



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, March 12, 2020
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 February 27, 2020 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:15 p.m.
Resolution 1, Series of 2020 – Barber Drive – Subdivision-Exemption.....Attachment B
6. 7:15 p.m. – 7:30 p.m.
PUBLIC HEARING – Minor Site Plan – Accessory Dwelling Unit.....Attachment C
Applicant: Kirk Feldman
Location: 522 N. Eighth Street
7. 7:30 p.m. – 7:45 p.m.
Mini-Storage Parking Discussion.....Attachment D
8. 7:45 p.m. – 7:50 p.m.
Staff Update
10. 7:50 p.m. – 8:00 p.m.
Commissioner Comments
11. 8:00 p.m. – ADJOURN

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

Upcoming P & Z Meetings:

3-26-2020 – 404 S. Third Street – Minor Site Plan Review

4-16-2020 – 55 N. Seventh Street – Special Use Permit/Variance

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday February 27, 2020

Commissioners Present:

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

Staff Present:

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

Commissioners Absent:

Jay Engstrom
Jade Wimberley
Marina Skiles

Other Persons Present

Tristan Xavier Francis
Erica Stahl Golden
Riley Soderquist
Doug Pratte
Yancy Nichol
Mark Chain

The meeting was called to order at 7:02 p.m. by Michael Durant.

February 13, 2020 Minutes:

Ken made a motion to approve the February 13, 2020 minutes. Nick seconded the motion and they were approved unanimously with Jeff and Nicholas abstaining.

Public Comment – Persons Present Not on the Agenda

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

P&Z Interviews

The Commission interviewed Tristan Xavier Francis and Erica Stahl Golden.

Motion

Ken made a motion that the Commission recommend to the Board of Trustees that Erica Stahl Golden be appointed as the 2nd Alternate for the P&Z. Jeff seconded the motion and the motion passed unanimously.

Request for Two Zone Text Amendments

Janet said that two letters have been submitted by Jack Schrage and Riley Soderquist and that they were part of the development team for 1201 Main Street.

Janet stated that one letter requests an amendment to increase the height limit in the MU zone district from 35 ft. to 38 ft. and/or to change the way the heights are measured. She said that this item was discussed at the P&Z and Board work session on February 18, 2020. She stated that at the work session, Board members suggested that the HCC also be looked at to create consistency. She explained that this item would require some public outreach to get public feedback. She said that Staff would also like to discuss this with those who have recently worked on projects in the MU and HCC zone district, i.e., Main Street Marketplace, vacant HCC parcels in the downtown, etc.

Janet stated that the second letter is to reduce the parking requirements for mini-storage uses. She said that Staff had asked Jack and Riley to do some research to see what other communities require. She suggested taking one topic at a time.

Discussion Zone Text Amendment For Height Limit

Riley Soderquist said that they went through the process for 1201 Main Street and that we were worried about asking for variances. He said that the property is sloped and that an increase in the height could help with commercial space on the lower level as well as the residential units above.

Yancy Nichol, of Sopris Engineering, stated that the way building heights are measured with Highway 133 being elevated makes it challenging for properties that are lower especially for drainage, ADA access and the floors are lower than the road.

- From Main Street to Colorado Avenue at 1201 Main Street it is sloped down 4-6 feet.
- At FirstBank on Highway 133 the slope down to the east of the highway is 18" to 2'.
- At the Dollar Store the grade to the east is much lower.
- Historically top soil was cleared approximately three feet.
- Underground parking wouldn't suit smaller lots.

Further discussion ensued on measurement possibilities and methods.

Mark Chain gave some historical background on Wald Drive and the too-tall-house.

Yancy said that measuring from the edge of road curb or sidewalk would make sense, taking an average of the lowest point and the highest point. He said that this would really help with the drainage. He said that you would have to deal with the back of the building.

Janet asked Yancy how this would have changed the Mixed-Use development of Main Street Marketplace.

Yancy explained that this site was above Hendrick Road and that it would help this site but not to the extent of properties to the east of Highway 133.

Janet noted that there are mounds of dirt on Lot 1 of Main Street Marketplace currently so natural grade is different.

Janet asked about the Historical Commercial Core (HCC) zoning regarding height.

Yancy said that the HCC doesn't have this issue as most of it is already flat.

Mark Chain stated that the definition of height changed in the early 90's, which stated the pre-approved grading plan.

Michael said that he did not think that we are ready to consider a specific proposal.

Ken said that we need a proposal so we can see it.

Nicholas said that the question is more of a top down impact on view lines. He said that it is a challenge on how to measure and that we could use tools or a different approach for Main Street and high valued properties.

Further discussion continued on how to measure the height.

Michael said that we need concrete proposals and how it would look.

Janet said that we need to ask what is the problem we are trying to solve. She said that most of Carbondale is flat now and how is building height measured.

Michael asked who is going to do the work. He said and what are the impacts.

Yancy said that pushing the building back would help with drainage but that the MU zone dictates the placement of the building with a ten foot maximum setback from the lot line.

Nick asked Riley if we changed the allowable height of buildings in the MU would he change his plans.

Riley said no that they have already submitted for their building permit.

Michael said that it sounds like the Commission is open to the idea and that there are lots of variables and questions. He said that we need two concrete proposals.

Discussion Zone Text Amendment For Parking Requirements for Storage Facilities

Riley said that we are asking for a reduction of parking requirements for self-storage. He said that right now there is a requirement for one parking space for 1,250 gross square feet for any type of storage. He said that we have some data to back it up, one space for eighty storage units with a minimum of six spaces. He said that they have provided data for the storage units across from 1201 Main Street as well as a list of what similar towns are requiring. He said that he was hoping that the Commission could look at his data and come to a solution.

Yancy said that with his history and knowledge of Carbondale that if you were to put all the spaces required in the code that it is more asphalt and heat source that is not needed. He said that Carbondale has been proactive for a number of years to only use asphalt if it's needed. He said that the code requirement doesn't make sense. He said that it depends on how your architect sets up your site plan and how many spaces would be needed.

Further discussion ensued about parking inside and outside of the secured areas.

Janet stated that Clarion had done Glenwood's code and that she would be curious why they had such a low ratio for Glenwood.

Michael said that Clarion did a lot of work on the parking requirements and that he did not recall having a discussion about storage units.

Janet said that we have the data and we can move forward.

Michael said that we can ask Staff to come back with a draft of the zone text amendment.

The Commission decided that in order to initiate a zone text amendment and make a motion that they would need a draft at a future meeting.

Doug Pratte said that his firm was currently working on another project in Carbondale and that his preference would be to revise the parking requirements for storage facilities.

Mark Chain recalled that parking in the UDC was the last element done.

Work Session De-Brief Discussion

Janet said that the comments that she received from the Board were that the work session was time well-spent.

Janet said that she tried to create action items in the meeting notes. She asked what do we prioritize and what is important.

Jeff asked that if the issue with height is for the east side of Highway 133 is there a way to address it specifically.

Janet said that maybe we look at one of Ken's overlay zones.

Janet said that we are probably going to discuss the height in the Mixed-Use zone district early on because we are going to be getting more developments.

Nick said that he would like to revise his comment on page 4 under ADU's that covenants maybe contradictory to Colorado Revised Statutes and that Kiowa may lend language to quell covenants for ADU's.

Janet said that Nicholas has a revision on his term, limits of acceptable change, LAC.

Janet said that the Board's message was we don't always need to wait a year for another work session if there is something pressing. She said instead of big zone text amendments that we can go to the Board and tell them what we are thinking of. She said that we have a couple of former P&Z members on the Board and that they are all so thoughtful and talented.

Staff Update

Janet said that she sent out an email about the March 26 meeting during RE-1 spring break.

All Commissioners present tonight said that they are available March 26.

Janet said that we are getting a lot of applications.

Janet said that 1201 Main Street submitted for a building permit.

Janet said that Main Street Marketplace will be submitting building permits for three buildings, two residential and one flex building.

Janet said that she has been getting a lot of inquiries on the downtown lots as well.

Commissioner Comments

Nick said that he just ordered a Tesla and that it has a cool summons feature and that it even parks itself. He said that the parking issue may not be much of an issue in ten years.

Motion to Adjourn

A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:55 p.m.

RESOLUTION NO. 1
SERIES OF 2020

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, APPROVING THE SUBDIVISION EXEMPTION FOR PROPERTY LOCATED IN THE TOWN OF CARBONDALE, COLORADO

WHEREAS, Pat Wanner (“Applicant”) requested approval of a Subdivision Exemption Plat on behalf of Richard and Alice Wanzek (Owners) to subdivide a 9,083 sq. ft. parcel into three townhome lots on property located at 1328, 1330 and 1332 Barber Drive, (Lot 1, Resubdivision of Block 25, Crystal Village PUD Multifamily Area, Amended Filing No. 6 Phase 1), Carbondale, Colorado;

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed the Subdivision Exemption during a Public Hearing on February 13, 2020 and approved said application on the terms and conditions set forth below;

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Subdivision Exemption is hereby approved, subject to the following conditions and findings:

Conditions:

1. All representations of the Applicant and Applicant’s representatives at the Public Hearing shall be considered conditions of approval of this subdivision exemption.
2. The Subdivision Exemption Plat shall be in a form acceptable to and approved by Town Staff and the Town Attorney prior to recording. Applicant shall execute and record the plat with the Garfield County Clerk and Recorder within three (3) months of approval by the Planning Commission.
3. The applicant shall provide a final party wall agreement for Staff review and approval prior to recordation of the plat.
4. The following Park Development, School District and Fire District fees shall be paid prior to recordation of the plat, unless waived by the School District, Fire District or Board of Trustees:

Park Development

3 units @ \$700 = \$2,100

Fire District

3 units @ \$730 = \$2,190

School District

3 two-bdrm units @ \$403 = \$ 806

5. The applicant shall be responsible for the costs of recordation of the approval documents.

Findings:

1. The subject property is suitable for subdivision as allowed in *Chapter 17.06, Subdivision*.
2. All public utilities are in place and are currently serving the subject property;
3. Each lot has the necessary dedicated public access required by this code at the time of the subdivision exemption application;
4. The subdivision plat comprises no more than three lots and the entire parcel is not more than five acres in size; and
5. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Chapter 17.06 *Subdivision*.

INTRODUCED, READ, AND PASSED THIS ____ day of _____, 2020.

PLANNING AND ZONING COMMISSION OF
TOWN OF CARBONDALE

By: _____

Michael Durant
Chair



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 3-12-2020

TITLE: 522 N 8th Street, Minor Site Plan Review and Conditional Use Permit

SUBMITTING DEPARTMENT: Planning Department

Owner: Kirk Feldman

Applicant: Kirk Feldman

Property Location: 522 N 8th Street

Zone District: Residential Low Density

Lot Size: 10,019 square feet

Present Land Use: Single Family Residence

Proposed Land Use: Single Family residence with attached ADU

ATTACHMENTS: Land Use Application

BACKGROUND

This is an application for a Minor Site Plan Review and Conditional Use Permit. The Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

The applicant is proposing to renovate a portion of the basement into an accessory dwelling unit (ADU). This renovation will only require internal changes to the structure.

DISCUSSION

Under the UDC, a proposed ADU in the R/LD zone district must go through a minor site plan review before the Planning and Zoning Commission who will issue a decision and findings on the application. A Conditional Use Permit is also required.

Comprehensive Plan

The property is designated as Developed Neighborhoods in the Future Land Use Plan. The properties in this designation represent developed neighborhoods with little to no change occurring.

Zoning

The Property is entirely within the R/LD zone district where an ADU is allowed by a Conditional Use Permit/Minor Site Plan review.

An ADU is allowed to be up to 850 square feet and a minimum of 300 square feet, the proposed ADU is 720 square feet in size.

Setbacks

The required setbacks in the R/LD zone district have been met.

Maximum Impervious Surface

The allowed maximum impervious surface has been met with the main dwelling being constructed.

Building Height

No changes in building height are proposed.

Parking

Section 5.8.3. of the UDC requires 2.5 parking spaces for the main dwelling, and 2 spaces for a ADU.

The applicant has indicated 6 spaces but the site plan shows 11. Staff would like to see the required 4 spaces located to the north western portion of the lot along 8th street so as to not interfere with the offset intersection of 8th Street, Village Road and Morrison Street.

Building Design

The proposed changes are internal and do not affect the building exterior.

Solar Access

Section 5.12 Solar Access discusses the provision of adequate light to allow solar access on adjacent properties.

The renovations to the structure do not affect solar access.

Site Plan Review Criteria

A site plan may be approved upon a finding that the application meets all of the following criteria:

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; or
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.

Findings for Approval - Site Plan Review Criteria

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
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

RECOMMENDATION:

Staff recommends that the following motion be approved: **Move to approve a Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit to be located at 522 N 8th Street, Carbondale, Colorado, with the following conditions:**

1. The applicant shall locate the parking for the ADU and for the residence extending from the North West corner of the lot along 8th Street. Parking shall not be allowed within 25 feet to the intersection of 8th street and Morrison Street. The Parking shall not interfere with the offset intersection of 8th Street, Village Road and Morrison Street.

2. The Accessory Dwelling Unit shall not have separate water or sewer service.
3. All other 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.
4. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.
5. The applicant shall apply for and receive a building permit as required.

Prepared By: John Leybourne



Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date _____
Fees 900.00 Date Pd 2.20-2020

Land Use Application

PART 1 - APPLICANT INFORMATION

Applicant Name: Kirk Feldman Phone: 970 319 7658
Applicant Address: 1329 Wald Circle Carbondale, Co
E-mail: kirk.feldman@aol.com
Owner Name: _____ Phone: _____
Address: _____
E-mail: _____

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:
522 N 8th St Carbondale, Co

PART 2 - PROJECT DESCRIPTION

General project description:
ADU Attached to 2077 sq ft Primary Dwelling 4 Bedroom 3 baths
Size of Parcel: 26'6" x 28' # Dwelling Units: 1 Sq Ftg Comm: 743 sq ft
Type of Application(s): ADU
Existing Zoning: Single Family Proposed Zoning: ADU

PART 3 - SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

[Signature] _____ Date 11-12-19
Applicant Signature

Signature of all owners of the property must appear before the application is accepted.

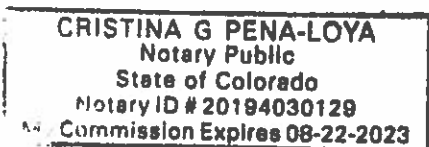
[Signature] _____ Date _____
Owner Signature

[Signature] _____ Date _____
Owner Signature

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.

The above and foregoing document was acknowledged before me this 7 day of Jan 2020, by Cristina G Peña Loya.

Witness my hand and official
My commission expires:



Cristina G Peña Loya
Notary Public

This is a description of adjacent properties to 522 8th st Carbondale.

Our neighbor to the north is Darrel Reeves the preacher has 3 bedroom single family home they all park on their property temporarily on 8 th st in front of their home.

Across 8th st to the west is the cemetary temp parking for funerals and visitors usually no other parking.

Across Morrison st is Kade Harris looks like duplex but is big ADU on east side of 8th st is zoned single family. They park in driveway, Morrison st and 8th st .

Emily Good is behind us to the east she has multiple units not sure how many. They have parking for 2 cars in driveway. the rest of her renters park on Morrison & Mesa Verde they all park in front of home.

The parking on the streets in front of our house on 522 8th street is empty most of the time it is rare anyone parking there. Also we have 8 parking spaces plus on our property.

We are proposing a legal Adu with ample parking and no impact to other propertys.

WARRANTY DEED

BOOK **0890** PAGE **411**

JAN 21 1994
GARFIELD
State Doc. Fee

\$ EXP

EXEMPT

THIS DEED, Made this 15th day of January, 19 94, between
MICHAEL ALBERT BARRY AND CORINNA MANZANRES BARRY

of the said County of GARFIELD and State of COLORADO, grantor, and
MICHAEL A. BARRY AND CORINNA BARRY

whose legal address is P.O. BOX 11193,
ASPEN, CO 81612
of the said County of GARFIELD and State of COLORADO, grantees:

WITNESS, that the grantor, for and in consideration of the sum of good and valuable
consideration and ten DOLLARS, the receipt and sufficiency of which is hereby
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the
grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements,
if any, situate, lying and being in the said County of GARFIELD and State of Colorado described as follows:
SEE EXHIBIT "A"

*Need to file record death
Cert*

*When ready we can do
deed to you + Kirk*

as known by street and number as: 522 8TH STREET, CARBONDALE, CO 81623

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, restrictions, reservations and rights of way of record, or situate and in use, and real property taxes for the year 1993, not yet due or payable.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Michael Albert Barry
MICHAEL ALBERT BARRY

Corinna Manzanres Barry
CORINNA MANZANRES BARRY

State of COLORADO)
) ss.
County of GARFIELD)



The foregoing instrument was acknowledged before me this 15th day of January, 1994,
by Michael Albert Barry and Corinna Manzanres Barry

My commission expires December 4, 1997. Witness my hand and official seal.

Sumner D. Dulich
Notary Public

93022029

Stewart Title of Glenwood Springs - File No. 93022029
No. 921A WARRANTY DEED (To Joint Tenants)

Return to: Michael and Corinna Barry
P.O. Box 11193
Aspen, CO 81612

Feldman Site data calculations

1. Main house 2265 sf . Proposed Adu 720 sf
2. Lot size ' 100 x '100 10,000 sf
3. Total area of impervious lot coverage 4190 sf
4. Private outdoor open space 4090 sf
5. Landscaped area 5462 sf Grass
810 sf 3/4 screened rock
6. Parking 6 spaces 850 sf



**Town of Carbondale
Affidavit of Mailing**

The undersigned certifies that he/she mailed the attached Notice of Hearing by First Class Mail, postage prepaid as required by the Carbondale Municipal Code. The people on the attached list were sent the Notice of Hearing. In addition, notices were posted on the property.

Date of Mailing: Feb 19-20

By: [Signature]

Subscribed and sworn before me this 19 day of February, 2020.

VERONICA WORLEY
Notary Public
State of Colorado
Notary ID # 19874224550
My Commission Expires 04-29-2021

Veronica Worley
Notary

My commission expires: 4-29-2021

Physical Address

Not available CARBONDALE
522 N 8TH ST CARBONDALE

Owner

REDSTONE CORP PUBLIC PARK
BARRY, CORINNA

Not available CARBONDALE

495 N 8TH ST CARBONDALE

522 COWEN DR CARBONDALE

482 N 8TH ST CARBONDALE

502 MESA VERDE AVE CARBONDALE

506 MESA VERDE AVE CARBONDALE

508 MESA VERDE AVE CARBONDALE

516 MESA VERDE AVE CARBONDALE

520 MESA VERDE AVE CARBONDALE

522 MESA VERDE AVE CARBONDALE

532 N 8TH ST CARBONDALE

542 N 8TH ST CARBONDALE

500 MORRISON ST CARBONDALE

501 MESA VERDE AVE CARBONDALE

498 MORRISON ST CARBONDALE

495 MORRISON ST CARBONDALE

499 MORRISON ST CARBONDALE

492 N 8TH ST CARBONDALE

502 8TH ST CARBONDALE

512 N 8TH ST CARBONDALE

494 MORRISON ST CARBONDALE

931 WHEEL CIR CARBONDALE

933 WHEEL CIR CARBONDALE

909 WHEEL CIR CARBONDALE

833 VILLAGE RD CARBONDALE

911 WHEEL CIR CARBONDALE

505 8TH ST CARBONDALE

515 8TH ST CARBONDALE

827 VILLAGE RD CARBONDALE

525 N 8TH ST CARBONDALE

485 N 8TH ST #A CARBONDALE

487 N 8TH ST #B CARBONDALE

489 N 8TH ST #C CARBONDALE

491 N 8TH ST #D CARBONDALE

CARBONDALE, TOWN OF

KPCO LLC

PRICHARD, RANDOLPH STANLEY & LEONAITIS, CATHERINE A

GARCIA, TERESA

MCCLUNG, ROBERT SCOTT & JESSICA P

CARDIFF, DAVID P & MELANIE G

TRB 508 LLC

FORD, LUZ

ROTH, DAMON B & BRYAN, DANYIELLE L

GOOD, EMILY

REEVES, DARRYL & STEPHANIE

MOSES, CHARLES WICKER II

ROACH, CHADWICK M & NOONAN, MEGAN M

KRIMMER, ERIC J & ANNE M

COURSEY, JANET V

MUNOZ, ARTURO ALVAREZ

HUGHES, DANNY LAEL & MARION M

TAFEJIAN, KAREN M

REQUENO, XIOMARA Y

HARRIS, KAID CHARLES & TATJANA GISELA

PIMENTEL, IGNACIO

EAGLETON, EJ, NORMA & COURTNEY J, CO-TRUSTEE, OR SUCCESSOR CO-TRU
3/14/84

BAIRD, KENNETH REESE & DEBORAH DARIEN

MINES, MICHAEL & PATRICIA

CLIFFORD, RIXT & DAVID

THOMPSON, NATHANIEL ROBERT & DE LOS SANTOS, SCARLET B

GILLESPIE, JERRY R & STEFANIE E

SCHERER, SCOTT C

SCHMIDT, JUDY A REVOCABLE TRUST

GATES, MACKENZIE & KRUTEL, EDWARD DAVID

PALOMINO, JAIRO

BURNS, JOHN E & LESLIE R

SCALVA, GERALD & BAYLEY, VICTORIA

PURVIS, SPENCER H

26'6"



28'

Feldman Adva

Floor Plan Finished Basement

522 N 8th St Carbondale

Existing Fence

10

Existing Shed

Front Entry

Gravel

Lot Line

Basement Entry

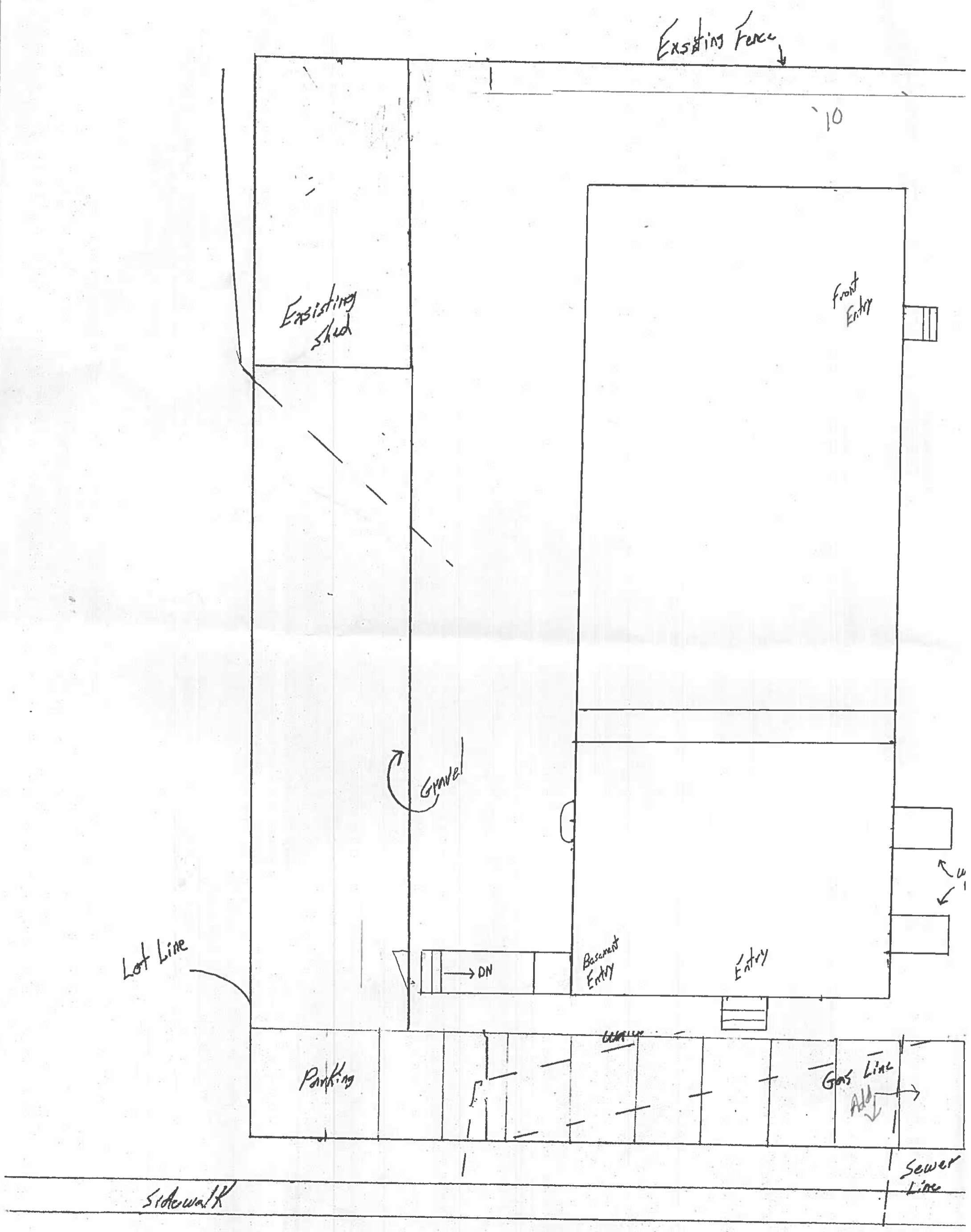
Entry

Parking

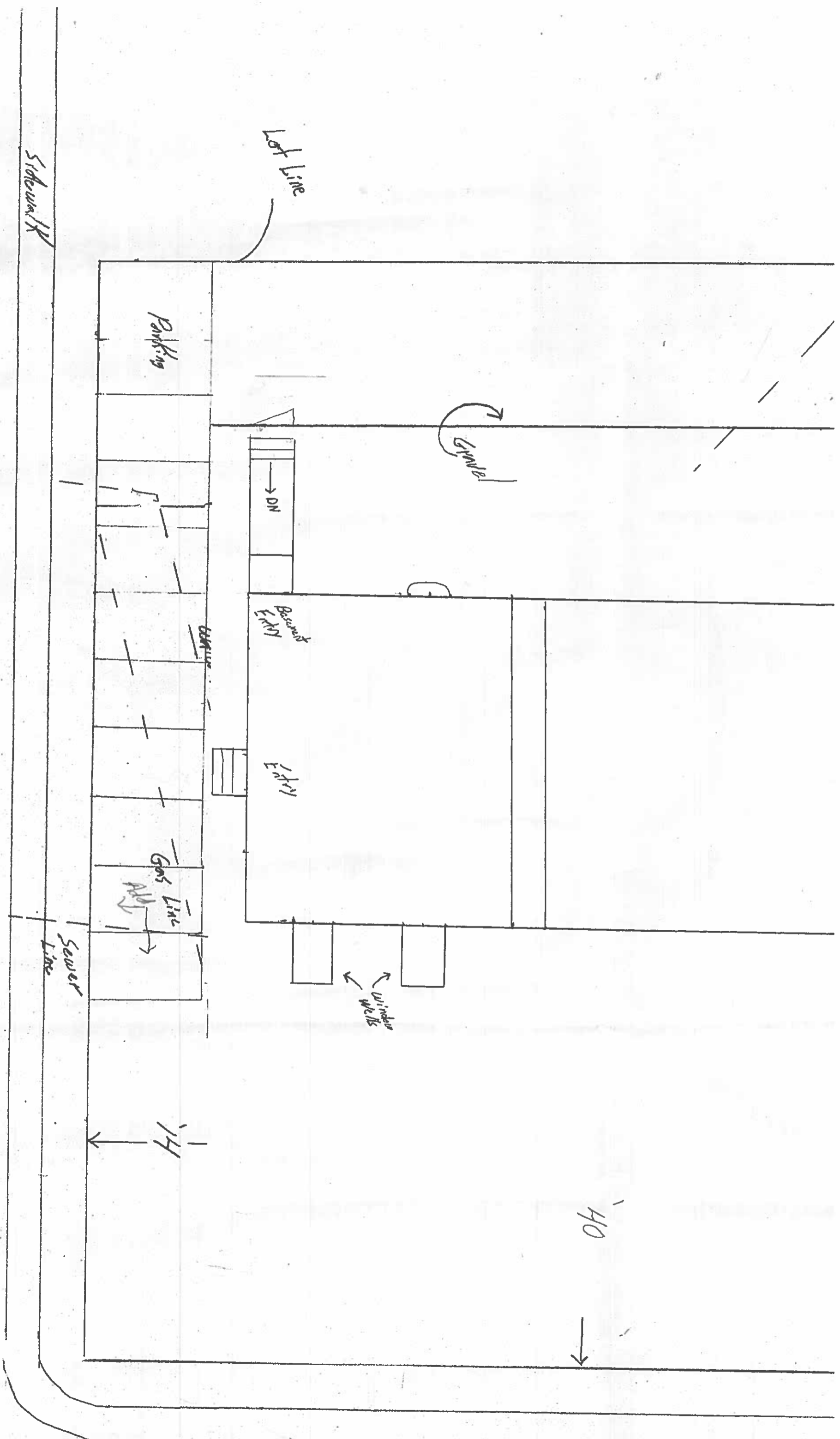
Gas Line Add

Sidewalk

Sewer Line



Edgemoor Site Plan



8' 1/4'

Sidewalk

Left Line

Parking

Garage

→ DN

Basement Entry

Entry

Barrier

Gas Line

ADD

Sewer Line

Window Wells

1/4'

40'

1/8" = 1'



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 3-12-20

TITLE: Discussion – Zone Text Amendment to Section 5.8 Off-Street Parking of the Unified Development Code (UDC) – Self-Storage Facilities

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Letter from Loge Properties LLC dated February 21, 2020
Exhibit A – Excerpts from the UDC – Redlines

BACKGROUND

At the February 27, 2020 meeting, the Planning Commission received a letter from Loge Properties LLC (attached) requesting that the Town consider initiating a zone text amendment to the Unified Development Code (Chapter 17 of the Carbondale Municipal Code) to revise parking regulations, specifically off-street parking requirements for the “Self-Storage Facility (mini-storage)” use category.

At the meeting the Commission indicated they were willing to consider the amendment and asked Staff to bring it back as a discussion item. The Commission also requested a draft amendment to review.

DISCUSSION

Mini-storage uses are grouped together with storage facilities and storage and contractor yards under Storage and Warehousing when it comes to calculating required number of parking spaces. Schedule A (Table 5.8-1) in the UDC indicates the parking requirements for these uses are located in Table 5.8.-2 Off-Street Parking Schedule B. Schedule B currently requires one parking space per 1,250 sq. of floor area for mini-storage facilities.

Staff has not used Schedule B in-depth since it was developed for the UDC in 2016. Staff went to the original redline and found the following explanation for Schedule B:

“Schedule B is intended to allow the Town to determine the appropriate parking requirements for uses that have different areas of focus on one site, with each focus area subject to different parking demands. The applicant sums up the

parking requirements based on the square footage of each focus area to determine the cumulative parking requirement.”

The actual language in the UDC for Schedule B is as follows:

“Uses that reference “Schedule B” in Off-Street Parking Schedule A shall provide the minimum number of off-street parking spaces listed in Table 5.8-2 below. Unless otherwise approved, lots containing more than one activity shall provide parking and loading in an amount equal to the total of the requirements for all activities.”

Staff went through Schedule A to determine what other land uses have their parking requirements housed in Schedule B. The list is as follows:

- Ø Park, playground, open space
- Ø Medical marijuana infused product manufacturer
- Ø Optional medical marijuana cultivation premises
- Ø Retail marijuana cultivation facility
- Ø Retail marijuana products manufacturing facility
- Ø Retail marijuana testing facility
- Ø Asphalt and concrete batch plant
- Ø Gravel and mineral extraction and processing
- Ø Assembly, fabrication, manufacturing, and/or testing
- Ø Outdoor storage
- Ø Storage Facilities, storage and contractor yards and mini-storage facilities
- Ø Automotive salvage yard
- Ø Construction waste recycling and compacting facility
- Ø Recycling of metals, paper, plastic, or automotive oil

Schedule B has a straight-forward list of activities as follows:

- Ø Office or Administrative Area
- Ø Indoor Sales Area
- Ø Outdoor Sales/Display/or Storage Area (3,000 SF or less)
- Ø Outdoor Sales/Display/or Storage Area (over 3,000 SF)
 - -Motor Vehicles/Equipment Sales
 - -Other Sales/Display/Storage
- Ø Indoor Storage/Warehousing/Vehicle Service/Manufacturing Area
 - (four categories with range of square footage and parking requirements)

Schedule B makes sense in that it provides flexibility when calculating off-street parking requirements for facilities that are comprised of different uses, i.e., office, outdoor storage, sales area, etc.

Most of the uses which fall under Schedule B have employees. Mini-storage uses may or may not have an on-site manager.

Loge Properties LLC included a comparison of off-street parking requirements for mini-storage uses in various cities. Some of the cities require a certain number of parking spaces based on square footage of the facility. Some cities require parking based on the number of storage units. Other calculating parking based on the type of unit (internal vs. external). Regardless of how the parking is required in other communities, it appears that Carbondale's off-street parking requirements are high and may warrant reduction.

After reviewing the various methods, Staff would recommend starting with a base number of five spaces and then requiring additional parking spaces based on the number of storage units as follows:

5 parking spaces plus one space per 60 units

Staff has included a redline of the UDC to show how the amendment would appear in the UDC.

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

Section 2.4.1.C.3.b. states amendments to the UDC may be approved if the Town finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare;
2. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Unified Development Code; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

FISCAL ANALYSIS

There do not appear to be any fiscal impacts related to this zone text amendment.

RECOMMENDATION

Staff would recommend that the Planning Commission discuss the proposed amendment. If the Commission is inclined to initiate a zone text amendment as allowed in UDC Section 2.4.1.B., Staff would recommend the following motion: **Move to initiate a zone text amendment to revise off-street parking requirements for the "Self-Storage Facility (mini-storage)" use category.**

Prepared By: Janet Buck, Planning Director

Loge Properties LLC
414 Aspen Airport Business Center, Unit A
Aspen, CO 81611

February 21, 2020

Planning & Zoning Committee of the Town of Carbondale
Town of Carbondale
511 Colorado Avenue
Carbondale Colorado, 81623

Members of the Planning and Zoning Committee of Carbondale:

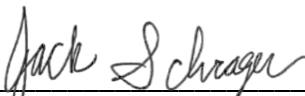
Thank you for your feedback and support during the 1201 Main St. Major Site Plan Review process. As we begin to work on our next project, we would like you to consider a potential amendment to the UDC: reducing the parking requirements for self-storage (mini-storage) projects. Currently, the UDC requires one parking space per 1,250 gross square feet. Based on (i) data from Sopris Self-Storage (located at 1201 Colorado Ave) and (ii) parking requirements in other cities in the region, we request that the parking requirements for self-storage be amended to 1 space per 80 storage units with a minimum of six spaces. We believe this amendment would lead to cleaner and more appealing site plans by eliminating excess parking spaces that will not be used.

The number of daily visitors to self-storage facilities is fairly low. Most people visit their units infrequently and visit times are relatively brief. These trends are exemplified by data from Sopris Self-Storage, which consists of 26,282 SF of rentable storage in 270 storage units and 700 SF of office space. To our knowledge, neither the Town nor the owner of the facility has ever received complaints regarding insufficient parking. At Sopris Self-Storage, tenants must input unique passwords to enter and exit through an automated gate, allowing the facility to keep track of who visits the facility and when those visits occur. We have attached a summary of the maximum number of concurrent visitors to Sopris Self-Storage each day in June 2019, December 2019 and January 2020 (Exhibit A). Units per maximum visitor and Rentable SF / maximum visitor are also shown to normalize for facility size. In June 2019, the median (and average) number of maximum concurrent visitors was three (90 units per visitor). In December 2019 and January 2020, the median (and average) was two (135 per visitor).

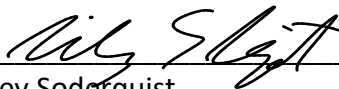
We do not believe the low visitor count and parking usage at Sopris Self-Storage is an anomaly. Many other cities and towns in the region have adopted parking requirements that reflect a similar usage pattern (Exhibit B). The list of cities in Exhibit B is by no means exhaustive, but a variety of population levels and states are represented. Based on the current parking requirements in the UDC, a 72,000 SF storage building would require 58 parking spaces. Of the 25 cities listed in Exhibit B, the same development would require between one and 18 parking spaces, with an average of five and a median of three. Our proposal of 1 per 80 units with a minimum of six spaces would require seven spaces.

Based on the evidence above, we believe that our proposed reduction would still provide sufficient parking to future self-storage facilities. Reduced parking requirements that better reflect the low usage intensity of self-storage properties would lead to more appealing developments and a more efficient use of space.

Best,

Handwritten signature of Jack Schrage in cursive script.

Jack Schrage
Partner

Handwritten signature of Riley Soderquist in cursive script.

Riley Soderquist
Partner

Exhibit A: Sopris Self-Storage Visit Data

June 2019				December 2019				January 2020			
Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor	Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor	Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor
6/1/19	6	45	4,380	12/1/19	5	54	5,256	1/1/20	3	90	8,761
6/2/19	3	90	8,761	12/2/19	2	135	13,141	1/2/20	0	--	--
6/3/19	2	135	13,141	12/3/19	2	135	13,141	1/3/20	4	68	6,571
6/4/19	3	90	8,761	12/4/19	3	90	8,761	1/4/20	2	135	13,141
6/5/19	4	68	6,571	12/5/19	5	54	5,256	1/5/20	2	135	13,141
6/6/19	3	90	8,761	12/6/19	1	270	26,282	1/6/20	1	270	26,282
6/7/19	5	54	5,256	12/7/19	4	68	6,571	1/7/20	2	135	13,141
6/8/19	3	90	8,761	12/8/19	3	90	8,761	1/8/20	1	270	26,282
6/9/19	4	68	6,571	12/9/19	2	135	13,141	1/9/20	2	135	13,141
6/10/19	2	135	13,141	12/10/19	3	90	8,761	1/10/20	2	135	13,141
6/11/19	6	45	4,380	12/11/19	1	270	26,282	1/11/20	1	270	26,282
6/12/19	4	68	6,571	12/12/19	1	270	26,282	1/12/20	2	135	13,141
6/13/19	2	135	13,141	12/13/19	4	68	6,571	1/13/20	2	135	13,141
6/14/19	3	90	8,761	12/14/19	2	135	13,141	1/14/20	2	135	13,141
6/15/19	2	135	13,141	12/15/19	2	135	13,141	1/15/20	2	135	13,141
6/16/19	4	68	6,571	12/16/19	2	135	13,141	1/16/20	1	270	26,282
6/17/19	2	135	13,141	12/17/19	2	135	13,141	1/17/20	3	90	8,761
6/18/19	4	68	6,571	12/18/19	6	45	4,380	1/18/20	1	270	26,282
6/19/19	3	90	8,761	12/19/19	2	135	13,141	1/19/20	2	135	13,141
6/20/19	3	90	8,761	12/20/19	2	135	13,141	1/20/20	1	270	26,282
6/21/19	1	270	26,282	12/21/19	1	270	26,282	1/21/20	1	270	26,282
6/22/19	0	--	--	12/22/19	2	135	13,141	1/22/20	3	90	8,761
6/23/19	0	--	--	12/23/19	4	68	6,571	1/23/20	2	135	13,141
6/24/19	2	135	13,141	12/24/19	2	135	13,141	1/24/20	3	90	8,761
6/25/19	5	54	5,256	12/25/19	0	--	--	1/25/20	4	68	6,571
6/26/19	2	135	13,141	12/26/19	0	--	--	1/26/20	1	270	26,282
6/27/19	3	90	8,761	12/27/19	1	270	26,282	1/27/20	2	135	13,141
6/28/19	3	90	8,761	12/28/19	4	68	6,571	1/28/20	2	135	13,141
6/29/19	3	90	8,761	12/29/19	3	90	8,761	1/29/20	3	90	8,761
6/30/19	4	68	6,571	12/30/19	2	135	13,141	1/30/20	1	270	26,282
				12/31/19	2	135	13,141	1/31/20	1	270	26,282
Average	3	97	9,449	2	134	13,047		2	164	16,011	
Median	3	90	8,761	2	135	13,141		2	135	13,141	
Maximum	0	45	4,380	0	45	4,380		0	68	6,571	
Minimum	6	270	26,282	6	270	26,282		4	270	26,282	

Exhibit B: Self-Storage Off-Street Parking Requirements in Various Cities

Count	City	State	Parking Requirements	Required Spaces for Sopris Self-Storage Expansion (72,000 GSF, ~550 units)*
1	Flagstaff	AZ	3 plus 1 per 100 storage units	9
2	Prescott	AZ	5 plus 1 per 100 storage units	11
3	Tucson	AZ	2 for office space plus 1 per 4,000 SF of internal units (no parking required for external garages)	18
4	Winslow	AZ	1 per employee on largest shift	1
5	Alamosa	CO	1 per 100 storage units (min 5)	6
6	Boulder	CO	1 per 300 SF office plus 3 spaces for visitors	3
7	Eagle	CO	1 per full-time employee on duty, plus vehicular movement areas to allow on-site loading and unloading	1
8	Glenwood Springs	CO	3 spaces plus 1 per resident caretaker	3
9	Greeley	CO	1 per 300 SF office plus 1 space per employee	1
10	New Castle	CO	2 spaces per 3 employees	2
11	Pueblo	CO	1 per 400 SF office plus 1 per 2 main shift employees	1
12	Garden City	KS	2 parking spaces per 1 employee on maximum shift	2
13	Grand Island	NE	0.75 times the maximum number of employees on the largest shift	1
14	Gretna	NE	Greater of (i) 2 spaces and (ii) 1.5 spaces per employee	2
15	Lincoln	NE	2 spaces for office plus 1 for every 60 internal units	9
16	Kearney	NE	1 per 5,000 SF	14
17	Omaha	NE	1 per 5,000 SF (if all internal units); 1 per 300 SF of office (min 3) if external garages	14
18	Gallup	NM	3 plus 1 per 100 units	9
19	Moab	UT	1 per 2 employees on the largest shift	1
20	Odgen	UT	1 per 5,000 SF	14
21	Provo	UT	2 spaces for the office plus 1 per 200 units (min 2)	3
22	Vernal	UT	1 per employee on largest shift	1
23	Buffalo	WY	1 per employee on largest shift plus 1 per company vehicle	1
24	Cheyenne	WY	1 per 2 employees on largest shift plus 1 per company vehicle	1
25	Laramie	WY	1 per 100 units plus 1 per employee on largest shift	7
Comparable City Average				5
Comparable City Median				3
Comparable City Maximum				18
Comparable City Minimum				1
	Carbondale	CO	1 per 1,250 SF (Current parking requirement)	58
	Carbondale	CO	1 per 80 Units (Proposed new parking requirement)	7

* The Sopris Self-Storage expansion will not add any incremental office space; existing office space of 700 SF is adequately parked (3 spaces). All numbers rounded to the nearest whole number.

**Storage and
Warehousing**

Outdoor storage

See Schedule B

Storage facilities, storage and contractor yards and
~~mini-storage facilities~~
Mini-Storage facilities

See Schedule B

5 spaces + 1 per every 60 units