throughout the corridor.

The Landscape/Irrigation Plan has been revised to reflect the updated locations of the Honey Locust 10' away from the edge of the path.

- The 4-foot planting strip, for the two trees adjacent to the building, is not sufficient space for a tree that will eventually grow to have a 30'-40' canopy spread at maturity. The Tree Board suggests a hedge row to help provide a vegetative buffer. There shall be a minimum 10' planting area for all trees planted within the public right-of-way.

The Landscape/Irrigation Plan has been revised to reflect a row of ornamental bunch grasses and coniferous shrubs in this area.

- Other concerns regarding these four trees is trail user/tree conflicts and tree/utility/infrastructure conflicts resulting in damage. To be consistent with the Highway 133 corridor, the trees in the turf area, on the northwest corner, shall be planted 10' from the edge of concrete.

The Landscape/Irrigation Plan has been revised to reflect the updated locations of trees in this area at 10' away from the edge of pavement.

- The two (2) Maple trees on the southwest corner of the site shall be replaced with a columnar species, such as a fastigate English Oak to facilitate pedestrian access without tree conflicts.

The Landscape/Irrigation Plan has been revised to reflect English Oak trees in this area.

- Compacted crusher fines do not provide an adequate growing medium for the plant material located on the site and within public right-of-way. The Tree Board requests that shrub/perennial beds are mulched. If there are areas where crusher fines must be used, a minimum 10' mulch ring around trees and 4' mulch ring around shrubs shall be used.

The Landscape/Irrigation Plan has been revised to reflect 1"- 2" river rock mulch over weed restrictor fabric for the shrub/perennial beds. This small cobble mulch will not be compacted to allow for root growth into the soil beneath the cobble.

- Increase public access to bus stop. Pedestrians will cut from the southeast corner of the building to the bus stop. It may be beneficial to provide access from that area, so shrubs/plant material isn't jeopardized.

The Landscape/Irrigation and Site Plans have been revised to reflect a path from the southeast corner of the building to the bus stop on Main Street.

These can be made conditions of approval.

Landscape Strips

Section 5.7.5.B. requires all development shall be buffered from Highway 133 by a 10 ft. wide landscape strip. In addition, the guidelines in the supplemental standards for properties with frontages along Highway 133 require a 10 ft. side landscape buffer along Highway 133 as measured from the property line. Buildings and parking may not be located in this buffer area.

The applicant is requesting Alternative Compliance in order to place the plaza in this setback area. Complicating matters is that the UDC only allows a 10 ft. setback so that the building cannot be set back further to accommodate the plaza area. This is a conflict in the code which should be addressed in future amendments. Staff is recommending approval of the alternative compliance.

Main Street has the required 5 ft. landscape strip.

The landscape strip along Colorado Avenue ranges from 3 ft. to 6 ft. This is due to the Town's desire to have an 8 ft. path along Colorado. Alternative Compliance is requested for this configuration. Staff is supportive of this request.

Parking Lot Landscaping

The UDC requires landscape islands for every 12 parking spaces. This has been met. The landscape islands must be 6 ft. wide and contain 75 sq. ft. The landscape islands on Colorado are 10 ft. wide and 15+ feet deep, exceeding the required 75 ft.

Screening

Section 5.4.5.B.1. – This code section states all roof-mounted mechanical equipment shall be screened from the view of a person standing on the property line of the far side of an adjacent street public street. Individual screening of mechanical equipment is prohibited. The plans do not show the solar panel and mechanical equipment. There should be a cross section from the south side of Main Street and from the north side of Colorado Avenue to demonstrate that the equipment would be adequately screened.

All equipment will be screened in compliance with the UDC, refer to Exhibit 3 for a North-South section through the building. This section illustrates how far from the parapet wall mechanical equipment must be placed to be properly screened.

UDC Section 5.4.5.B.2. states that waste collection areas should be enclosed this a 6 ft. solid wood fence or masonry wall. The site plan shows one recycling and waste collection area on the northeast corner of the site. It is enclosed with a 6 ft. high solid wood fence.

Section 5.5.3 Pedestrian Circulation

The site plan shows a 5 ft. wide bicycle/pedestrian on the east side of the property between Main Street and Colorado Avenue. The applicant has offered that this can be used by the public. This is a valuable corridor to allow people getting off at the bus stop to walk or bike to the north. There will need to be a public access easement as part of the approval. In addition, it is important that this pathway be well lit.

An 8 ft. wide trail is proposed along Colorado Avenue. This trail is on the applicant's property so again, an easement will be needed. The turning radius of the trail at the intersection of Colorado and Highway 133 should be more rounded for bicyclists. In addition, the trail along Colorado should be curved to blend onto Colorado on the east side of the property.

The applicant will coordinate the trail alignment and easement with Town Staff. The current trail alignment provides flush curb at the pedestrian crossings, and a mountable curb at the connection to Colorado Avenue. The current design intent was to allow for bicycles to gradually merge onto the Colorado Asphalt by riding east off the end of the walk. The mountable curb condition provides the ability to merge earlier. The current design also provides for a future trail extension to the east.

There is an existing 10 ft. wide trail along Highway 133 and an existing 5 to 10 ft. wide sidewalk along Main Street. No changes are proposed to those walkways at this time.

UDC Section 5.5.3.B.1.C. requires pedestrian connections to the transit stop. Both the Public Works Director and Building Official expressed concern about connections to the south side of this property – both to the sidewalk and to the bus stop. The pedestrian connections should be enhanced.

This had been addressed with a new connection on the South end of the site. Refer to Exhibit 4 for an updated site plan.

The Building Official also indicated that the building code requires that accessible routes shall coincide with or be located in the same area as a general circulation path. There is a set of stairs accessing the sidewalk on the west side of the property leading to the Highway 133 trail. When leaving the commercial space, an able body person could traverse approximately 45' to access the sidewalk, while a person with certain disabilities would have to traverse 220' to access the same sidewalk. This would not be considered in the "same area." This should be reconfigured.

A new ADA compliant 1:20 (5%) walk has been added to the Northwest corner of the site to address this concern. Refer to Exhibit 4 for an updated site plan.

The Building Official also pointed out there are several ramps associated with this project, both inside and outside the building. If the slope is steeper than 1:20 (5%), handrails would be required on both sides of the ramp. In addition, no ramp shall be steeper than 1:12 (8%).

This requirement will be met. One distinction is that a 1:12 ramp comes out to 8.33% grade. This will help clarify some of the labeling on the grading plan.

UDC Section 5.5.3.B.2. requires a pedestrian crosswalk from the northeast corner of the building to the easterly drive. This should be included on the site plan.

This has now been included in the site plan.

The pedestrian connections should be reconfigured to address those concerns.

Site and Building Design

A number of code sections apply to the site and building design in this application. In order to avoid duplication in the Staff report, the site and design discussion have been consolidated. The applicable code sections are:

Section 5.6 Residential Site and Building Design
Section 5.6.5.C Multifamily Building Design Standards
Section 5.7 Commercial Site and Building Design

Section 5.7.5 Supplemental Standards: Properties with frontage along Highway 133
Section 5.7.6 Supplemental Standards: Building of 10,000 sq. ft. or larger

The first part of this section will discuss items which are in compliance. The second section will go over code sections which need further discussion.

Code Sections in Compliance

Section 5.6.3. requires that all development with ten or more units comply with the common open space requirements in Section 5.3 Open Space. This has been addressed.

Section 5.6.3 suggests promoting a more diverse community through the provision of a variety of housing types. While this development doesn't provide a mix of housing types, it offers some smaller rental units in a multi-use building which seems appropriate for this site.

The general residential guidelines discuss energy conservation and site orientation guidelines. The buildings will be subject to the Town's energy code. In addition, the applicant is pursuing or has received an energy efficient mechanical system grant with help from CORE. The application indicates the use of passive solar. Large windows have been utilized to maximize light.

UDC Section 5.7.6.D.3. has standards which require a defined percentage of required transparent and non-transparent glazing. The percentage varies depending on the building level. Due to the level of detailed plans required to do these measurements, compliance with this code section will be done at the time of building permit. However, it appears that the building will meet these regulations based on the number of windows used in the building design.

Private Outdoor Space

In Section 5.6.5., private outdoor space is required for each residential unit. 80 sq. ft. or 10% of the gross floor area, whichever is greater, is required for ground floor units. The minimum dimension of the private outdoor open space is 8 ft.

Units on the upper floors are required to have 60 sq. ft. or 5% of the floor area, whichever is larger. The minimum dimension is 6 ft.

Each unit has either a ground floor porch area or a deck. Sheets A6.01 and A6.02 (rev. 10-3-2019) has a table which shows the square footage of each unit and the private outdoor space associated with that type of unit. It appears that the proposal is in compliance with this requirement.

Bulk Storage

The code requires one cubic foot of storage for each three sq. ft. of gross area of the unit. Those calculations are on Sheets A6.02 and A2.01 (rev. 10-3-2019). The location of the bulk storage areas is shown as well.

Entryways

In larger projects, the identity of the individual units should be evident in the building elevations. This has been done through the use of balconies and building articulation. In addition, each unit is identifiable. Ground floor units each have their own entryway. Entries and stairwells are an integral part of the building.

Internal Focus

The UDC suggests that uses with a highway frontage should have a strong internal focus, rather than a highway orientation. The code goes on to state that if the lot depth makes it difficult to achieve an internal focus that highway orientation is acceptable. The size of this lot would make a strong internal focus difficult to create. Staff is supportive of the proposed layout.

Code Sections Requiring Additional Discussion

There are a number of code sections related to building design which Staff has listed below which need additional attention. Staff does not feel that the commercial portion of the building along Highway 133 and Main Street is in compliance with these sections. There are also some questions about the building overall as it relates to horizontal articulation and the roofline. Many of these code sections are duplicative because of the various design standards which apply to mixed-use buildings.

Staff would note that there are a number of positive things about the building design such as the plaza area, use of building materials, balconies, layout, etc.

Staff feels that the applicant should be given the opportunity to demonstrate compliance or the opportunity to adjust the building design. Staff is recommending continuance of this item to allow revisions to the plans.

The code sections are as follows:

UDC Section 5.6.7.E. discusses roof forms. It states that long, continuous roof forms should be avoided.

We have produced additional renderings at ground level that demonstrate how the roof forms change along the façade. Please refer to elevations on A4.01 for the linear measurement, height differences, and orientation of the roof forms. Please refer to Exhibit 6 for updated renderings showing changes in the roof forms.

Section 5.6.5.C. requires that long roof lines be varied by providing different heights or varying roof orientation. Please refer to 5.6.7.E.

Refer to response for section 5.6.7.E above.

Section 5.7.4.A.2. states that pedestrian activity should be encouraged on the street. Buildings should incorporate human-scaled features at ground level, i.e., articulated entries, canopies, recessed entries, changes of color and material or texture.

The main entrance for residents facing Colorado Ave. has been recessed from the primary building plane. The recessed entry is distinguished from the commercial entries which have canopies. Refer to renderings in Exhibit 6 that illustrate changes in materials, colors and textures around the building. Refer to Exhibit 5 for updated plans and elevations.

Section 5.7.4.B. states that buildings on street corners shall recognize the importance of their location by:

1. Concentrating tallest portions of buildings at intersections where they may “frame” the corner.
2. Employing architectural features such as angled facades, prominent entrances, stepped parapet walls, or other unit features.

The southwest corner of the building is the most prominent corner due to the building form and materials. The building has an angled storefront façade at the corner of Hwy 133 and Main Street with a step in the building form on the upper levels. This combination gives the southwest corner a unique appearance. The brick detailing at this corner references historic masonry details with reveals and protruding soldier courses along façade. The western edge of the site has the highest first floor ceiling heights to accommodate the commercial space. The existing grading and ceiling heights push the western portion of the building one foot above the east, making it the tallest and most prominent corner of the building.

Section 5.7.4.D. discusses primary entrances. It requires that buildings be oriented so that the principle entrance faces the street providing the main access to the site.

The main entrance for residents along Colorado Ave. has been revised with a recessed storefront. Please refer to the North West rendering for an illustration of these changes.

The guidelines in UDC Section 5.7.6. has supplemental standards for buildings 10,000 sq. ft. or greater as follows:

Horizontal Articulation - Buildings shall be designed to reduce mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 ft. measured horizontally. The components shall

be distinguished from one another through variations in roof form, variations in roof height of two feet or more or changes in wall plane of 12 inches or more.

Building elements have changes in wall planes of greater than 12" to help modulate the building. Please refer to the plans and elevations for linear dimensions of building elements.

Vertical Articulation – Buildings shall be designed to reduce mass by including a clearly identifiable base, body and top with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50 percent of the total building height.

Please refer to building plans for changes in wall planes and elevations for compliance with horizontal articulation. Masonry is used at the base to 'ground' the building and helps to break the mass down to a scale that relates to the human body. Refer to renderings (Exhibit 6) for further illustration.

5.7.6.D. Design for Pedestrians

The design of a new building or addition shall incorporate architectural features, elements and details that are designed for pedestrian scale and pedestrian-oriented accesses.

1. Primary Building Entrance

Buildings shall feature visually prominent primary building entrances. Unless otherwise provided in this Code, buildings shall incorporate a combination of two or more of the following techniques:

- a. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
- b. Prominent tower, dome, or spire;
- c. Peaked roof;
- d. Projecting or recessed entry;
- e. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
- f. Other comparable techniques.

UDC Section 5.7.6.D.2. requires that ground floor facades incorporate pedestrian friendly design features such as arcades, display windows, entryways, awning or other features. Shaded sidewalks may be created toward this standard.

One other concern is the treatment of the building façades adjacent to the covered parking area as the facades present a blank face toward Main Street and Colorado Avenue.

The residential entrance facing Colorado Ave. has been recessed from the primary wall plane. Commercial entrances have covered canopies. Other pedestrian oriented design details include screened private entries for ground level units; a seat wall is provided around the plaza; 10' tall storefronts around the commercial space; landscaping that meets the tree board standards; reveals and protruding soldier courses in the masonry detailing; site lighting around the plaza. Refer to the renderings for further illustration. Blank facades that frame the covered parking on the eastern portion of the building will be utilized for public murals/artwork. Lighting was added along the public walkway at the eastern property line, and an updated photometric plan is included with this submission. Refer to Exhibit 7 for an updated photometric plan.

Section 5.8.3 Parking

The parking requirements are as follows:

18 efficiency units	x 1.25	= 22.50 spaces
9 two-bedroom units	x 1.75	= 15.75 spaces
Required residential parking		= 38.25 spaces
3,881 sq. ft. of general retail		
divided by 200		= 19.41 spaces
Total required parking spaces		= 57.66 spaces

Section 5.8.4.D.1 of the UDC allows for a 15% parking reduction for developments in the MU zone district to reflect the reduced automobile use associated with mixed-use developments.

$$57.66 \text{ spaces} \times .15 = 8.65 \text{ spaces}$$

Section 5.8.4.D.2 allows a 15% parking reduction for multifamily residential dwellings if the proposed use is located within 300 ft. of a transit stop.

$$38.25 \times .15 = 5.74 \text{ spaces}$$

Section 5.8.4.D.3 allows a 20% reduction for non-residential uses if the use incorporates a transit stop. The bus stop is partially on this property and the applicant proposes an easement for that transit stop.

$$19.41 \times .20 = 3.88$$

These three calculations add up to a parking reduction of 18.27 parking spaces as follows:

Total required spaces	= 57.66
Parking reduction	= 18.27

Total number of spaces required = 39.39 or 39 (rounds down)

The proposal is for 47 parking spaces on-site and on Colorado Avenue as follows:

Total on-site	30 spaces
Colorado Avenue	17 spaces

Parking was discussed during review of an earlier application as well as with this applicant. It was agreed that having the bike path in front of the parking rather than behind it seemed like a safer alternative. The parking was then shifted to the north with the trail between the development and the parking spaces. The Public Works Director was involved in those discussions and remains supportive of the concept.

This parking would remain as public parking. Staff would recommend that two-hour parking limitations be established along Colorado Avenue to keep the parking open for the commercial uses on this site.

This would have to be approved through the Alternative Compliance section of the code. Only 9 of the 17 spaces on Colorado would count toward required parking. The balance is in excess of the required parking.

The parking lot and parking spaces meet the dimensional requirements of the UDC.

Section 5.8.7. addresses off-street bike parking. In this case, 6 bike parking spaces will be required. The site plan shows 8 bike parking spaces in a bike rack at the northeast corner of the building.

UDC Section 5.8.7.C. requires a changing and shower facility for commercial spaces which are 1,000 sq. ft. or larger. This facility will need to be constructed within the commercial space.

Section 5.11 Community Housing Inclusionary Requirements

Section 5.11.4 of the UDC requires that 20 percent of the rental units be deed restricted as affordable dwelling units. In this case, five units would be required. Resident occupied (RO) deed restrictions are not required since this is a rental development.

The following number of units would be required:

Two units	Category 2 (100% AMI) - \$1377
Two units	Category 1 (80% AMI) - \$1102
One unit	Category 3 (120% AMI) - \$1653

The housing mitigation plan demonstrates that 15% of the total bedrooms would be deed restricted as follows:

$$36 \text{ bedrooms} \times .15 = 5.4 \text{ or } 5 \text{ bedrooms}$$

Five efficiency apartments would be deed restricted. The floor plan in Sheets A6.01 and A6.02 show the type of units which would be deed restricted.

OTHER

Engineering

There will be utility and street improvements along Colorado Avenue as part of this development. Because of this, a Development Improvements Agreement will be required.

As noted previously, there will also be public pedestrian and bicycle easements required as part of this project along Colorado Avenue, on the east side of the property and for the public plaza. These easements will be done in conjunction with the Development Improvements Agreement.

If this application is approved, a Development Improvements Agreement will be considered by the Board at a future date. A condition will be added that approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans and a Development Improvements Agreement.

One of the more significant comments from the Public Works Director is that modeling of the sewer main in Colorado Avenue indicates that it is undersized for the full build-out/infill in the older part of Town. The recommendation to remedy the situation is to increase the size of the main from 10 inches to 12 inches from the interceptor in Highway 133 back to 11th Street. The Director notes that this would be an appropriate upgrade in conjunction with this development. This may require some cost sharing which would be agreed to within the context of the Development Improvements Agreement.

Building Department

The Building Official reviewed the plans and has noted several items in a memo dated September 18, 2019. This memo has been included in the packet. Most of these are related to the building code. The one related to pedestrian connections and ramps were previously covered.

Colorado Department of Transportation

Colorado Avenue has been restricted to right-in/right-out due to the proximity of the Main Street intersection. The Access Control Plan states Colorado Avenue will be closed in the future.

The Existing Conditions Map shows a Slope Easement recorded at Reception #842631. This was an easement provided to CDOT when the roundabout was constructed. The purpose of the easement was to ensure that the slope remained stable. While the building is not located within that easement area, some of the site improvements are. The applicant is talking to CDOT to begin the process to get a release of the easement.

SITE PLAN REVIEW CRITERIA

A Major Site Plan Review may be approved if the Town finds that all of the following approval criteria have been met:

1. The site plan is consistent with the Comprehensive Plan;
2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
3. The site plan complies with all applicable development and design standards set forth in this Code; and
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

FISCAL ANALYSIS

The commercial square footage may provide revenue to the Town.

RECOMMENDATION

Staff is supportive of this application. The Site Plan, including landscaping, parking, trails and sidewalks, etc., are acceptable. The engineering, including drainage, utilities, etc., are also supported by Staff with the exception of a few items noted in the Public Works Director memo. Those items can be addressed through conditions. The Housing Mitigation Plan is in compliance with the UDC.

However, as noted in the Staff Report, there are some concerns related to the building design and pedestrian connections. Staff would suggest that the public hearing be continued to October 24, 2019 to allow the applicant time to address those concerns. If

the Planning Commission has additional concerns, the Commission should advise the applicant of those concerns so those could be addressed as well.

Staff would recommend that the Planning Commission allow Staff presentation and questions, applicant presentation and questions as well as accept public comment. The Commission may want to then discuss the application and provide feedback to the applicant.

Staff would then recommend the following motion: **Move to continue the public hearing to the October 24, 2019.**

Prepared By: Janet Buck, Planning Director

EXHIBIT 1

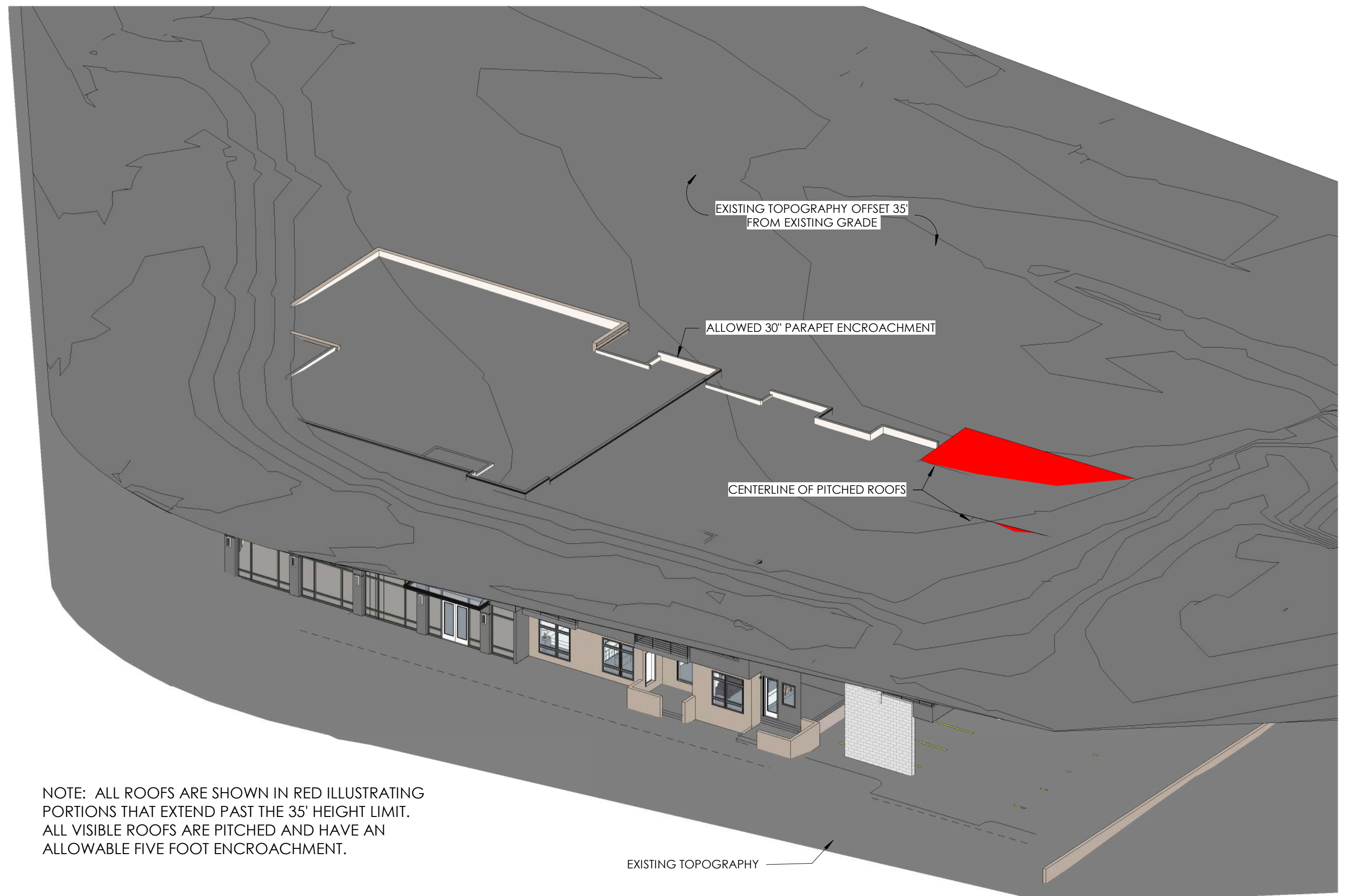
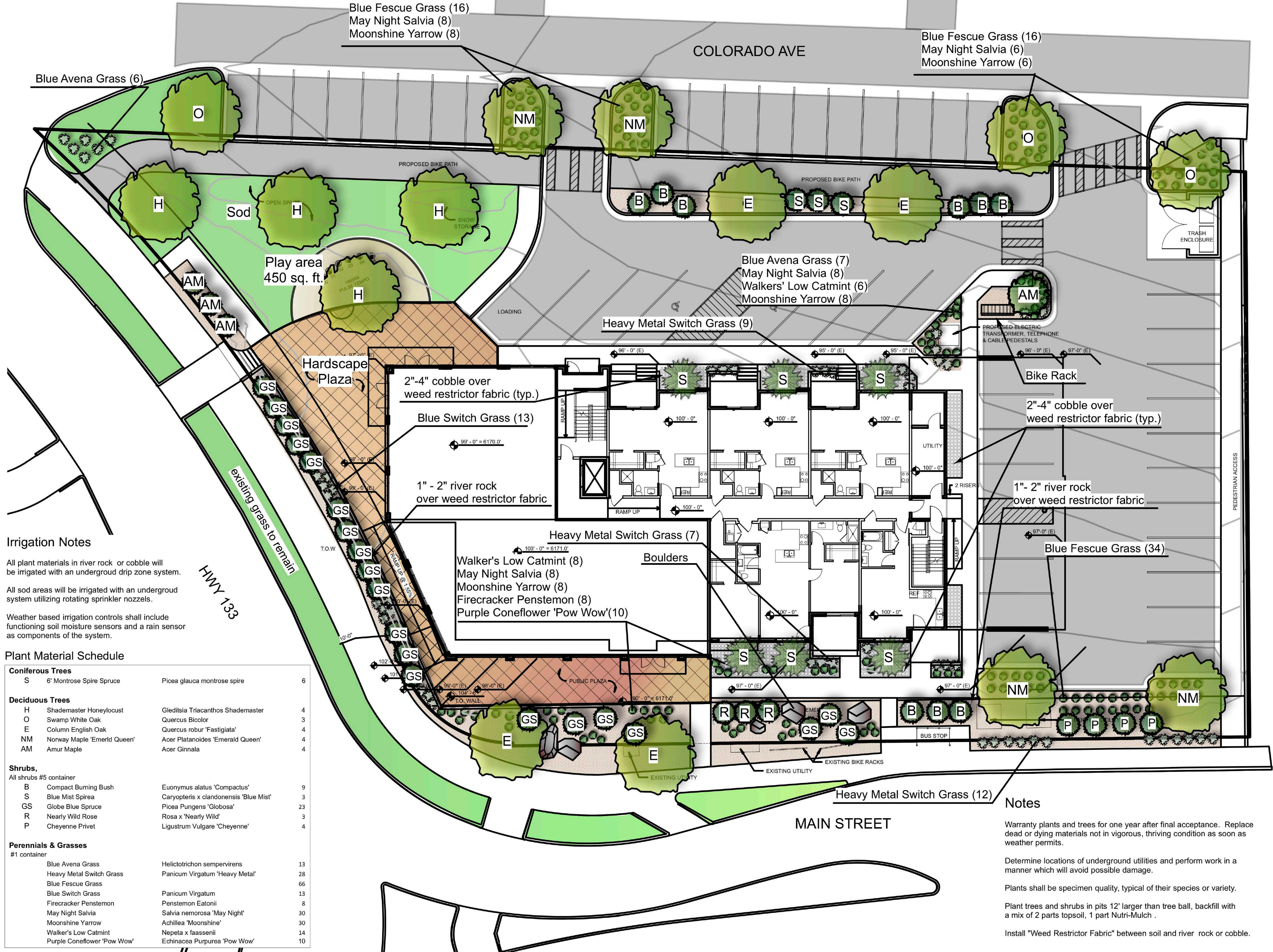


EXHIBIT 2



Irrigation Notes

All plant materials in river rock or cobble will be irrigated with an underground drip zone system.

All sod areas will be irrigated with an underground system utilizing rotating sprinkler nozzels.

Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.

Plant Material Schedule			
Coniferous Trees			
S	6' Montrose Spire Spruce	Picea glauca montrose spire	6
Deciduous Trees			
H	Shademaster Honeylocust	Gleditsia Triacanthos Shademaster	4
O	Swamp White Oak	Quercus Bicolor	3
E	Column English Oak	Quercus robur 'Fastigiata'	4
NM	Norway Maple 'Emerald Queen'	Acer Platanoides 'Emerald Queen'	4
AM	Amur Maple	Acer Ginnala	4
Shrubs,			
All shrubs #5 container			
B	Compact Burning Bush	Euonymus alatus 'Compactus'	9
S	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3
GS	Globe Blue Spruce	Picea Pungens 'Globosa'	23
R	Nearly Wild Rose	Rosa x 'Nearly Wild'	3
P	Cheyenne Privet	Ligustrum Vulgare 'Cheyenne'	4
Perennials & Grasses			
#1 container			
	Blue Avena Grass	Helictotrichon sempervirens	13
	Heavy Metal Switch Grass	Panicum Virgatum 'Heavy Metal'	28
	Blue Fescue Grass		66
	Blue Switch Grass	Panicum Virgatum	13
	Firecracker Penstemon	Penstemon Eatonii	8
	May Night Salvia	Salvia nemorosa 'May Night'	30
	Moonshine Yarrow	Achillea 'Moonshine'	30
	Walker's Low Catmint	Nepeta x faassenii	14
	Purple Coneflower 'Pow Wow'	Echinacea Purpurea 'Pow Wow'	10

Notes

Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.

Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

Plants shall be specimen quality, typical of their species or variety.

Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch.

Install "Weed Restrictor Fabric" between soil and river rock or cobble.

EXHIBIT 3

SOPRIS LOFTS
HWY 133 & MAIN STREET, CARBONDALE CO 81623

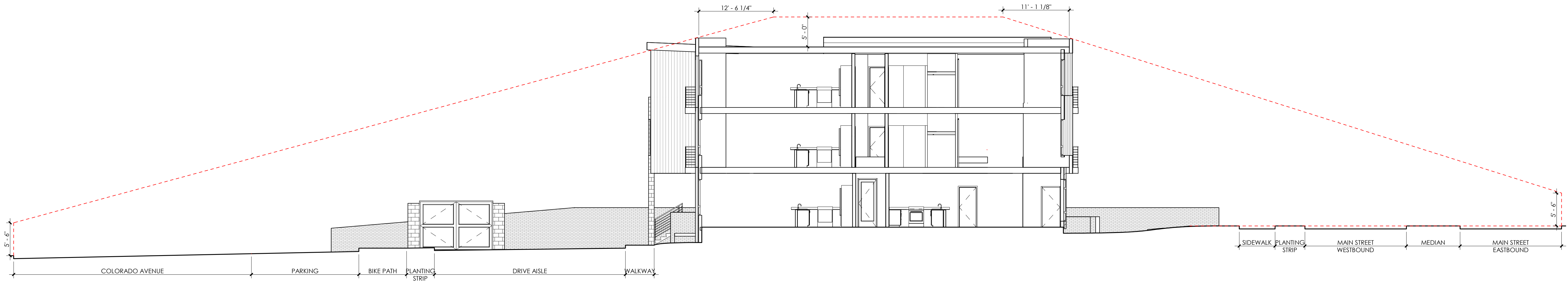
PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/22/19
REVISIONS

ISSUED
FOR: NOT FOR
CONSTRUCTION
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SCALE: 1/8" = 1'-0"

SHEET TITLE:
BUILDING SECTION

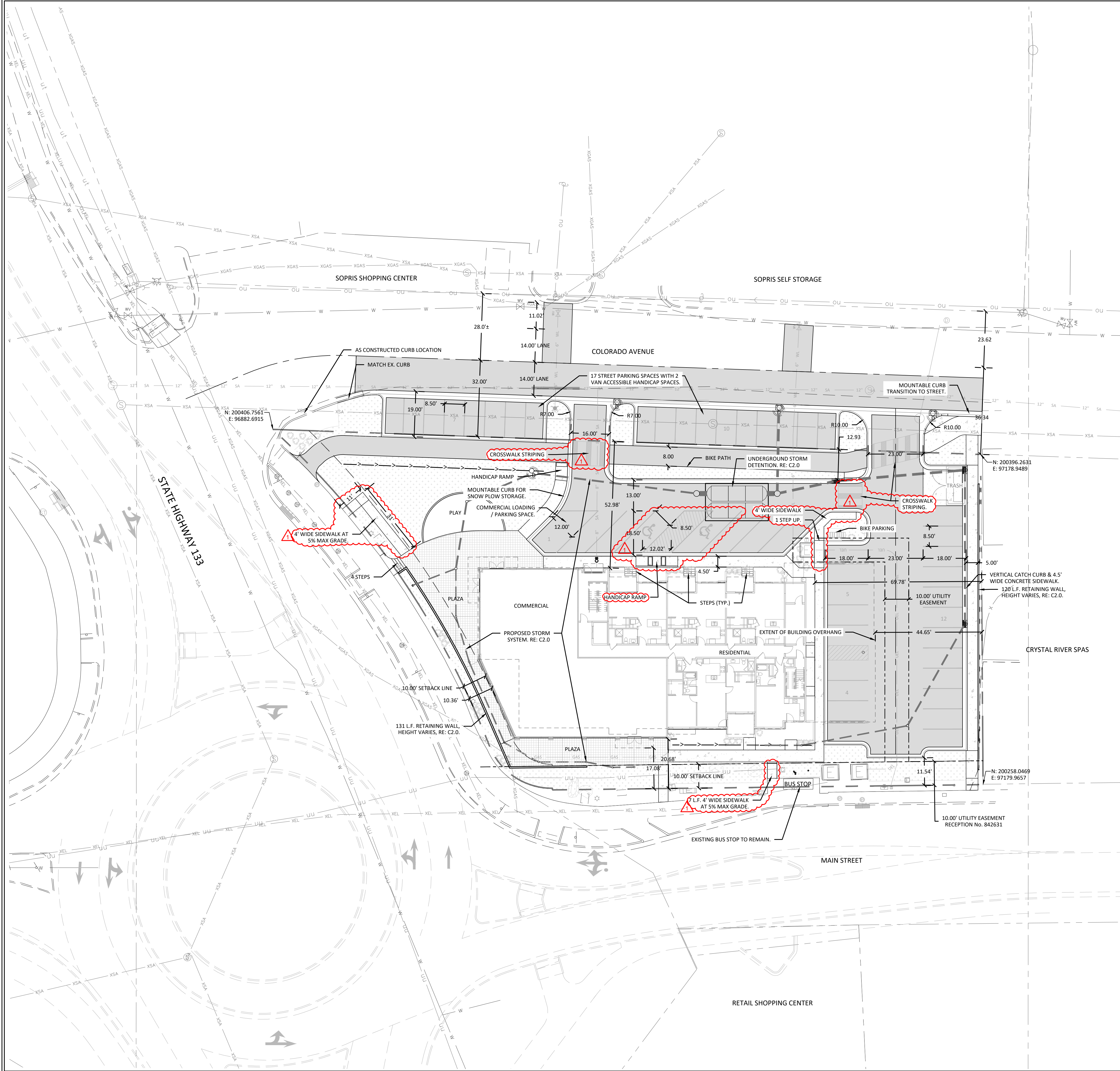
A5.01



1 MECHANICAL CROSS SECTION
1/8" = 1'-0"

EXHIBIT 4

© 2019 19066 CIVIL DWG SITE PLAN 19066 C10 SITE DWG - 02-22-2019 - 11:48am



SITE NOTES:

1. THE EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY SOPRIS ENGINEERING, LLC. THE EXISTING CONTOUR INTERVAL IS ONE (1) FOOT (DASHED).
2. THE PROPOSED CONTOUR INTERVAL IS ONE (1) FOOT.
3. REFER TO THE ARCHITECT'S PLANS FOR BUILDING INFORMATION.
4. REFER TO THE LANDSCAPE ARCHITECT'S PLANS REGARDING THE SITE LANDSCAPE IMPROVEMENTS.
5. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO.

PROPOSED LEGEND

- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED SIGN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED SNOW STORAGE AREA

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING WIRE FENCE
- EXISTING ROCK WALL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SIGN

PARKING CALCULATION

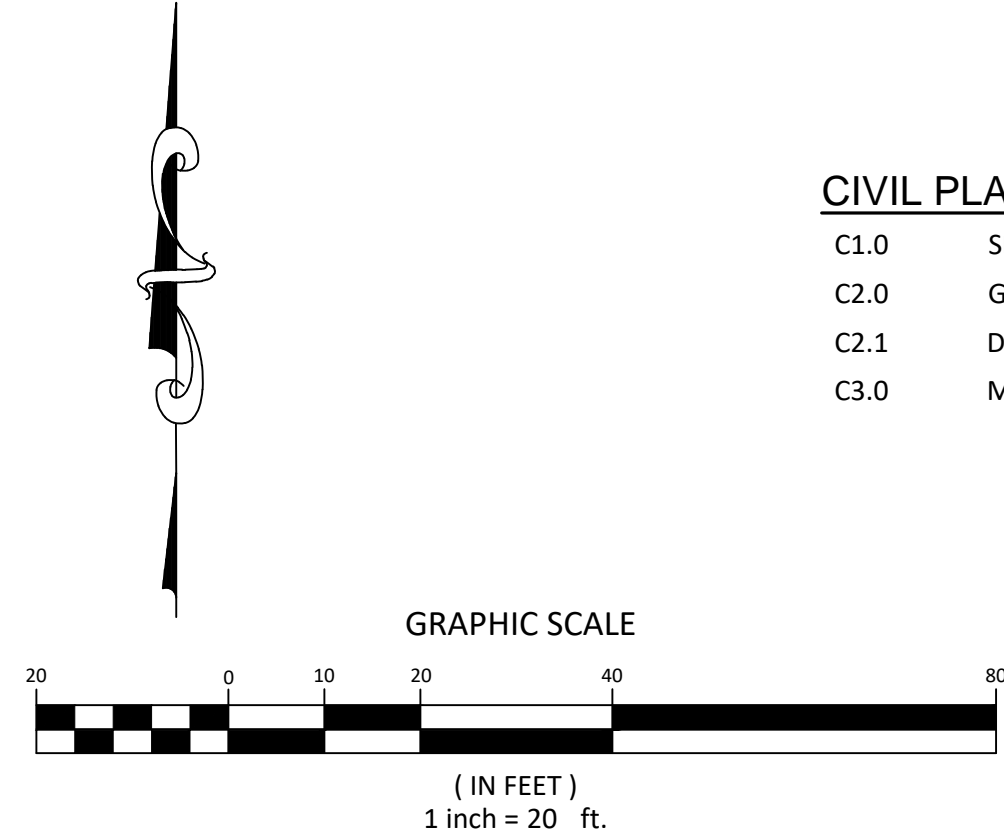
ON-GRADE PARKING SPACES			47	SPACES
REGULAR/ACCESSIBLE			45 / 2	
EFFICIENCY UNITS (18)	1.25	SPACES/UNIT	23	SPACES
TWO BEDROOM UNITS (9)	1.75	SPACES/UNIT	16	SPACES
COMMERCIAL (1 PER 200)	3,881	S.F.	19	SPACES
TOTAL BEFORE REDUCTIONS			58	SPACES
15% MIXED USE REDUCTION	9		49	SPACES
15% TRANSIT STOP REDUCTION	9		40	SPACES
TOTAL SPACES REQUIRED			40	SPACES
TOTAL SPACE PROVIDED			47	SPACES
SURPLUS			7	SPACES

BICYCLE PARKING SUMMARY

REQ. = 1/3 OF COMM VEHICLE	
REQUIRED =	6.47
PROVIDED =	8

CIVIL PLAN INDEX

- C1.0 SITE PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C2.1 DRAINAGE BASIN PLAN
- C3.0 MASTER UTILITY PLAN



Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

DESIGNED BY JPP

DRAWN BY JPP

CHECKED BY YTN

DATE: 08-27-2019

JOB NO. 19066

SOPRIS LOFTS:
1201 COLORADO AVE
CARBONDALE, COLORADO
MAJOR SITE PLAN

DATE

REVISION

10/22/19 ADA REVISIONS

TITLE

SITE PLAN

DRAWING NO.

C-1.0

EXHIBIT 5

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

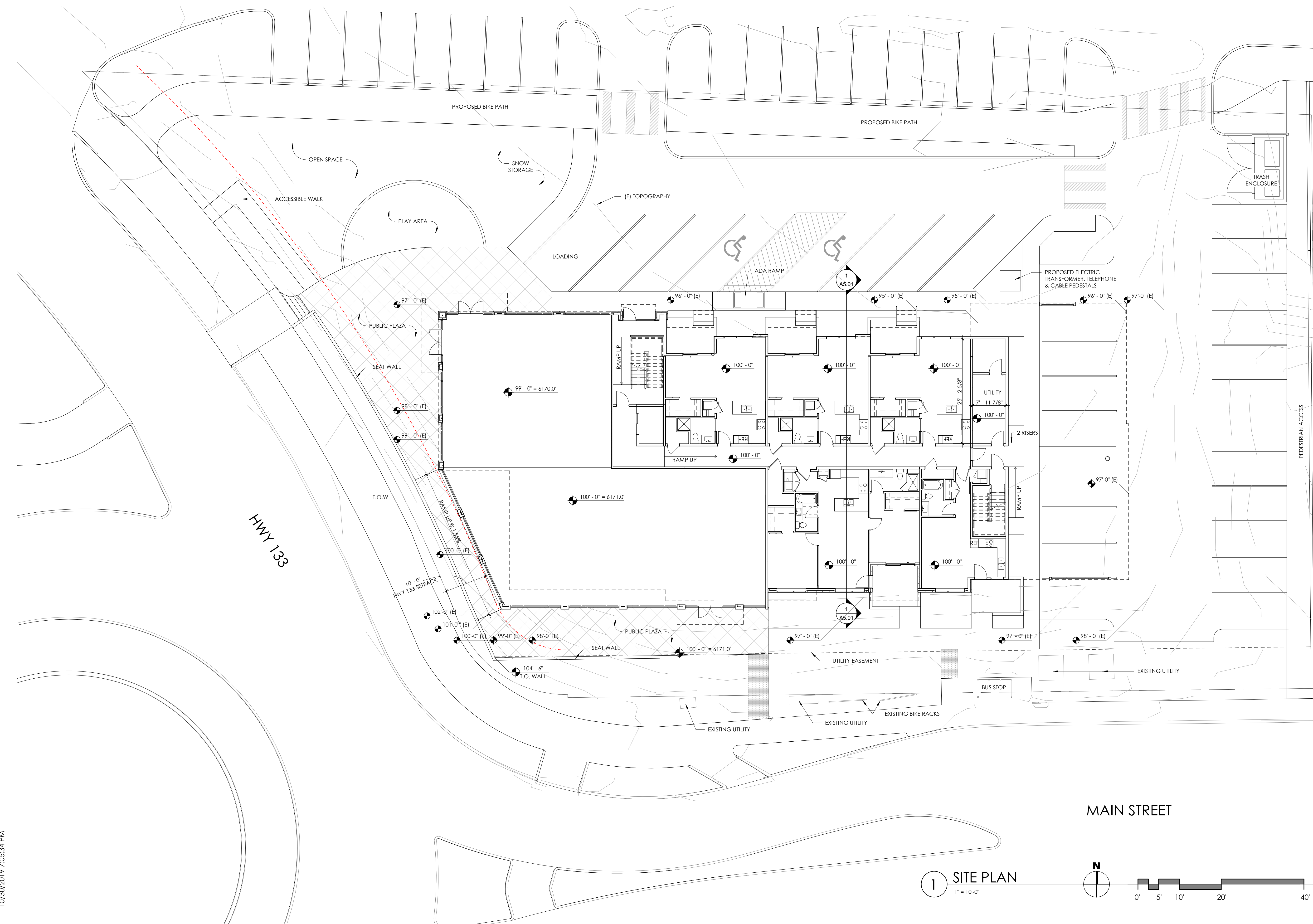
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DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/22/19
REVISIONS

ISSUED
FOR: NOT FOR
CONSTRUCTION
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SCALE: 1" = 10'-0"

SHEET TITLE:
ARCHITECTURAL SITE
PLAN

A1.01



1 SITE PLAN
1" = 10'-0"

HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODATA
DATE: 10/22/19
REVISIONS

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 1 FLOOR PLAN

A2.01

BUILDING INFORMATION		
RESIDENTIAL UNITS	27	UNITS
RESIDENTIAL AREA	18,825	SF
COMMON AREA	3,258	SF
COMMERCIAL AREA	3,881	SF
TOTAL BUILDING AREA	25,964	SF

RESIDENTIAL COMMON SPACE					
DESCRIPTION	CORRIDOR	STAIR	UTILITY	MAIL	TOTAL SF
FIRST FLOOR	540	378	230	40	1187.75
SECOND FLOOR	737	298			1035.29
THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

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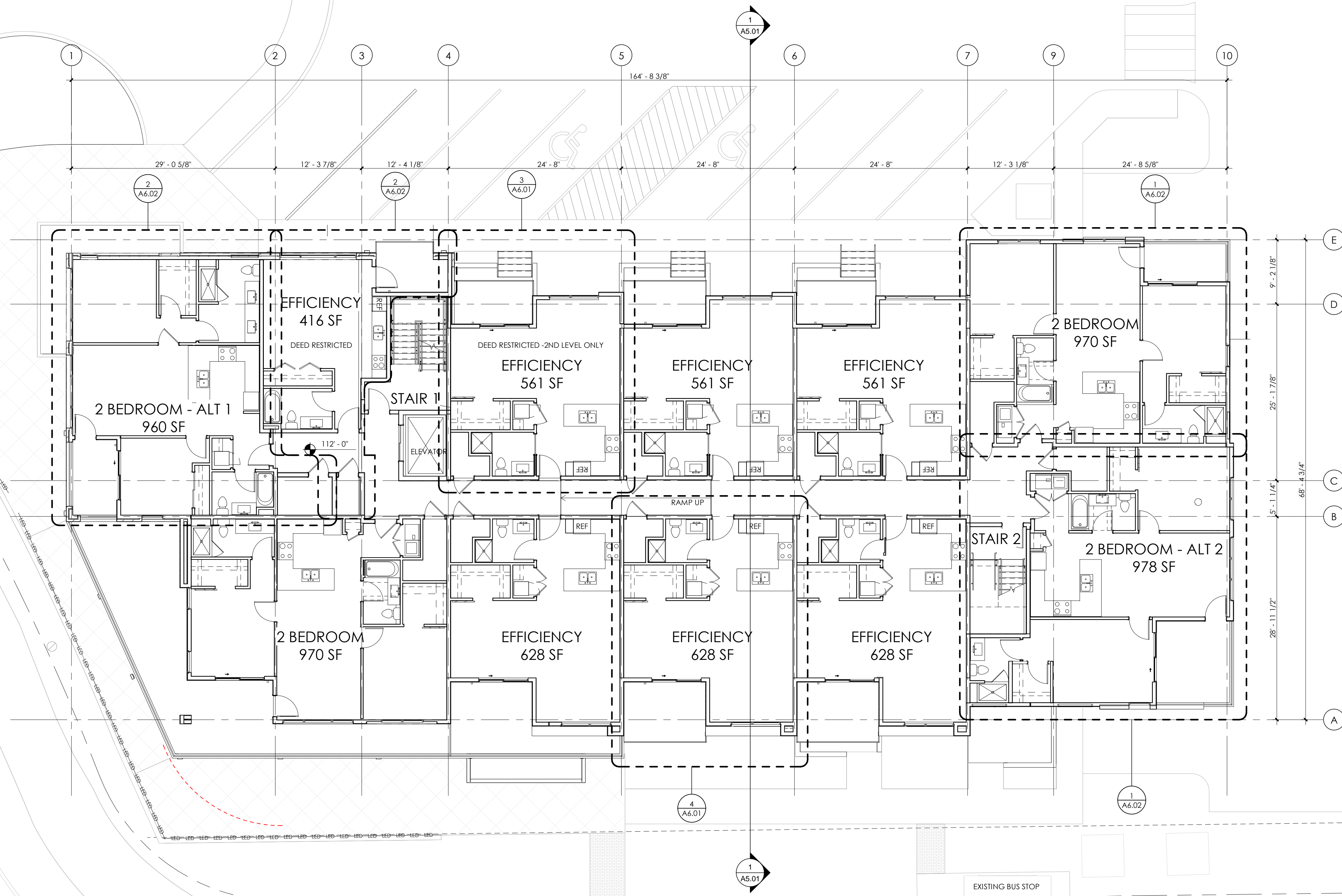
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SHEET TITLE:
LEVEL 2 & 3 PLAN

A2.02

BUILDING INFORMATION	
RESIDENTIAL UNITS	27 UNITS
RESIDENTIAL AREA	18,825 SF
COMMON AREA	3,258 SF
COMMERCIAL AREA	3,881 SF
TOTAL BUILDING AREA	25,964 SF

RESIDENTIAL COMMON SPACE					
DESCRIPTION	CORRIDOR	STAIR	UTILITY	MAIL	TOTAL SF
FIRST FLOOR	540	378	230	40	1187.75
SECOND FLOOR	737	298			1035.29
THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258



SOPRIS LOFTS
HWY 133 & MAIN STREET, CARBONDALE CO 81623

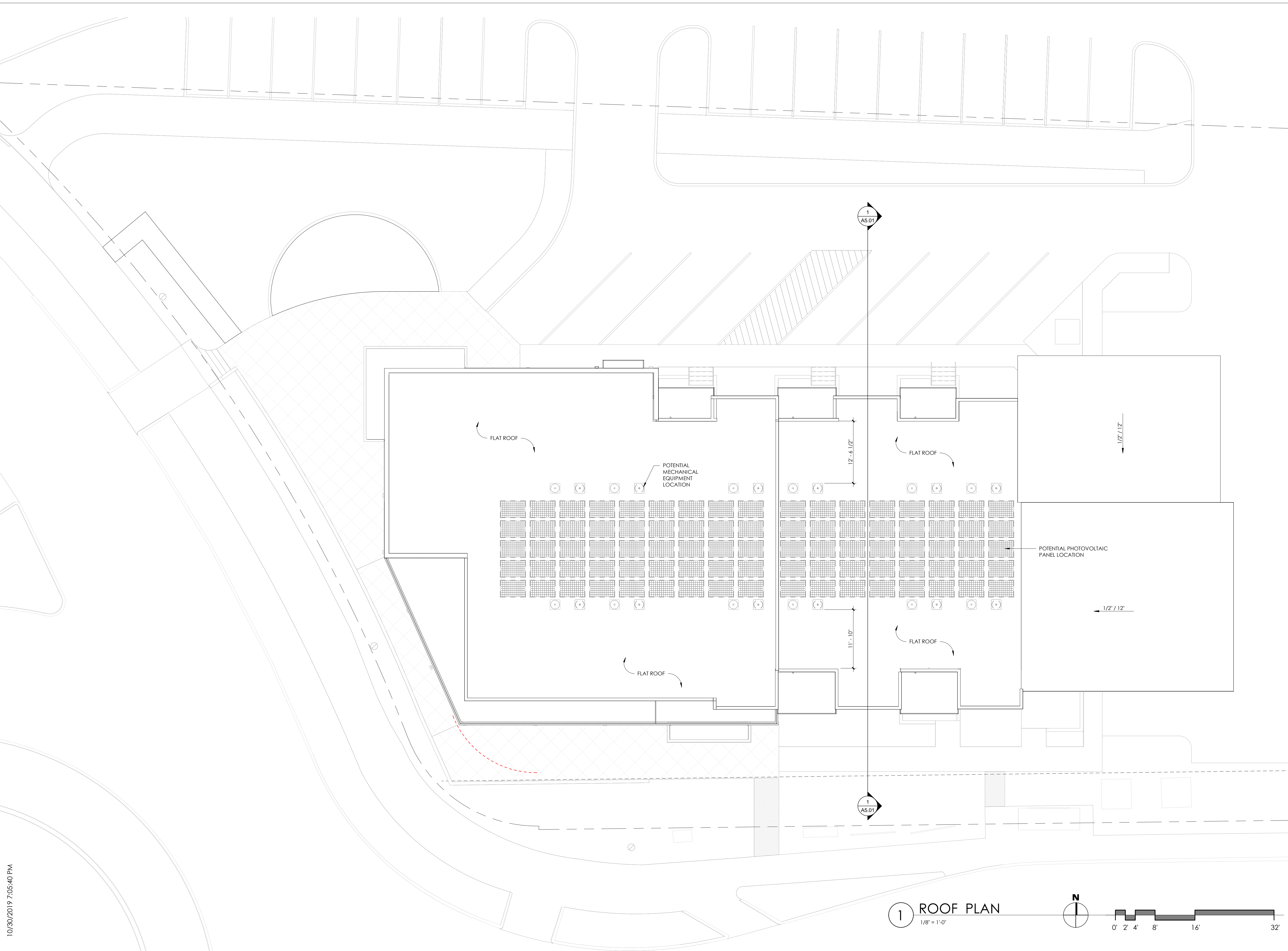
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DRAWN: Author
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/22/19
REVISIONS

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
ROOF PLAN

A2.03



MATERIAL LEGEND

- 1 BRICK, RUNNING BOND
MFR: SUMMIT BRICK
COLOR: INCA IRONSPOT
- 2 #2 CEDAR WOOD SIDING
MFR: COLOR: NATURAL
- 3 VERTICAL METAL SIDING
MFR: DREXEL
COLOR: BRONZE
- 4 HORIZONTAL METAL SIDING
MFR: DREXEL
COLOR: SILVER
- 5 SMOOTH FACED SIMULATED STONE
MFR: SUMMIT BRICK
COLOR: GREY
- 6 FIBER CEMENT PANEL
MFR: HARDIE OR SIMILAR
COLOR: CHARCOAL



SE PERSPECTIVE



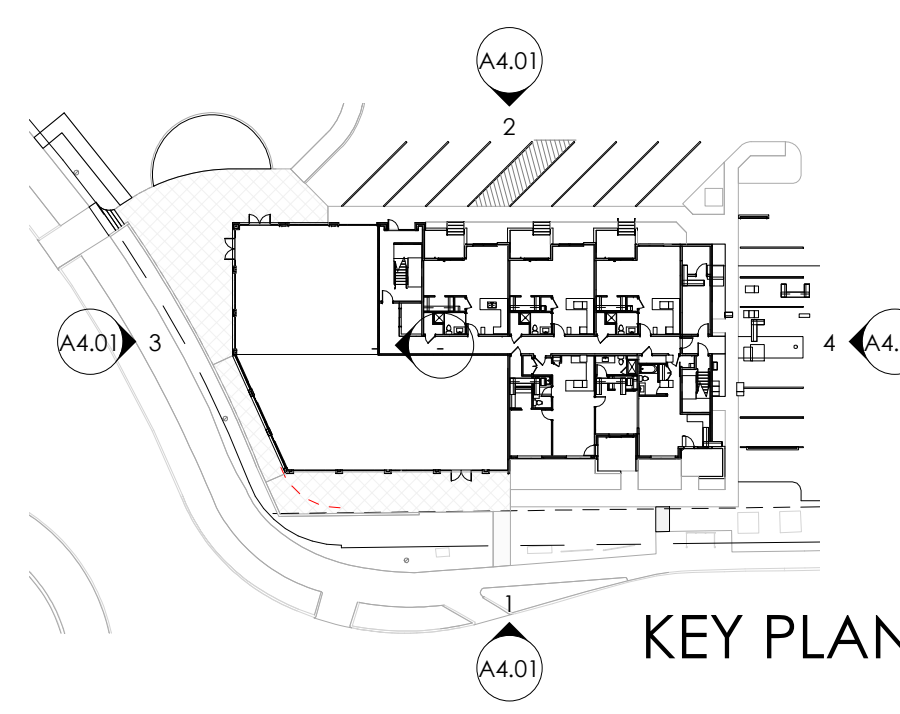
SW PERSPECTIVE



NW PERSPECTIVE



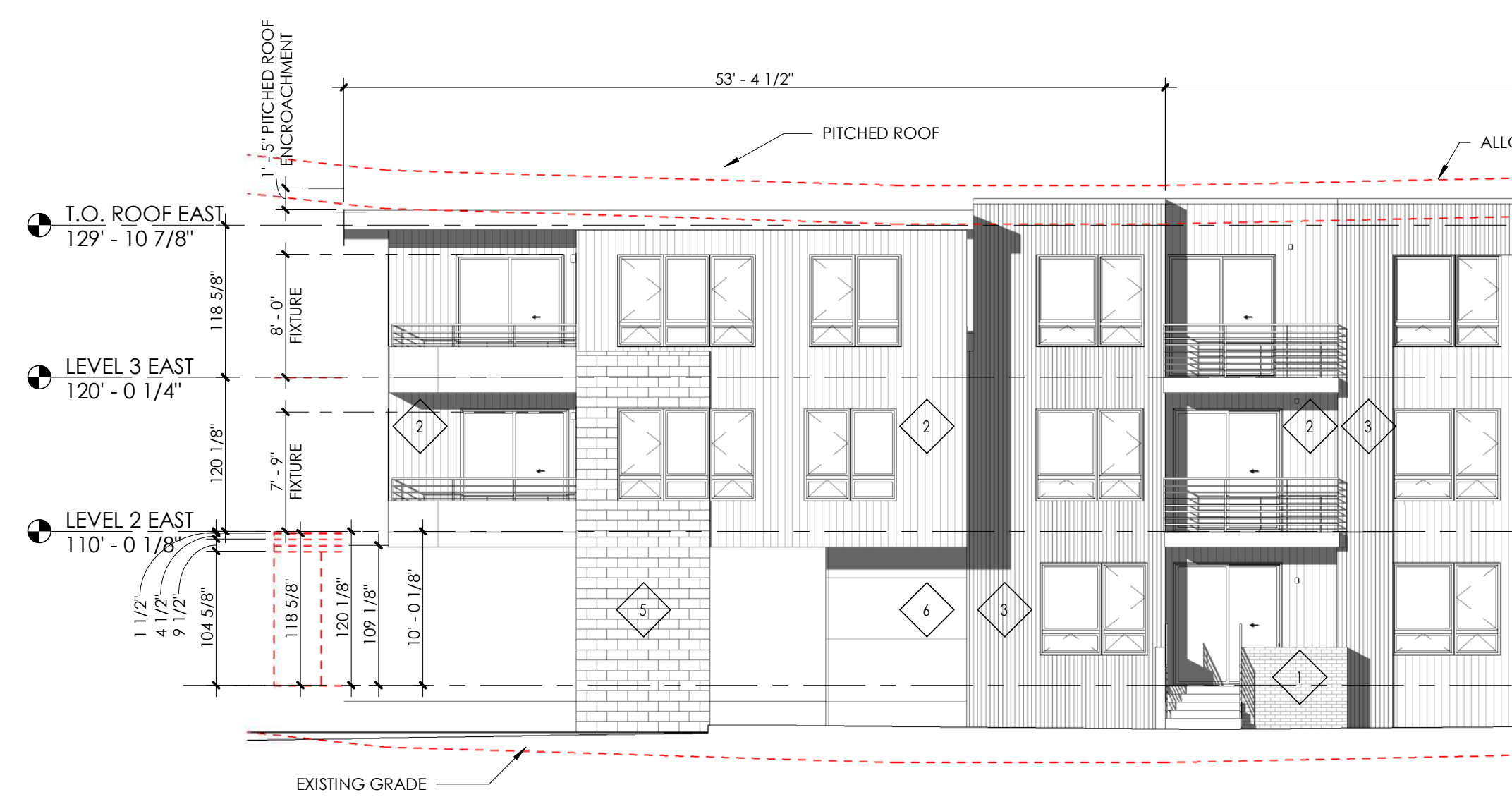
NE PERSPECTIVE



KEY PLAN

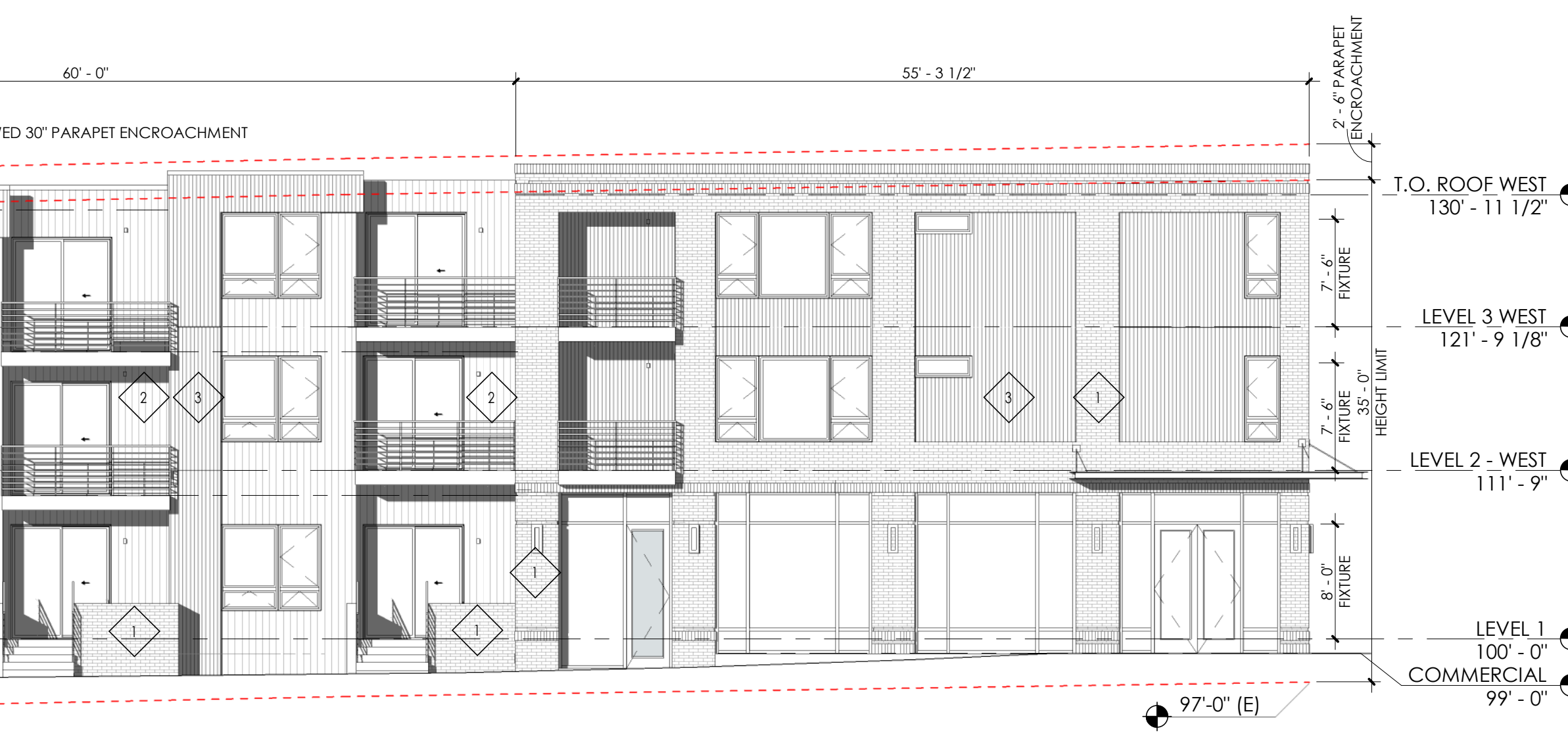
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1/8" = 1'-0"



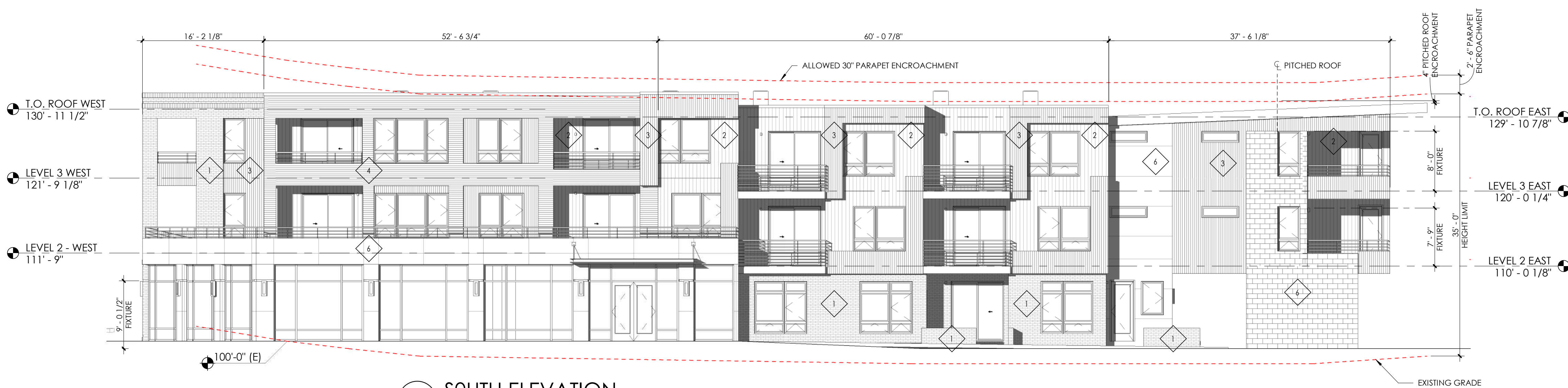
3 WEST ELEVATION

1/8" = 1'-0"



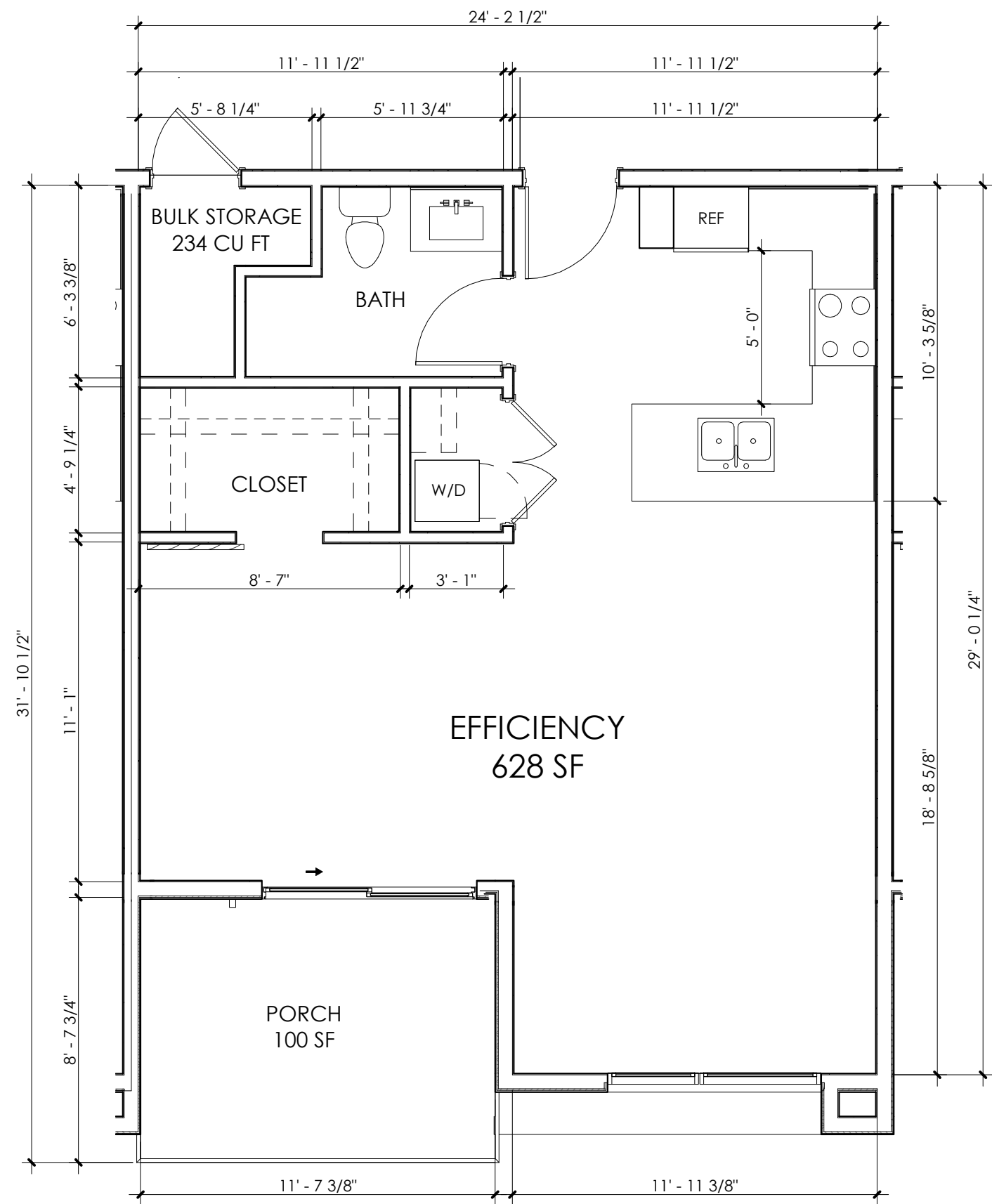
2 NORTH ELEVATION

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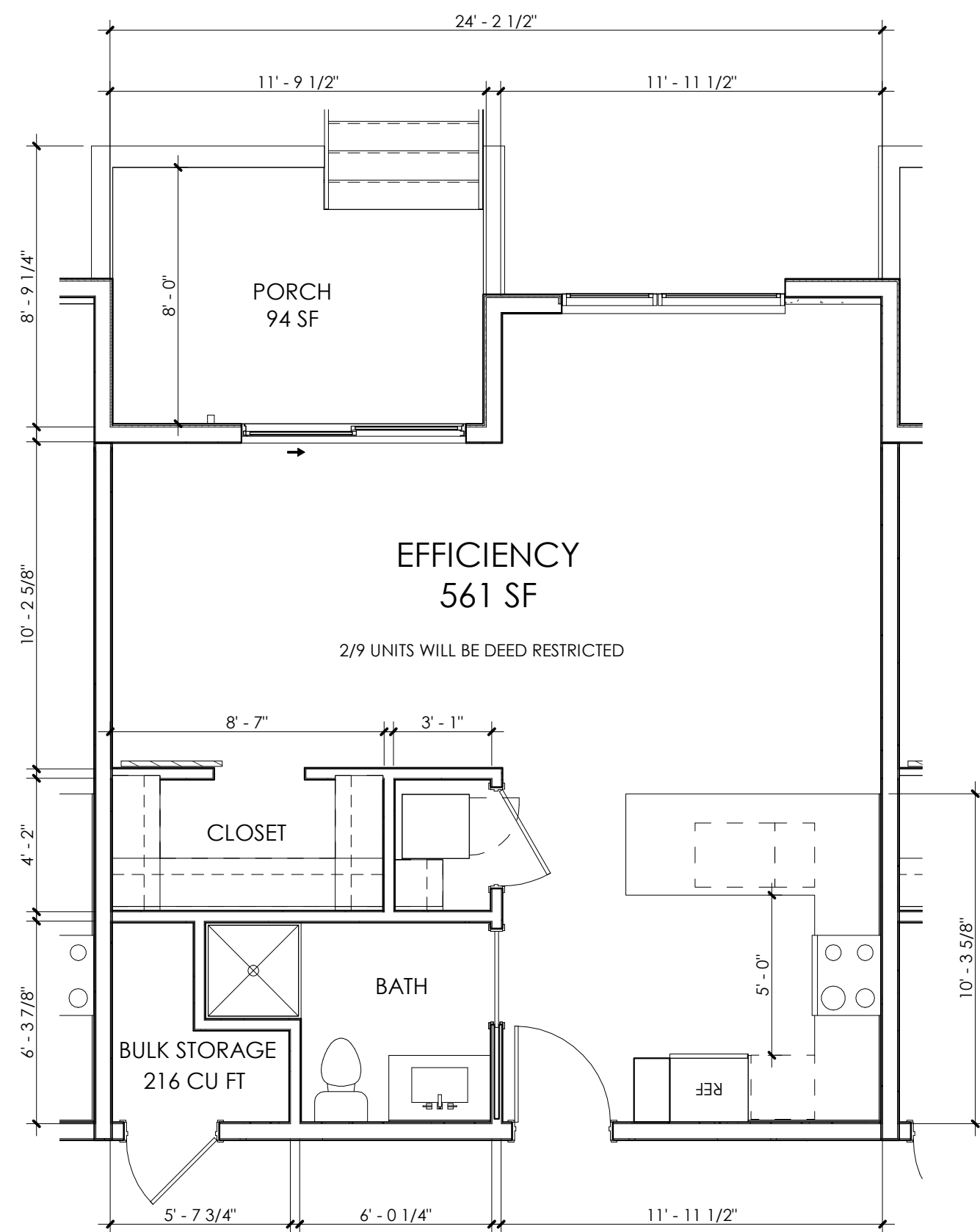


1 SOUTH ELEVATION

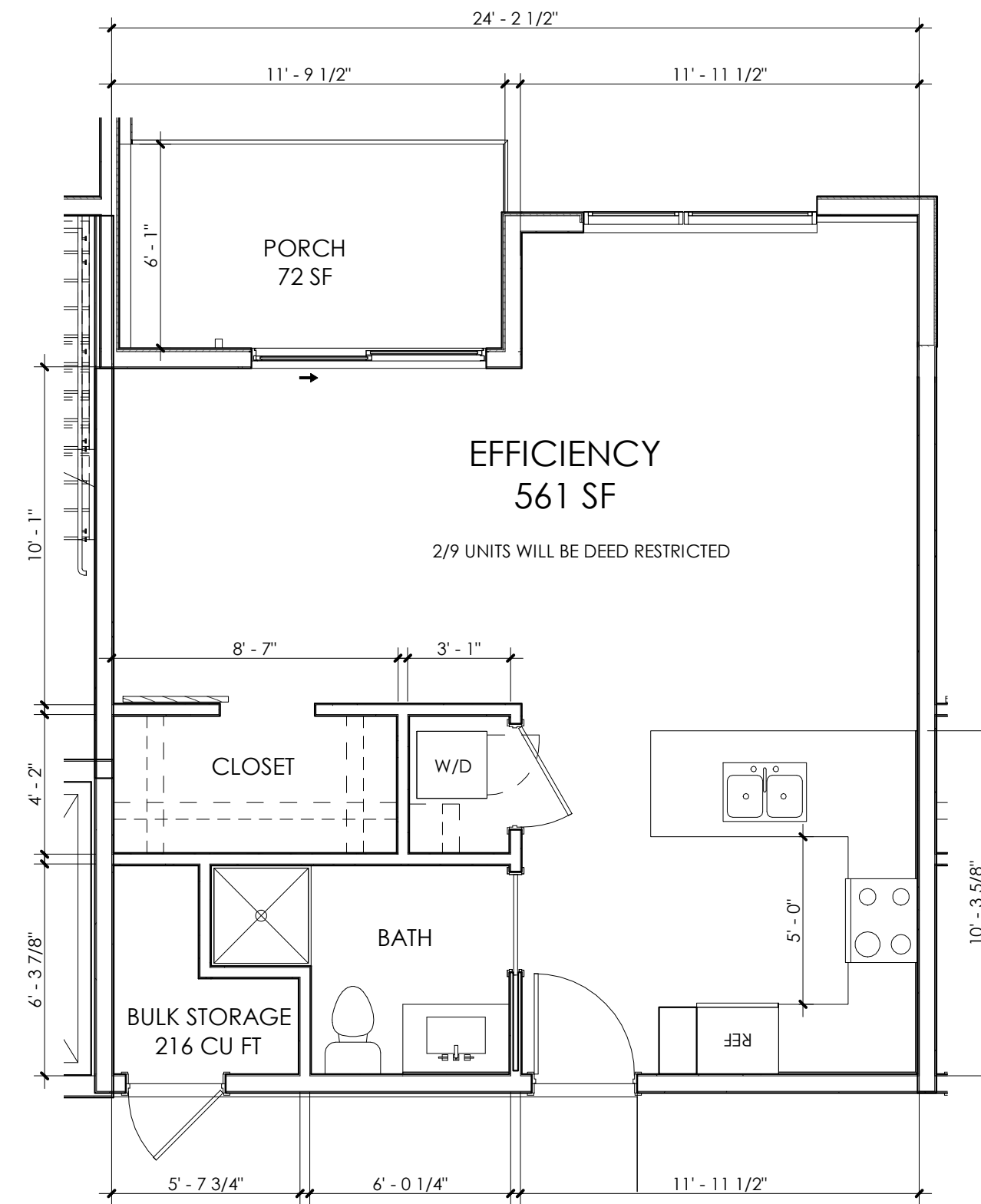
1/8" = 1'-0"



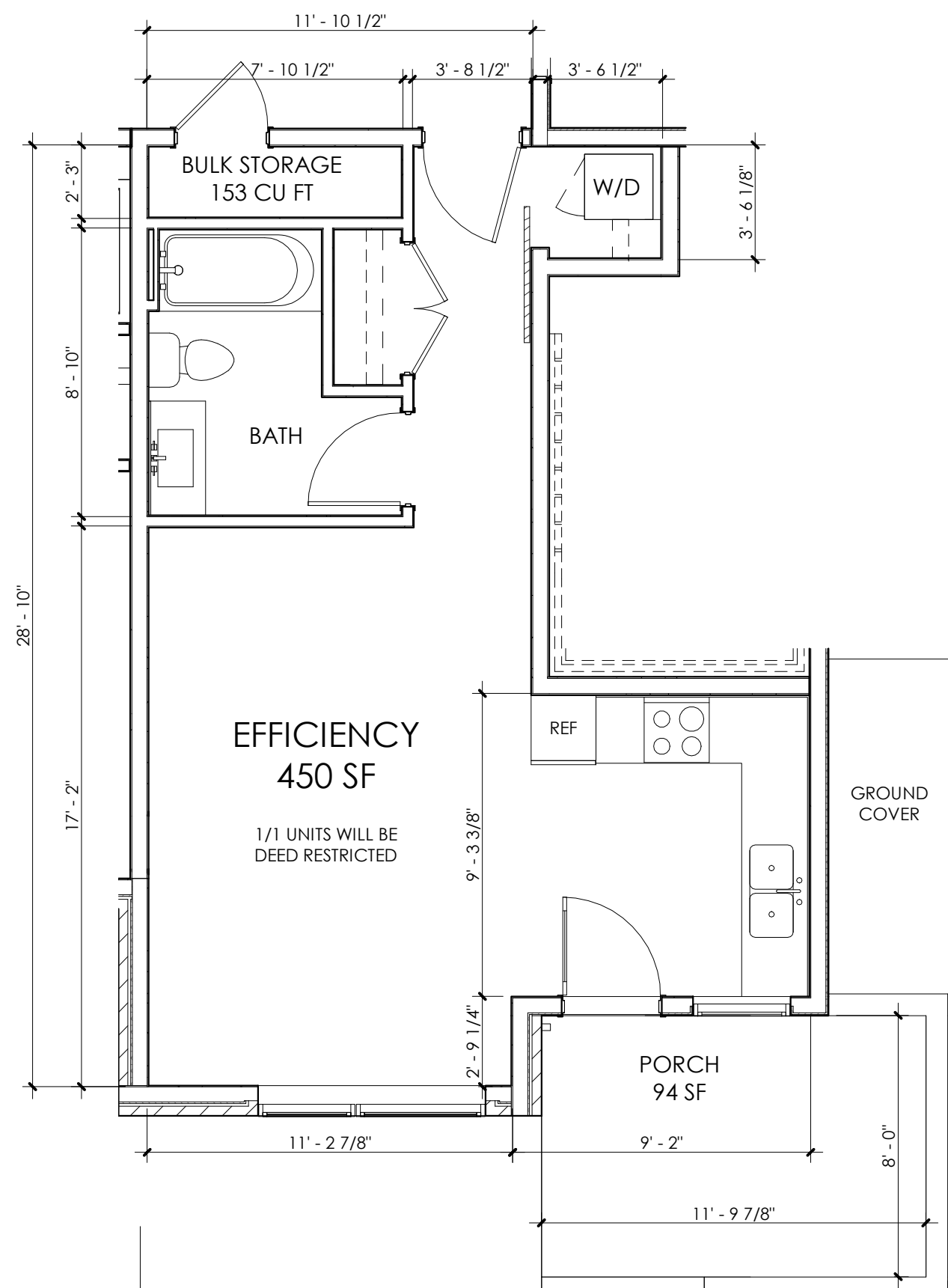
4 ENLARGED EFFICIENCY 3
1/4" = 1'-0"



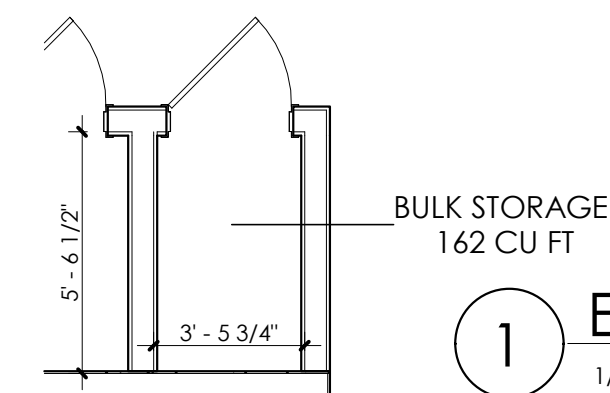
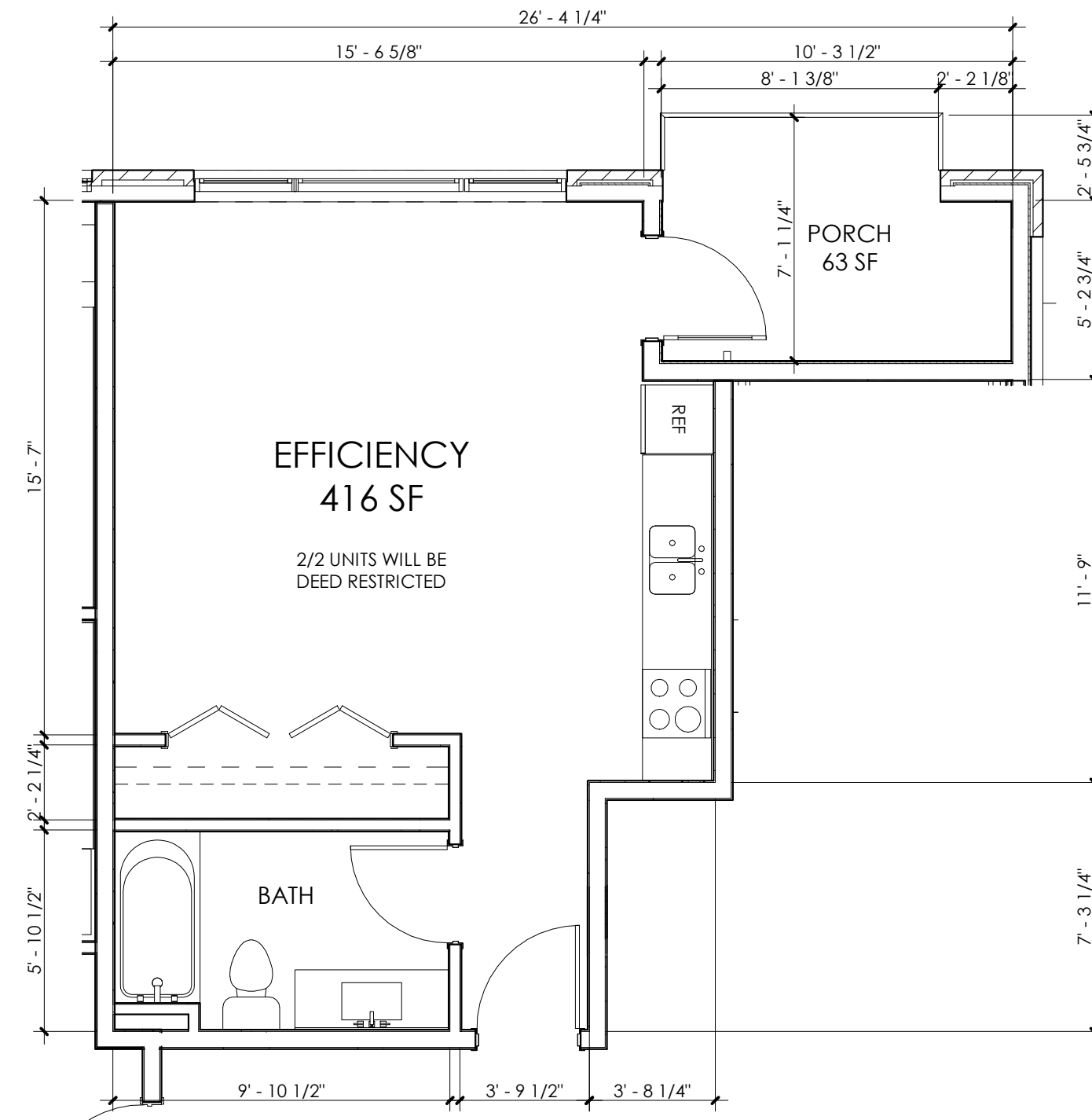
5 ENLARGED EFFICIENCY 2 - LEVEL 1
1/4" = 1'-0"



3 ENLARGED EFFICIENCY 2
1/4" = 1'-0"



2 ENLARGED EFFICIENCY ALTERNATE 1 - LEVEL 1
1/4" = 1'-0"



1 ENLARGED EFFICIENCY 1
1/4" = 1'-0"

RESIDENTIAL UNITS	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL
	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF	STORAGE (CU FT/UNIT)	OUTDOOR	
FIRST FLOOR	1	450	153	94	3	1,683	216	94					1	970	405	113									3,103
SECOND FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861
THIRD FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861
NUMBER OF UNITS	3				9				6				5				2				2				27 UNITS
RESIDENTIAL NET S.F.		1,282				5,049				3,768				4,850				1,920				1,956			18,825 S.F.



3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS
HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/22/19
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: 1/4" = 1'-0"

SHEET TITLE:
ENLARGED UNIT PLANS

A6.01

SOPRIS LOFTS
HWY 133 & MAIN STREET, CARBONDALE CO 81623

HWY 133 & MAIN STREET, CARBONDALE CO 81623

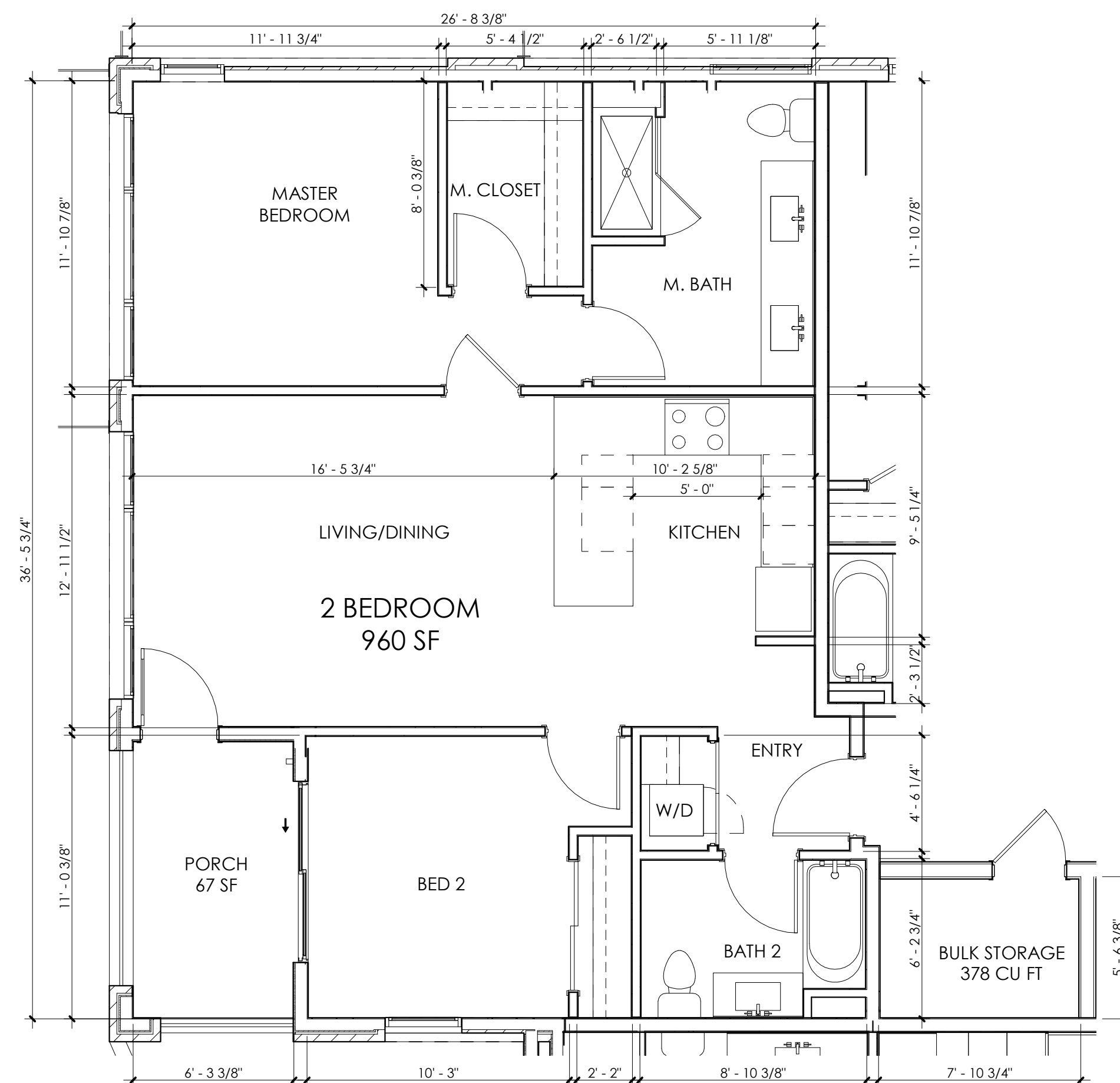
PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/22/19
REVISIONS

ISSUED
FOR: NOT FOR
CONSTRUCTION
© NEO STUDIO

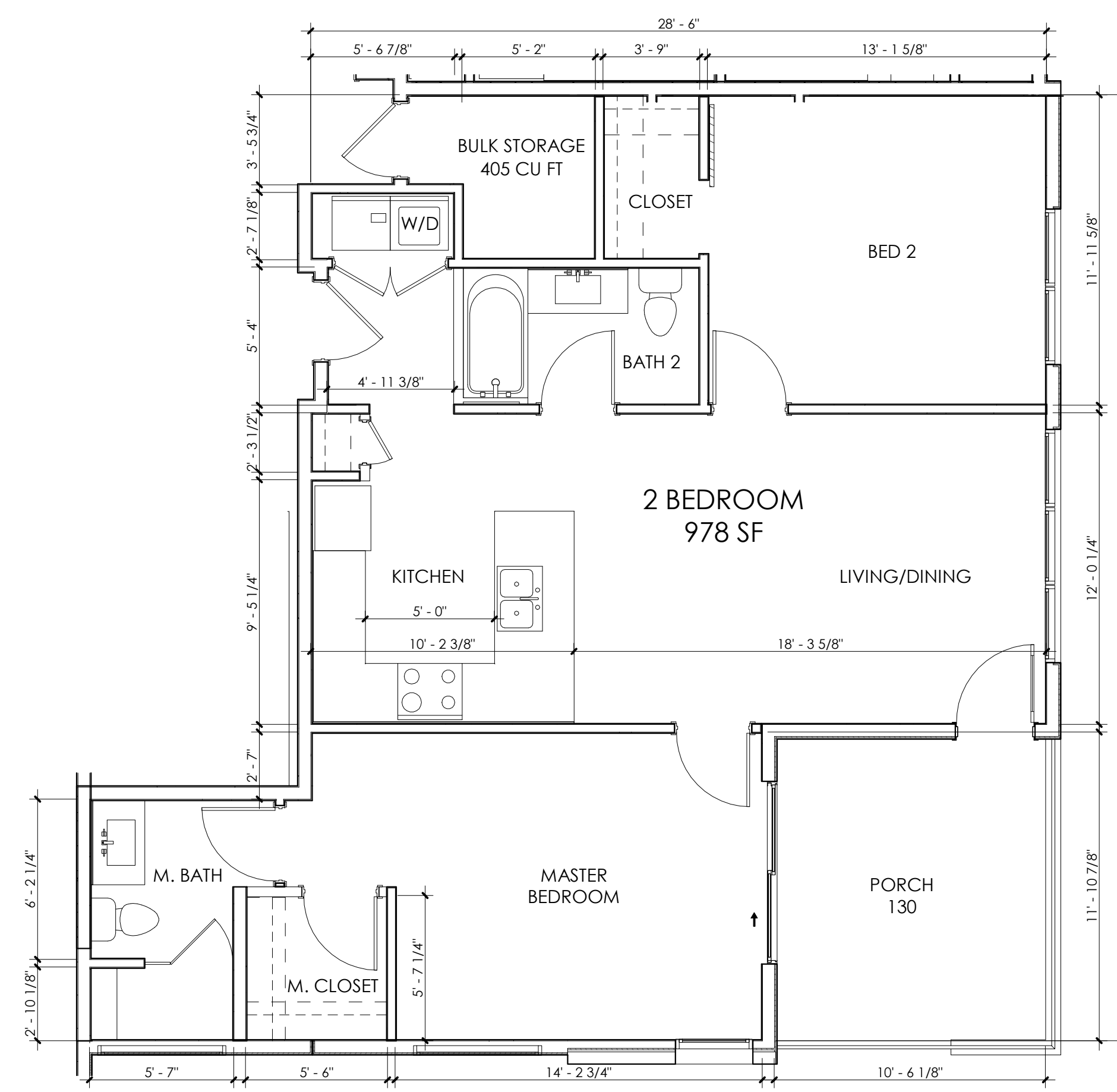
SCALE: 1/4" = 1'-0"

SHEET TITLE:
ENLARGED UNIT PLANS

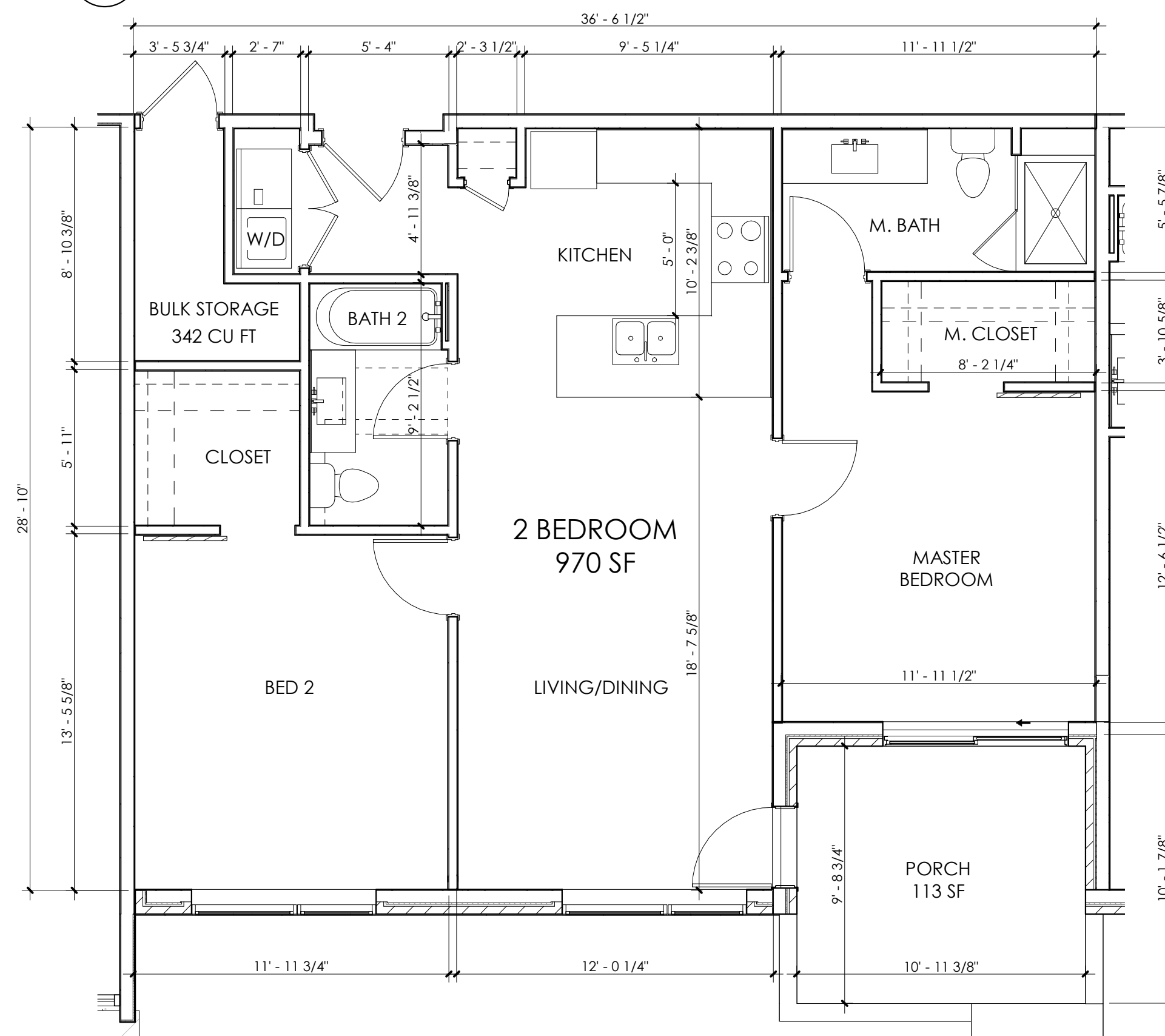
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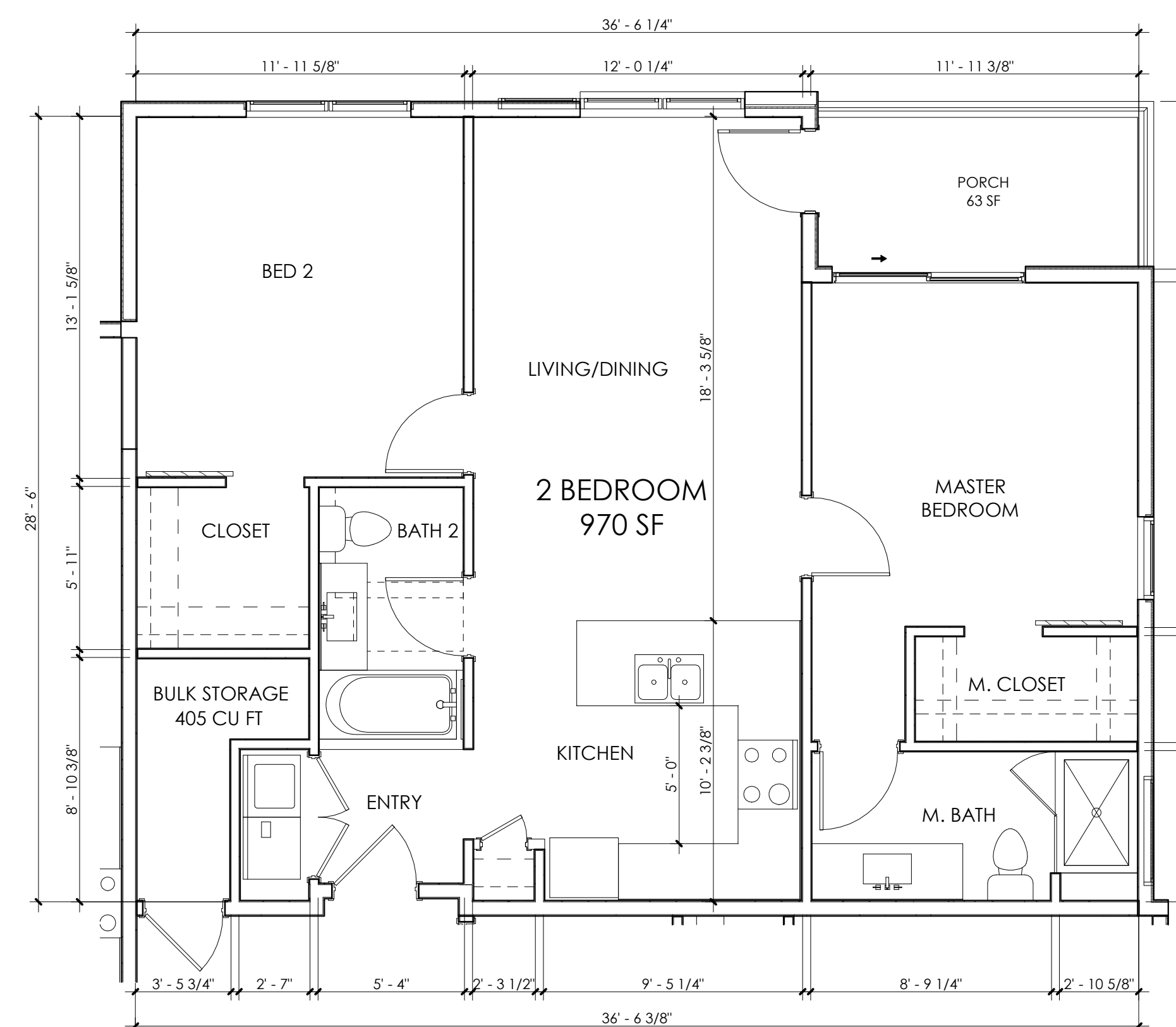
2 ENLARGED 2 BEDROOM - ALTERNATE 1
1/4" = 1'-0"



3 ENLARGED 2 BEDROOM - ALTERNATE 2



4 ENLARGED 2 BEDROOM - LEVEL 1
1/4" = 1'-0"



1 ENLARGED 2 BEDROOM
1/4" = 1'-0"

RESIDENTIAL UNITS																									
DESCRIPTION	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL
	QUANTITY	SF 417	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 561	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 628	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 970	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 960	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 978	STORAGE (CU FT/UNIT)	OUTDOOR	
FIRST FLOOR	1	450	153	94	3	1,683	216	94	-	-	-	-	1	970	405	113	-	-	-	-	-	-	-	-	3,103
SECOND FLOOR	1	416	163	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861
THIRD FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861
NUMBER OF UNITS	3				9				6				5				2				2				17 UNITS
RESIDENTIAL NET S.F.		1,282				5,049				4,850				4,850				1,920				1,956			18,825 S.F.

EXHIBIT 6



'GATEWAY 1'
VIEW LOOKING SOUTH EAST FROM HWY 133



'GATEWAY 2'
VIEW LOOKING SOUTH EAST FROM HWY 133



VIEW LOOKING NORTH EAST FROM HWY 133 ROUNDABOUT



VIEW LOOKING NORTH WEST FROM MAIN STREET



VIEW LOOKING SOUTH WEST FROM COLORADO AVE.

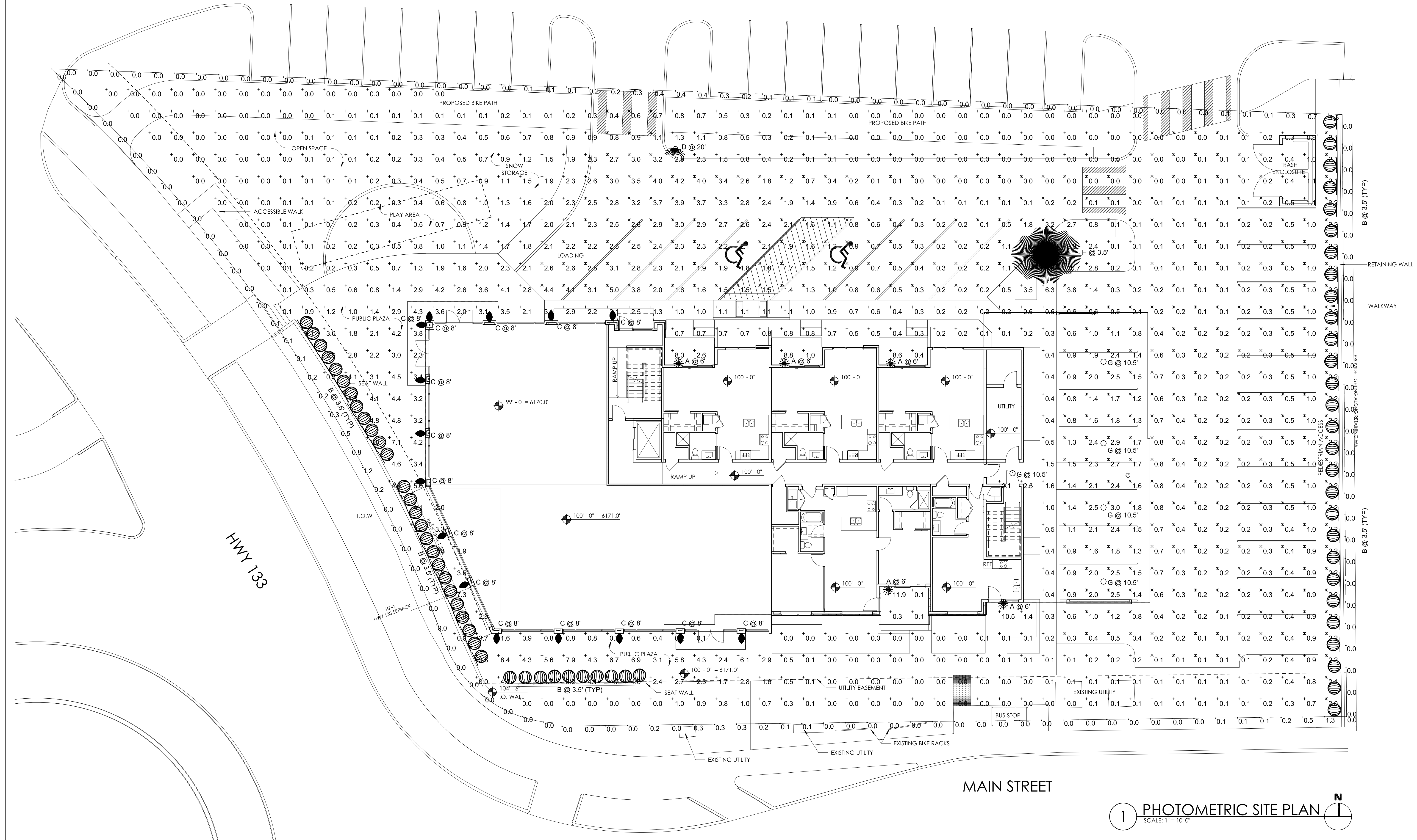


VIEW LOOKING SOUTH EAST AT PLAZA



NORTH ELEVATION

EXHIBIT 7



FIXTURE TYPE "H"



KBA8 LED
LED Specification Bollard

Specifications
8" Round
20.7 inch
Height
42"
(106.7 cm)
Weight
27 lbs
(12.2 kg)



Catalog Number
Notes
Type

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information										EXAMPLE: KBA8 LED 16C 700 40K 5YM MVOLT DDBXD																
Series	LEDs	Driver current	Color temperature	Distribution	Voltage	Control options	Other options	Finish options	Shipping ¹	Series	LEDs	Driver current	Color temperature	Distribution	Voltage	Control options	Other options	Finish options	Shipping ¹							
KBA8 LED	Asymmetric 12C 1210S1	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	40K	4000K	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	50K	5000K	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
	Symmetric 16C 1611S1	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	40K	4000K	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	50K	5000K	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze
		350	120 mA	AMBIC	ambic	SYM	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze	200	350	40 mA	25K	3000K	ASY	beam- metric	Shipped installed FE	Shipped installed SP	DWBXD	White	S00B	Dark bronze

Accessories

MMALU
Anker battery for MMALU¹

NOTES

1. Only available in the 12C, 12T, 14T version.
2. Only available in the 16C, 16T version.
3. Only available with 6500K version.
4. Not available with ELCC.
5. MMALU driver requires 24V and 12V options only when ordering with 120V, 277V, 300V, 347V, 480V, 500V, 575V, 600V, 690V, 720V, 780V, 800V, 850V, 900V, 960V, 1000V, 1080V, 1200V, 1247V, 1279V, 1380V, 1440V, 1500V, 1600V, 1700V, 1800V, 1900V, 2000V, 2100V, 2200V, 2300V, 2400V, 2500V, 2600V, 2700V, 2800V, 2900V, 3000V, 3100V, 3200V, 3300V, 3400V, 3500V, 3600V, 3700V, 3800V, 3900V, 4000V, 4100V, 4200V, 4300V, 4400V, 4500V, 4600V, 4700V, 4800V, 4900V, 5000V, 5100V, 5200V, 5300V, 5400V, 5500V, 5600V, 5700V, 5800V, 5900V, 6000V, 6100V, 6200V, 6300V, 6400V, 6500V, 6600V, 6700V, 6800V, 6900V, 7000V, 7100V, 7200V, 7300V, 7400V, 7500V, 7600V, 7700V, 7800V, 7900V, 8000V, 8100V, 8200V, 8300V, 8400V, 8500V, 8600V, 8700V, 8800V, 8900V, 9000V, 9100V, 9200V, 9300V, 9400V, 9500V, 9600V, 9700V, 9800V, 9900V, 10000V, 10100V, 10200V, 10300V, 10400V, 10500V, 10600V, 10700V, 10800V, 10900V, 11000V, 11100V, 11200V, 11300V, 11400V, 11500V, 11600V, 11700V, 11800V, 11900V, 12000V, 12100V, 12200V, 12300V, 12400V, 12500V, 12600V, 12700V, 12800V, 12900V, 13000V, 13100V, 13200V, 13300V, 13400V, 13500V, 13600V, 13700V, 13800V, 13900V, 14000V, 14100V, 14200V, 14300V, 14400V, 14500V, 14600V, 14700V, 14800V, 14900V, 15000V, 15100V, 15200V, 15300V, 15400V, 15500V, 15600V, 15700V, 15800V, 15900V, 16000V, 16100V, 16200V, 16300V, 16400V, 16500V, 16600V, 16700V, 16800V, 16900V, 17000V, 17100V, 17200V, 17300V, 17400V, 17500V, 17600V, 17700V, 17800V, 17900V, 18000V, 18100V, 18200V, 18300V, 18400V, 18500V, 18600V, 18700V, 18800V, 18900V, 19000V, 19100V, 19200V, 19300V, 19400V, 19500V, 19600V, 19700V, 19800V, 19900V, 20000V, 20100V, 20200V, 20300V, 20400V, 20500V, 20600V, 20700V, 20800V, 20900V, 21000V, 21100V, 21200V, 21300V, 21400V, 21500V, 21600V, 21700V, 21800V, 21900V, 22000V, 22100V, 22200V, 22300V, 22400V, 22500V, 22600V, 22700V, 22800V, 22900V, 23000V, 23100V, 23200V, 23300V, 23400V, 23500V, 23600V, 23700V, 23800V, 23900V, 24000V, 24100V, 24200V, 24300V, 24400V, 24500V, 24600V, 24700V, 24800V, 24900V, 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100000V, 100001V, 100002V, 100003V, 100004V, 100005V, 100006V, 100007V, 100008V, 100009V, 100010V, 100011V, 100012V, 100013V, 100014V, 100015V, 100016V, 100017



Reception#: 888912
02/10/2017 01:21:35 PM Jean Alberico
1 of 4 Rec Fee: \$28.00 Doc Fee: 0.00 GARFIELD COUNTY CO

**ORDINANCE NO. 18
SERIES OF 2016**

**AN ORDINANCE OF THE BOARD OF TRUSTEES
OF THE TOWN OF CARBONDALE, COLORADO
APPROVING THE APPLICATION TO REZONE THE NORTHEAST
CORNER OF HIGHWAY 133 AND MAIN STREET
TO THE MIXED USE ZONE DISTRICT**

WHEREAS, Ronald B. Stein of Stein Properties, L.P. submitted an application to rezone a vacant 0.76 acre parcel located on the northeast corner of Highway 133 and Main Street from Planned Community Commercial (PCC) to Mixed Use (MU), which parcel is legally described on attached Exhibit A (subject property); and

WHEREAS, after all required notices, the Planning and Zoning Commission (P&Z) conducted a public hearing at 7:00 p.m. on Thursday, August 18, 2016, at which time various elements of this zoning request, including the need to align that corner of Main Street and Highway 133 with the Future Land Use Map in the 2013 Comprehensive Plan, were discussed; and

WHEREAS, the P&Z subsequently recommended to the Town's Board of Trustees that the request be approved as the rezoning fulfills the purpose statement in Section 1.3 of Chapter 17 of the Carbondale Municipal Code (referred to herein as the "Unified Development Code" or "UDC") and the Town's 2013 Comprehensive Plan; and

WHEREAS, after all required notices, the Town's Board of Trustees conducted a public hearing on Tuesday, September 27, 2016, at which time the Board heard and considered the statements of town staff and the public and reviewed and considered all relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees finds that it is appropriate to approve the rezoning of the subject property as recommended by the Planning and Zoning Commission pursuant to Chapter 17 of the Carbondale Municipal Code, as the rezoning is consistent with the overall purpose statement described in Section 1.3 of the UDC, the 2013 Comprehensive Plan, and also complies with the specific rezoning criteria set forth in UDC sub-sections 2.4.2.C.3.b.i through -vi, inclusive, as follows:

- i. The proposed rezoning will promote the public health, safety, and general welfare;
- ii. The proposed rezoning is consistent with the Comprehensive Plan as the area is designated New Urban which envisions a flexible mix of retail, restaurants, service commercial and multistory mixed use buildings with buildings being the

focal point of the site by locating them close to the street. The purposes stated in this Unified Development Code have been met;

iii. The proposed rezoning is consistent with the stated purpose of the proposed zoning district, specifically, the rezoning will provide a compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. There would be multimodal access to and from Downtown. The rezoning would encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency;

iv. The proposed rezoning will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

v. The proposed rezoning will not result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

vi. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available to serve the subject property while maintaining adequate levels of service to existing development.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale that the northeast corner of Highway 133 and Main Street shall be zoned as Mixed Use subject to the following conditions:

1. The applicant shall be required to submit a Major Site Plan Review application for the entire property prior to development of any portion of the parcel.
2. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
3. The Applicant shall pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.
4. The rezoning approved herein shall lapse, and the subject property shall revert to PCC zoning, if development of the subject property is not commenced within one year of the effective date of this ordinance.



Reception#: 888912
02/10/2017 01:21:35 PM Jean Alberico
3 of 4 Rec Fee \$28.00 Doc Fee 0.00 GARFIELD COUNTY CO

5. A copy of this ordinance shall be recorded in the Garfield County real property records at the expense of the Applicant.

This Ordinance shall not be effective until posting and publication in accordance with the Town's Home Rule Charter. Upon this Ordinance becoming effective, the Town's Zone District Map shall be amended in accordance with Section 3.1.2. of the UDC.

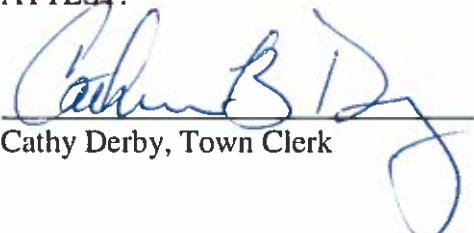
INTRODUCED, READ AND PASSED this 7th day of September, 2016.

THE TOWN OF CARBONDALE

By:


Dan Richardson, Mayor Pro Tem

ATTEST:


Cathy Derby, Town Clerk

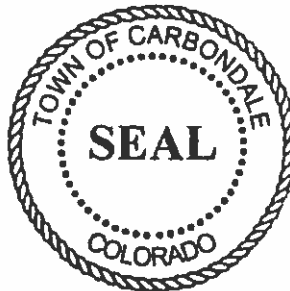


Exhibit A

A PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33 AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M., LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD OR STREET IN THE TOWN OF CARBONDALE, NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD AND EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY 133, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF MAIN AND EIGHTH STREET IN SAID TOWN BEARS: S. 00 DEGREES 03'00" W. 394.04 FEET AND S. 89 DEGREES 57' 00" E. 878.41 FEET;

THENCE S. 00 DEGREES 25' 00" E. 138.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;

THENCE S 89 DEGREES 18'00" W. 194.31 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE N. 58 DEGREES 31' 30" W. 114.09 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE N. 21 DEGREES 52' 38" W. 99.85 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE S. 87 DEGREES 58' 00" E. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET, 328.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE:

THE PROPERTY CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN INSTRUMENT RECORDED APRIL 28, 2014 AT RECEPTION NO. 848650

COUNTY OF GARFIELD

STATE OF COLORADO

CARBONDALE CO. REC'D
FEB 10 2017
TOWN OF CARBONDALE

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday October 10, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Nick Miscione
Jeff Davlyn
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Jay Engstrom
Jade Wimberley
Marina Skiles

Other Persons Present

The meeting was called to order at 7:00 p.m. by Michael Durant.

August 29, 2019 Minutes:

Ken made a motion to approve the August 29, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Jeff abstaining.

The Commission gave Mary kudos for the minutes.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

PUBLIC HEARING – Sopris Lofts – Major Site Plan & Conditional Use Permit

Location: 1201 Colorado Avenue

Applicants: 1201 CO Avenue Holdings, LLC

One letter was distributed from Raul Gawrys, Architect.

Janet said that this is an application for a Major Site Plan Review and Conditional Use Permit. She stated that the Planning Commission is required to hold a public hearing and recommend approval of the request or recommend denial. She said that the Commission may also continue the public hearing.

Janet said that the property is located at the northeast corner of Highway 133 and Main Street.

Janet explained that a mixed use building is proposed on the property. She said that the portion of the building along Highway 133 and Main Street includes 3,881 sq. ft. of general commercial. She said that the balance of the building is comprised of 18 efficiency apartments and 9 two-bedroom units for a total of 27 units. She stated that they would all be rental units.

Janet stated that a public plaza at the corner of Highway 133 and Main Street is proposed. She said in addition, there would be a public trail along the east side of the property from Main Street to Colorado Avenue. She stated that there would also be a 10 ft. wide bicycle/pedestrian trail along Colorado Avenue. She said that the RFTA bus stop would remain in its present location.

Janet stated that the proposal meets the zoning parameters in the UDC such as setbacks, lot area per dwelling unit, etc. with one exception which she will cover in a bit.

Janet said that it also complies with the development standards such as private common open space and bulk storage.

Janet explained that the Tree Board reviewed the application and was generally in favor of it. She said that they included a list of recommendations. She said that she met with the applicants yesterday and that they seemed to be amenable to revising the plans to meet those recommendations.

Janet said that the UDC allows for a 15% reduction of required parking for developments in the MU zone district and a 20% reduction for residential development if the property is located within 300 ft. of a transit stop. She stated that this development meets both criteria. She said in addition, the UDC allows a 20% reduction for commercial uses if the development incorporates a transit stop, which this one does.

Janet outlined the following:

With the reductions, the required parking is 39 spaces.

The proposal is for 47 parking spaces on-site and on Colorado Avenue as follows:

Total on-site	30 spaces
Colorado Avenue	17 spaces

Parking along Colorado was discussed during review of an earlier application as well as with this applicant. It was agreed that having the bike path in front of the parking rather than behind it seemed like a safer alternative. The parking was then shifted to the north with the trail between the development and the parking spaces.

Counting 9 of the 17 spaces on Colorado Avenue toward required parking would require Alternative Compliance approval.

There are several other areas where the applicant is requesting alternative compliance.

One is the landscape strip along Highway 133 and Colorado Avenue. The one for Highway 133 is due to the requirement that all development shall be buffered from Highway 133 by a 10 ft. wide landscape strip. Buildings and parking may not be located in this buffer area. The applicant is requesting Alternative Compliance in order to place the plaza in this setback area. Another complication is the UDC only allows a 10 ft. setback so that the building cannot be set back further to accommodate the plaza area. This is a conflict in the code which should be addressed in future amendments. Staff is recommending approval of the alternative compliance.

The landscape strip along Colorado Avenue is required to be 5 ft. wide. The proposal is for one that ranges from 3 ft. to 6 ft. This is due to the Town's desire to have an 8 ft. path along Colorado.

Housing - the UDC requires that 20 percent of the rental units be deed restricted as affordable dwelling units. In this case, five units would be required. The proposal is to deed restrict five efficiency apartments which is in compliance.

Code Sections Requiring Additional Discussion

Janet stated that there are a number of code sections which need additional attention and she explained the following:

Screening - The plans do not show the solar panel and mechanical equipment. There should be a cross section from the south side of Main Street and from the north side of Colorado Avenue to demonstrate that the equipment would be adequately screened.

Pedestrian Connections – The UDC requires pedestrian connections to the transit stop.

The Building Official also indicated that the building code requires that accessible routes shall coincide with or be located in the same area as a general circulation path. There is a concern about ADA compliance for trail connections from the commercial area to the trail on Highway 133.

The Building Official also pointed out there are several ramps associated with this project, both inside and outside the building. If the slope is steeper than 1:20 (5%), handrails would be required on both sides of the ramp.

UDC Section 5.5.3.B.2. requires a pedestrian crosswalk from the northeast corner of the building to the easterly drive. This should be included on the site plan.

Building Height - The allowed building height in the MU zone district is 35 ft. My staff report noted that the building height was in compliance with the UDC. However, since I wrote the staff report, I understand that the height shown on the plans was measured from average grade. The UDC requires that it be measured from existing grade.

Building Design – A number of concerns relate to the design standards in the UDC. I listed the various code sections in the staff report but to summarize:

A long, continuous roof forms should be avoided. Long roof lines be varied by providing different heights or varying roof orientation.

The UDC states that buildings on street corners shall recognize the importance of their location by:

1. Concentrating tallest portions of buildings at intersections where they may "frame" the corner.
2. Employing architectural features such as angled facades, prominent entrances, stepped parapet walls, or other unit features.

UDC Section 5.7.6.D.2. requires that ground floor facades incorporate pedestrian friendly design features such as arcades, display windows, entryways, awning or other features.

Another code section states pedestrian activity should be encouraged on the street. Buildings should incorporate human-scaled features at ground level, i.e., articulated entries, canopies, recessed entries, changes of color and material or texture.

The design of a new building or addition shall incorporate architectural features, elements and details that are designed for pedestrian scale and pedestrian-oriented accesses.

The UDC states buildings shall feature visually prominent primary building entrances. Buildings shall incorporate a combination of two or more of the following techniques:

- a. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
- b. Prominent tower, dome, or spire;
- c. Peaked roof;
- d. Projecting or recessed entry;
- e. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
- f. Other comparable techniques.

The guidelines in UDC Section 5.7.6. has supplemental standards for buildings 10,000 sq. ft. or greater which address horizontal and vertical articulation. These are measurable standards which address changes in wall plane and dividing the building mass into smaller components.

Janet said that one other concern is the treatment of the building façades adjacent to the covered parking area as the facades present a blank face toward Main Street and Colorado Avenue.

Janet said that when this property was rezoned to mixed-use, that the ordinance stated that if the development didn't commence in one year, it would revert back to previous zoning. There is a request to amend that to retain MU.

Nicholas asked who the letter was from that was handed out.

Janet said that it was from Raul Gawrys, Architect. Nicholas noted the letter didn't have Raul Gawrys' name or signature.

Nicholas asked if the height was counting the grade change of seven feet. He asked if Staff was ok with the average, as figured.

Janet read the definition of building height from the UDC and she passed around a drawing from page 300 of the UDC. She said that it was measured from existing grade, not average grade.

Nick asked if the lot was ever excavated and was it at historic grade.

Janet suggested that the applicant address this during their presentation.

Michael suggested a variance might be needed.

Janet said is it a unique condition in Carbondale.

Nick said that the commercial space would be lowered on the first level.

Michael asked if the community housing requirements are broken out by categories 1-3.

Janet explained that, in the community housing guidelines, that with rentals there are only Category 1, 2 and 3 units and that there is no Category 4. She said that we pull the sequencing from on code.

Riley Soderquist introduced himself, Jack Schrager, and his team, which included Yancy and John of Sopris Engineering, Doug and Julie Pratt of The Land Studio, and Michael Noda of neo studio. He said that he is a resident of the valley.

Doug Pratt of The Land Studio explained the site plan and said that there were setback challenges trying to meet the intent of the code due to the maximum 10 ft. setback and required 10 ft. landscape strip.

Doug said that the requirement for the play area is 400 square feet and their proposal is 450 square feet. He said they didn't want the play area up against the parking lot. He

noted that they will move the handicap access closer to the building, as requested by the Building Official.

Doug continued by saying that they were trying to keep as much landscape as possible on the corner. He said that they wanted to use the alternative compliance of the code for the strip of landscape near the bike trail on Colorado.

Doug said that the Tree Board provided recommendations. He said that there will be a connection path from Main Street to Colorado Avenue on the east side of the lot. He said that there has been discussion regarding a bus stop access as well as another access at the end of the building. He said that there would be an easement for the path from Main Street to Colorado Avenue. He said that the ramp is ADA compliant from the building to Colorado and it is at 8% grade, which would require railings.

Doug said that there would be three designated crosswalks with markings.

An architect from the team said that they have researched the history of the grade and that it has been challenging.

Michael and Daniel, the architects from the team, said that they used the average grade, which they used for the built model. Michael said that the retail is compromised, with eleven feet to the south and twelve feet to the north.

Michael, from the team, explained the elevations and designs of the buildings. He noted the five components of the building, the articulation, and the various roofs, including a shed roof. He said they would entertain community art work and murals on the masonry walls, adjacent to parking. He noted that every unit has a balcony or patio.

Ken said that an eight foot wide trail is the bare minimum in width and he asked if the vegetation to the south was in a raised bed or was it flat. He said it mattered when on a bike.

Doug said that it was flat and not raised.

Ken asked what the difference in grade was from the bus stop to the wall at the parking lot.

Doug said around a 5% grade. He noted there were transformers and utilities that made it challenging.

Ken asked if there would signage for the retail units.

Michael, from the team, said that there would be signs based on the sign code. He said that the proposed store front would have multiple entrances.

Ken suggested that the area with art could be framed in tile.

Doug said that we could use tile and that we will have a discussion with the team regarding the commissioned art.

Ken asked if it would be painted with durable paint.

Doug said that the beauty would be in the aging patina of the art.

Ken said that there was a disconnect between the park area and the residential buildings.

Doug explained that they were trying to keep the park in the sunnier area of the lot.

Michael said that having the park near the round-about was a concern.

Jeff asked the applicant if they knew the status of the access control plan at Colorado Avenue and Highway 133 in that there was a plan to close the street. He asked how this would change with more traffic and that cars would be going through the shopping center.

Doug explained that this application doesn't trigger an access permit from CDOT. He said that Yancy from Sopris Engineering will be at the next continued meeting.

Ken asked about the trail on Colorado Avenue going further past this project.

Janet said that it could be feathered into Colorado going east as there was no sidewalk to the east.

Nick asked if there were any alternatives to the seven soft story parking spots. He said that the corner was not being activated and that it could be better utilized.

Doug explained that the reason was for screening and to create art on the elevation.

Nick said that he was concerned about the volume of traffic near the play area on Highway 133. He said that he thought that the southeast corner was a missed opportunity. He noted it was a great presentation.

Nicholas said that he echoes Nick and that he appreciates the attention to details. He asked about the rooftop access.

Michael, from the team, said that two units would have access to the roof but that it was not a publicly used space. He said that the balcony can be enlarged an extra five feet and we can make it shared.

Nick noted that it was a natural foot path along the east side of the lot and that there wasn't any foot traffic on the west side of lot.

Michael said that in the Comp Plan this project would be New Urban, with the building as close to the highway as possible and parking set back from the highway. He said that if the park were to the southeast it would be shaded in winter and there is a three story building to the east. He said that he too is concerned about the location of the play area.

Ken asked if there was a park requirement?

Doug responded that playground equipment was required.

Janet said that the criteria was under the multi-family guidelines.

Ken asked if left as open space, does it meet the requirements.

Doug said that it would be a natural play area with rocks and stone animals.

Jeff asked about the snow storage in the landscaped area east of the play area and what the requirement was.

Doug said that he was not aware of a code and that they figure 1/6 of the parking or 400 square feet.

Janet said that the code reads that the play area shall be developed.

Michael, from the team, said that their company did the play area in Boulder on Pearl Street using stone or concrete animals.

Doug asked the Commission for as much direction as possible that you can give us, non-compliance, concerns or things that you support.

Nick said that he is concerned about the building conforming to height as defined in the UDC.

Janet said that the height would be reviewed by the Building Official at building permit so it is important to get it right now.

Michael said that Staff will agree or not agree with grade. He said new renderings shown tonight spruced it up. He said it looked like a different building than what was shown on the application.

Michael, from the team, said that it was from a human's view, not a bird-eyes perspective.

Nicholas said that he was concerned with the building design at the round-about and asked if there was a way to frame the corner. He said that now it is the lowest portion of the building. He said that there is uniqueness and character with the setback as well. He said that it is the most prominent corner, the facade is calm, at the lowest point, and in the framing it seems as if something was missed.

Michael, from the team, said that gives us good direction. We can make it special, we can add parapets or cornices with southwest perspective. He said that we still think one story is correct.

Nicholas said that may not be enough. He said don't make it too busy or cluttered either; keep the simplicity.

Michael, from the team, said that we can keep the brick element and make the corner special. He said that we can take the cobble out and landscape all the way to the road.

Michael said that when we created New Urban, that this is the building we wanted. He said that we appreciate all of your hard work, we know that you will take our suggestions to heart.

Janet said that tonight was really helpful and that she thought of one thing for the plaza area: benches and street furniture.

Nicholas asked if there could be emphasis on showing the movement through the development.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Nicholas seconded the motion and it was approved unanimously.

Further discussion ensued regarding the next date certain.

Motion to Continue the Public Hearing

Ken made a motion to continue the public hearing to November 14, 2019. Nicholas seconded the motion and it was approved unanimously.

Staff Update

Janet said that she has had so many meetings with a lot of activity in the downtown.

Janet said that the Town Center property is being looked at for a smaller developments.

Janet said that City Market is moving along.

Janet stated that Thompson Park needs to get their subdivision completed at the next meeting for Parcel 2 as they have a deadline.

Janet told the Commission that she appreciates their patience and that it was a hard summer.