



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, May 16, 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 April 25, 2019 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 6, Series of 2019 – 182 Sopris Avenue Approving ADU.....Attachment B
6. 7:15 p.m. – 7:50 p.m.
PUBLIC HEARING – Minor Site Plan Review.....Attachment C
Applicant: Chris Beebe
Location: 417 Sopris Avenue
7. 7:50 p.m. – 7:55 p.m.
Staff Update
8. 7:55 p.m. – 8:00 p.m.
Commissioner Comments
9. 8:00 p.m. – ADJOURN

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

Upcoming P & Z Meetings: May 30 – TBD

June 10 – Board of Adjustment/728 Euclid Avenue Appeal

June 13- 714 Lincoln Avenue - Condominiumization

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday April 25, 2019

Commissioners Present:

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

Staff Present:

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

Commissioners Absent:

Marina Skiles
Jade Wimberley
Tristan Francis (2nd Alternate)
Jeff Davlyn

Other Persons Present

Angela Henderson
Andi Korber

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

April 11, 2019 Minutes:

Jay made a motion to approve the April 11, 2019 minutes. Nick seconded the motion and they were approved unanimously with Ken, Nicholas and Jay abstaining.

Resolution 5, Series of 2019 - Approving Subdivision Exemption - 415 N. 8th Street

Nicholas made a motion to approve Resolution 5, Series of 2019, approving the Subdivision Exemption at 415 N. 8th Street. Ken seconded the motion and it was approved unanimously.

Special Use Permit -220 N. 12th St. –Triple Canna LLC- Retail Marijuana Cultivation

Ken made a motion to approve the Special Use Permit for a medical marijuana cultivation facility at 220 N. 12th Street. Nick seconded the motion and it was approved unanimously.

Special Use Permit -220 N. 12th St.- Triple Canna LLC –Marijuana Infused Product

Nick made a motion to approve the Special Use Permit for a marijuana infused product facility at 220 N. 12th Street. Jay seconded the motion and it was approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING – Minor Site Plan Review & Conditional Use Permit

Location: 182 Sopris Avenue

Applicant – Angela Henderson

Janet stated that this is an application for a Minor Site Plan Review and Conditional Use Permit in order to convert the basement of an existing single family residence into an Accessory Dwelling Unit. She said that the Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

Janet said that there is a 2,496 sq. ft. single family home located on this 5,500 sq. ft. property. She stated that it is a five-bedroom residence with three bedrooms located upstairs and two bedrooms in the basement. She said that the applicant proposes to convert the basement into an ADU. She stated that this would reduce the size of the single family residence to a three-bedroom, 1,819 sq. ft. unit. She said that the proposed ADU would be 677 sq. ft.

Janet explained that the applicant had not included the remainder of the basement that was part of the main house in their square footage totals, which she has corrected therefore a 677 square foot ADU is in compliance. She said that the ADU would have been too large with their calculations.

Janet continued by saying that there are no significant changes to the exterior of the building with the exception of the expansion of the window well on the north side of the structure and the entryway to the ADU on the west side of the building. She said that the existing residence meets the required setbacks.

Angela Henderson introduced herself and Andi Korber her Architect. She said that she raised her children in this home. She said that she doesn't need as much space and would like to have some income from her property.

Nick asked if the subgrade would have a patio drain.

Andi stated that it would.

There were no members of the public present

Motion to Close Public Hearing

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

Motion

Ken made a motion to approve the Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit with the findings and conditions in the Staff report with the deletion of condition #1. Nicholas seconded the motion and it was approved unanimously.

Staff Update

Janet said that the quarterly administrative report in the packet encompasses a wide range of reasons why we have been so busy including the UDC amendments, wireless facilities and everything that is now being built.

Janet stated that she spoke to Yancy from Sopris Engineering and that the Carbondale Marketplace is coming along.

Janet said that the revisions for City Market building permit have been submitted.

Janet stated that Thompson Park would be submitting for building permits soon.

Janet said that she would be going to Salida for the Creative District conference and that she would not be at the next P&Z meeting.

Janet said that when she had attended the Downtown Colorado conference in Aspen that she really appreciates Carbondale and the community involvement.

Janet stated that she will be having a pre-application meeting tomorrow regarding the Stein property on Colorado Avenue and Highway 133.

Janet said that the two acre parcel north of the substation was sold and that they were requesting a pre-application meeting.

Commissioner Comments

Nicholas said that he was expecting in June and that he might have to forego the BOA meeting.

Ken asked if the Sopris Lodge project would be impacting the Rio Grande Trail.

John said that their agreement with RFTA was that the trail would remain open.

Jay asked if the Town had any properties ear marked for parking.

John said that the lot on Fourth and Colorado was in the works.

Nick asked the Commission what their thoughts were on the CHPC having a little more authority on the following;

1) Requiring applicants to go to CHPC in the Historical Commercial Core (HCC) zone district.

2) Voluntary review within the Old Town Residential (OTR) zone district.

Nick said that this was in light of so much building going on and an effort to preserve history. He suggested adding to the Muni Code.

Further discussion ensued regarding property owners' rights, preservation and restoration.

Janet made suggestions for proposals, applicability and asked how the review would be measured to what is being designed.

Motion to Adjourn

A motion was made by Ken to adjourn. Nicholas seconded the motion and the meeting was adjourned at 8:01.

DRAFT

RESOLUTION NO. 6
SERIES OF 2019

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, APPROVING A MINOR SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR PROPERTY LOCATED IN THE TOWN OF CARBONDALE, COLORADO

WHEREAS, Angela Henderson (“Applicant”) requested approval of a Minor Site Plan Review and Conditional Use Permit on behalf of John S. Henderson (“Owner”) to convert the basement of an existing single residence into an Accessory Dwelling Unit (ADU) on property located at 182 Sopris Avenue (aka Lot 1, Kiernan Subdivision Exemption), Carbondale, Colorado (Property);

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on April 25, 2019 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 Minor Site Plan Review and Conditional Use Permit is hereby approved, subject to the following conditions and findings:

Conditions of Approval

1. Water rights for the ADU shall be due at the time of building permit.
2. 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.
3. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings for Approval - Site Plan Review Criteria

1. The site plan is consistent with the Comprehensive Plan. The single family home is an existing structure and the accessory dwelling unit is located in the basement.
2. This site is in compliance with the previously approved Kiernan Subdivision Exemption approval;
3. The site plan complies with all applicable development and design standards set forth in this Code with the conditions of approval;

4. Traffic generated by the proposed development will be adequately served by existing streets and alleys.
5. The proposal is in compliance with the UDC, and that the use would not have an adverse effect on the character of the surrounding uses. The proposal adequately mitigates traffic impacts in the neighborhood and the impacts of the use are borne by the owners of the property.

Findings for Conditional Use Permit

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 is in conformance with the zoning standards;
4. The proposed use minimizes adverse impacts on the traffic in the neighborhood or surrounding uses;
5. The proposed use is compatible with adjacent uses in terms of scale, and site design as there will only be minor changes to the exterior of the structure;

INTRODUCED, READ, AND PASSED THIS ____ day of _____, 2019.

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: 5-16-19

TITLE: 417 Sopris Avenue Drive Minor Site Plan Review

SUBMITTING DEPARTMENT: Planning Department

Owner: Said Mohammadioun

Applicant: Chris Beebe

Property Location: 417 Sopris Avenue

Zone District: Old Town Residential/OTR

Lot Size: 6,600 square feet

Present Land Use: Vacant Lot

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 Special 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 construct a single-family residence with an attached accessory dwelling unit.

A Single-Family Dwelling and ADU was originally approved for this parcel in 2014 under the pre-UDC land use code. The applicant submitted a building permit application recently. Staff determined that the changes to the originally approved structure merited a resubmittal and review under the UDC through the Minor Site Plan and Special Use Permit as required by the UDC for an ADU in the OTR zone district.

DISCUSSION

Under the UDC, a proposed ADU in the OTR 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.

Comprehensive Plan

The property is designated as Old Town in the Future Land Use Plan and is the oldest neighborhood in town.

Zoning

417 Sopris Avenue is entirely within the OTR zone district where an ADU is allowed by special use permit/minor site plan review as noted.

An ADU is allowed to be up 10% of the total lot size up to a maximum of 650 square feet, the proposed ADU is 524 square feet in size or about 7% of the lot size.

Setbacks

Front 15 feet	Proposed 35 feet 6 inches
Side(s) 5 feet	Proposed 5 feet
Rear 5 feet	Proposed 10 feet (5 feet required if adjacent to an alley)

The required setbacks in the OTR zone district have been met.

Maximum Impervious Surface

40% maximum impervious allowed, plans indicate 32.4% of the lot will be impervious.

Building Height

The proposed structure is indicated to be 24.5 feet in height with a maximum allowed of 25 feet.

Parking

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

Two spaces are provided in the garage with an additional three space to the sides of the garage for a total of 5 parking spaces. All parking is accessed from the alley.

Building Design

The structure is setback from the Sopris Avenue ROW. The front of the structure has variations utilizing “stepping” of the walls and roof. The front door is street facing

located on a stepped back porch. There is a variation in materials to each side of the structure as well as metal louvered sunshades over the windows of the structure.

The surrounding neighborhood is an eclectic mix of styles and designs. The types of structures range from the Historic Fender to house to more modern designs that are similar in nature to the proposed structure.

Standards for Accessory Dwelling Unit

UDC Section 4.4.4.A.1-4 include the following standards for ADUs:

- Only one ADU on the property.
- ADU's are required to be attached, except in the OTR Zone district.
- The detached ADU shall be located on the side or rear of the primary structure.
- The ADU will have a separate exterior entrance.
- The ADU will be no more than one bedroom.
- Separate water and sewer service will not be provided.
- The ADU will not be under separate ownership.

The application meets these standards.

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.

Special Use Permit for ADU

1. The proposal meets the purposes of the zone district in the OTR zone district, specifically care has been taken to meet all criteria, regulations and dimensional requirements. The proposed ADU will be contained within the proposed volume of the garage/structure.

2. The special use shall comply with all applicable fire, building, occupancy and other municipal code provisions as a building permit will be required for both the single-family residence and the ADU;
3. The special use shall not have a significant traffic impact the neighborhood.
4. The special use shall not otherwise have an adverse effect upon the character of surrounding uses; and in fact will enhance the character by preserving an existing historic structure.
5. The impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.
6. The use shall not create a nuisance and such impacts shall be borne by the property owners of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.
8. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future as all uses will presently be accommodated within the existing volume of the structures
9. The project maximizes the use of the site's desirable characteristics, specifically the distance of the structure from Sopris Avenue.

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.

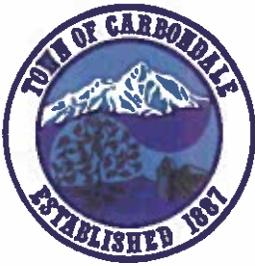
RECOMMENDATION:

Staff recommends that the following motion be approved: **Move to approve a Minor Site Plan Review for an Accessory Dwelling Unit to be located at 417 Sopris Avenue, Carbondale, Colorado, with the following conditions:**

Conditions

1. All development shall comply with the Site Plans and Building Elevations submitted with the application.
2. Water rights for the ADU shall be due at the time of building permit.
3. The applicant shall be responsible for all building permit fees, tap fees and other associated fees at the time of building permit.
4. 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.
5. The Applicant shall also pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Prepared By: John Leybourne



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

Pre-Application Meeting Date _____
Fees 600.00 Date Pd 4.25.19

L119-12

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Chris Beebe Phone: (970)379-4214

Applicant Address: 1149 Vitos Way, Carbondale, CO 81623

E-mail: bcbbeis61@gmail.com

Owner Name: Said Mohammadioun Phone: (404)934-1904

Address: 745 Wildercliff Drive, Atlanta, GA 30328

E-mail: saidmohammadioun@gmail.com

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

417 Sopris Avenue, Carbondale, CO

PART 2 – PROJECT DESCRIPTION

General project description:

Single Family Detaching with proposed ADU,
New construction

Size of Parcel: 0600 sq ft # Dwelling Units: 1 Sq Ft Comm: N/A

Type of Application(s): Minor Site Plan Review

Existing Zoning: OTR Proposed Zoning: OTR

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.

Chris Beebe

4/19/2019

Applicant Signature

Date

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

Owner Signature

Date

Owner Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this _____ day of

_____, 20____, by _____

Witness my hand and official
My commission expires:

Notary Public

Said Mohammadioun
7450 Wildercliff Dr.
Atlanta, GA 30328
404-934-1904

Wednesday April 24, 2019

To whom it may concern,

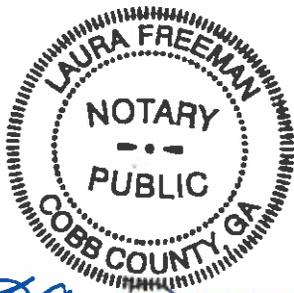
I approve of the Minor Site Plan Review requesting Planning & Zoning's Commission's approval of an Additional Dwelling Unit in the proposed residential project to be built at 417 Sopris Avenue in Carbondale.

Please let me or Chris Bebee know if you have any questions.

Best regards,



Said Mohammadioun



expires July 15, 2022



Town of Carbondale
Minor Site Plan Review
Checklist
(970) 963-2733

Project Name: Alt Sports Avenue ADU
Applicant: Chris Beebe, The B.C.S. Group, L.L.C.
Applicant Address: 1149 Union Way, Carbondale, CO 81623
Location: Alt Sports Ave., between 4th St. and Walnut Blvd.
Date: 4/30/19
Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

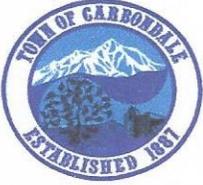
- Filing Fee of \$600 and Land Use Application (separate attachment)
- The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:
 - a. A site plan on a dimensioned plat of the property clearly indicating the following information:
 - i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
 - ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
 - iii. The location on the site of all existing and proposed buildings and structures;
 - iv. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
 - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
 - vi. The location of existing and/or proposed drainage facilities;

- ✓vii. The location of streets, alleys, trails;
- ✓viii. The location of all solid waste containers;
- ✓ix. The location of all snow storage areas; and
- ✓x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.

- b. A table of site data calculations indicating:
- ✓i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.);
 - ✓ii. Floor area of each dwelling unit;
 - ✓iii. Lot size and dimensions;
 - ✓iv. Setbacks to be maintained;
 - ✓v. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other impervious surfaces;
 - ✓vi. The amount of private outdoor open space and the amount of bulk storage space;
 - ✓vii. Total landscaped area;
 - ✓viii. Total number of parking spaces (vehicle and bicycle) provided;

- c. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks, and other external structures;
- d. Sample material boards with proposed façade treatments, roofing materials, and other relevant building treatments; and
- e. A final grading plan which shows both present and proposed drainage. The drainage plan should be submitted by a licensed engineer if appropriate.

Additional information requested at the pre-application meeting:



**Town of Carbondale
Special Use Permit
Checklist**
(970) 963-2733

Project Name: 417 Sopris Avenue ADU
Applicant: Chris Beebe, The B.C.S. Group, LLC
Applicant Address: 1149 Vitos Way, Carbondale, CO 81623
Location: 417 Sopris Ave., between 4th St. and Grants Blvd.
Date: 4/30/19
Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).
- A letter requesting the review of the proposed plan for the building project.
- Proof of property ownership.
- A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.
- A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.
- Rules and regulations to govern the proposed use if applicable;
- If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.

April 19, 2019

Re: Minor Site Plan Review for 417 Sopris Avenue, Carbondale

Project Description:

417 Sopris Avenue is a vacant lot in Carbondale between 4th Street and Weant Boulevard. In 2014, Carbondale Planning and Zoning approved an Additional Dwelling Unit through a Minor Site Plan Review process. The proposed single-family dwelling was approximately 2200 0sf, including the 568 sf ADU, and approximately 23.5' high. The ADU was to be located above a rear-loaded two-car Garage from the alley that borders the lot to the north.

The property has since changed hands, and the Town has instituted the Unified Design Code, both of which have changed the program requirements for the project. The current project also proposes an ADU, but the house has been enlarged to approximately 3,400 sf, including the 524 sf ADU, and is now approximately 24.5' high. Schematically, the design has not changed, with the following design components remaining unchanged from the 2014 design:

- Two-car Garage with ADU above is accessed form the alley
- ADU entry and grade-level storage is accessed from the west side of the lot
- Entry and porch are on the south side of the house, facing the street
- Off-street parking is provided for the house and the ADU at the rear of the lot, accessed from the alley

Improvements to the design:

- The house has been moved to the north to the rear setback to maximize front yard buffer to the street. Even though the house's footprint has been enlarged, the new building is only 15' closer to the street.
- The street-facing façade has more massing character, with more steps in both walls and roofs
- The material assignments to wall planes have been clarified

The new Owner recognizes the need for affordable housing in downtown Carbondale, is excited to provide an ADU in the design of this new home, making the property an asset to the Carbondale community.

Special Use & Minor Site Plan Review Application

417 Sopris Avenue, Carbondale, CO

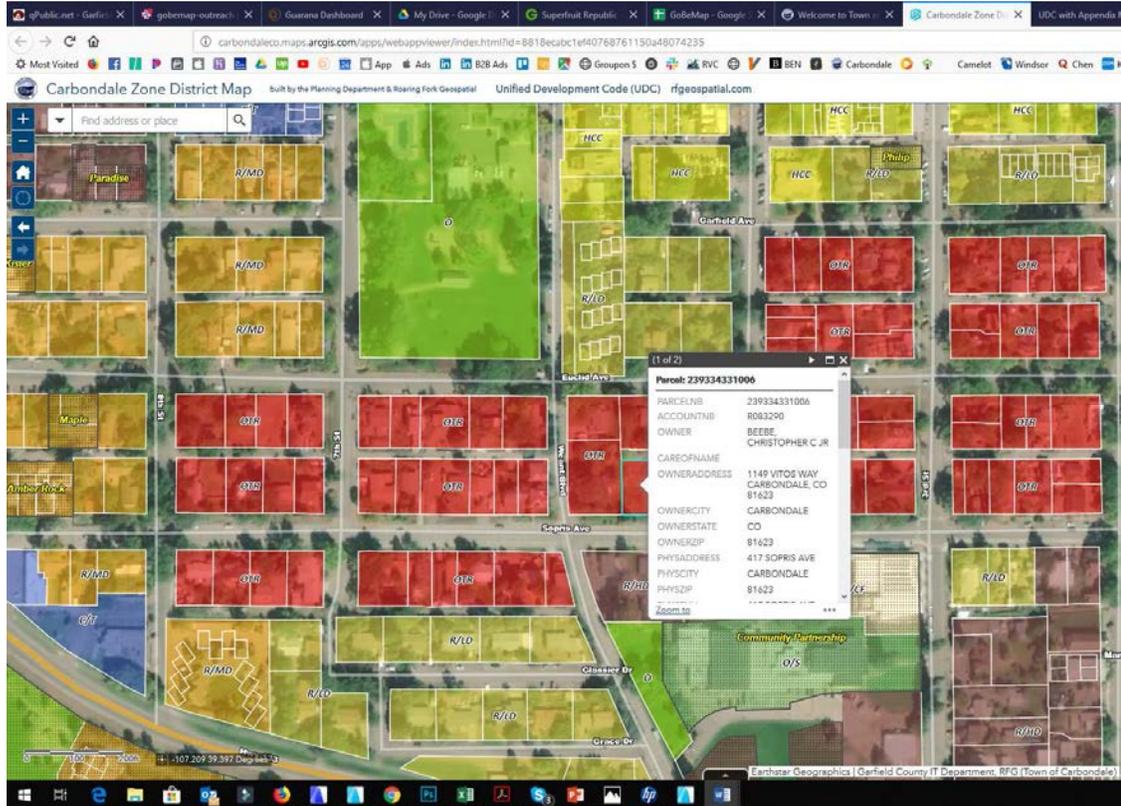
Applicant: Chris Beebe, The B.C.S. Group, L.L.C.

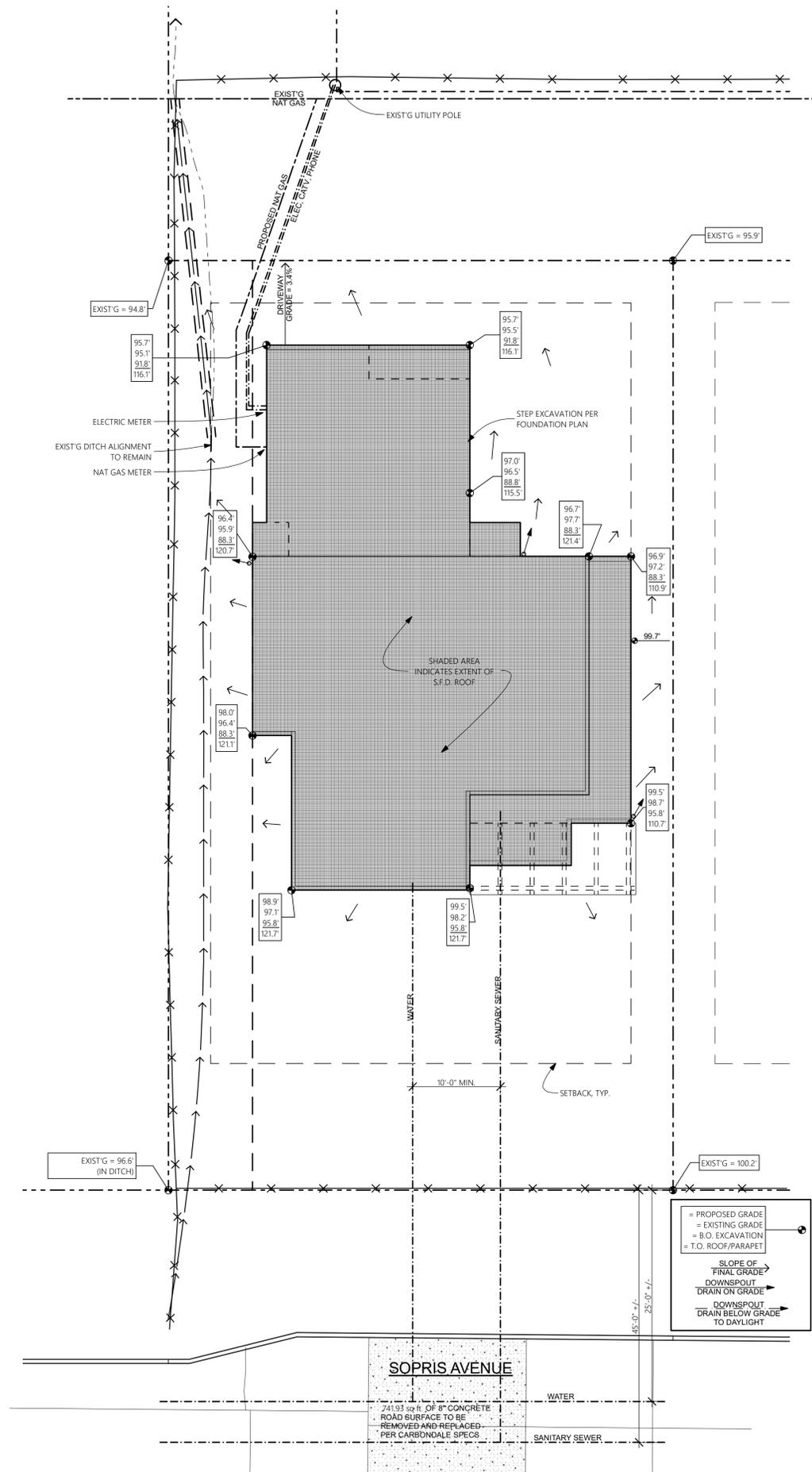
April 30, 2019

Site Data Calculations

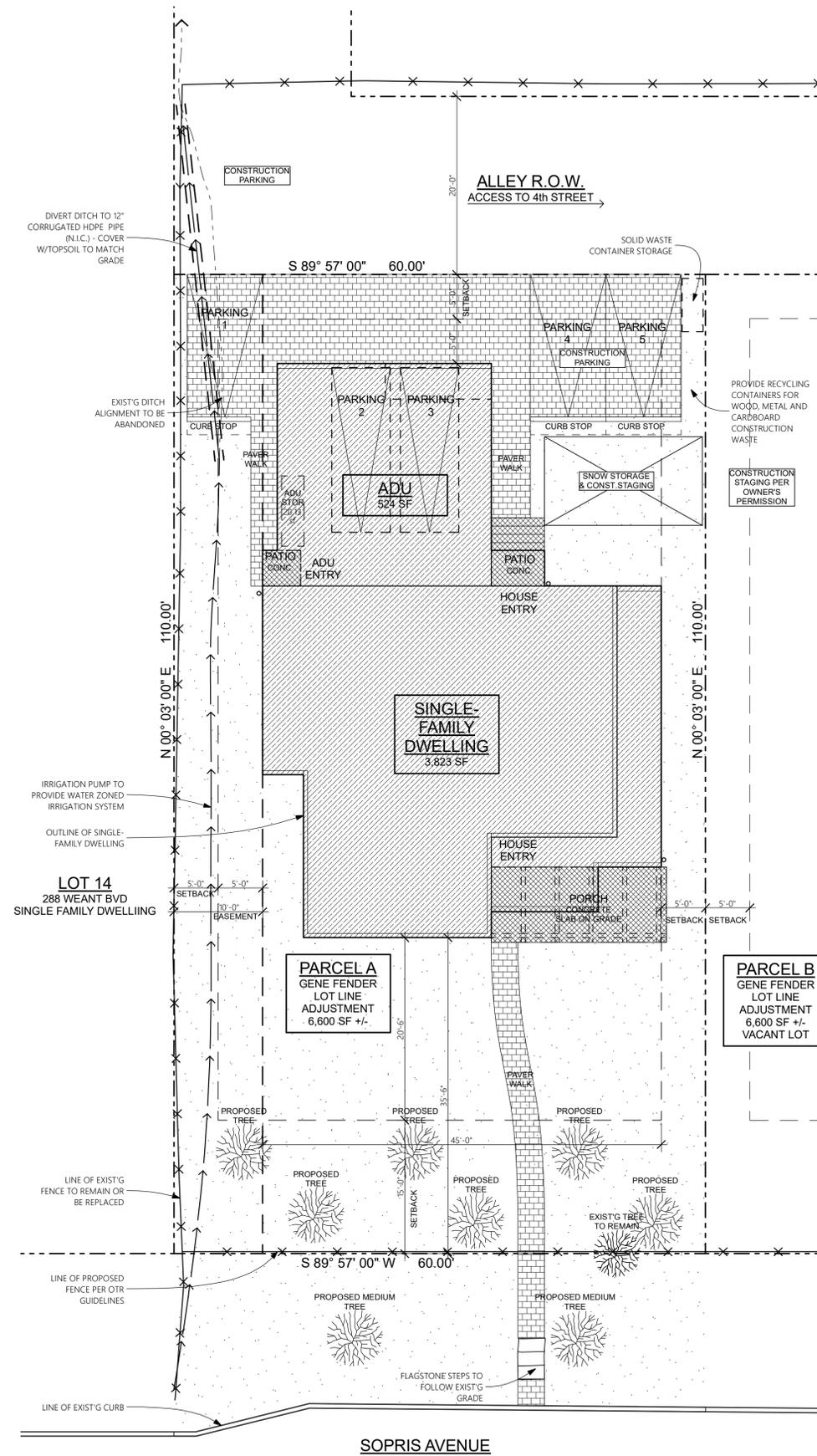
1. Dwelling Units:
 - a. One Primary Dwelling Unit
 - b. One Accessory Dwelling Unit
2. Lot Size and Dimensions
 - a. Lot Size = 6,600 square feet
 - b. Lot Dimensions: 60 feet by 110 feet
 - c. Minimum Lot Size in OTR = 4,125 square feet
3. Maximum Building Height
 - a. Primary Structure: 25 feet, except those portions of the structure within 5 feet of a side setback shall not exceed 20.0 feet
 - b. Accessory buildings: 14 feet on lots smaller than 7,000 square feet
 - c. Maximum height of proposed building = 24.5'
4. Setbacks that shall be maintained (please refer to Site & Landscaping Plan)
 - a. Front: 15 feet
 - b. Sides: 5.0 feet
 - i. There is a 10 foot easement for ditch maintenance on the West boundary of the lot
 - c. Rear: 5.0 feet
5. Floor areas of the dwelling units
 - a. Primary Dwelling Unit: 3400.0 square feet
 - b. Accessory Dwelling Unit: 524 square feet (10% of Lot Area, or 660 square feet allowed)
 - c. Garage: 593 square feet
6. Area of Impervious Surfaces: 2,134.8 square feet (32.3% of Lot Area)
 - a. 34% of Lot Area, or 2,244 square feet, allowable
 - b. See attached Site & Landscaping Plan
7. The amount of private outdoor open space and bulk storage space
 - a. Primary Dwelling Unit private outdoor space: 212.7 square feet = 13% of Main Level living space.
 - b. Accessory Dwelling Unit private outdoor space:
 - i. Upper Level Deck: 44.3 square feet
 - c. Bulk Storage
 - i. Primary Dwelling Unit: 5,337 cubic feet provided
 - ii. Accessory Dwelling Unit: 198.3 cu ft provided
8. Total Landscape Area = 6,600 square feet (Total Lot Area) - 2,134.8 sq ft (Total Impervious Surfaces) = 4,465.2 square feet
9. Total Parking Spaces provided = 5 (Please refer to Site & Landscaping Plan)
10. Adjacent Zone Districts within 300 feet of subject property:
 - a. North: O (Sopris Park), R/LD north side of Euclid
 - b. East: OTR within 300 feet of subject property
 - c. South: R/MD/CF (Carbondale Library), R/MD, R/HD (RFTA housing), R/LD

d. West: OTR within 300 feet of subject property





Grading & Utility Plan
SCALE: 1/8" = 1'-0" **2**



Site & Landscape Plan
SCALE: 1/8" = 1'-0" **1**

LEGAL DESCRIPTION:
Quarter: SW Section: 34 Township: 7 Range: 88 Subdivision: ORIGINAL TWINSTE CARBONDALE Block: 17 EXCEPTING THE EASTERLY 10 FT. OF EVEN WIDTH OF SAID OUTLOT 8. ALSO THAT PARCEL OF LAND AS DESC. IN PLAT, REC. # 831717. AKA: PARCEL A, GENE FENDER LOT LINE ADJUSTMENT PLAT, REC. # 831717

PARCEL ID:
2393-343-31-006

FLOOR AREA CALCULATIONS:
HOUSE LOWER LEVEL: 947 sf
HOUSE MAIN LEVEL: 1,541 sf
HOUSE UPPER LEVEL: 1,335 sf
HOUSE SUB-TOTAL (ABOVE GRADE): 2,876

ADU: 524 SF = 7.9% OF LOT AREA (10% ALLOWED)
GARAGE: 593 SF

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A101 LOWER & MAIN LEVEL FLOOR PLANS
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A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A301 BUILDING SECTIONS
A401 WALL SECTIONS & DETAILS
A701 EXTERIOR DOOR & WINDOW SCHEDULE
A702 INTERIOR DOOR SCHEDULE
SURVEY
S1.1 FOUNDATION PLAN
S2.1 MAIN FLOOR FRAMING PLAN
S2.2 UPPER FLOOR FRAMING PLAN
S2.3 ROOF FRAMING PLAN
S3.1 STRUCTURAL DETAILS & NOTES

GENERAL NOTES:
1. ALL ADHESIVES AND SEALANTS TO BE NON-SOLVENT AND/OR LOW-VOC
2. OWNER WILL COMPLY WITH ALL COMMITMENTS MADE IN THE EFFICIENT BUILDING PROGRAM CHECKLIST
3. AUTOMATIC OR GRAVITY DAMPERS ARE TO BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS
4. IC-RATED RECESSED LIGHTING FIXTURES ARE TO BE SEALED AT THE HOUSING/INTERIOR FINISHED AND LABELED TO INDICATE c/\subscript{f}= 2.0 CFM @ 75 Pa
5. BLOWER DOOR TEST IS TO BE PERFORMED AND PASSED PRIOR TO INSTALLING SHEETROCK
6. ALL INSULATION TO HAVE R-VALUES CLEARLY LABELED ON MATERIAL AND EXPOSED AT TIME OF INSPECTION AND INSTALLED PER MANUF'S REQUIREMENTS. BLOWN INSULATION IS TO BE MARKED EVERY 300 sf
7. ALL DUCTWORK TO BE SEALED WITH LOW-VOC MASTIC
8. BUILDING CAVITIES ARE NOT TO BE USED FOR SUPPLY DUCTING. ALL AIR MOVEMENT TO BE CONTAINED IN DUCTWORK
9. ALL DUCTS TO BE TESTED PER RESCHECK 4.6.5 SECTION 403.2.2
10. 50% OF LAMPS IN PERMANENT FIXTURES ARE TO BE HIGH-EFFICACY LAMPS
11. PROGRAMMABLE THERMOSTATS ARE TO BE INSTALLED ON ALL ZONES
12. HEAT PUMP THERMOSTATS ARE TO BE INSTALLED ON ALL HEAT PUMPS
13. CIRCULATING SERVICE HOT WATER SYSTEMS ARE TO HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS
14. OPERATING MANUALS FOR ALL EQUIPMENT AND APPLIANCES ARE TO BE PROVIDED TO OWNER UPON COMPLETION OF PROJECT
15. HVAC EQUIPMENT TO BE SIZED PER ACCA MANUAL S BASED ON LOADS PER ACCA MANUAL J OR OTHER APPROVED METHODS
16. HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES F ARE TO BE INSULATED TO R-3 MIN.
17. HOT WATER SERVICE PIPES ARE TO BE INSULATED TO R-2 MIN.

APPLICABLE CODES:
1. 2009 INTERNATIONAL RESIDENTIAL CODE
2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE

NOTE: ALL TREES TO BE SPECIFIED IN ACCORDANCE WITH THE TOWN OF CARBONDALE TREE BOARD LIST OF APPROVED SPECIES.

LOT AREA CALCS
TOTAL LOT AREA = 6,600 sq ft

PROPOSED IMPERVIOUS AREA = 2,134.8 = 32.3% OF TOTAL LOT AREA
MAXIMUM ALLOWABLE IMPERVIOUS AREA = 34% OF TOTAL LOT AREA = 2,244 sq ft
TURF AREA = 0 sf = 0% OF LOT AREA
CONCRETE PATIO AREA = 230 sf = 5.3% OF BUILDING AREA
PAVER AREA = 952 sf = 22% OF PERVIOUS LOT AREA
NATIVE DROUGHT-TOLERANT GRASSES = 2,105.9 sq ft = 32% OF LOT AREA (PLUS 1,003 sf IN RIGHT-OF-WAY)
FLAGSTONE = 14 SF (STEPS TO CURB IN RIGHT-OF-WAY)

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REVISIONS:

STATUS:
Minor Site Plan Review Application

417 Sopris Avenue
Carbondale, Colorado

1149 VITOS WAY
CARBONDALE
COLORADO
81623

THE B.C.S. GROUP, L.L.C.
Authentic. Spirited. Design

PHONE
(970) 379-4214
EMAIL
bcchris61@gmail.com

SHEET TITLE:
Site & Grading Plans, Project Information

DATE: 5/1/2019

SHEET NO:
AS101

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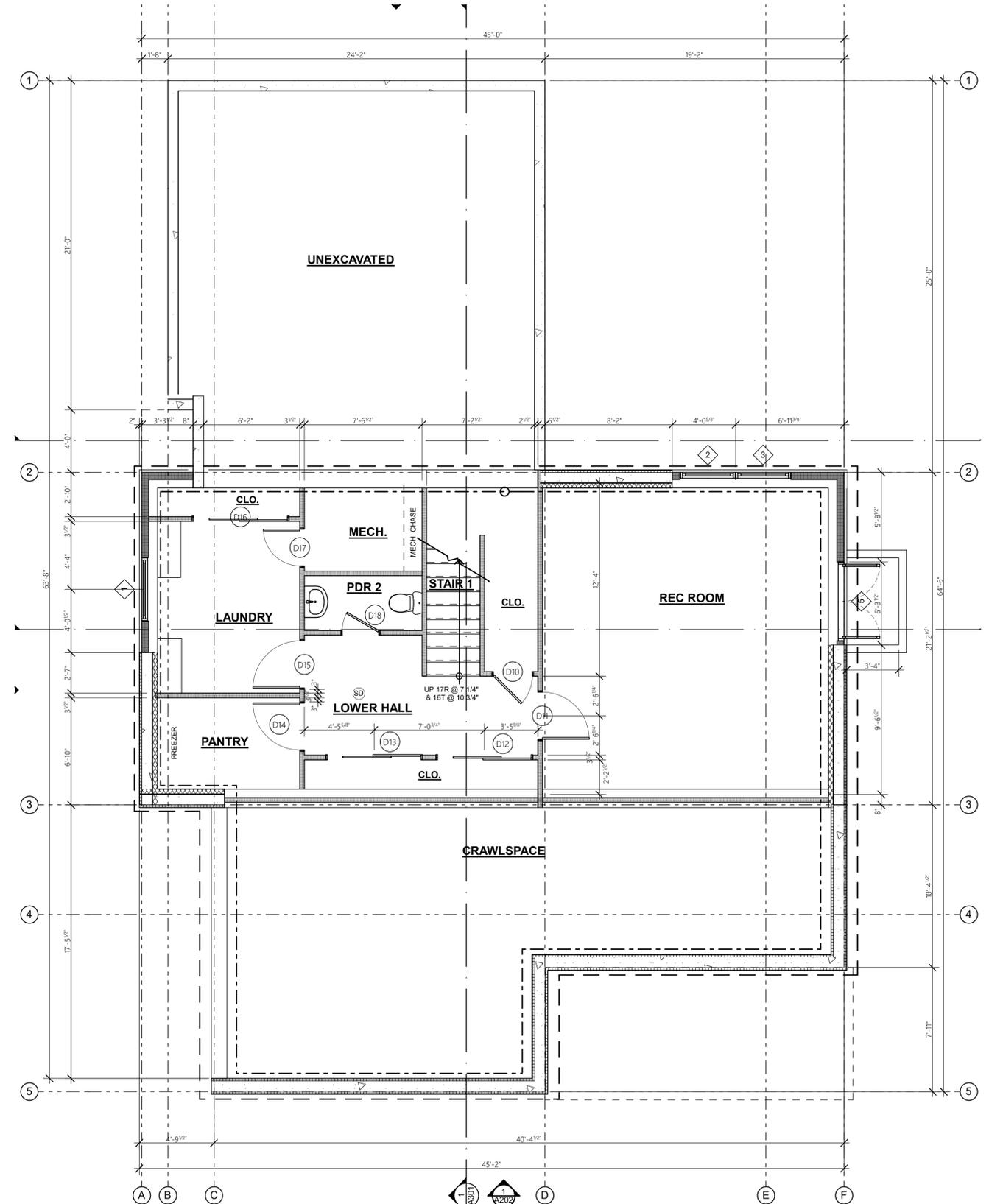
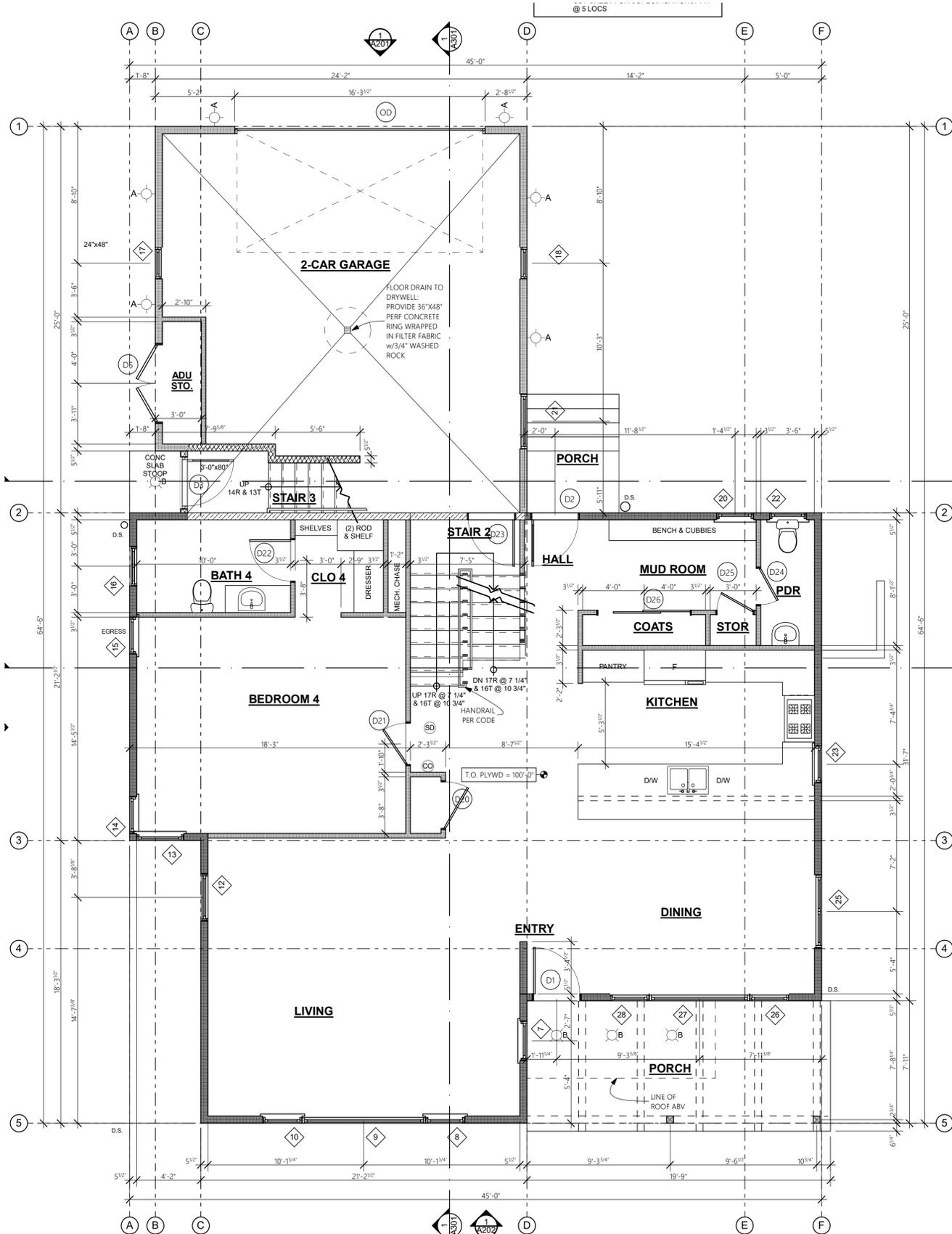
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bcchris61@gmail.com

SHEET TITLE:
Floor Plans

DATE: 5/1/2019

SHEET NO:
A101



2 Main Level Floor Plan
SCALE: 1/4" = 1'-0"

1 Lower Level Floor Plan
SCALE: 1/4" = 1'-0"

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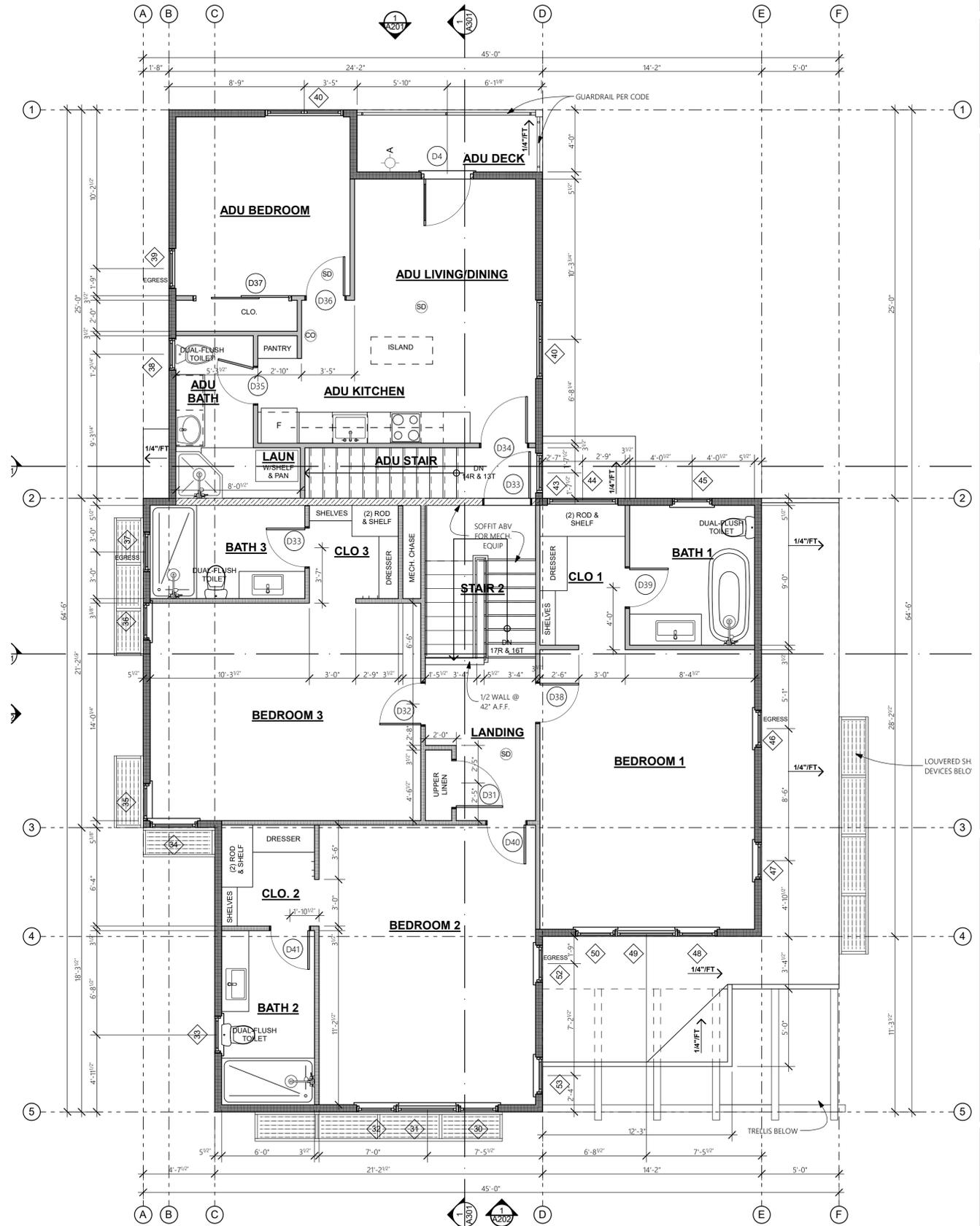
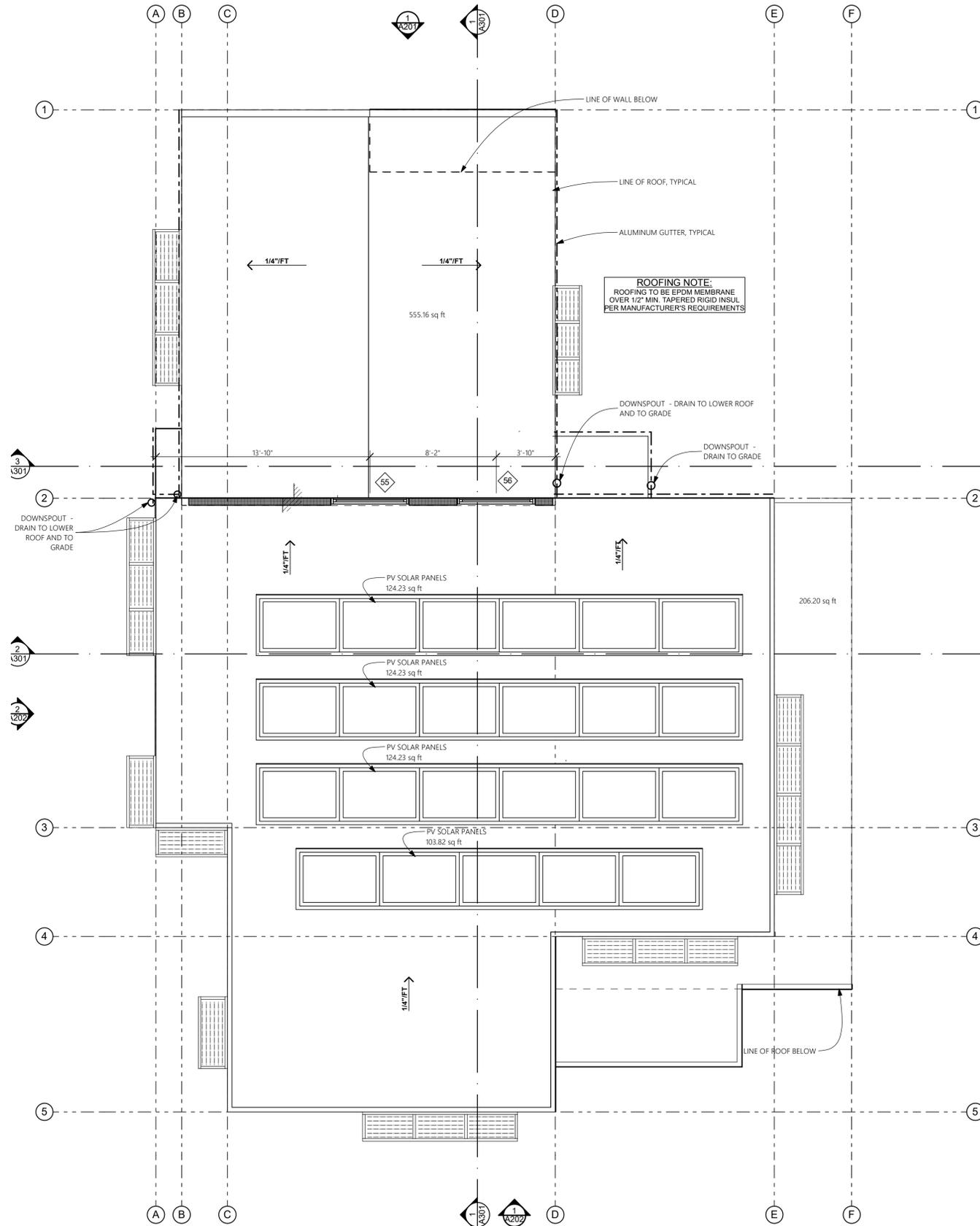
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SHEET TITLE:
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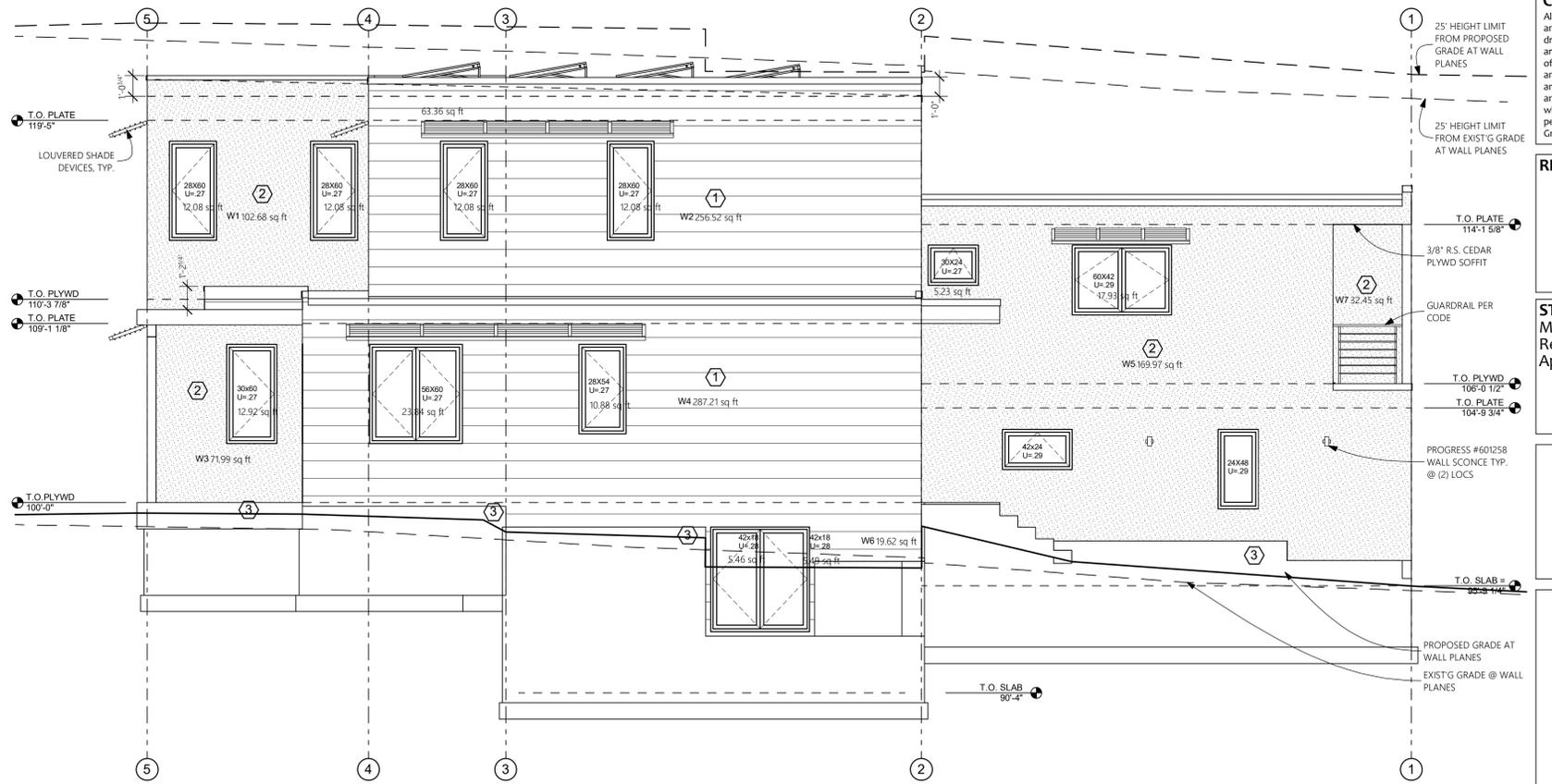
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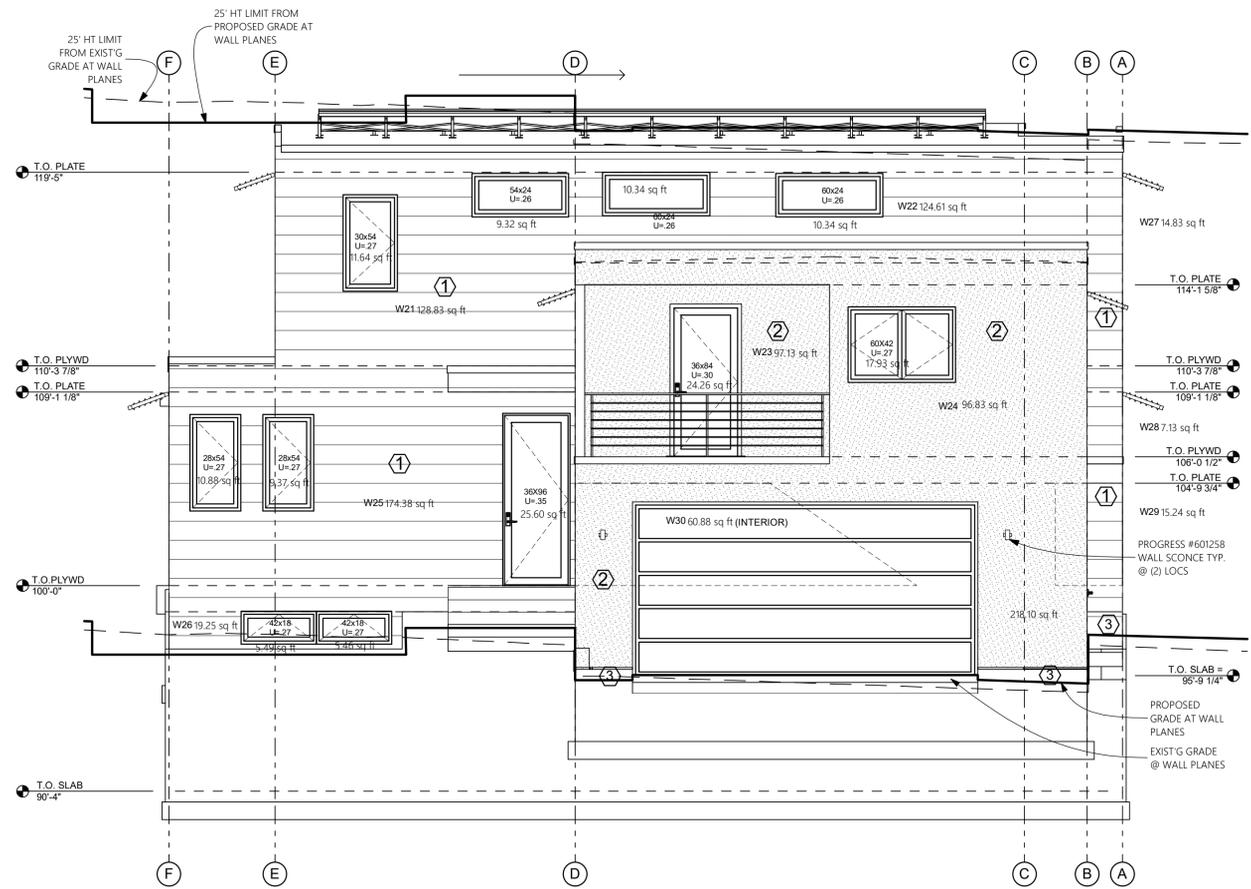


1 Roof Plan
SCALE: 1/4" = 1'-0"

2 Upper Level Floor Plan
SCALE: 1/4" = 1'-0"



East Elevation 2
SCALE: 1/4" = 1'-0"



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

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REVISIONS:

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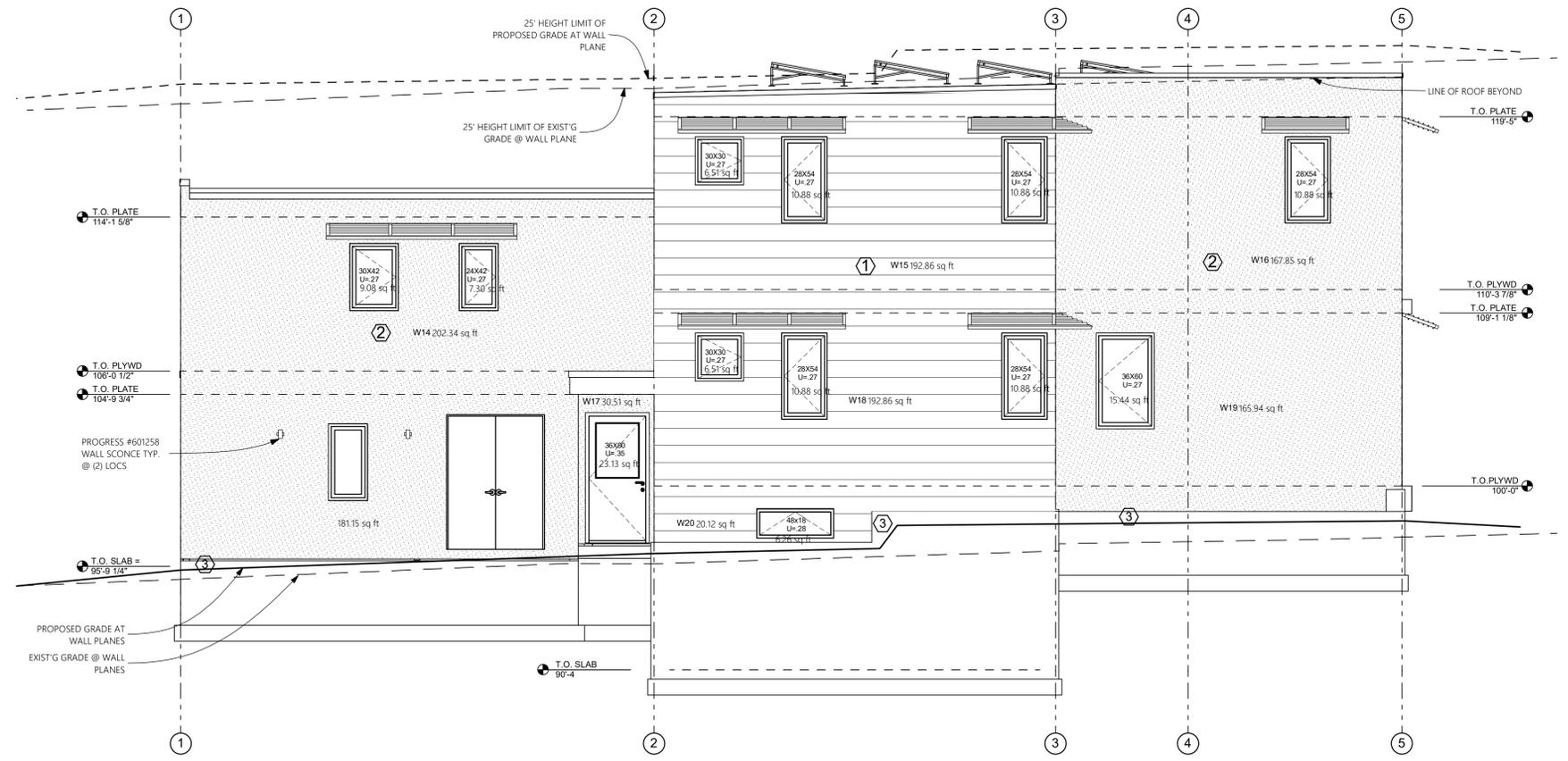
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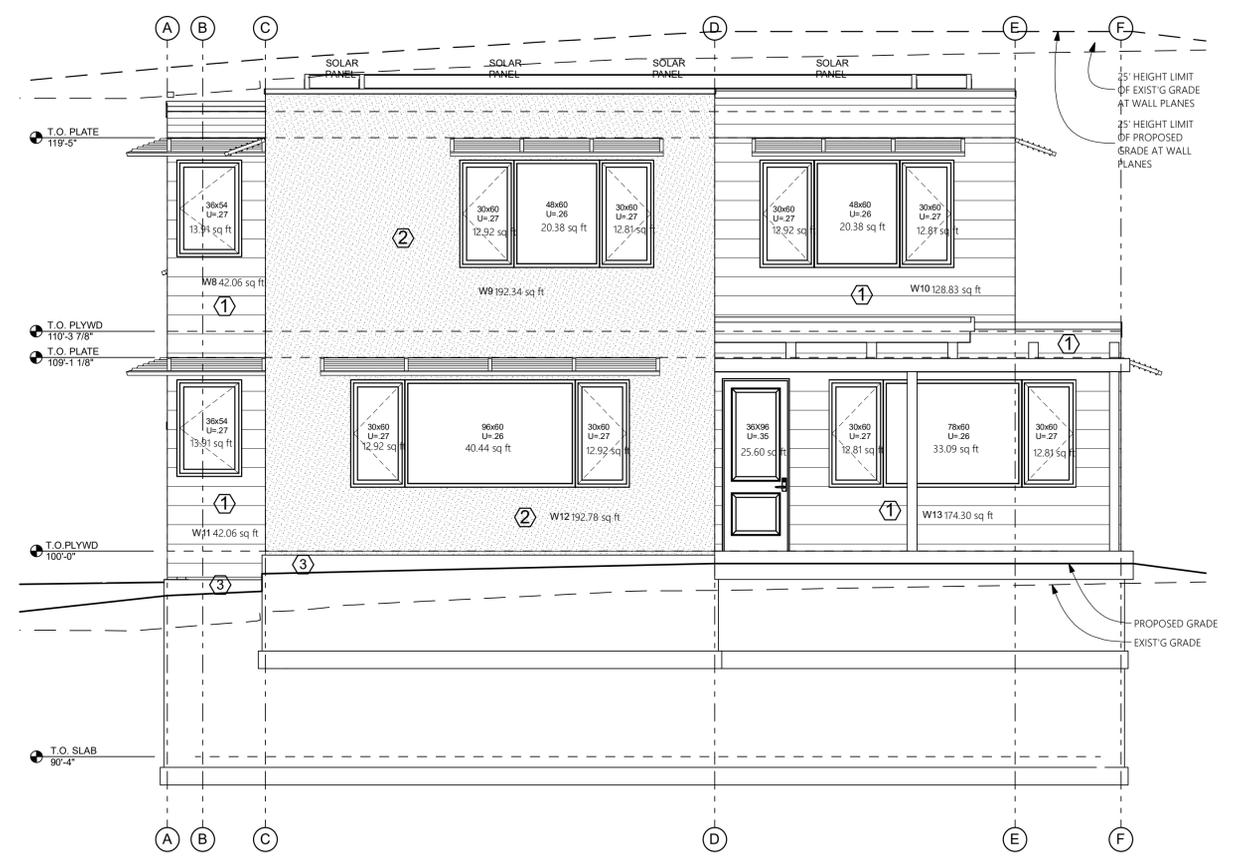
SHEET TITLE:
Building Elevations

DATE: 5/1/2019

SHEET NO:
A201



West Elevation 2
SCALE: 1/4" = 1'-0"



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

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REVISIONS:

STATUS:
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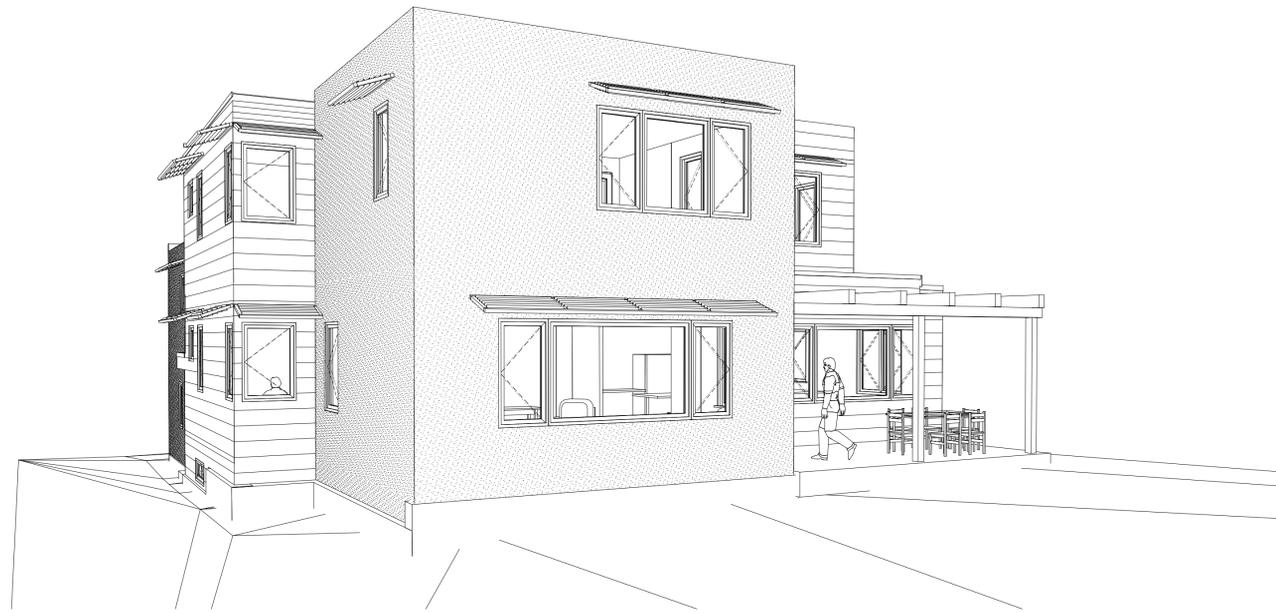
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SHEET TITLE:
Building Elevations

DATE: 5/1/2019
SHEET NO:
A202



5 Southwest View



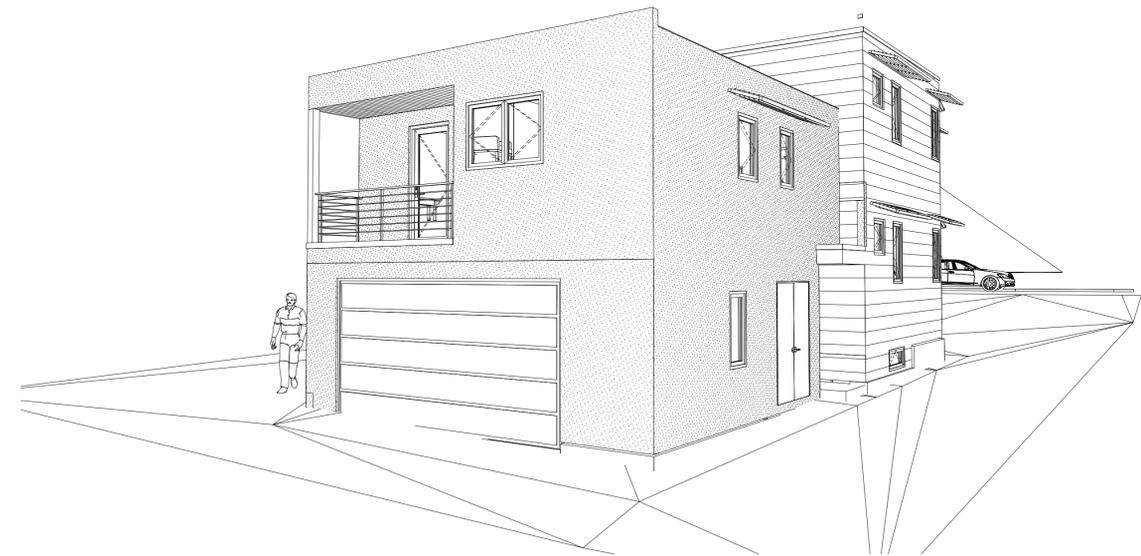
4 Southeast View



3 Street View



1 Northeast View



2 Northwest View

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SHEET TITLE:
3D Views

DATE: 5/1/2019

SHEET NO.:
3D.1

Special Use & Minor Site Plan Review Application

417 Sopris Avenue, Carbondale, CO

Applicant: Chris Beebe, The B.C.S. Group, L.L.C.

April 30, 2019

Adjoining Properties



View to the South. Wood fence posts are roughly property line.



View to Southwest. T-posts are roughly property line.



View to the West. T-posts are roughly property line.



View to the Northwest. T-posts on the left are roughly property line; wood posts on right are roughly the northerly boundary of the alley.



View to the North. Wood fence posts are roughly the northerly boundary of the alley.



View to the Northeast. White rock and stake to the left and wood stake in the right foreground are roughly property



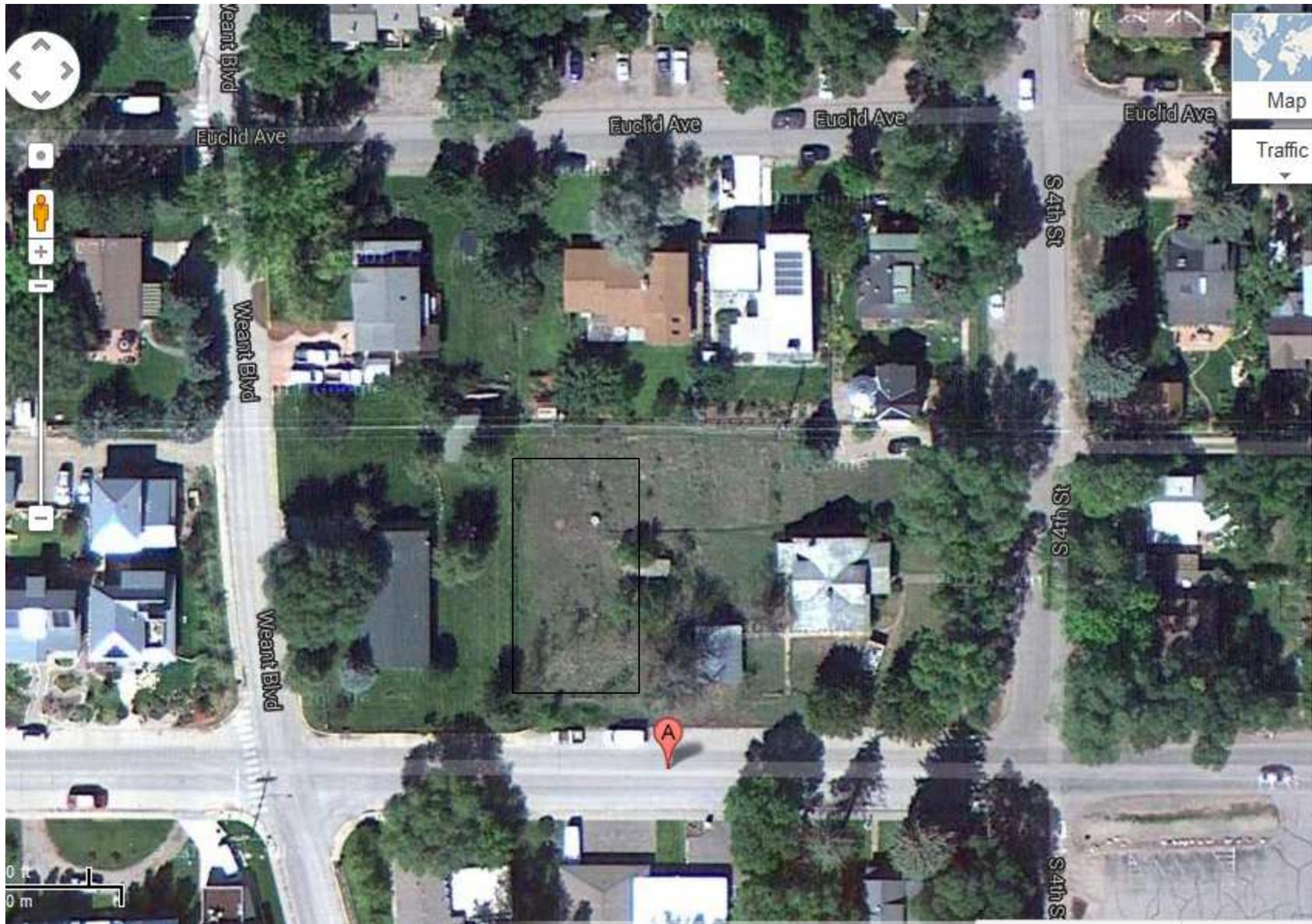
View to the East. Wood stakes in the foreground are roughly property line.



View to the Southeast. White stake in foreground is roughly property line.



Subject property as seen from Sopris Avenue.



417 Sopris Avenue & ADU – Map of Surrounding Buildings

417 Sopris Avenue
Carbondale, CO

On-Street Parking Analysis

April 30, 2019

Weekday Morning Parking (April 30, 2013 at 7:30am)



Sopris Avenue from 4th Street to Weant Boulevard
1 Vehicle parked on the street



Weant Boulevard from Sopris Avenue to Euclid
No vehicles parked on the street



Euclid from 4th Avenue to Weant Boulevard
1 Vehicle Parked on the street



4th Street from Euclid to Sopris Avenue
3 Vehicles parked on the street

Total vehicles parked on the street on the block on a weekday morning = 5

Weekday Evening (April 30, 2019 at 7:40 pm)



Sopris Avenue from Weant Boulevard to 4th Street
3 Vehicles parked on the street



Weant Boulevard form Sopris Avenue to Euclid
No vehicles parked on the street



Euclid from Weant Boulevard to 4th Street
4 Vehicles parked on the street



4th Street from Sopris Avenue to Euclid
4 vehicles parked on the street

Total vehicles parked on the street on the block on a weekday evening = 7

Weekend Morning (April 27, 2019 at 7:44 am)



Sopris Avenue from 4th Street to Weant Boulevard
2 Vehicles parked on the street



Weant Boulevard from Euclid to Sopris Avenue
No Vehicles parked on the street



Euclid from 4th Street to Weant Boulevard
2 Vehicles parked on the street



4th Street from Euclid to Sopris Avenue
6 Vehicles parked on the street

Total vehicles parked on the street on the block on a weekend morning = 10

Weekend Evening (April 28 at 7:45 pm)



Sopris Avenue from Weant Boulevard to 4th Street
1 Vehicle parked on the street



Weant Boulevard from Sopris Avenue to Euclid
No Vehicles parked on the street



Euclid from Weant Boulevard to 4th Street
1 Vehicle parked on the street



4th Street from Sopris Avenue to Euclid
3 Vehicles parked on the street

Total vehicles parked on the street on this block on a weekend evening = 5

417 Sopris Avenue - Property owners within 300 feet of subject property

Owner	Mailing Address 1	Mailing Address 2
WILLIAMS, ALFRED L & CONSUELO P	1800 MASSACHUSETTS AVE NW SUITE 500	WASHINGTON, DC 20036
GRIFFITH, PHILLIP S & RAMONA A	224 WEANT BLVD	CARBONDALE, CO 81623-2043
LIGHTBOWN, DENNIS A & DUBEY, JUDITH E	288 WEANT BLVD	CARBONDALE, CO 81623-2043
CARBONDALE, TOWN OF	600 SOPRIS AVENUE	CARBONDALE, CO 81623
MOUNT SOPRIS PARK CONDO ASSOC	511 COLORADO AVENUE	CARBONDALE, CO 81623-2067
ROARING FORK SCHOOL DISTRICT, NO. RE-1	PO BOX 2089	ASPEN, CO 81612-2089
ROARING FORK SCHOOL DISTRICT, NO. RE-1	1405 GRAND AVE	GLENWOOD SPRINGS, CO 81601
DUDYCHA, TERRY K & VICKI L	1405 GRAND AVE	GLENWOOD SPRINGS, CO 81601
CAPPS, LEE H & MONICA ALICE	451 EUCLID AVENUE	CARBONDALE, CO 81623
WILLIAMS, KENDALL S	2512 COUNTY ROAD 226	RIFLE, CO 81650
ABBATICCHIO, TARA	266 S 4TH STREET	CARBONDALE, CO 81623-2018
HAGMAN, KATHERINE & GOTTLIEB, LARRY	389 SOPRIS AVENUE	CARBONDALE, CO 81623
TRIPLE FOUR EUCLID, LLC	378 EUCLID AVENUE	CARBONDALE, CO 81623
DAVIDOFF, PETER	638 N THOMAS ROAD	CARBONDALE, CO 81623-2024
WAGNER, MICHAEL A & ALEXANDRA K	275 S 4TH STREET	CARBONDALE, CO 81623
BEEBE, CHRISTOPHER C JR	PO BOX 997	CARBONDALE, CO 81623
YELLOW HOUSE LLC	1149 VITOS WAY	CARBONDALE, CO 81623
ANSON, GREGORY M & BOWEN, CASEY M	132 MIDLAND AVENUE	BASALT, CO 81621
BAUMHEIER, EDWARD C & HURRELL, HELENA W	225 WEANT BLVD	CARBONDALE, CO 81623
RICHARDSON, DANIEL JAMES	601 SOPRIS AVENUE	CARBONDALE, CO 81623
MCKINNEY, MARC C	617 SOPRIS AVENUE	CARBONDALE, CO 81623
HAGMAN, JAMES T	119 NEALE STREET	ASPEN, CO 81611
ROARING FORK TRANSPORTATION AUTHORITY	618 SOPRIS AVENUE	CARBONDALE, CO 81623
HALLIDAY, JAY F & ANN M	0051 SERVICE CENTER DRIVE	ASPEN, CO 81611
HALLIDAY, JAY F & ANN M	5763 COUNTY ROAD 100	CARBONDALE, CO 81623-8864
CUC, JAIME E	5763 COUNTY ROAD 100	CARBONDALE, CO 81623-8864
GAMBOA, JULIAN & SUSANA CUEVAS & J MANUEL	110 OAK LANE	GLENWOOD SPRINGS, CO 81601
MUELLER, KATHLEEN & FLANIGAN, WILLIAM	615 GLASSIER DRIVE	CARBONDALE, CO 81623
CRAVEN, T PETER	PO BOX 491	CARBONDALE, CO 81623-0491
BURLINGAME, TEDDY F	94 WEANT BLVD	CARBONDALE, CO 81623
BERTRAM NOTHNAGEL, MIRIAM	96 WEANT BLVD	CARBONDALE, CO 81623
DICKINSON, JEFFREY E S & PRISCILLA A	98 WEANT BLVD #104	CARBONDALE, CO 81623
SMITH, ZACHARY F & ABBATICCHIO, TARA	82 WEANT BLVD	CARBONDALE, CO 81623-2040
HENDERSON, JODI E	389 SOPRIS AVENUE	CARBONDALE, CO 81623
AMDUR REVOCABLE TRUST	PO BOX 1671	CARBONDALE, CO 81623
MOUNT SOPRIS PARK CONDOMINIUM ASSOC	195 OAK RUN	CARBONDALE, CO 81623
HERLINGER, LINDSAY & ABERGER, JOHANN	86 WEANT BLVD	CARBONDALE, CO 81623-2040
POWELL, DAVID A	442 EUCLID AVENUE	CARBONDALE, CO 81623
KNITTLE, DAVID	PO BOX 631	CARBONDALE, CO 81623
	661 SOPRIS AVENUE	CARBONDALE, CO 81623



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: 4/30/19

By: Christopher C. Beebe

Subscribed and sworn before me this 1st day of May, 20 19.

Catherine B. Derby
Notary

My commission expires: 1/10/2023

CATHERINE B. DERBY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20034000937
My Commission Expires January 10, 2023