



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

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, June 11, 2020
7:00 P.M. Virtual Meeting ***

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the May 21, 2020 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Minutes of the May 28, 2020 meeting..... Attachment B
5. 7:10 p.m. – 7:15 p.m.
Public Comment for Persons not on the agenda (See instructions below)
6. 7:15 p.m. - 7:20 p.m.
Resolution 4, Series of 2020 – 415 Sopris Avenue/ Special Use Permit ADU.....Attachment C
7. 7:20 p.m. – 7:35 p.m.
Virtual CONTINUED HEARING –Special Use Permit for Large Day Care
and Fence Variance.....Attachment D
Applicant: Blue Lake Preschool
Location: 55 N. Seventh Street
8. 7:35 p.m. – 7:55 p.m.
Virtual HEARING.... Self -Storage Parking - Amendment to the Unified
Development Code (UDC)..... Attachment E
9. 7:55 p.m. – 8:50 p.m.
Virtual HEARING – Rezoning..... Attachment F
Applicant: Carbondale Center Place LLC by Mark Chain Consulting
Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris
Self-Storage)
10. 8:50 p.m. – 8:55 p.m.
Staff Update
11. 8:55 p.m. – 9:00 p.m.
Commissioner Comments
12. 9:00 p.m. – ADJOURN

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

ATTENTION: Due to the continuing threat of the spread of the COVID-19 Virus, all regular Carbondale P & Z Meetings will be conducted virtually. If you have a comment concerning one or more of the Agenda items please email msikes@carbondaleco.net by 4:00 pm on June 11, 2020.

If you would like to comment during the meeting please email msikes@carbondaleco.net with your full name and address by 4:00 pm on June 11, 2020. You will receive instructions on joining the meeting on line prior to 7:00 p.m. Also, you may contact msikes@carbondaleco.net to get a phone number to listen to the meeting, however, you will be unable to make comments.

Upcoming P & Z Meetings:

6-25-20 – Thompson Park - Condominiumization/Parcel 2, Lots 1 & 2
156/160 Twelfth Street – Subdivision Exemption

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 21, 2020

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jay Engstrom
Nick Miscione
Nicholas DiFrank (1st Alternate)
Erica Stahl Golden (2nd Alternate)

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Kevin Schorzman, Public Works Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Jeff Davlyn
Jade Wimberley
Marina Skiles

Other Persons Present Virtually

Mark Chain, 811 Garfield Avenue
Angela Loughry, Architect
Michelle Oger, Director, Blue Lake Preschool
Melissa Williams, On-Site Director, Little Blue Preschool
Cindy Sadlowski, 203 N. Eighth Street
Mike Chmura, Board Member, Blue Lake Preschool
Pete Stine, Board Member, Blue Lake Preschool
Ashley Hejtmanek, 41 Pinon Mesa Drive
Kathy Eberhardt, 2093 County Road 106
Bentley Henderson, 46 Linden Lane, Breckenridge
Patty Lecht, 1021/2 Main Street
Paul Menter, 232 Holland Thompson Drive
Lynn Kirchner, 711 Main Street
Jennifer DiCuollo, 774 Seven Oaks Road
Colin Szewczyk, 25 D. Sopris Court
Lindsey Hillebrand, 744 Holland Hills Road, Basalt
Drew Worenson, 444 Euclid Avenue
Bryan Welker, 35 N. Seventh Street

The meeting was called to order at 7:01 p.m. by Michael Durant.

Public Comment – Persons Present Not on the Agenda

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

Special Use Permit/Plum Manufacturing/Marijuana Retail & Medical MIP – 500 Buggy Circle

Jay made a motion to approve the Special Use Permit at 500 Buggy Circle for a retail and medical marijuana infused product manufacturing facility with one typo correction. Ken seconded the motion and it was approved unanimously.

VIRTUAL HEARING –Special Use Permit for Large Daycare/Fence Variance
Location: 55 N. Seventh Street
Applicant: Blue Lake Preschool

Janet stated that this is a public hearing to consider an application for a Special Use Permit for a Large Day Care. She said that the application includes a fence variance and Alternative Compliance.

Janet said that the Planning Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

Janet stated that Blue Lake Preschool Inc. is proposing to relocate their existing facility at 8th and Merrill (Little Blue) to this location. She said that Little Blue is currently licensed to care for 29 children at its present location. She stated that they hope to expand to 36 children at the Seventh Street location in the future.

Janet said that the property is zoned Commercial/Transitional. She said that the parcel is 11,875 sq. ft. She said that an existing single-family home, which was constructed in 1951, is located on the lot. She stated that the residence is 1,760 sq. ft.

Janet said that the plan complies with the zoning and development standards with the exception of parking issues and the fence variance.

Janet stated that the UDC requires one parking space per employee at peak time and that Little Blue has seven employees so seven parking spaces are required.

Janet said that the applicants propose eight angled parking spaces along the alley and one head-in space along Seventh Street for a total of nine on-site parking spaces.

Janet stated that the Site Plan shows two additional parking spaces off the alley, but they won't be constructed at this time because of the guy wire located in this area.

Janet said three of the angled parking spaces do not comply with the dimensional requirements for parking spaces because of the location of the building.

Janet stated that the application indicates that the angled parking off the alley would be used for Staff parking only, not parents so that would limit vehicle trips in the alley.

Janet said that there are four parallel parking spaces on Seventh Street in the right-of-way, which would most likely be used for drop-off and pick-up, but they would remain open for public parking.

Janet stated that CMC has agreed to allow Little Blue to lease three or four parking spaces in their parking lot across Seventh Street. She said that the UDC allows for shared parking if it can be demonstrated there are different operating hours. She said that Little Blue would be open from 7:30 a.m. to 5:30 p.m. She said that it is closed on the weekends. She stated that the CMC parking lot is generally empty during the day with the peak use in the evening after Little Blue is closed.

Janet stated that the angled parking spaces located off the alley raises the most concern for Town Staff. She said that this concern was clearly expressed to the applicant prior to the submittal of the day care application.

Janet said that the alley is 15 feet wide and extends between 7th Street and 8th Street. She said that the 8th Street and Main Street intersection is a five-way intersection, rather than a four-way intersection. She stated that both the Police Department and Public Works Department have indicated the access into the alley from 8th Street may be closed in the future due to safety reasons. She said that if this happens, vehicles will have to use 7th Street to access the alley. She explained that this will not work with the angled parking as proposed.

Janet said that the UDC requires 5 ft. wide sidewalks and that there is an existing 4 ft. wide sidewalk in front of the house. She stated that if the Planning Commission is inclined to approve the application, the Commission may want to consider making a condition requiring a wider public sidewalk.

Janet said that a variance from the allowed fence height of 42" in the front yard to allow a 48" high fence is included in the application. She said that this is an increase of 6" in height which seems reasonable.

Janet stated that Staff agrees that Little Blue provides a much-needed service to the community with their day care program. She said that Staff also agrees the property is a good location for Little Blue with easy access to Sopris Park, the pool, the RFTA bus stop and downtown.

Janet said that the primary concern is the configuration of the angled parking off the alley. She said that this parking would be unfeasible if vehicles can only access the parking off Seventh Street. She said that because of that, Staff must recommend denial of the application.

Janet said that there are two letters to enter into the record, which came after the packet had been sent out, one is from Shawn, Hayley & Morgan Tolle voicing their support of Little Blue Daycare. She said that another was from Lynn Kirchner expressing concerns and supporting that the application be denied.

Janet said that Kevin Schorzman, the Public Works Director, is available for questions.

Ken asked for clarification of the parking requirements in the UDC.

Janet said that the requirement is for seven parking spaces total and that the building code covers the ADA. She said that the head-in space off of Seventh Street would be an ADA parking space.

Janet said that when Staff was working with the applicants that she told them to try to get it as close to the UDC as you can.

Jay asked if the parking at CMC would be an alternative to the angled parking in the alley.

Janet said that they would be replacing the ones that don't comply with the size dimensions, the three that don't meet it. She said that they can have them for smaller vehicles in addition to the CMC spaces, but they wouldn't be counted towards the required seven.

Nicholas asked which spaces on the site plan were the sub-sized spaces.

Janet said that they were the ones in the middle.

Nicholas asked if the spaces to the west only work if the utilities were relocated.

Janet said yes, that's right.

Jay asked if the Town has ever accepted small vehicle parking as parking spaces.

Janet explained that we used to in our old code and that we had compact parking spaces where a certain percentage could be compact parking spaces. She said that when we created the UDC that it didn't carry over.

Erica asked if there was discussion about the future expansion plans and the utilities being dealt with at that time. She asked what the timeline was to have the additional spots.

Janet said that the applicants are going to go over the site plan. She said that the Special Use Permit that they are requesting now could be a maximum of thirty-six children. She said that in the event that they would proceed with adding rooms and more children that they would have to come back with a new Special Use Permit.

Janet said that when they try to get the additions constructed is when they would have to look at removing the guy wire.

Jay asked if there was a State standard for parking.

Janet said that this isn't a school and that it's a daycare as defined in the UDC. She said that schools don't have to comply with our code because it is a school and that this is a large daycare, so it doesn't fall under that exemption.

Michael said the State doesn't technically define it as a school.

Jay said that he thought that there were standards of how high the fence has to be and if there was also a standard related to parking.

Janet said that's a good question, you might want to ask the applicants.

Michael said that he heard Janet say that the rented spaces from CMC would not mitigate their parking requirement.

Janet said that it would mitigate as long as there is a recorded agreement. She said that if the CMC spaces went away in the future that they would have to find a way to replace them.

Michael asked if they had seven spaces at CMC would there be no parking issues with this application.

Janet said yes, that's right.

Janet said that if they lost those spaces down the road that is the danger, then they would be forced to find them elsewhere.

Michael said that a lease defines consideration, but it also defines a property right for a time so if they signed a ninety-nine-year lease then they have that right for ninety-nine years.

Mark Chain said that he is here helping Little Blue and that he is also with Michelle Oger, Executive Director and Angela Loughry who is on the board and is an architect and site designer. He said that he is going to start out because we have a denial here and that we have some access issues and some neighborhood concerns. He said that denials are never pleasant for anyone.

Mark said for background that he's been involved with a lot of daycares and preschools. He said that in this town that he's been involved with Mountain Sage, processed in the eighties, where Crystal Springs Builders is currently. He said that the Montessori School on Euclid was here in the seventies and that there wasn't any permitting done until later when they expanded. He said it was basically how do we make the parking work in the right-of-way, which the Town built the parking stops for the Montessori School. He said that he has assisted Faith Lutheran twice, most recently at the location where Roaring Fork Family Physicians used to be. He continued recalling other preschool locations and the challenges that they had. He said that the CRMS preschool on the east end of Main Street is similar to this application. He said that there were concerns about the use, traffic, drop-off, the one-way alley, and the tax potential from that end of Main

Street. He said that it has worked out and we don't have the access problems. He said that they are a very welcome member in that community, which there might be some folks commenting later.

Mark stated that Basalt has very aggressive favorable policies for daycare and preschools. He said that it is such a high priority for Basalt that they are requiring the developer to build a four thousand square foot building shell and dedicate it to the town so it could be used for a daycare provider.

Mark said that he suspected when he heard about the alley that we may be on the way to a denial so he really wanted to do some due diligence to see if he wanted to be involved and the answer was yes.

Mark said that it is in a good area for a daycare. He said that the access in the big picture and the alley is a bit goofy and that he'll admit that. He said you can get to various parts of town and that there are alternatives everywhere. He showed his screen with a map and explained various routes around town. He said that if the access is done properly and all the parents and caregivers are instructed to come in on the west side of Seventh Street and that the alley parking is just for staff.

Mark said that he talked to the Fire Marshall and that he thought the access was acceptable. He said the Police Chief stated that Eighth and Main did not have a higher incidence of accidents as compared to other parts of town.

Mark said that the Comprehensive Plan designation is Downtown, and this lot is not designated residential. He said that the vision statement for Downtown is that Downtown is the thriving, historic, identifiable center of commerce, town culture, civic life and celebrations and is the heart of the community. He said in the land uses it states, encourage mixed use including shopping, restaurants, entertainment, lodging, offices, employment generating activities and facilities essential to the daily life of the residents and housing. He said that he looks at a facility like this as essential to the daily life of the community.

Mark said that it is Commercial/Transitional (CT) zoning and that it has been CT since 1993 and that it had a commercial designation before that. He said that the Staff report had a finding that it was compatible with the neighborhood. He stated that the purpose statement of the CT district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and other non-residential uses.

Mark said that this is a transition from straight residential but when one thinks about it, it has limited hours of activity. He said that it is done at 5:30 Monday through Friday and that it is not open on the weekends. He said that in regards to massing this stays as a single-family house for the duration of the preschool. He said that it is a relatively benign transition.

Mark said that he has been going to the salon, down the alley, for many, many years. He said that it is not perfect but what is perfect. He said that the plan that Angela and

their board put together is limited to staff only, into that portion of the alley. He said that if there was another use going in such as multi-family residential the Town would be encouraging access off the alley. He said that there could easily be five or six dwelling units there. He said that if you have seven staff members that come in and leave, that it is a trip equivalent of two multi-family units, which this site could accommodate a lot more than that. He said that this will require proper routing for the caregivers and parents, but I think they achieved that at CRMS.

Mark said that one thing that concerns him with the denial is that the Town may want to shut the alley off in the future and that he understands it. He said that he did not see this designated in any road plans or any other plans that this should be shut off. He said that there are ways to deal with it whatever the situation is if that alley really had to be closed off. He said that if it did, you could have a small turn-around at Sundial Park, which is Town property and that the visibility would be good there. He said that he suggested to the Little Blue Board that if the Commission would be good enough to approve this that they strongly consider paying for the turn-around if necessary, in the future.

Mark said that this situation was not taken lightly by the design team here or by the board. He said that yes, it is probably what is best for the school and that they looked at many options as well as the costs. He said once modifications are made to the access not only is it tricky, but it is very expensive. He said that if they were to have to remove a corner of the building near the alley that they would probably lose an infant or two in their enrollment, which services families and is money. He said that this organization has to pay the bills.

Mark said that he would like to repeat the same comment he had with CRMS preschool and that the Town could not designate parking for that use. He gave examples of the ten-minute parking for the liquor store and said that the Town lets various restaurants build outside seating in the summer in parking spaces in the busy time of year. He said that he doesn't know why you couldn't have designated parking with designated hours, for the daycare only. He said that it is something inconsistent that the Town does.

Mark said that we will be prepared to talk about any conditions of approval that you may have. He said that some things are straight forward, such as hard surfaces for the parking spaces in the alley, which they would like to do. He said that he would like to have a conversation about doing a turn-around if that is something you think is very important.

Michelle Ogar said to add on to some of the letters of support, Blue Lake Preschool is not new in the Roaring Fork Valley to childcare. She said that we have been in operation for almost twenty-seven years now and that we are newer to downtown Carbondale. She said that we opened Little Blue in December of 2015, when Faith Lutheran moved to their new site. She said what makes Blue Lake stand out from other programs is that we are trying to support and help working families. She said that we are open Monday through Friday 7:30 – 5:30 and that we care for infants and toddlers, which we don't make money doing. She said that we lose money on all our infant and

toddler programs but that there is a real need for that in the Roaring Fork Valley from Aspen to Parachute. She said that we are dedicated to helping families so that they can stay in this valley and stay in Carbondale to raise their kids here. She said that this is a concern we hear all the time, that they can't find childcare. She said that we are a non-profit childcare center, so we rely a lot on fundraisers and grants to make the preschool work. She said that in El Jebel we get many families throughout the valley, whereas Little Blue has ninety-nine percent that live and work in Carbondale. She said families walk and bike to school and that they are a part of the community. She said at their current location, which is in a residential area near the bike path, it's great to see families out with their joggers and bikes coming to school. She said that they park their bikes outside and after school they ride home on the bike path. She said that it is nice to see Little Blue be part of Carbondale and go on to other schools in the same community. She said that it's nice that they don't have to commute up valley or commute anywhere to go to preschool. She said that because our hours are from 7:30 parents aren't in a big hurry because they can come early enough to drop off their kids and get them settled before leaving. She said that they are not speeding down the streets or pulling out of the parking lot making U-turns in the middle of the road. Michelle said that it is a different environment than what we have up in El Jebel where parents do have to be in Aspen by a certain time and they are rushing in the morning. She said that the other difference between Little Blue's current location and this new location is the size, space and larger playground as well as classroom quality. She said that our program focuses on our families being part of the community, so we get the kids out for field trips with the infants and toddlers walking down the bike path to Sopris Park. She said that the preschoolers are riding RFTA buses to the Arts Center and walking to the library, Third Street Center, Carbondale Clay Studio as well as doing yoga classes at True Nature. She said that this location provides great access to all the places that the kids visit in Carbondale as well as to RFTA, which is right across the street. She said that we want kids to grow up being part of the community that they live in and being part of the community that they will go to elementary school in as well as being part of all the great things that Carbondale has to offer. She said that we do it now from Eighth and Merrill but it's tough, it's tough to have three year old's walk all the way to Sopris Park and then walk all the way back, right before nap time. She said where are new location is on Seventh Street it's right down from the park and across from the bus stop, which will allow the kids to be part of the community. She said that we want them to grow up being good members of the community and we think this allows them to do that.

Angela Loughry shared that she is on the board and that she is also an architect working locally. She said that we have been working on this for almost five years. She said that she started helping Blue Lake and Little Blue with space analysis when her daughter was an infant and she is going into kindergarten in the fall.

Angela showed her screen and began explaining the dimensional design standards. She pointed out the existing building footprint and the proposed expansion, adding a hallway to access the classrooms better. She explained the parking and one van size head-in ADA parking to the north, which would be backing out on to Seventh Street.

She said that they are proposing seven angled parking spaces off the alley. She said that four of these spaces completely meet the UDC dimensional requirements, three are limited by the location of the existing building and are slightly shorter.

Angela continued by showing the playground areas and said that we tried very hard to give every classroom an on-grade access to a playground, which helps with building code issues as well as a good quality program. She said that we have minimum playground sizing required by licensing standards that we are required to meet. She said that for infants we need a dedicated playground, which is four hundred square feet and we are proposing that out front. She said this is where the request for a fence variance came in because State licensing is requiring a four-foot fence. She said we have one large playground in the back, which we would like to divide into two playgrounds to allow for different surfaces and different play items relative to the age. She said that keeping as much of the play area as possible drove us to the parking arrangement that we have now.

Angela explained a future expansion plan shown in dots that would be under another Special Use Permit amendment, which could be in the next five years. She said that we needed to bring this up so we could disclose that this is what the plans are for some time in the future. She said that the board was looking for a forever home and found a site that allows expansion. She said that the future expansion would include two additional classrooms.

Angela explained the existing floorplan and the new floorplan. She said that there would be a staff bathroom, which they will be happy to have because they don't have that currently and that they share with preschoolers. She said that the current building was close enough to what we needed so we wouldn't need to incur a ton of costs, which is important to our program as well as increase the number of students from what we have now. She said that it is a better-quality building than the one we are currently in.

Angela showed pictures of the building from all directions. She showed pictures of what they are proposing to do to the building in 3-D. She said that it is better for us to do a low building versus a two-story building because then commercial elevators and fire sprinklers are needed as well as no direct access to the playground. She said that we are trying to keep a homier residential style entrance off the street.

Angela explained the alley access, showing the angled parking, which could work in either direction. She said that we chose this angle because it seemed to be easier to enter off the difficult five-way intersection at 7:30 in the morning rather than to exit onto this difficult intersection. She explained the dimensions of the parking and layout standards. She showed pictures of the alley and the guy wires that are preventing the use of two parking spaces. She said that when we were studying all of the various ways to do this parking, we did look at other parking that is in the Town of Carbondale. She compared the parking for the Kiva Spa on Third Street, which was done just a few years ago and said that this proposal is dimensionally better.

Angela showed where the parent drop-off and pick-up with the four parallel parking spaces are in front. She continued explaining the parking numbers and vehicle trips, with some families having more than one child. She said that with their current enrollment there are six families that have multiple students making for less vehicle trips.

Angela said that looking at the sidewalk it is in ok shape but that there are sections that have been lifted from the roots. She said that she could answer any questions.

Nick asked if there had been conversation about moving the guy wires to free up additional parking.

Angela said yes that they had and that it is complicated, which we can't take on right now. She said that Mike from our board has been leading on this topic.

Mike Chmura said that he has spoken with Xcel Energy on several occasions about the guy wires, which are inhibiting the parking. He said that there was too much tension on the two power poles that have guy wires down into the parking areas and that they don't have the ability to guy back to another power pole or anywhere else. He said they did do a site visit to see what it would take to bury some of the various lines of phone and communications. He said that between the two poles adjacent to our property there are nine cables overall. He continued explaining the extensive changes needed to move power poles, which would incur great costs as well as interference for the town for a little while. He said that we deemed that this would not be the best option.

Ken asked how this would change in the future as this was parking for the future expansion. He said that it doesn't sound like it would be feasible even in the future.

Angela said that it took a long time to get this information out of Xcel. She said knowing that this is a handicap for future expansion, it would have to be figured out.

Jay said that he had the same thought as Nick but that when he went to the site he could see how messy all of the electrical work is and how much work it would be to move all of it. He said that one concern that he has is with the pole furthest to the east, which is between two parking spaces and that he wasn't sure how P-8 could be used without moving utilities.

Angela said that the guy wire goes up high enough and is far enough away, is the thinking we had with that spot.

Nicholas asked for clarification and asked if they planned on pulling cars underneath the guy wire.

Angela said yes, that is correct.

Jay said that it was mentioned that there is a potential to work with CMC on parking in their parking lot. He asked how feasible this is as an alternative.

Angela said that it is always an alternative and that there would always be a concern of entering into a third-party agreement for parking, which is necessary that we have. She said that CMC would be a great partner to have an agreement with. She said that we would have to see about the cost. She said that we have penciled it out and we would hate to have a reoccurring cost that we could prevent but if it is necessary to allow the whole thing to work then that is a cost to incur.

Ken asked how many parking spaces do you get on the south side with straight on parking.

Angela said without moving or tearing down part of the building, the number of spaces that you can get there are four, with a maximum of five, inserting a parallel space.

Ken said that you only get four legal spaces with the diagonal parking.

Angela stated that is correct and also three shorter spaces.

Erica asked if the head-on spaces go in further and take away from the playground area.

Angela said that the backout area for the angled spaces is seventeen feet and the backout for the head-in is twenty-two feet. She said that we do lose a portion of the playground and we had to cut out a little bit out of our addition, which made the infant room smaller, which was a real heartache for us.

Nick asked about parents driving down the alley in the morning.

Michael asked about drop-off from across the street.

Angela said that when we envision parent drop-off, it is easiest driving south on Seventh Street to parallel park in front of the building in that direction. She said that it is a public street, and anyone can go in any legal direction they want. She explained that if they were traveling north, they would park across the street and walk their child across. She said that similar debates were happening with CRMS and we too are happy to educate the parents on the best way to drop off. She said that basically the drop off is using the right-of-way parking spaces. She said that we would be directing parents not to enter the alley and make very clear the concerns about the alley and the difficulty of pulling off the alley. She said that any parking on the alley is reserved entirely for staff.

Mark Chain said that with CRMS they had an agreement with the parents, which was that you don't use the alley and no U-turns on Main Street. He said that they have trained parents that to drop off on that side of Main Street. He said that you might have to go a block further but that there is plenty of opportunity to head south, pull in to drop them off, march them in and get out, which is the safest way.

Michael said that he recalls with CRMS we insisted that as a condition of the approval they put in their handbook that a parent making a U-turn on Main Street would have their child expelled from the school.

Mark said that they had a penalty, and we have some people here that can talk about that later in the meeting.

Ken said that Main Street has a little more traffic than Seventh Street.

Michael said that you could potentially make a safe U-turn on Seventh Street.

Michael explained the public comment process.

Lynn Kirchner, 711 Main Street said that she is a business owner on the corner and that she developed that property back in 2006. She said that we had the opportunity to come into a run-down residential home and turn it into something that fit the neighborhood. She said that her concerns with a daycare on Seventh Street as she outlined in her letter concur with what Brian, her neighbor brings up. She said that his residence is the most directly affected property right now because it will increase traffic on Seventh and increase traffic on an alley that is no where near the quality of an alley or a design of an alley as you pointed out, behind the Kiva. She said that the concerns that she has is the amount of people coming and going. She said that you relate to the parents riding their bikes and bringing kids by bicycle but that on snowy cold winter days that's not happening. She said that on snowy days the alley is almost inaccessible. She said that she shovels her parking area and that it will be mayhem adding cars up and down the street. She said that it sounds so perfect, how you will manage parents and that she doesn't think that is going to happen. She said that we witnessed a little girl getting hit by a car on Seventh Street right in front of the Ferguson house. She said that someone mentioned earlier about how easy it was popping a U-y on Seventh Street, but it is not. She said that she backs into her parking area because backing out of my parking area is very dangerous on Seventh Street. She said people coming off Main Street and people coming up from Colorado Avenue really tests the limits on that area. She said that she sees it as a huge problem for traffic and a safety concern. She said that she had a daycare go in across the street from her residence and what a difference it makes to my residence during drop-off and pick-up hours. She said that it's not fun and it's not pleasant. She said that parents get a little overzealous, leave their cars running, while running kids in and out and its not the picture perfect ideal little daycare scenario that everyone likes to think it is. She said that the Town of Carbondale needs to look at some of the bigger issues. She said that the utilities are a huge one, the maintenance of the alley and the maintenance of Seventh Street. She said that she hopes that the Town of Carbondale is thinking about the other issues, septic and sewer issues on Seventh Street, a lot of those lines are old. She said that 689 Main Street just went through all of that and they had to redo all of their water lines. She said that from a professional standpoint and as a business owner that she has a vested interest in Main Street and Seventh Street and that she doesn't think that it is a good fit for daycare.

Bryan Welker said that we do not have a comment tonight other than the letter turned in that is in the packet and we will let that speak for us.

Patty Lecht said that she lives next door to CRMS and that they are amazing. She said that it gives a sense of a very educated society by having a preschool, Clay Center and True Nature close by. She said that before CRMS preschool moved to Main Street that we were concerned about all sorts of things, parking, traffic, and noise but that it has been nothing but good. She said that the children are delightful little...it sounds like birds singing for periods during the day and there are no parking issues whatsoever. She said that they really abide by all of the wishes. She said that it is incredible to have this kind of neighborhood and that she feels that it increases the value of her property. She said that philosophically it is really an important thing. She said that CRMS has five-star ratings from the State. She said that parents are amazing, and they really do turn their cars off and are very friendly. She said that she talks to many parents and that we are calling it Mr. Rodgers' neighborhood and that is how incredibly beneficial it is to have their kind of presence.

Paul Menter, 232 Holland Thompson Drive said that he would like to say thank you to the Planning Commission for persevering through this difficult time. He said that he is the Board Chair of the Early Childhood Network, which is a non-profit located in Glenwood Springs that provides education and referral services to providers and parents who are seeking daycare and early childhood education services. He said that we have submitted a letter for the record in support of this application. He said that he wears many hats as those of you that know me know, tonight he has his early childhood network hat on for this meeting. He said that he is speaking in support of this application and that it meets the requirements for the transitional zoning and that it is an excellent application for this location in the community. He said that it is important in this very uncertain time for all of us to be focused on and to be present in the now and the current needs of the community. He said that one of the needs is quality daycare services, Blue Lake and Little Blue are premier providers of daycare services to our community. He said to support this application would be a very pro-family decision on the part of the Town of Carbondale. He said that there are issues that need to be addressed to address the concerns of the neighbors with the respect to the alley and there may be some changes that need to be made in terms of the parking. He said that rather than looking at what the Town might do with the alley in ten years or what Little Blue might do in several years in terms of an expansion. He said that this is a critical need for the community and the opportunity for Little Blue to locate in a facility that is theirs in perpetuity is a value that cannot be underestimated for the community. He said that if there is a need to close the alley at one end that Mark Chain mentioned the possibility of a turnaround. He said that having been a Town Councilman previously and faced these kinds of decisions, there are public safety issues related to alley design. He said that if you close an alley you have to have a turnaround at the end of it. He said that this is an application that meets the zoning requirements and that there are some wrinkles that need to be worked out in terms of the parking.

Ashely Hejtmanek, 41 Pinyon Mesa Drive, Garfield County said that she recently resigned from the Town's Historic Preservation Commission and that she continues to

serve on Carbondale's Parks and Recreation Commission. She said that she is speaking tonight as a parent and that a year ago at three months pregnant she signed her child up for every licensed daycare facility from Aspen to Glenwood Springs. She said that she was told that on many of those lists that there were eighty to hundred plus people ahead of her. She said that she wasn't being selective about what kind of daycare that she was signing up for and that she wasn't touring facilities and that she was trying to eventually make it possible to return to her job. She said that her daughter was born in October and that she was going to return to work at the beginning of January. She said that by Christmas she still had no daycare lined up and she missed her intended start date. She said that she ended up splitting time between two daycares, which is not ideal. She said that the Aspen times quoted the state of infant care in Pitkin County as thirty infant spots for close to two hundred babies born at Aspen Valley Hospital. She said that she doesn't know the statistics for the rest of the valley but that she knows that its not faring any better. She said that this is a serious issue in our communities and that working parents like myself are unable to find licensed quality childcare and therefore return to work. She said that the expansion of Little Blue in Carbondale should be applauded and whole heartily supported. She said that they are the highest quality provider a family can hope for. She said that expanding this facility will allow more spaces for infants, which is desperately needed in the heart and the core of the community. She said that she believes that this is an appropriate use for the surrounding land uses and that it is far more in keeping with the character and the nature of the neighborhood than an alternative development plan on this site. She said that it would be sitting quiet at night and weekends. She said that this kind of a site is hard to secure for such a specialized use throughout the valley due to the regulations that are put on them. She said that for Little Blue that this is a rare opportunity and a community use that is desperately needed. She said that Carbondale is a community that welcomes the diversity of people, families, and creative solutions and that she thinks this project is no different. She read a mission statement; to maintain and enhance a culturally diverse, family oriented small town and to keep up the diversity of population in Carbondale that makes the town the quality progressive place that it is. She said that she would like to ask for your support on behalf of Little Blue but also on behalf of mothers like myself.

Cindy Sadlowski, 203 N. Eighth Street said that Seventh Street is a very busy street with Mountain Fair, Cinco De Mayo, July Fourth parade, Potato Days and that it's not going to change much having the preschool people coming and going. She said that she helped the CRMS preschool get set up and that she spent three years volunteering at the preschool. She said that the traffic was not a problem and that it was so fun to see all of the neighbors so happy. She said that the kids would wave at all of the neighbors when they were out walking or going out to the ski run. She said that it is another great opportunity to have children downtown.

Pete Stine said that the board and Mark have covered everything really well and that he didn't have anything to add.

Jennifer DiCuollo, 774 Seven Oaks Road said that she is an eighteen-year Carbondale resident. She said that she served on the Planning and Zoning Commission with a lot of

you for eight years. She said that she is a parent of a three-year-old at Little Blue and that he has been there since he was three months old. She said that they were one of the very fortunate families who had a full-time infant spot at three months old. She said that she could echo some of the comments that were said before. She said that it allowed her to return to work full-time, which was a huge value to her career and her ability to contribute to her family and the community. She said that this is really an essential service and that she was really disappointed to see the Staff report and to see the recommended flat out denial, which is really pretty rare based on her experience with applications at P&Z. She said that it raised some questions as to why there are a lot of applications that come before the board that are more problematic than this and are we thinking outside of the box. She said that with the one major issue being the parking is kind of short-sited and that there are solutions to that. She said that she is putting it to the board to think about the value of this and what we as a community can be doing to support this essential need. She said that she wanted to put a face to one of the families that this directly impacts.

Melissa Williams, 4 Red Wing Lane said that she is the on-site Director at Little Blue Preschool. She said that she has been a part of the Blue Lake Preschool program for five years. She said that by approving this you would be doing a service to our entire community. She said that our families live, work, and play in the Carbondale community and we work really hard to make sure that we are upstanding members of this community. She said we help these children become upstanding members of the community as well. She said that we ask all the families to do a certain amount of volunteer time every semester, which can look different for all our families. She said that our families have no problem volunteering for various duties ever. She said where we are now is a rental and it is not ideal, and we are doing the best we can with it because we have a high-quality program. She said to have a truly high-quality program you need to have a high-quality facility. She said that the expansion is actually bringing a benefit to everyone.

Bentley Henderson, 46 Linden Lane in Breckenridge said that he owns 46 N. Eighth Street, the property at the west end of the alley with his wife. He said that in the opening remarks that you didn't want any personal remarks and while he had been hoping to disparage Mark Chain a little he won't go there, he'll get to his comments. He said that we aren't necessarily opposed to the application, we have seen the impact to the alley. He said that we have watched it go from a lightly used to a more heavily used alley. He said the multi-stop signed access onto Eighth Street was an interesting change a few years ago. He said that we have seen a lot of changes go on down there. He said that the application and the way that the parking is designed is probably as good as it can get. He said that he would strongly hope and recommend that the applicant try to pursue the joint agreement with Colorado Mountain College. He said that would offer them a lot more flexibility in how they moved forward in the future, without trying to compromise the property and the site any further than it already is. He said that this is the first that he has heard of a hammerhead approach looked at for Sundial Park. He said that he is not keenly in favor of that and that one of the fundamentals of land use applications and land use development is that you try to the best of your ability to contain your impacts on your property. He said to shift a turn-around to the west end of

the alley is kind of a challenge. He said that to pre-emptively determine the fate of an application based on what may happen at some point in the future in terms of closing the alley is kind of struggle from his perspective because we can't make those determinations prior to when the demand might occur. He said that it is a challenge to predict the outcome of this application on what may happen in the future especially given that there has never really been any definitive study of the nature of what the use of the alley is, recognizing the west end is kind of a mess. He said that until there is a good understanding on how all of that works to predetermine the outcome is hanging too much on one application. He thanked everyone for their time.

Kathy Eberhardt, 2093 County Road 106, Carbondale said that her husband and her are contributing members to Carbondale. She said that we co-own Carbondale Creamery and our sons have gone to Little Blue Preschool for the last two years. She said that our kids feel like Little Blue is an extension to their family and as parents there is camaraderie with other parents. She said that we do abide with the regulations of no idling cars during drop-off and pick-up. She said that we are respectful of the community that our preschool is in, which is exactly what Paul Menter said and that there is a critical need for childcare in the valley, especially in Carbondale. She said that her husband Kyle was born and raised in Carbondale. She said that a lot of our friends and families are coming back to live in Carbondale and the number of children is growing. She said that we do need more infant and toddler preschool care. She said that the impact that the teachers have had on my kids personally in the two short years has been amazing. She said that they deserve a larger space to work with and expand the love that they have given to our kids as well as all of the kids in our community. She said that the extra-curricular activities that are offered throughout the school year and all seasons, swim lessons, ski programs and everyday field trips in the summer gets our kids involved in the community, which any parent in our town wants. She said that we are in full support in being able to let Little Blue move into this property and expand for future kids.

Colin Szewczyk, 25 E. Sopris Court in Glenwood Springs said that some of the issues with the traffic was a little bewildering to him because parents can drop-off between 7:30 and we drop off our son around 9:00. He said that there are twenty-nine kids and many from the same families and when you start to do the numbers spaced out over an hour and a half time there isn't a huge peak time of a pile up of cars coming through. He said that he has never had any problems with parking while dropping off his son and rarely there may be another family at that same time. He said that he gives his support and he thanked everyone for looking at this and he's throwing in his two cents.

Lindsey Hillebrand, 744 Holland Hills Road in Basalt said that she is a teacher at Blue Lake Preschool. She said that there is another aspect of why we need the room that we do and why we have come up with the plan that we did. She said that this will support our children and their families as well as the teachers. She said that it is important that the teachers can go somewhere to take a minute and take a break when they have something personal going on. She said that it would be nice if we had a teacher space that we could go to. She said that it can difficult at times and when your patience is running low or you just need a break. She said that is one of the important things with

this new space too is giving out teachers that opportunity to best serve the kids and support our families. She said that sharing a bathroom can get messy with that many kids so there is a need for a teacher bathroom. She said that we do our best as teachers to always be cleaning and wiping down as well as washing hands. She said that with potty training there are things that can get messy. She said that it is nice to not have kids walking in on you or banging on the door. She said that she works with a school age group and that is very important to be able to have your own bathroom. She said that it would be really great for Carbondale to have us there.

Drew Sorenson, 444 Euclid Avenue said that he is the staff development coordinator at Blue Lake Preschool. He said that he wants to piggyback from what Lindsey just spoke about that having as much space possible within this building is essential to our teachers to have a space to do extra work. He said that he spends his time at Blue Lake helping teachers with problems that they may be having with the children, classroom arrangement, with supplies as well as conducting yearly reviews with Michelle that are of the confidential nature. He said that having enough space for teachers to have those conversations as well as trainings is vital. He said that another part of his job is to make sure all the teachers meet all the requirements that are asked of teachers, which is quite a lot. He said that having a quiet space to do computer work or planning or betterments for the classrooms is truly ideal. He said that teacher retention in preschools is a serious problem and that having this extra space is going to help with that significantly and provide teachers a space to talk openly about sensitive topics that they are having trouble with. He said that having a space to take a break when needed is essential when working with little children for many hours of the day.

Motion to close the comment portion of the virtual hearing

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

Commission Discussion

Jay said that he is concerned if the alley was shut down with emergency access as well as pushing these constraints on Little Blue.

Kevin Schorzman, Public Works Director stated that every other parking situation from Seventh to Eighth on that alley is head-in parking, which means you can come up the alley, pull in and back out and go the same way that you came in. He said that with angled parking it changes that dynamic, if allowed, to do one of two options, which have both been presented tonight. He said that one is creating a hammerhead toward the end of Eighth Street if it is closed, the other is not having the angled parking spaces accessible if it is closed. He said that is where he was coming from with his recommendation.

Jay said that if there wasn't a turn-around at the end of the alley that he sees a lot of issues if they would have to backout the entire alley. He said that this alley has a lot of traffic to be closing down an access.

Kevin said that if we were to close the intersection at Eighth Street we would typically put a “no outlet” sign, no different than we would on any dead-end street, over on Seventh Street to let folks know that if you turn down here that you won’t be able to go through.

Jay asked if it would be one-way.

Kevin said that it wouldn’t be one-way and that it would be one-way in and one-way out, which would be Seventh Street. He said that the no outlet means that you are going to have to turn around to get out of here.

Ken asked if you would have to turn around on private property.

Kevin said not necessarily because the Town does own property that is currently a park, which is a decision that would need to be made. He said that he isn’t sure how the Town got that park land but if it is permissible could you put a turn-around on it and if you do, are you cutting into the green space. He said not a reason not to do it but a consideration.

Ken said that without the hammerhead or the use of the city property for some type of turn-around the only way to turn around would be to turn around on someone else’s private driveways or private parking spaces.

Kevin said that is correct.

Ken said that is not a good public policy so without the turn-around it would be an issue going on private property.

Kevin said that he would agree with that.

Michael said that when he goes through that intersection at Eighth and Main that he sees people coming out of the alley into the intersection and that he rarely sees people going into the alley from the intersection. He said that the way he sees the parking set up they would have to enter on Eighth Street.

Kevin said that the most dangerous movement in his opinion that might lead to a community desire to close that intersection is the one coming off of Eighth and Main and into the alley because you hit the sidewalk first with that movement. He said that’s the one that would be dictated to stay open if the angled parking is allowed. He said that exiting on to Eighth and Main is probably not going to generate the community desire to close it because as you are approaching from an alley and you can see folks walking on that sidewalk but if you think about it coming from that skewed intersection you have a lot of things to think about. He said that if you are going to pull into that alley the first thing you are going across is a sidewalk, which a lot of people don’t realize is there from a pedestrian standpoint.

Michael said that he would concur and that his big concern is the fact that when someone is coming out of the alley into that intersection they are part of the four-way stop protocol and we don't need to know their intentions. He said that if someone is at one of the other four stops and wants to go into that alley, we have no idea what their intentions are even if they signal, which is begging for an accident.

Kevin said please don't think that his perspective or the Public Works perspective is that this is not a good thing for the community. He said that he thinks it is, but that there have been other options that have been shown to us for the head-in parking that would still allow this to happen but not with the restrictions that would be imposed on the Town by allowing the angled parking. He said that he thinks we can work through this and that he doesn't think that the angled parking is the answer.

Ken said that there seems to be three basic issues, one is the parking, the variance for the fence and whether this is the right location and use for this property. He said that he thinks that this is a very good location and a very good application. He complemented Mark Chain and his team on the application. He said that it is a vital service to the community and important to the community and it makes sense. He said that the variance for the fence is justified because it is a State requirement and he is supportive of that. He said that he is having a tough time with the parking and that he cannot support the denial of the application and that he can't support the application with the angled parking. He said that his preference would be to send it back and have the applicant work on other options for parking.

Nick said that he would like to reinforce what Ken is saying and that he is confused by what happens when you are able to get a parking space and walk your kid into the facility. He said that he is in full support of the project and that it is an essential facility and that his family has been there. He said the parking and getting to the facility itself was always an issue and a life and safety concern. He said that he is in support of the project and that he would love to see it happen. He said that he would love to see some design options or other solutions that address the parking and the path of travel.

Nicholas said that Ken said it eloquently and Nick followed it up well. He said that there were comments made about Carbondale's creativity. He said the fence was a non-issue to him as well as the location. He said that he echoes the many comments about the need in our community. He said that the parking itself needs to be flushed out and it doesn't work on a lot of levels. He said that is his only sticking point. He thanked Mark for the great package.

Erica said that Angela mentioned that the angled parking worked in the reverse direction as well coming from Seventh Street. She said that with tonight's discussion it seems that there was discussion of what direction is best. She said people are paying attention to what is better for pedestrians and what is less confusing at the Eighth Street intersection. She said that she was less concerned with the alley parking on an angle. She said that her office is downtown in the Dinkle building and that she takes the alleys when there are Main Street closures and that she sees a lot of parking situations happening. She said that this was not alarming at all and that she thinks there should be

discussion about the compact car parking because that it something that is reasonable and is utilized in a lot of locations. She said that knowing that teachers may have smaller cars, they could have certain people assigned to certain spaces. She said that the public parking out front could be reserved during certain times of the day to have safe drop-off on Seventh Street. She said that she would like to ask Staff what the possibility of that would be, given that there is a precedent for the restaurants in town blocking off parking as well as other examples that were given.

Michael said that keep in mind that restaurants that apply for dining on Main Street don't pay a fee right now, but they have to apply and get their applications approved by Staff.

John Leybourne said that is correct and that it has to go through a permitting process and an inspection by the Building Official. He said that it is a different animal but that he would rather defer to Kevin on that.

Kevin said that you can put all the signs in the world on a street you want, but that they only work with the people that were going to comply anyway so it's an enforcement issue. He said that our police department isn't ready to take on whether a car is parked there because you are dropping off your kid or are you just parked here. He said that he doesn't necessarily agree with the concept of limiting public parking to a specific business.

Michael said that he recalls a couple of Trustee meetings where they talked about reserved business parking in the Town's public parking spaces. He said that was frowned on and we also did not do any reserved parking for CRMS. He said on Main Street and at that time of day there wasn't a high demand for parking, it seems to have worked out well. He said what needs to be figured out is the required seven spaces. He said this is a distressed property and that nothing but good could come of this property by Little Blue moving into it. He said that the variance for the fence is a State requirement so it's not a hardship that they created on their own. He said that the parking going the wrong way in the alley, as it is configured now, needs to be figured out.

Michael said that tonight we have three choices; approve the application as it stands, deny it as recommended by Staff or we can continue the public hearing and give the applicant some specific direction in terms of what we would like to see if they come back.

Jay asked for clarification in that they would only need two parking spaces from CMC with five spaces on the alley at ninety degrees. He said that it's more challenging on Little Blue but that it makes the most sense in solving all these issues.

Nicholas said that he would like to see the ninety-degree layout for the parking and that it's hard without a visual. He said he agrees on all the other points.

Angela said that they do have the diagram and that she could share her screen.

Ken said that we really would not have time to digest it so it's kind of unfair for us to pronounce judgement on it. He asked Janet if it was Staff or the Commission that needs to see that agreement with CMC before we approve.

Janet said that we would make a condition that it was contingent upon receiving an agreement from CMC and have the Town Attorney review it, as well as it be recorded.

Erica said that she feels conflicted about imparting additional costs upon a preschool that is running on tight margins, which then affects the rates that they are able to offer to all of our community for childcare. She said that she feels that the compact parking is adequate but that she understands that it doesn't meet the requirements of the Town. She asked how do we discuss this further before inflicting additional costs on a necessary business for our community.

Janet said that the alternative compliance does allow you to look at parking and design of parking. She said that if they came in and the Commission approved the smaller spaces, even though there isn't a compact space in the code, it could be done under alternative compliance.

Michael suggested a variance but said that alternative compliance would be a little easier.

Janet stated that with a variance we would have to re-notice and have the criteria. She said that it could go under both. She said that alternative compliance would be the cleanest because we had already noticed alternative compliance for parking so it would still fall within that notice.

Mark Chain stated that if Angela did share her screen, we don't expect you to sign off on that tonight. He said that he thought where we are heading is to provide more information at a future meeting. He said that regarding kudos to him for the application, that it was Angela that did the heavy lifting and that he did the easy lifting. He said that he didn't think we should ever close off rights-of-way unless there are incredible circumstances. He said that you would have to provide some kind of turn-around otherwise you are on private property.

Michael said that it wasn't fair for the Commission to address hypotheticals and that we need to address the application that is in front of us. He said that addressing hypotheticals is time consuming and a pointless exercise. He said it looks like we are leaning towards continuing this hearing and that have the applicant come up with some parking solutions. He said that a proposed lease with CMC would be a good thing, turning the diagonal parking around would be a good thing. He said that he would be interested in listening to alternative compliance for the smaller spaces.

Further discussion ensued regarding parking possibilities.

Further discussion ensued regarding continuance of the virtual hearing to a date certain.

The applicants agreed to return their revised parking plan by May 27, 2020 at noon, so Staff had time to review it.

Motion to Continue the Virtual Hearing to June 11, 2020

Ken made a motion to continue the virtual hearing for Little Blue Preschool to June 11, 2020. Nicholas seconded the motion and it was approved unanimously.

Staff Update

John said that Red Hill Lofts would be submitting their building permit application tomorrow and that they are still working on their HUD vouchers for funding.

Janet said that Thompson Park has submitted their application for condo exemptions for the affordable Lots.

Janet said that there is an application coming for an Annexation, Rezoning and Major Site-Plan Review for a mini-storage on the two-acre parcel north of the sub-station on Highway 133.

Janet said that next week's meeting will be a big virtual hearing for the lumber yard.

Janet said that we have been working on City Market's signs and it's getting close.

Janet commended John for organizing all of the attendees to speak and moving them over and Michael for the hands being raised virtually.

Commissioner Comments

Michael said that the curb and gutter was in for City Market.

Motion to Adjourn

A motion was made by Nicholas to adjourn. Ken seconded the motion and the meeting was adjourned at 10:07 p.m.

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 28, 2020

Commissioners Present:

Ken Harrington, Vice-Chair
Jay Engstrom
Marina Skiles
Nicholas DiFrank (1st Alternate)
Erica Stahl Golden (2nd Alternate)

Staff Present:

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

Commissioners Absent:

Michael Durant, Chair
Nick Miscione
Jeff Davlyn
Jade Wimberley

Other Persons Present Virtually

Bob Schultz, Project Planner
Doug Williams, General Manager for RFV/Builders FirstSource
Yancy Nichol, Engineer
Michael Noda, Architect
Mark

The meeting was called to order at 7:00 p.m. by Ken Harrington

Ken wished the Chair, Michael Durant a Happy Birthday.

May 14, 2020 Minutes:

Jay made a motion to approve the May 14, 2020 minutes. Nicholas seconded the motion and they were approved unanimously with Marina abstaining.

Public Comment – Persons Present Not on the Agenda

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

VIRTUAL HEARING – Preliminary/Final Plat, Minor Site Plan Review

Location: Carbondale Marketplace Subdivision Lot 5A

Applicant: Builders FirstSource by Robert Schultz Consulting

Janet said that Builders FirstSource (BFS) currently has lumber facilities in Aspen and Glenwood Springs. She said that there is also a showroom in Basalt. She said that they are planning to consolidate the facilities on proposed Lot 5A Amended. She stated that in order to do so, they need to submit a number of land use applications, specifically:

1. A Preliminary Plat and a Final Plat to subdivide Lot 5A of the Carbondale Marketplace Subdivision into two lots: Lot 5A Amended and Lot 5C. 1st Bank was constructed on Lot 5B.
2. A Minor Site Plan Review to allow construction of a 29,240 sq. ft. building on the newly created Lot 5A Amended. The UDC classifies this as a Minor Site Plan Review because the structure is between 10,001 – 30,000 sq. ft. A Minor Site Plan Review application can be referred to the Board by Commission. Because the Board is the approving authority for the Final Plat and because this building is so close to the Major Site Plan Review threshold of 30,000 sq. ft., she recommend that the Commission refer the complete proposal forward to the Board with a recommendation.

Janet stated that the Commission is required to hold a public hearing and 1) approve or deny the application for a Preliminary Plat; and 2) recommend approval or denial of the Minor Site Plan Review.

Janet said that the development complies with the zoning parameters and development standards with the exception of the three requests for Alternative Compliance.

Janet continued by saying that the first one is landscaping. She said that is basically trading off some of the landscaping for a public trail that goes along the west and north side of the property.

Janet stated that the second is height for fencing. She said that the grade of the storage area is lower than the grade of the adjoining street so they would be building a 8 ft. high fence that sits on top of a 3 to 3.5 ft. retaining wall. She said that you can't see the retaining wall from outside the site – you only see the fence. She said that we measure the fence on natural grade, which will be shown in the PowerPoint.

Janet said that there is also a request for alternative compliance for some of the commercial design standards. She said that they have done a good job on the buildings and the mass has been reduced by dividing facades into a series of smaller components.

Janet stated that the architectural character complements the architectural character of adjacent existing buildings, in this case, CRMS.

Janet said that the west and east elevations are broken up by changes in materials, a distinctive sloping roof, barnwood doors and the use of the large Creative District logo.

Janet said that she commends the applicant for their efforts in preparing a development proposal which is unique, interesting and in compliance with the UDC. She said that in fact, in a number of areas, the proposal exceeds the requirements.

Marina told Janet that that was an amazing Staff report.

Janet said that she would like to beef up the findings when we get to that if the Commission is inclined to approve it.

Ken said that he would agree with Marina's comments.

Bob Schultz said that we are really happy to be here tonight and that we appreciate the efforts that it takes to do this kind of a hearing. He said that we have had a lot of fun doing this project and that we have a team that he is really proud of. He said that the property is owned by Crystal River Marketplace. He said that the buyer for the amended Lot 5A is Builders FirstSource. He said that there is a Lot 5C that will be created that will remain with Crystal River Marketplace.

Bob introduced that team; Yancy Nichol, Sopris Engineering, neo Studio, the architect, Pinon Sage, the landscape architects, and Kimley-Horn, did the traffic report. He said that he is representing the project and that he is the project planner.

Bob said that he has asked Doug Williams, who is head of all of the operations in the Roaring Fork Valley for Builders FirstSource to do an introduction.

Doug Williams said that he is the General Manager in the Roaring Fork Valley and that he has been in the valley for almost thirty years. He said that he has been in this industry for his entire career.

Doug said that Builders FirstSource is the nations largest supplier of structural building products of value-added components and services to the professional market for new residential as well as repair and remodeling. He said that their focus is on providing an unparalleled service to all of their customers. He said that they have over four-hundred locations nationally, in forty plus states and over twenty of those in Colorado alone.

Doug said that while they are large publicly traded company that their senior management teams' philosophy is local first. He said that means that each location has the autonomy to do what's best in the local market. He said what we are not is a box store. He said that BFS has been servicing through BFS as well as our legacy companies in the Roaring Fork Valley for almost fifty years. He said that we currently provide careers for forty-two families in the area and that we are a family first business and we pride ourselves on our associates.

Doug said that we are extremely excited for the opportunity to locate in Carbondale and we look forward to being a great business partner as well as provide a local option for building products to the residents of Carbondale.

Doug said that he would also like to mention is that your Staff has been amazing to work with as we have gone through this process and that you should be extremely proud of the Staff that you have.

Bob said that the big picture is that Builders FirstSource has a facility in Aspen, one in Glenwood Springs and a showroom over in Basalt. He said they would like to

consolidate all of the uses into the Carbondale site. He said that those that have been around for awhile know the storied history of this property and that's not always been pretty doing land use on this site. He said through the process that we have come up with a mix of uses that are very representative of what the community has said that they would like to see. He said throughout the process people wanted a new City Market, rental housing and the missing piece has been on this northern end of the property. He said that the Town wants something that generates sales tax, but the community doesn't want a big box or a fast food. He said that from his perspective that we have a pretty good fit in this particular use because it has very modest trip generation and it generates sales tax. He said that one out of every six Carbondale residents has a job in the construction trades according to the census, so it has a relevance to our community and the people who live and work here.

Bob explained the subdivision map and the location for Builders FirstSource with the division of Lot 5A to Lots 5A and 5C.

Bob continued showing the site plan. He said how do we make this have a commercial feel and have the kind of commercial feel that the Comp Plan and the UDC prescribed. He showed the location of the showroom, parking, lumber storage, loading dock in the back of the warehouse. He said that the warehouse is an unconditioned space, which contractors can pull into and load up. He said that a lot of the material gets delivered to job sites. He said that along the eastern boarder there are storage sheds, three-sided buildings that will keep materials dry and provides visual separation from the highway. He said that eventually there will be a building on 5C and the site will probably not be that visible to most people but that in the interim that the shed gives great screening of most of the material storage.

Bob said that the process is two-fold with the subdivision to turn one lot into two. He said that we are also dedicating land for rights-of-way. He said that Builders FirstSource is proposing to purchase land for the trail, build the trail and then dedicate it to the Town.

Bob explained the land designation in the Comp Plan as New Urban and how it relates to this site and the proposed trail. He said that we want parking behind buildings so that it's not the first thing that you see like a strip mall layout. He said that we want the buildings to have a variety to present something to the street.

Bob said that the zoning on this property has been in place since the seventies and building materials are a permitted use in this zone district. He said that this zone district recognizes that it is an auto oriented location, so we want good street access. He said that there is a good street system in place and some provisions for the future.

Bob said we are dividing the subdivision and make a couple of dedications for the trail and the future of Industry Place extension is assured. He showed the land dedications on a map and explained the layout of the subdivision.

Bob showed that criteria for the Comprehensive Plan Consistency;

- Buildings create streetscape
- Muti-modal
- Site Orientation
- Parking and yard to rear
- Previous approvals
 - Utilities are in place
 - Street network laid out
 - Future connection to Industry Place
 - Trail Connection- Main Street to south Highway 133 and Park & Ride
- Site Design;
 - Work with existing topography
 - Set back from the highway
 - Intersection of Nieslanik and Parker is focal point
- Manage the traffic, trip tables were shown.
 - Delivery truck routes
 - Customer traffic routes
 - Distribution and intersections
 - Bike Parking, shower provided
- Site Review
 - Front corner of Nieslanik and Parker with commercial
 - Barn theme
 - Break up form and massing
 - Parking and material storage to the rear
 - Use of buildings and fencing to screen
 - Work with existing grade
- Site Review/Lumberyard
 - Circulation and utilities build on previous approvals
 - Overall irrigation plan
 - Trail around site
 - Shed along north-east boundary, open storage
 - Long-standing drainage agreement with CRMS
 - 44 Parking Spaces
 - Racks along western boundary
 - 17,000 sf warehouse is unconditioned, internal loading
 - 9,000 sf retail/office with 6,000 sf footprint
 - 3,240 sf showroom

UDC compliances.

- Use
- Lighting
- Loading
- Siting
- Height
- Setbacks
- Parking

UDC Guidance;

- Buildings create streetscape at corner
- Pedestrian and bike access
- Variation in form and rooflines
- Parking and yard to rear with screening
- Mix of materials

Alternative Compliance

- Building a trail in-lieu of landscaping
- Racks for storage
- Fence on retaining wall
- Glazing
- 66' Shed lengths
- Warehouse Span

Landscape

- Irrigation shared with all other lots
- Low water
- Street trees are compliant
- Landscape to help screening from Highway
- Maintain visual at corner
- Meets code

Bob showed graphics of various views around the proposed Builders FirstSource.

Bob said that in conclusion we feel good about the project and we are happy to be presenting it to you. He said that we feel strong that we meet the code and the trade-offs that we are asking for on alternative compliance are good ones. He said that we agree with Staff that we think that Builders FirstSource has done a really good job. He said that it is a good fit for a site that has had a colorful planning history.

Marina asked what goes on in the sheds to the north of the main warehouse.

Bob said that they would be for building materials that want to be out of the elements.

Jay asked what the height of the sheds were.

Michael from neo Studios stated that most of the structure is about twenty feet from the inside minus three and a half is sixteen and a half. He said that the cupola would be twenty-three and a half.

Marina asked if the square footage of the sheds was included in the overall square footage.

Bob said that the 29,000 square feet is without the sheds.

Marina asked why they aren't included and is there something in the code that talks about sheds.

Janet said that the code was silent but that it is not an enclosed building and the west-side is open so you can look into it. She said that it is more of a shelter from the elements and it's not inhabited.

Marina said that she would rather have the sheds shielding the site than attached to the warehouse because that would be massive.

Marina told Bob that it was a great presentation.

Nicholas asked for a visual of the chain-link verses the privacy fence in the site plan.

Bob said that on the eastern side there is a wood fence between the warehouse and the sheds and the shed and the corner. He showed the chain-link with the black material on it. He said that all of the money that is spent, is on the wood fence visible from Highway 133.

Doug said that to clarify it's not actually a vinyl weave going through the fence but a solid mesh covering.

Jay asked what kind of machinery will be running on the sight as far as noise levels.

Doug said that we have forklifts and trucks. He said that our hours are very conducive to business in that area and that we are not open late or on the weekends typically.

Ken asked how many employees will be working at this site.

Doug said that we plan on having about thirty-eight employees at this facility.

Ken said that his concern was about bicycles. He asked how many employees are from Carbondale.

Doug said that we have four to six that are in Carbondale right now.

Ken said that six bike spots is probably appropriate with the number of locals working at the site.

Bob said that we have laid it out so we could have an additional six if we need them.

Ken asked who designed the trail.

Bob said Yancy.

Ken suggested adding a radius on the ninety degree turns as the trail connects to the trail on Highway 133.

Ken asked if you could talk about the sixty-foot compliance on the east elevation. He asked if sixty foot only for glazing or change in materials or breaking up the structure.

Bob said that it was a break in the building façade. He explained the elevation and the buildings that were setback from each other to create some dimensionality.

Further discussion ensued about the building design.

Jay asked about the recommendation of the intersection of Hendrick and Main Street being a four-way stop as of 2022 because has seen anything that has shown that yet.

Yancy said that is projected with Lot 1 built out also. He said that it is similar to what the Town has done on Main Street east.

There were no persons present to speak.

Motion to close the comment portion of the public hearing

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

Erica agreed with Marina that it's a large building and the architecture is nice as well as the presentation.

Jay said that it is a great fit for the site and that they did a great job with the building.

Nicholas said that he couldn't add any more positive words and that the design team did a great job.

Marina said ditto all the way around and that she loves that they put a Carbondale stamp on the face of the building that is seen from Highway 133. She said that it is a great gesture to kind of give back to Carbondale because no one likes seeing the fields paved over.

Ken said that he thinks it's an exciting and fun project.

Nicholas said that the trade of the landscaped area for the trail is a nice trade.

Janet said that she wants the ability to fine tune the findings for the alternative compliance.

Motion

Nicholas made a motion to approve the Preliminary Plat and recommendations for the approval of the Minor Site Plan Review and requests for Alternative Compliance, with the findings and conditions included in the Staff report. Marina seconded the motion and it was approved unanimously.

Yes: Ken, Jay, Marina, Nicholas, Erica

No: none

Staff Update

Janet said that since last week there hasn't been much change. She said that she keeps having pre-application meetings.

Janet said the June 11 meeting will have a full agenda including the continued hearing for the daycare and the rezoning of the Sopris Shopping Center and a parking amendment for mini storage uses.

John said that there have been a lot of sign permits and general inquiries. He said that Red Hill Lofts is officially in and the only thing he is waiting for from HUD is the letter to send to the applicant actually releasing their funds for the vouchers. He said that we are still really busy.

Commissioner Comments

Jay told Staff great work.

Marina thanked Staff.

Motion to Adjourn

A motion was made by Marina to adjourn. Jay seconded the motion and the meeting was adjourned at 8:14 p.m.

RESOLUTION NO. 4
SERIES OF 2020

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

WHEREAS, Michael Wagner ("Owner) and Chris Beebe (Applicant) requested approval of a Minor Site Plan Review and Special Use Permit to construct an attached Accessory Dwelling Unit (ADU) on property located at 415 Sopris Avenue (aka Quarter: SW Section: 34 Township: 7 Range: 88 Subdivision: ORIGINAL TOWNSTE CARBONDALE Block: 17 Lot: 7-8 E. 10 FT. OF EVEN WIDTH OF OUTLOT 8, BLOCK 17. ORIGINAL TOWNSITE AKA: PARCEL B, GENE FENDER LOT LINE ADJUSTMENT PLAT, RECEPTION # 831717 (Property);

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on May 14, 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 Minor Site Plan Review and Special Use Permit is hereby approved, subject to the following conditions and findings:

Conditions of Approval

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.

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.

Findings for Special Use Permit

1. The proposal meets the purposes of the zone district in the R/LD zone district, specifically care has been taken to meet all criteria, regulations and dimensional requirements. The proposed ADU will be contained within the volume of the 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;
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 volume of the structure.
9. The project maximizes the use of the site's desirable characteristics.

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 Commission Agenda Memorandum

Meeting Date: June 11, 2020

TITLE: Continued Public Hearing - Blue Lake Preschool
Special Use Permit for a Large Day Care

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Public Works Memo Revised 6-4-20
Angela Loughry, Confluence Architecture Memo 5-26-20
Revised Site Plan 5-26-20
Email from Bryan Welker dated May 24, 2020

BACKGROUND

This is a continued public hearing to consider an application for a Special Use Permit for a Large Day Care (seven children or more). The application includes a variance from the maximum fence height of 42" in the front yard setback to allow a four foot (48") high fence.

The Planning Commission is required to hold a public hearing and approve the application, deny it, or continue the public hearing.

The Planning Commission initially considered this application at its May 28, 2020 meeting. After discussion, the Commission continued the hearing to June 11, 2020 with a request that the applicant revise the parking plan to address concerns expressed by Staff.

Parking

A new Site Plan was submitted which reflects the following changes:

- All parking off the alley is head-in parking. Vehicles may enter the alley from 7th Street or 8th Street to access the parking spaces.
- Seven off-street parking spaces are required for this facility. A total of seven parking spaces are located on-site. This is in compliance with the UDC.

- Parking Spaces P1 and P2 are compact spaces at 8-1/2 ft. x 16 ft. rather than 8-1/2 ft. x 18 ft. There is an extra 5 ft. 11 inch strip behind those spaces to ensure a 21 ft. “aisle” width for these vehicles when backing into the alley. (The required “aisle” dimension referred to in the applicant’s letter is generally an aisle in a parking lot rather than an alley used for access.) Staff would suggest that these spaces can be considered 18 ft. in depth due to the extra 5+ ft. space behind each parking spot.
- Parking Space P3 is a parallel parking space which is 8.5 ft. wide and 28 ft. 5 inches in length. This exceeds the dimensional requirements of 8.5 ft. in width and 22 ft. in length.
- Parking Spaces P4, P5, and P6 comply with the dimensional requirements of 8-1/2 ft. x 18 ft. These spaces have been pushed into the backyard area to ensure 21 ft. “aisle” width for vehicles when backing into the alley.
- Parking Space P6 is located under a utility pole guy wire. Xcel was contacted by the applicant. Xcel requested that the guy wire be protected with a parking bollard. A bollard is reflected on the revised Site Plan where the wire is 7 ft. above grade. In addition, this parking space is wider than required by the UDC at 9 ft. 6 inches to allow easier access.

The Public Works Director has reviewed the May 26, 2020 submittal and indicates the head-in parking plan for the alley parking is acceptable and recommends approval of this application.

Fence Variance

As discussed at the May 28, 2020 Planning Commission meeting, a variance from the allowed fence height of 42” in the front yard to allow a 48” high fence is included in the application. The Site Plan shows this will be the infant playground. The State of Colorado mandates a 4 ft. (48”) tall fence for the play areas for all preschools and childcare facilities. The Commission appeared to agree the increase of 6” in height seemed reasonable.

FISCAL ANALYSIS

There would be no fiscal impact on the Town if this use were approved.

RECOMMENDATION

Staff agrees that Little Blue provides a much-needed service to the community with their day care program. Staff also agrees the property is a good location for Little Blue with easy access to Sopris Park, the pool, the RFTA bus stop and downtown.

The revised Site Plan has addressed Staff concerns and the application is in compliance with the UDC.

Staff recommends that the following motion be approved: **Approve the Special Use Permit for a Large Day Care, including approval of the fence variance and approving five park spaces to back directly into the alley right-of-way with the following findings and conditions:**

CONDITIONS OF APPROVAL

1. The Special Use Permit shall be limited to a Large Day Care facility with an enrollment of up to 36 children.
2. Three bicycle parking spaces shall be installed prior to issuance of a Certificate of Occupancy.
3. The five parking spaces off the alley shall be surfaced with impervious surface materials such as asphalt, chip and seal over road base, etc. In addition, the parking spaces shall be striped.
4. The four parallel parking spaces in front of the structure in the Seventh Street right-of-way shall remain available for public parking and shall not be designated for day care use.
5. A bollard shall be installed to protect the utility pole guy wire as shown on the revised site plan dated May 26, 2020 prior to issuance of a Certificate of Occupancy.
6. There shall be no signage placed on Seventh Street for the specific use of parking spaces for the Preschool.
7. No use of the alley is allowed for drop-off and pick-up.
8. The Parent Handbook and Registration Agreement shall include the following language:
 - a. Be respectful to the neighborhood when dropping off and picking up children.
 - b. Understand that parking may not always be available in front of the day care as those spaces are public parking spaces.
 - c. No use of the alley is allowed for drop-off and pick-up.
 - d. No Double Parking or Queuing in travel lanes.

9. Payment of water and sewer tap fees and water rights fees may be due at the time of building permit due to the change in use of the property from a single family home to a Large Day Care.
10. All representations of the applicant made before the Town during public hearings shall be considered a condition of approval.
11. The applicant shall reimburse the Town for all applicable development review fees set forth in the Municipal Code.

Findings - Special Use Permit

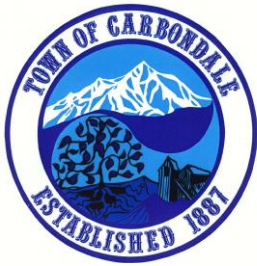
1. The special use meets the purposes of the zone district in which it is located and all of the criteria and regulations specified for such use in that zone district, with the exception of the 48" fence in the front yard setback and the design of the five parking spaces which allow vehicles to back out onto the alley right-of-way. Both those items have been acknowledged and approved by the Planning Commission.
2. The special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;
3. The special use adequately mitigates traffic impacts in the neighborhood;
4. The special use shall not have an adverse effect upon the character of surrounding uses.
5. Impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
6. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, shall not create a nuisance and such impacts will be borne by the owners 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 as it develops in the immediate future.

Findings – Fence Variance

1. The structure is a residential dwelling unit which is being remodeled to accommodate the Large Day Care use;

2. The lot is located in the Weaver's Addition;
3. The applicant did not create the situation by his/her own actions as the State of Colorado requires a 48" high fence for Day Care uses;
4. The new fence could not be reasonably placed in another location;
5. The 48" high fence is designed in a reasonable fashion as it exceeds the allowed height of 42" and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;
6. The variance requested does not harm the public or injure the value of adjacent properties as the allowance is minimal; and
7. The granting of a variance is consistent with the spirit and purpose of the Code.

Prepared By: Janet Buck, Planning Director



TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT: 55 N. Seventh Street
ITEM NUMBER: LU20-6-7
ARCHITECT: Confluence
OWNER: Millard Farmer III
DATE: June 4, 2020

REVIEW COMMENTS (Original comments in normal type; April 27, 2020; comments in *Italics*; June 4, 2020, comments in **CAPITALIZED BOLD** at the end of the memo):

Water:

- Water service is available for the project.
- Project may result in system improvement fees and water rights dedication fees.
- Existing service line should be evaluated for adequacy.

Sanitary Sewer:

- Sewer is available for the project.
- Existing service line should be evaluated for adequacy and for condition.

Landscaping/Planting:

- None

General/Other:

- The alley where employee parking is proposed is 15 feet wide and goes between 8th Street and 7th Street. The 8th Street end currently accesses Main/8th Street via a curb cut in the sidewalk on the southeast corner of the Main/8th Street intersection. This is a very unique situation as it renders the Main/8th Street intersection as essentially a 5-way intersection versus a 4-way. Compounding this is the fact that the intersection of Main/8th Street is a skewed intersection. It is very possible that in the future, access from the alley into this intersection could be closed based on safety reasons. If this happens, traffic would have to use the intersection of the alley and 7th Street for both ingress and egress. This scenario is not compatible with angled parking in the alley. Every other residence/business that has parking off of the alley has head-in parking which allows the alley to be closed at 8th Street in the future without major implications. Allowing the angled parking would essentially tie our hands if the need ever arose to address a safety concern. The applicant was made aware of these concerns prior to application and chose to submit the application with angled parking anyway. Public Works does not

recommend approval of this application until the angled parking issue is resolved.

The applicant submitted a revised application on April 22nd. In this revised application, they left angled parking in the alley as it was on the original submittal. A discussion of the applicant's decision to leave angled parking in the alley is included on page 16 of the application.

- The first three bullet points are directly related to project cost and/or future revenue potential related to the project. While staff understands that these are concerns, they are directly related to the chosen site and its constraints. Tying the Town's hands on future decisions related to the intersection of 8th and Main based on the project's financial viability seems inappropriate.
- Staff has no opinion on the fourth bullet point.
- The fifth and sixth bullet points have no bearing on staff's recommendation. Regardless of who is using it or how many times a day it is used, allowing angled parking requires a through alley thus reducing the Town's future options at 8th and Main.
- The seventh bullet point is irrelevant as we have no idea when an issue might occur that would change the community's perception of the current configuration of the intersection of 8th and Main. In addition, staff is not aware of another similar intersection (the intersection of two collector streets meeting on a skewed angle with an alley coming into it.)
- Staff has no opinion on the last bullet point.

Public Works continues to NOT recommend approval of this application until the angled parking issue is resolved.

THE MOST RECENT SUBMITTAL CONTAINS AN ACCEPTABLE HEAD-IN PARKING PLAN FOR THE ALLEY PARKING. PUBLIC WORKS RECOMMENDS APPROVAL OF THIS APPLICATION.

MEMO

DT: 5-26-20

TO: Town of Carbondale

FM: Angela Loughry for Blue Lake Preschool

RE: 55 N 7th Special Use Permit, revised parking

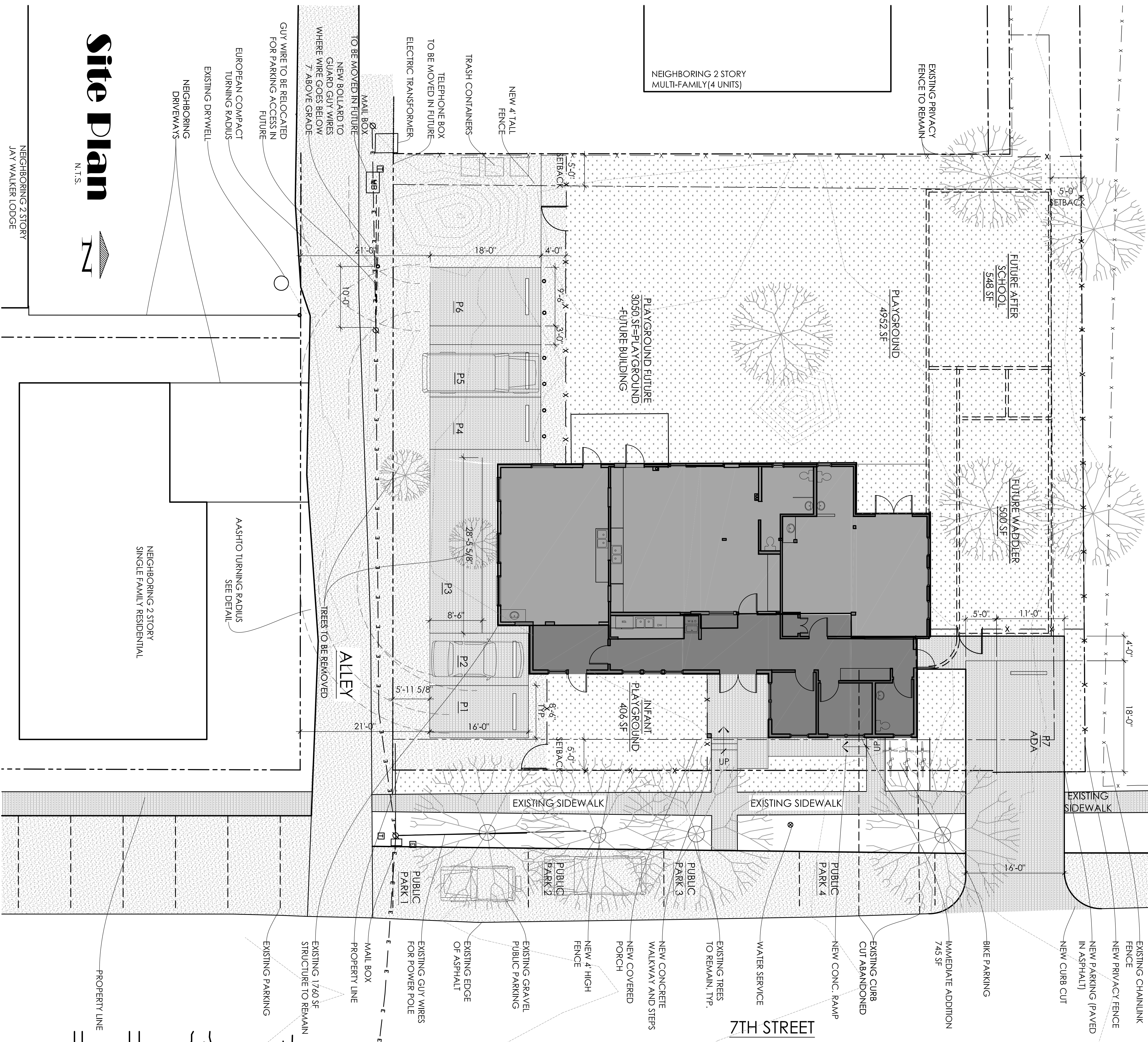
The attached site plan is revised per the request of Town of Carbondale Planning and Zoning commission. The plan is discussion at the June 11th Planning and Zoning Meeting and is part of the Special Use hearing that started on May 21, 2020 and was suspended until June 11. The following changes from the original site plan are included in this site plan.

1. All parking is head in parking. No directionality is required to access these spaces. Staff may enter from the alley at 7th or 8th street to use parking.
2. There are 2 compact spaces that are 8'-6" wide and 16' long. These spaces of P1 and P2.
3. There is one parallel parking space P3. It exceeds the dimensional requirements of 8.5' wide and 22' long.
4. The backup and drive aisle has been reduced to 21'. This is 1' less than the 22' required by the UDC.
5. P6 is a parking space accessed under a utility pole guy wire. Xcel was contacted and they have no written rules about access under guy wires. They requested that the guy wire be protected with a parking bollard. They did not see a need for protection on the utility pole. The parking bollard is placed at the location where the guy wire goes below 7' above grade. European compact turning radius are on the drawing to show the car path. The parking space is wider (9'-6") to allow turn in from either direction.

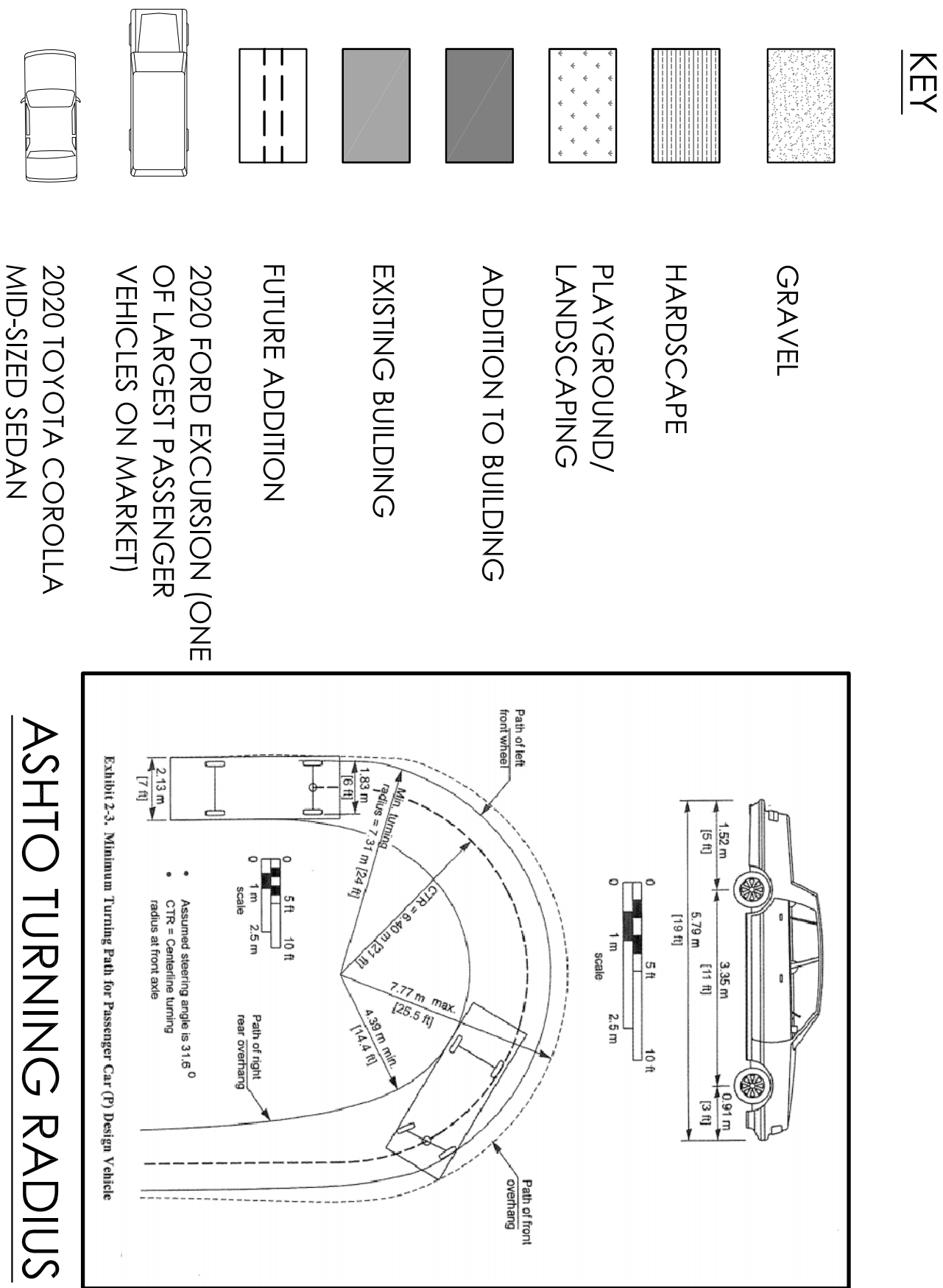
6. Parking area off the alley and off 7th street are shown as paved. Paving will be asphalt, concrete or chip and seal as budget and construction schedule allows.
7. One fewer on-site parking spaces are provided on site. Seven total parking spaces (including the ADA space) are provided meeting the requirement of one parking space per teacher.
8. The building addition size has been reduced
9. The playground size has been reduced
10. The table of building data has changed in various categories, but the impervious area is still well above that required.

Items that have not changed.

1. Parent drop off and pick up to occur on 7th street. There are 4 parallel parking spaces on the public easement directly in front of the building. These spaces will be connected with the public sidewalk and the private entry by a section of new sidewalk.
2. Up to four spaces are available for lease from CMC.



Site Data Table			
Total Site Area	11,562 sf		
Existing Structure Area	1,760 sf		
Proposed New Structure Area	745 sf		
Proposed New Covered Porch	102 sf		
New Landscape Area	153 sf		
New Paved Parking Area	1,452 sf		
Gravel Parking Access	912 sf		
	5,124 sf		
New Playground Area		5,358 sf	
New Landscape Area		1,100 sf	
Impermeous %	44.2%		
landscape area %	55.8%		
Building Height	15 ft		
Number of Dwelling Units	0		





Sun 5/24/2020 5:54 AM

Bryan Welker <bryan@seoaspen.com>

Little Blue

To Janet Buck; angela@confluencearchitecture.com; Mark Chain

Hi Janet, apologies for not getting this in before the first meeting. As you know things were moving very fast that day.

The Welker's would like to formally withdraw any opposition to Little Blue. After the meeting the other night it is obvious that the Town and the School are working very hard on the alley concerns.

Little Blue will bring lots of life to downtown carbondale and provide a much needed service.

Thank you very much, Bryan Welker



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 6-11-20

TITLE: Public Hearing – 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
Redlines – Scenario Two
Redlines – Scenario Three
Planning Commission Minutes – March 12, 2020

BACKGROUND

This is a public hearing for the purpose of considering an amendment to the Unified Development Code (Chapter 17 of the Carbondale Municipal Code), specifically the amendment is related to UDC Section 5.8 Off-Street Parking for Self-Storage Facilities.

The Commission is required to hold a public hearing and recommend approval of the amendments or recommend denial. The Commission may also continue the public hearing.

DISCUSSION

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.

Their suggestion was 1 parking space per 80 units with a minimum of six spaces. Loge had also included Visitor Data to the Sopris Self-Storage facility as well as extensive research of Off-Street Parking Requirements in other communities. The comparison submitted by Loge shows that some communities require a certain number of parking spaces based on square footage of the facility and some require parking based on the number of storage units. Others calculate parking based on the type of unit (internal vs. external).

This information is attached.

At the February 27, 2020 meeting, the Commission agreed that the Town's off-street parking requirements were high and may warrant reduction. They 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.

At the March 12, 2020 meeting, Staff brought this back to the Commission with a recommendation that there be a base number of five spaces plus additional parking spaces based on the number of storage units as follows:

5 parking spaces plus one space per 60 units

At the meeting, the Commission discussed the fact that there would be different parking demands based on whether the unit was an external unit with a garage door in front of the unit vs. interior storage units, where people would park and then walk to their unit inside the building.

The Commission directed Staff to bring back a hybrid based on internal units vs. external units.

Staff ran some scenarios based on a 92,900 sq. ft. self-storage facility with the following square footage and type of unit:

66,600 sq. ft. with 500 internal units

26,280 sq. ft. with 200 external units

Scenario One (Existing UDC Requirement)

1 space per 1,250 sq. ft.

92,900 sq. ft. divided by 1,250 sq. ft. = 74.32 or 74 parking spaces.

Scenario Two (Hybrid Requirement)

1 space per 4,000 sq. ft. of internal units

66,600 sq. ft. divided by 4,000 sq. ft = 16.65 or 17 parking spaces

1 space plus 1 per 100 external units

200 external units divided by 100 = 2 plus 1 = 3 spaces parking spaces

Total requirement = 20 parking spaces

Scenario Three (No Differentiation between Unit Type)

5 spaces plus 1 per every 60 units (regardless of internal or external)

700 units divided 60 = 11.6 or 12 spaces plus 5 = 17 spaces

Total requirement = 17 spaces

As previously agreed, the existing parking requirements in the UDC as shown in Scenario One are excessive.

The required parking requirements are similar between the Scenario Two and Scenario Three. Staff appreciates the simplicity of Scenario Three. Scenario Two acknowledges the difference between the internal units vs. external units. The Planning Commission appeared to prefer differentiating between internal units vs. external units as shown in Scenario Two.

Scenario Two would replace the current requirement of 1 per 1,250 sq. ft. with the following:

1 space per 4,000 sq. ft. of internal units
1 + 1 per 100 external units

Scenario Three would replace the current requirement of 1 per 1,250 sq. ft. with the following:

5 spaces +1 per every 60 units

Staff has included redlines for both Scenario Two and Scenario Three to show how either 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 approval of the following motion: **Move to approve the zone text amendment to revise off-street parking requirements for the “Self-Storage Facility (mini-storage)” use category as shown in Scenario _____.**

Findings of Approval

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.

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:

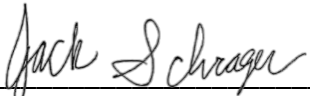
Thank you for your feedback and support during the 1201 Main St. Major Site Plan Review process. As we begin to work on our next project, we would like you to consider a potential amendment to the UDC: reducing the parking requirements for self-storage (mini-storage) projects. Currently, the UDC requires 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).

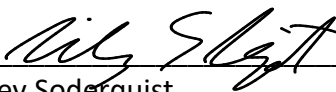
We do not believe the low visitor count and parking usage at Sopris Self-Storage is an anomaly. Many other cities and towns in the region have adopted parking requirements that reflect a similar usage pattern (Exhibit B). The list of cities in Exhibit B is by no means exhaustive, but a variety of population 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,



Jack Schrager
Partner



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

				Required Spaces for Sopris Self-Storage Expansion (72,000 GSF, ~550 units)*
Count	City	State	Parking Requirements	
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.

Industrial Services	Asphalt and concrete batch plant operation	See Schedule B
	Bulk storage of Liquefied Petroleum Gas (LPG) - (2,000 gallons or more)	1 per 500 SF
	Contractor construction yard or facility	1 per 333 SF GFA
	Gravel and mineral extraction and processing	See Schedule B
	Motor or railroad freight depot	1 per every 2,000 SF
	Printing, fabrication plants, furniture store, warehousing	1 per 1,500 SF GFA
Manufacturing and Production	Assembly, fabrication, manufacturing, and/or testing	See Schedule B
	Brewery, bottling plant	1 per 1,500 SF GFA
	Data processing	1 per 333 SF GFA
	Food processing plant	
	Indoor manufacturing and industrial uses, contractors offices, business services	1 per 1,500 SF GFA
	Microbrewery, distillery, and/or tasting room	1 space per 150 SFGFA
Storage and Warehousing	Outdoor storage	See Schedule B
	Storage facilities, storage and contractor yards and mini-storage facilities	See Schedule B
	Self-storage (mini-storage) facility	1 space per 4,000 SF (internal units) plus 1 space per 100 units (external units)
	Shipping, receiving, and distribution facility	1 per every 1,000 SF
	Warehousing	1 per every 2,500 SF
	Automotive salvage yard	See Schedule B
Waste and Salvage	Construction waste recycling and compacting facility	See Schedule B
	Recycling of metals, paper, plastic, or automotive oil	See Schedule B
	Radio or television tower	See Schedule C
Utilities	Solar energy device, primary use	See Schedule C
	Substation, receiving station, or switching station	See Schedule C
	Water and wastewater treatment facility	See Schedule C
	Water reservoir	See Schedule C
	Water storage tank	See Schedule C

SCENARIO TWO

Industrial Services	Asphalt and concrete batch plant operation	See Schedule B
	Bulk storage of Liquefied Petroleum Gas (LPG) - (2,000 gallons or more)	1 per 500 SF
	Contractor construction yard or facility	1 per 333 SF GFA
	Gravel and mineral extraction and processing	See Schedule B
	Motor or railroad freight depot	1 per every 2,000 SF
	Printing, fabrication plants, furniture store, warehousing	1 per 1,500 SF GFA
Manufacturing and Production	Assembly, fabrication, manufacturing, and/or testing	See Schedule B
	Brewery, bottling plant	1 per 1,500 SF GFA
	Data processing	1 per 333 SF GFA
	Food processing plant	
	Indoor manufacturing and industrial uses, contractors offices, business services	1 per 1,500 SF GFA
	Microbrewery, distillery, and/or tasting room	1 space per 150 SFGFA
Storage and Warehousing	Outdoor storage	See Schedule B
	Storage facilities, storage and contractor yards and mini-storage facilities	See Schedule B
	<u>Self-storage (mini-storage) facilities</u>	<u>5 spaces +1 per every 60 units</u>
	Shipping, receiving, and distribution facility	1 per every 1,000 SF
	Warehousing	1 per every 2,500 SF
Waste and Salvage	Automotive salvage yard	See Schedule B
	Construction waste recycling and compacting facility	See Schedule B
	Recycling of metals, paper, plastic, or automotive oil	See Schedule B
Utilities	Radio or television tower	See Schedule C
	Solar energy device, primary use	See Schedule C
	Substation, receiving station, or switching station	See Schedule C
	Water and wastewater treatment facility	See Schedule C
	Water reservoir	See Schedule C
	Water storage tank	See Schedule C

SCENARIO THREE

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday March 12, 2020

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jade Wimberley
Erica Stahl Golden (2nd Alternate)

Staff Present:

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

Commissioners Absent:

Jeff Davlyn
Jay Engstrom
Marina Skiles
Nick Miscione
Nicholas DiFrank (1st Alternate)

Other Persons Present

Kirk Feldman
Andi Korber

The meeting was called to order at 7:03 p.m. by Michael Durant.

Michael welcomed Erica and said that she would be a voting member tonight.

February 27, 2020 Minutes:

Ken made a motion to approve the February 27, 2020 minutes. Jade seconded the motion and they were approved unanimously with Jade and Erica abstaining.

Public Comment – Persons Present Not on the Agenda

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

Resolution 1, Series of 2020 – Subdivision Exemption – 1328 Barber Drive

Ken made a motion to approve Resolution 1, Series of 2020, approving the Subdivision Exemption at 1328 Barber Drive. Jade seconded the motion and it was approved unanimously.

PUBLIC HEARING – Minor Site Plan and Conditional Use Permit

Location: 522 N. Eighth Street

Applicant: Kirk Feldman

John said that this is an application for a Minor Site Plan Review and Conditional Use Permit. He said that the property is in the R/LD zone district where an ADU is allowed by a Conditional Use Permit and Minor Site Plan Review. He said that normally a

conditional use permit is a Staff level review. He said that most of you have probably noticed the improvements on the lot. He said that Kirk pulled out the old trailer that was there and put a new modular in. John said that it was his goal from the beginning to put an ADU in the basement. He said that he held off and now he is going through the process. He said that the only stipulations that Staff had with the ADU based on the fact that it is in the basement and it does meet all the square footage, impervious and setback requirements was that the parking be moved to the northwest corner of the lot. He said that this move would ensure that the parking doesn't interfere with the intersection. John said that the Public Works Director had suggested the parking configuration and that Kirk had no issue with it.

Michael asked Kirk if he was going to fence the back yard.

Kirk said that he was and that he would do a partial fence for the main level of the house.

Michael said that he was excited to see that corner cleaned up.

Motion to close the comment portion of the public hearing

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

Erica asked if the size of the parking spaces were deep enough.

John stated that they were and he had verified that.

Motion

Jade made a motion to approve a Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit to be located at 522 N 8th Street with conditions 1-5. Erica seconded the motion and it was approved unanimously.

Discussion Zone Text Amendment For Parking Requirements for Self-Storage Facilities

Janet said that we discussed this briefly at the last P&Z meeting. She said that she had not done a lot of study on it. She said that it is reducing the parking requirements for self-storage units. She said that after reviewing the comparison of our code with other communities that was submitted to the Town that it looked like our parking requirements were pretty excessive and that we would end up with pretty large parking lots. She said that she went back and looked at other communities and that she spent some time looking at Schedule B. She said that she will include the table in the public hearing and include everything that includes schedule B. Janet said that what she found in her research was that mini-storage is lumped with a lot of things like assembly, fabrication, manufacturing, salvage yards and waste recycling. She said that all of those uses have employees and a mini-storage may have one on-site employee. She said that she

picked a number that seemed logical. She said that it doesn't have to be decided tonight. She said that in order to move forward on this a motion can be made to initiate a zone text amendment to amend the UDC for parking requirements for self-storage facilities. She said that her recommendation tonight may change. She said that she would set a public hearing and draft a revised red-line and bring it back to be discussed at a public hearing.

Ken said that storage facilities have a wide variety of configurations and that some are larger buildings that people enter the interior of the building and go to their unit. He said that some are like garages so most people park in front of the garage door. He said that these two are very different. He said that if they have 59 units they would have six spaces and that with an interior building it might not be enough spaces and for outside units it would be too many.

Janet said that Omaha did differentiate between the two like Ken mentioned.

Michael said that office space is going to dictate how many employees you have.

Janet said that there could be external units on the ground floor and internal units on the upper floors.

Further discussion ensued regarding various configurations of storage units.

Michael asked what the height restrictions were for mini-storages in Carbondale.

Janet said that you could have a three story mini-storage depending on what zone district it is in.

Jade asked if there were specific parking areas for the one on Colorado Avenue.

John said that there are three parking spots in front of the office itself through the gate on the right. He said that there were some in the PUD originally behind the shopping complex but that they have since put storage containers there.

Jade asked who Loge Properties was and why is this coming up now.

Janet said that is the developer that did 1201 Main Street, Jack and Riley. She said that they are looking at developing another property that would have some mini-storage units on it. She said that they have been going through the parking requirements and she told them to do the research and prove it to her that Carbondale's was high in number. She said that they spent a lot of time and that evidently many communities don't even address parking requirements for mini-storage uses in their code. Janet said that Glenwood's is minimal and that she realized we probably do require too much parking as compared to other communities and that we are ending up with really big parking lots that most likely won't be used.

Jade asked Janet if she could give an example of a big parking lot that is not being used.

Janet said that we don't have any self-storage facilities here in town but our code currently requires one per 1250 square feet.

Andi Korber said that if you had 72,000 square feet it would require sixty spaces.

Jade asked if the one on Colorado was to code.

Janet explained that it was a PUD.

Ken asked if we changed the code from what it was before.

Janet said that she will check to see where Clarion got it. She said that Clarion did Glenwood's code not that long ago and that they have three spaces regardless of size plus one for a resident care-taker.

Ken said that they must be assuming that it's all exterior units.

Janet stated that there might be another mini-storage that might be coming down the pike. She said that is why she moved this more quickly because it seems like it is something we need to look at in advance of these applications coming through.

Michael said that he likes Ken's idea of a hybrid. He said that with the interior people will congregate at one place at a common place as opposed to an individual place. He said that with the exterior on the ground floor that people are going to park in front of their unit, do their business and go. He said what is the probability that a third or more of the visitors will be going to the interior units at the same time.

Further discussion ensued on parking space numbers.

Michael said that our goal is to determine whether we want Staff to continue down this road to initiate a zone text amendment and to start the public hearing process. He said we can get a lot more answers to our questions and have the public weigh in. He said that we are not going to solve the number of spaces tonight.

Andi Korber, **57 Village Lane** said that she is an architect in town and that she is also working on a self-storage facility. She said that, when working through it, the parking seemed really excessive and it creates more asphalt than she thinks is the intention of the code here. She said that the patterns of use when they were laying out the parking as a designer was that no one is ever going to park in this parking lot because it's so far away from the loading docks. She said that we have a facility that has some indoors and some outdoors with approximately two hundred units, which hasn't been done yet, with two loading docks. She said that people will park as close as they can to the docks. She said that a sixty car parking lot is not going to be used because they will go as close to the loading docks as they can. She said that we support this zone text amendment.

Michael asked Andi if she had any data on queuing statistics and visitations, what the likelihood is that a third or more or even ten percent would be there at the same time. Andi said that she didn't have that data and that she could speak about her own experience. She said that she used to store her business files at Sopris Self-Storage and that she never went in when there was another customer, she said that there was a spring when someone was living there but that she's not counting that. She said that she would go at 3:00 p.m. to drop off some files and there was never anyone else in there. She said that it has only exteriors but everyone only put their car in front of their garage door.

Ken said that the only reason to have a parking spot in front is to pay your bill or to do your rental agreement.

Andi said that what she has been thinking about is the vehicle clearances that are needed to turn around. She said that when working with her team she said that everyone agreed that this is over-parked.

Erica said that when she goes to Sopris Crossfit and runs through the storage facility that the only time someone is there is when there is somebody living there illegally, which they have been combating.

Michael said that he has a rental unit outside of town, which is huge and there still is only five cars on a Saturday morning.

Further discussion ensued regarding loading areas.

Andi said that they ran their parking configuration by John Plano and he said to make sure that we had a handicap space outside of the perimeter too.

Motion

Jade made a motion to initiate a zone text amendment to revise off-street parking requirements for the self-storage facility, mini-storage use category. Ken seconded the motion and it was approved unanimously.

Staff Update

Janet said that there are a lot of development applications coming in and fairly large ones.

Janet said that Jay, the Town Manager, gave direction about public meetings going forward and that we will take it day by day. She said that she will check into the possibility of having meetings virtually. She said that as of today that the State is saying no gatherings of over fifty people and to keep a distance of six feet.

Andi said that Eagle is doing this.

Ken said that in Aspen any non-essential meetings are canceled.

Jade said that we could use Facetime.

John said that could be challenging with people using different platforms.

Janet said that there are timelines and major investments at stake as well, creating difficulties for people.

Janet said that the interviews for the Police Chief have been happening this week as well as the mock boards, which Michael will be attending.

Commissioner Comments

There were no comments.

Motion to Adjourn

A motion was made by Ken to adjourn. Jade seconded the motion and the meeting was adjourned at 7:41 p.m.



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

Planning Commission Agenda Memorandum

Meeting Date: 6-11-20

TITLE: Carbondale Center Place Rezoning Request

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS:

- Referral Agency Comments
 - Building Official
 - Public Works
 - Fire District
 - Xcel Energy
- Zoning District Boundary Map
- Land Use Application
- ET Plaza HOA Email (Tripp Sutro President) dated 6-2-2020
- Stein PUD

BACKGROUND

This is an application for a rezoning. The Planning Commission is required to hold a public hearing and make a recommendation to the Board to approve the request, approve the application with conditions, or deny it. The Planning Commission may also continue the public hearing.

The site is a 4.16 acre parcel located north of Colorado Avenue, east of Highway 133, and west of 12th Street. The site includes the Sopris Shopping Center on the west side of the parcel and the Sopris Self Storage facility on the east side of the parcel. The Sopris Shopping Center is 30,265 sq. ft.

The owner/applicant is Tom Siciliano of Stein Properties, LP. The applicant is Jack Schrager of Carbondale Center Place LLC. A conceptual site plan has been included in the application as required by the UDC.

The proposal is to demolish the Sopris Shopping Center and replace it with a mixed-use building with 76 residential units and 10,100 sq. ft. of commercial space. This portion of the lot is currently zoned Planned Community Commercial (PC). This is an obsolete zone district in the Unified Development Code (UDC).

The existing self-storage facility would remain on the east side of the site and a new self-storage facility would be constructed just to the west of those buildings. This portion of the lot is currently zoned as the Stein Planned Unit Development (PUD).

The request before you tonight is to rezone the westerly 87,060 sq. ft. of the parcel to the Mixed-Use (MU) zone district. The east side of the site would be rezoned from the Stein PUD to the Commercial/Transitional (C/T) zone district.

If the rezoning is approved, the applicant would be required to submit a Major Site Plan Review application. At that time, the details of the site and building design would be reviewed by the Planning Commission and the Board.

In addition to the Site Plan Review, an application for a Preliminary/Final Plat will be submitted to divide the mixed-use side of the lot from the self-storage side of the lot along the new zone district boundary. It is important to note that this zone district boundary may need to be adjusted slightly based on the plat.

The Planning Commission should take this opportunity to offer feedback on the conceptual site plan so the applicant may take any comments into consideration when preparing the Major Site Plan Review submittal. In order to provide enough information on the site plan and compliance with the UDC, Staff has included some general comments on the site plan in the Staff report.

DISCUSSION

Mixed-Use Lot

The mixed-use building would have the following mix of residential units:

Efficiency	63 units
One bedroom	8 units
Two bedroom	5 units
Total	76 units

All of the units would be rental units.

There would be one 4,795 sq. ft. commercial space on the ground floor at the north end of the building and a 5,342 sq. ft. commercial space on the ground floor at the south end of the building. There are residential units located on the ground floor between those two commercial spaces.

Self-Storage Lot

The existing self-storage facility is 26,282 sq. ft. with 200 external units. The new self-storage facility would be a three-story, 66,620 sq. ft. building with approximately 500 storage units. The majority of these units would be internal units. This would bring the total square footage of self-storage to 92,902 sq. ft. with a total of 700 units.

REZONING

Surrounding Uses and Zoning

North	CRW and Industrial	Summers Building/ET Plaza
South	MU and CT	1201 Main and Braeburn Building
East	CT	Multifamily and Industrial
West	PC	Highway 133 and Commercial

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.

Commercial Transitional Zone District

Below is the purpose section of the C/T zone district:

The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and other non- residential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage

Planned Community Commercial (PC) Zone District

The UDC categorizes the PC Zone District as an obsolete zone district. No land may be rezoned to this district and property owners are encouraged to rezone land from this zone district. The PC Zone District remains intact in the appendix to the UDC and may be reviewed in its entirety in that appendix.

Stein PUD

The PUD was originally done in the 1980's with amendments made to the PUD in the 1990's. There has been little activity on this property since the storage buildings were constructed in 1990. The base zone district for the Stein PUD was the CRW zone district.

In 2017, the Town adopted a policy that if a property owner comes in for a zone text amendment to a PUD or a redevelopment, that Town Staff should work with that property owner to try to convert the PUD to a straight zone district from the UDC.

Rezoning – Approval Criteria

Amendments to the zoning map may be approved if the Town finds that all of the following approval criteria have been met:

1. The amendment will promote the public health, safety, and general welfare;
2. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;
3. The amendment is consistent with the stated purpose of the proposed zoning district(s);

4. The amendment is not likely to 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;
5. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

SITE PLAN COMPLIANCE WITH UDC

As noted, this section of the report goes over the conceptual site plan and generally outlines compliance with the UDC. This is not intended to be a complete or detailed analysis of the proposed development. Instead, it is intended to provide enough information to offer any comments or suggestions to the applicant so that the feedback can be considered when developing the Major Site Plan Review application.

Lot Area

The entire parcel is 4.16 acres. The westerly lot would be approximately 87,060 sq. ft. and the easterly lot would be around 93,742 sq. ft. Both are in compliance with the UDC.

Setbacks

Mixed-Use Lot

The required setbacks in the MU zone district (mixed-use) are as follows:

Front – minimum	0 ft.
Front – maximum	10 ft.
Side	0 ft.
Rear	0 ft.

The appicate notes that the UDC requires a 10 ft. landscape buffer along Highway 133 but the maximum setback allowed in the MU zone district is 10 ft. Because of that, the applicants will most likely request alternative compliance from the landscape buffer requirement. However, it should be noted that if the building is setback further than 10 ft., a variance from the required setbacks should be included in the application.

The lawn areas and the sidewalks in front of the ground floor units extend into the CDOT right-of-way. The connection of 11 private sidewalks to the Highway 133 bike

trail will most likely raise concern during the Major Site Plan Review. This would also require CDOT approval. Staff would suggest that this be re-considered.

Self-Storage Lot

The required setbacks in the C/T zone district (self-storage) are as follows:

Front	5 ft.
Side	0 ft.
Rear	20 ft.

Lot Area per Dwelling Unit

The UDC requires a certain amount of lot area per dwelling unit. The calculation is as follows:

63 efficiency unit x 1050 sq. ft. =	66,150 sq. ft.
8 one-bedroom x 1450 sq. ft. =	11,600 sq. ft.
5 two-bedroom x 1650 sq. ft. =	8,250 sq. ft.

Lot Area Required	86,000 sq. ft.
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Lot Area Provided	= 87,060 sq. ft.
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Building Height

Allowed building height is 35 ft. in both the MU and C/T zone districts. The plans indicate that three story buildings are planned for both the mixed -use building and the self-storage building. This would be reviewed at Major Site Plan Review.

Allowed Uses

Mixed-Use Zone District

- Multifamily dwellings are permitted uses.
- Offices, business and professional services are permitted uses.
- General retail, 10,000 sq. ft. or less is a permitted use.
- General retail, over 10,000 sq. ft. requires a special use permit.

It should be noted that there are use-specific standards in Section 4.3 which relate to some of the above uses, including general retail buildings over 10,000 sq. ft. These will be reviewed at the time of Major Site Plan Review.

Commercial/Transitional Zone District

- Self-Storage Facility (mini-storage) is a conditional use in the C/T zone district.

There are eight development standards UDC Section 4.3.5.G. which should be reviewed closely when preparing the Major Site Plan Review as some of them would affect items like aisle width, access driveway, materials, etc.

Lot Coverage

The UDC allows a maximum of 90% lot coverage in the MU zone district and 80% in the C/T zone district. The calculations and location of impervious surface vs. pervious surface will be reviewed at time of building permit.

Common Open Space

Mixed-Use District Lot – 87,060 sq. ft.

UDC Section 5.3.3. requires 15% of common open space for developments in the MU zone district. In this case, 13,059 sq. ft. would be required. The plan shows 12,290 sq. ft. is provided in the common open space area. This will need to be increased based on the final size of the lot.

The UDC is very specific on the design, use and location of Private Common Open Space areas. The UDC requires Public Open Space Dedication for any development that contains 10 or more residential units that is subject to a preliminary plat. If a residential or mixed-use development is not being subdivided, it must provide Private Common Open Space. Private Common Open Space areas should be thought of as an equivalent to a public park which serves the residents in that development.

UDC Section 5.3.3.H. Location includes the following design criteria:

Area shall be located to be readily accessible and useable by residents throughout the development.

UDC Section 5.3.3.F Use of Common Open Space shall meet purposes as follows:

Facilities for active recreation

Passive recreation such as picnicking and trails

UDC Section 5.3.3.D. Areas Counted as Common Open Space

Active recreational areas

Formal plantings, public art, and gardens, i.e., formally planned and regularly maintained open areas that include arranged plantings, gardens, gazebos, fountains, sculpture, and other forms of public art

Squares, plazas, and parks

Outdoor gathering spaces with amenities such as benches, water features, drinking fountains, planters, public art, trash receptacles, etc.

Staff would suggest that these design standards be considered when developing the Major Site Plan Review, particularly accessibility to the Common Open Space.

It should be noted that there is a gym and a club room in the mixed use building which provide recreation for those residents. It would be nice if the outdoor space were adjacent to those amenities. It would be a great gathering place for the residents of the building.

In projects of ten units or more, a children's play area shall be developed at a minimum of 400 sq. ft. or one percent of the required open space, whichever is greater.

Self-Storage Lot

Private Common Open Space would not be required for the self-storage facility.

Landscaping and Screening

The UDC requires 10% landscaping. The Major Site Plan application will need to include detailed landscape plans.

Staff would like to emphasize that the design of the parking lot will need to comply with 5.4.3.C which requires landscape islands and a certain number of trees per parking space.

UDC Section 5.4.5.B.2. requires that waste collection and recycling areas provided. Again, there are certain design requirement and specifications on the location of the waste area which need to be considered.

Transportation and Connectivity (Section 5.5)

The applicant should take care to meet UDC Section 5.5.3. B. This section discusses on-site pedestrian connections and pedestrian circulation within the site. In addition, UDC Section 5.6.5.C.7 requires that pedestrian and bicycle circulation be given equal consideration as automobile traffic.

Site and Building Design

Section 5.7.2.C. states that in the case of mixed-use buildings that the site and building design requirements in Section 5.6 (residential) and Section 5.7 (commercial) shall both apply.

Section 5.6 – Residential Site and Building Design

Mixed-Use Lot

The UDC suggests providing a mix of housing types. There would be sixty-three efficiency units out of the 76 units provided with only 8 one-bedroom and 5 two-bedroom. Staff would prefer to see more two bedroom units; however, Staff understands that this would reduce the number of units due to the higher lot area and parking requirements.

UDC Section 5.6.3.DE. states that on-site electric utility, cable, and all other utility lines shall be placed underground. There are major utility lines on the west side of the site.

Section 5.6.3.F. encourages energy conservation and site orientation guidelines. This will be explored during the Major Site Plan review process.

Section 5.6.5. Supplemental Standards/Guidelines: Multifamily

This section requires private outdoor space and bulk storage. Staff would encourage the applicant to provide robust storage for the residential units since the units are small.

UDC Section 5.6.5.C addresses Building Design Standards. It appears that these requirements were embraced during the design of the building. This is the section which requirements the following type of elements:

- Avoid monotonous repetition
- Use balconies, overhands to provide relief and contrast to the building
- Break up large wall surfaces
- Mass of the building shall be reduced by varying setbacks and building heights
- The identity of individual units shall be evident in the elevation
- Long rooflines shall be varied by providing different heights or varying roof orientations

Section 5.7 - Commercial Site and Building Design

The intent of this section is to foster high-quality, attractive, and sustainable development along the Town's thoroughfares and to enhance the human and pedestrian scale of commercial developments, ensuring compatibility between residential neighborhoods and adjacent nonresidential uses. The building design standards are intended to mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers.

These standards include:

- Mass and form- buildings should vary in size and shape and large, unbroken faces and rooflines should be avoided.

- All building facades facing a public street should be designed with similar level of design details. Primary entrances must face the street providing main access.
- Recognize the importance of a corner location by concentrating tallest portions of the building at the intersection where they may “frame” the corner.

Again, the design of the building incorporates these standards.

Section 5.7.5. Supplemental Standards: Properties with Frontage along Highway 133

A 10 ft. deep landscape buffer is required along Highway 133. When this is combined with a maximum 10 ft. setback, it creates a difficulty in providing pedestrian ways in front of a commercial, or in this case, residential building. The applicant will most likely request alternative compliance from this standard. (This conflict is on the list of potential UDC amendments to be considered later this year.)

Section 5.7.6. Supplemental Standards: Buildings of 10,000 Square Feet or Greater

- Section 5.7.6. addresses buildings which are 10,000 sq. ft. or more. There are quantifiable design standards intended to reduce mass by dividing facades into a series of smaller components and avoiding long, unbroken building facades.
- This section also requires vertical and horizontal articulation, transparency, and entrance techniques.

General Comments – Mixed-Use Building Design

Since this is a General Rezoning, this is the opportunity to provide feedback to the applicant on the site layout and building design.

Mixed-Use Building

Overall, the building meets the Residential and Commercial Design Standards. The commercial areas on the north and south sides of the building are well-designed and pedestrian oriented. The roofline and building provide a lot of movement and interest. The use of windows opens up the building to the commercial and residential activity. The building works well with the design of 1201 Main.

However, Staff is concerned about a few items.

The first is the length of the building at 385 ft. For comparison, here is the length of some of the larger developments in Town

Old City Market	289 ft.
Sopris Liquor	223 ft.
Sopris Shopping Center	372 ft.
New City Market (including 10K retail building)	400+ ft.
Coop	155 ft.

Staff had suggested during the pre-application meeting that the building be broken up into two buildings to provide visual relief with the Private Common Open Space placed between the two buildings so it is easily accessible.

Staff recognizes that would result in a loss of units. If the parking is shifted back toward the self-storage building, there may be an opportunity to construct a second smaller building in the back area to replace those units. A similar design had been included in one of the earlier conceptual drawings during pre-application discussions; however, that is where the affordable housing units would have been placed. Staff explained that the affordable housing units needed to be blended in with the free market units.

Staff is also concerned regarding the appearance of the residential units on the ground floor. Staff would ask if there would be a way to create a more commercial appearance for that stretch of the building even if the use remains residential. Perhaps this is an opportunity for live/work units with larger front windows along Highway 133.

The Building Official noted that the building code limits windows to 30% of the wall area in the commercial areas of the project. This came up during the building department review of the 1201 Main Street building and it was resolved in a creative manner. Staff would hope that the same could happen with this structure.

Self-Storage Building

The façade facing Colorado Avenue presents a historic mercantile style building. With the landscaped area in front, it is a very attractive building. The portion of the east façade which can be seen over the existing self-storage units has a varied roofline and continues the window pattern. The west building is a blank wall, with the exception of windows on the southerly portion of the building closest to Colorado Avenue. This façade faces the rear of the mixed-use building. This will screen the east façade of the self-storage building from the highway. The applicant may want to consider using a lighter color as the dark color will retain heat along the parking and Private Common Open Space areas on the mixed-use lot.

The Building Official noted that the windows on the west side of the self-storage building are not permitted if they are less than three feet from the property line. Staff feels that those windows add interest to that side of the building. It will be visible from Colorado and Highway 133. If there was assurance that the driveway on the mixed-use lot would remain as presently planned, the driveway could be treated as right-of-way so that the windows could be allowed.

The Building Official also noted that the west wall of the self-storage building would need to be two-hour fire resistive construction.

Parking (UDC Section 5.8)

Mixed-Use Lot

The UDC requires off-street parking as follows:

Residential

63 efficiency units	x 1.25 = 78
8 one-bedroom units	x 1.5 = 12
5 two-bedroom units	x 1.75 = 8.7

Total required	99.5 spaces
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Commercial

10,100 sq. ft. divided by 300 sq. ft. = 33.6 spaces

99.5 + 33.6 results in a total of 133.1 required parking spaces, which is rounded down to 133.

Section 5.8.4.D.1 allows all uses in the MU zone district to be eligible for a 15% reduction in required parking. In this case, the required parking would be reduced to 113 spaces.

UDC Section 5.8.4.D.2. also states a 15% reduction for the multifamily residential dwellings may be allowed if the development is within 300 ft. of a transit stop. That would reduce the required parking down to 98 spaces. The transit stop is

The site plan shows 106 off-street parking spaces provided. As noted earlier, some of those may be lost when the landscaping requirements are applied to the parking lot.

UDC Section 5.8.7. addresses off-street bike parking. It states that all commercial uses provide bike parking. This should be addressed at Major Site Plan Review. It should be noted that commercial buildings that are more than 1,000 sq. ft. are required to provide a shower facility.

Snow storage should be addressed with Major Site Plan Review. It is a large parking lot and some areas will most likely remain shaded in the wintertime.

Self-Storage Lot

The Planning Commission is currently considering a UDC amendment for self-storage parking requirements. The site plan shows 17 parking spaces. This may need to be changed depending on the final outcome of those amendments.

Community Housing

A Community Housing Mitigation Plan will need to be submitted at the time of Major Site Plan Review which shows compliance with UDC Section 5.11. This section requires that 20% of the residential units be deed restricted as affordable housing units. Based on 76 units, 15 units will need to be deed restricted. The application indicates the affordable units will be spread out across the three floors of the building.

Solar Access (Section 5.12)

A solar access plan must be submitted with the Major Site Plan Review.

Public Works Comments

Adequate water and sewer facilities exist to serve the site.

The Public Works Director also noted that there are improvements extending into the highway right-of-way and that this would most likely require some type of CDOT permit. The Director also noted that the plans seemed to indicate a turf area in the CDOT right-of-way. A native mix was selected during the community input process when the highway improvements, including the existing landscaping, were done. This will warrant some discussion prior to submittal of Major Site Plan Review.

Major Site Plan Review Issues

The following list are some additional items which will need to be addressed at the time of Major Site Plan Review. The list is not all-inclusive; it is just intended to flag some of the larger items.

1. Civil engineering drawings will be required for the public improvements, i.e., streets, utilities, etc.
2. A Development Improvements Agreement and security will be required for the public improvements.
3. Off-site improvements required in conjunction with development.
4. Calculation and dedication of water rights.
5. Traffic study and highway access permit.

6. Undergrounding overhead electric lines.

FISCAL ANALYSIS

There will be a loss of 20,000 sq. ft. of commercial square footage; however, a significant amount of commercial development is under construction or planned on the west side of Highway 133.

RECOMMENDATION

Staff is supportive of the rezoning application. The 2013 Comprehensive Plan designates this property as New Urban. The Mixed Use zone district in the UDC was developed to advance the goals in the Comprehensive Plan.

The self-storage building is tucked away behind the proposed mixed-use building and abuts industrial uses to the north and east with the exception of the residential uses along Colorado Avenue. The Commercial/Transitional Zone district seems to be appropriate for that property as it is not adjacent to the highway and provides a transition between commercial and residential.

The UDC encourages rezoning properties that are currently zoned Planned Community Commercial because it is an obsolete zone district. In addition, it is the Town's policy to eliminate PUDs. This rezoning achieves both those goals.

Staff would note that the proposed development is weighted more heavily toward residential than commercial. It is important for the Town to ensure that the commercial properties are preserved for future revenue-enhancing development. One of the strategies in the Comprehensive Plan is the need to maintain a balance between employment generating land uses and diversity in housing types so that there are ample opportunities to live and work in Carbondale.

On the other hand, there is a need for rental housing in Town. This development would provide a good mix of rental housing units near the shopping areas along the highway and the Downtown while providing some commercial square footage.

Staff recommends that the following motion be approved: **Move to recommend approval of the rezoning with the following conditions and findings:**

Conditions:

1. The applicant shall be required to submit a Major Site Plan Review application for the property prior to development of any portion of the parcel.

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 also pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings:

1. The rezoning will promote the public health, safety, and general welfare.
2. The amendment 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. This development would provide a good mix of rental housing units near the shopping areas along the highway and the Downtown while providing some commercial square footage.
3. The amendment is consistent with the stated purpose of the proposed zoning district, specifically, the rezoning will provide a compact, mixed-use development pattern 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. This would provide mixed-use development with direct connections from housing to commercial and employment areas.
4. The 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.
5. The rezoning will not result in material adverse impacts to other property adjacent to or in the vicinity of the subject property.
6. 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.

Prepared By: Janet Buck, Planning Director

Memorandum

To: Janet Buck, Planning Director
From: John Plano, Building Official
Date: 05/01/2020
**Re: Sopris Shopping Center Rezoning
LU20-12**

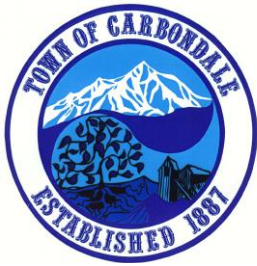
This is a courtesy review of the Planning Application to verify compliance with the Town's adopted Building Code, the 2009 IBC. This is a broad-brush overview and is not a complete review for a building permit.

The new property line running north/south is a concern regarding the new building on the east side labeled C/T Zone.

- Based on IBC Table 602 the west wall of the new storage building will be required to be 2-hour fire-resistive construction.
- Based on IBC Table 705.8 the windows on the west side of the building are not permitted if less than 3' from the property line and restricted up to 10' from the property line.

The project is regulated by the 2015 International Energy Conservation Code. IECC Section C402.4.1 limits windows to 30% of the wall area in the commercial areas of the project. The full height windows appear to be not in compliance.

Based on the limited information provided, these are the only comments from the Building Department at this time.



TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT: Sopris Shopping Center
ITEM NUMBER: LU20-12
ARCHITECT: Neo Sudio
OWNER: Stein Properties LP
DATE: June 4, 2020

REVIEW COMMENTS:

Water:

- There should be no issue with supplying water to the site should the re-zoning and future redevelopment move forward.

Sanitary Sewer:

- Adequate sanitary sewer facilities exist to serve the site should the re-zoning and future redevelopment move forward.

Landscaping/Planting:

- The existing landscaping along SH-133 is a native mix irrigated by the Town's irrigation system. This application seems to indicate a turf area in the SH-133 ROW. Consideration should be given to this landscaping as the native mix in this area was a community decision during the SH-133 project.

General/Other:

- The site plan seems to indicate that there will be improvements extending from the project into the SH-133 ROW (sidewalks, landscaping, etc.) This would likely require some sort of CDOT permit.
- The site plan indicates that there are 11 sidewalks proposed to connect to the trail along the east side of SH-133. There may be multiple opinions of this type of connection during the site plan review process.
- In general, Public Works has no problem with the proposed re-zoning, but consideration should be given to the above-mentioned items prior to application for site plan review.

TOWN OF CARBONDALE
PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: LU20-12

DATE SENT: 4-18-20

COMMENTS DUE: 5-11-20

TO: _____

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: Carbondale Center Place LLC

OWNERS: Stein Properties LP

LOCATION: Sopris Shopping Center/Mini-Storage to the east of shopping center

ZONE: Planned Community Commercial & PUD

PROJECT DESCRIPTION: Rezoning application to zone the shopping center to the mixed- use (MU) zone district and the east side of the property to commercial/transitional (C/T). If the rezoning application is approved, the applicants will come back with a major site review application to redevelop the shopping center & add additional storage units to the mini-storage. This application would include a subdivision application to divide the property into two.

PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

1. I have no issues related to the proposed rezoning.

Date: May 9, 2020

Bill Gavette
Deputy Chief
Carbondale & Rural Fire Protection District
970-963-2491

Please return comments to both: jbuck@carbondaleco.net
msikes@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

TOWN OF CARBONDALE
PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: LU20-12

DATE SENT: 4-18-20

COMMENTS DUE: 5-11-20

TO: _____

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: Carbondale Center Place LLC

OWNERS: Stein Properties LP

LOCATION: Sopris Shopping Center/Mini-Storage to the east of shopping center

ZONE: Planned Community Commercial & PUD

PROJECT DESCRIPTION: Rezoning application to zone the shopping center to the mixed- use (MU) zone district and the east side of the property to commercial/transitional (C/T). If the rezoning application is approved, the applicants will come back with a major site review application to redevelop the shopping center & add additional storage units to the mini-storage. This application would include a subdivision application to divide the property into two.

PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

After Review Xcel Energy has no objection

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. **A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction.** Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Installation, relocation, **upgrade of existing facilities due to increased load** and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above.

All Current and future Xcel Energy facilities' must be granted easement.

Please return comments to both:

jbuck@carbondaleco.net
msikes@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

1201 COLORADO AVE.
CARBONDALE CO, 81623

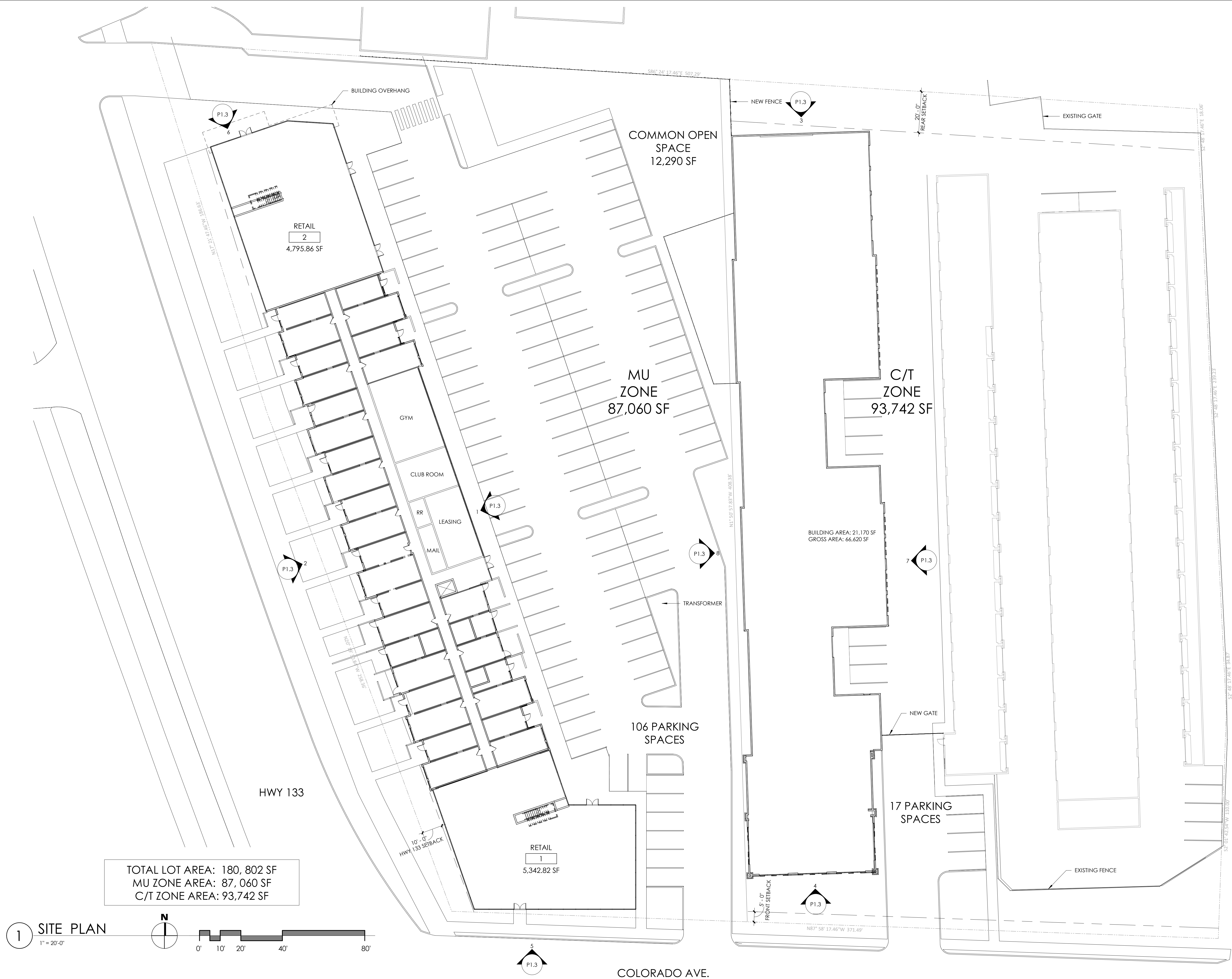
PROJ. NO. 19-10
 DRAWN: Author
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 APPROVED: Approver
 DATE: ISSUE DATE
 REVISIONS

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FOR: NOT FOR
CONSTRUCTION
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HEET TITLE:
OPRIS SHOPPING SITE
LAN

P1.1



Rezoning Application: Carbondale Center Place

Town of Carbondale, Colorado

Prepared on April 6, 2020

900-958 Highway 133 (Sopris Shopping Center)

Carbondale, CO 81623; and

1201 Colorado Ave (Sopris Self-Storage)

Carbondale, CO 81623



Prepared for:

Carbondale Center Place LLC

414 Aspen Airport Business Center, Unit A

Aspen, Colorado 81611

Prepared in Conjunction with:

Mark Chain Consulting LLC

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Carbondale, CO 81623

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Owner/Applicant/Consultant List

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Introduction and Intent of Application

Carbondale Center Place LLC (the “Applicant” or “we”) is seeking to rezone the sites located at 900 – 958 Highway 133 (Sopris Shopping Center) and 1201 Colorado Avenue (Sopris Self-Storage) and, eventually, redevelop them (Sub-Division Exemption and Major Site Plan applications to follow at a later date). There are currently two land uses on-site:

- (i) Sopris Shopping Center (current zoning: PC); and
- (ii) Sopris Self-Storage (Stein PUD).

The redevelopment plan is to demolish Sopris Shopping Center and construct:

- (1) an additional self-storage building directly to the west of the existing storage buildings; and
- (2) a mixed-use project between the new self-storage building and Highway 133.

The existing self-storage buildings will remain as they are (see page 7 for proposed site plan). The project will comply with the Unified Development Code (the “UDC”) and the Comprehensive Plan (the “Comp Plan”), including planned futures land uses.

The Applicant proposes that the western portion of the site be rezoned to the MU Zone District and the eastern portion of the site to C/T (Commercial/Transitional) Zone District (site plan with Zone District labels on page 7). In conjunction with the C/T rezoning, we would dissolve the Stein PUD so that the new storage building and the existing storage buildings are grouped together on one parcel with C/T zoning. Eliminating the PUD advances the Town’s policy to reduce the number of PUDs within the Town.

The lot line shown on page 7 represents our current best estimate based on an Improvement Survey Plat (“ISP”) and site planning work completed to date. However, the plat will not be finalized until the Major Site Plan Review and Sub-Division Exemption application processes are completed. The proposed lot line should be accurate enough to define separate zone districts.

If this rezoning application is approved by the Planning the Zoning Commission and the Board of Trustees, the Applicant would then submit the following applications: Major Site Plan; Sub-Division Exemption; Conditional Use permit for ground-floor residential units in the MU district; Conditional Use permit for self-storage in the C/T district; and alternative compliance for the width of the landscape strip along Highway 133. Potential additional applications could include a variance for building height in the MU district and Alternative Compliance for parking in the self-storage development, both of which were the subject of preliminary discussions at the Planning and Zoning Commission meeting on 2/18/20 (details in the Future Applications and Requests section on page 16) .

Neighborhood & Site History and Present Status

This 4.16-acre site has been home to Sopris Shopping Center (30,265 SF) and Sopris Self-Storage (26,282 SF) for some time. The site was initially developed for a lumber yard in 1963. Eventually, that lumber yard relocated and other businesses took its place, leading to the formation of the Town’s first shopping center. The southernmost portion of the Shopping Center was built in the mid-to-late 1970s and became the site of the first supermarket in town (Circle Super). The self-storage buildings were constructed in 1990. For many years, the Highway 133 corridor has been home to myriad commercial and light industrial uses, including retail, gas stations, light manufacturing, storage, etc.

Over the last two years, several new mixed-use and commercial projects have been approved in the Highway 133 corridor, including 1201 Main St, Lot 1 of the Carbondale Marketplace Subdivision and the new City Market. The Applicant believes that the proposed mixed-use and self-storage buildings will fit well with what has already been approved and contribute to the New Urban land use designation described in the Comp Plan.

Project Summary and Relationship to UDC and Comp Plan Design Guidelines

1. **Mixed-Use Development.** The proposed mixed-use development consists of one building containing 76 rental apartments (63 efficiency units, eight one-bedroom units and five two-bedroom units) and ~10,100 SF of commercial space. The building is three stories tall. The first floor contains a mixture of residential and commercial uses. The second and third floors consist entirely of residential units.

The building is set back 10' from the western property line along Highway 133 as required by the UDC. The ground floor retail has been placed on each end of the mixed-use building to create focal points facing the highway and public streets. The parking is east of the building and not visible from Highway 133. As a result, the building and the bike path along Highway 133 are the focal points of the site. The parking lot is conveniently located and allows for easy pedestrian access to the building and to the green space. The parking lot contains the landscape islands per code.

The site will have a 12,290 SF contiguous block green open space including the landscape buffer along the western edge of the self-storage building. The green space will be an amenity for residents, employees and patrons. The Applicant has not finalized programming for the area, but the preliminary concept includes a dog park, a children's play area, picnic tables, lawn games and public art.

The building will contain several amenities for residents. The preliminary design includes a gym, a club room, a mail room, and a leasing office (specific amenities not yet finalized). Initial programming for the amenity area is in the range of 2,000 SF – 2,500 SF. All units will contain bulk storage and balconies/patios as required by the UDC.

The bike path along Highway 133 and the sidewalk on the south side of Colorado Ave connect the site to the Rio Grande Trail and downtown, respectively. Residents should be able to easily walk and bike to downtown, allowing the Town to preserve its downtown parking for people who live farther away.

The façade has been divided into a series of components less than 60' long. Shed and gable roof forms break up the façade with a minimum height variation of 2' vertical and changes in the wall planes with a minimum of 1'. The balconies have 6' recesses at each residential unit to provide articulation in the body of the building and Private Open Space.

Roof structures have been divided into a series of gable, shed, flat, and pediment roof forms with no continuous length longer than 45'. Each roof form has a change in vertical dimension of

minimum 2' from adjacent roof form. The design concept is to create three building forms: north retail, south retail, and middle residential. The retail building form has a transparent retail base, residential body, and sloped and flat roof forms. The residential middle building form has a combination masonry/stucco base, stucco and wood body with recessed balcony forms and multiple residential scaled roof forms.

Retail entrances face parking and public open space. Future primary entrances will have masonry arcades and canopies. Ground-floor facades that face streets or public areas have storefront or display windows, entryways and canopies of 60% of horizontal length or greater. Ground floor entries connect to the public walkway for pedestrian access into the buildings. The building has over 30% ground floor windows and storefronts facing the principal streets. Ground floor openings are larger than the punched openings above. Second floor openings facing principal street have over 20% transparent glazing.

The specifications of the building meet or exceed the requirements in the UDC, including: private common open space; common open space; impervious space; bulk storage; stairs; etc. A full checklist will be provided in our Major Site Plan application if this rezoning application is approved.

2. Self-Storage Development. The proposed self-storage development (i) removes the majority of existing self-storage storage bins and (ii) adds a new three-story, 66,620 SF self-storage building (~51,000 net rentable SF in ~500 units). About 15% of units are climate-controlled. We must obtain a Conditional Use permit to build self-storage in the C/T district.

The building is set back 15' – 20' from the property line along Colorado Avenue. The total setback area is 5,672 SF and is filled with trees and other vegetation to soften the front of the building. A new sidewalk runs across the southern edge of the property to facilitate pedestrian movement to, from and across the site. The existing one-story storage buildings create a visual buffer from the east and the mixed-use building screens the storage building from Highway 133.

The third floor of the building is set back by 30' from the first two floors to reducing apparent massing. The front door is accessible from the street and the first 60 linear feet of the building projects out past the main gate. The new building is the focal point of the site. Windows on the front of the building provide transparency and aesthetic appeal. The façade is broken up every 60' to give the appearance of multiple buildings and reduce apparent massing.

The storage building's design concept is similar to that of the mixed-use building. An historic mercantile façade faces Colorado Ave. The mercantile portion of the building has a transparent base, punched openings at the body and a masonry parapet with a flat roof. Working toward the north, the design transitions from the original mercantile building in a series of modules. Gabled ends with punched openings are modulated down the building to break up the façade.

SOPRIS SHOPPING CENTER

1201 COLORADO AVE.
CARBONDALE CO. 81623

PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED
FOR: NOT FOR
CONSTRUCTION
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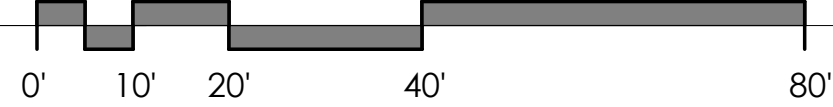
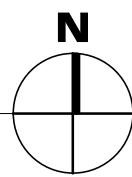
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SOPRIS SHOPPING SITE
PLAN

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1 SITE PLAN
1" = 20'-0"



Roof structures have been divided into a series of gable and pediment roof forms with no continuous length longer than 60'. Each roof form has a change in vertical dimension of a minimum of 2' from adjacent roof forms. The first floor of mercantile façade has large expanses of storefront with punched openings at the body and flat roof top. The metal portion of the building has a darker color base, medium color body and gable roof forms. At 60' intervals the gable forms turn 90 degrees to break up horizontal articulation and will have a lighter color metal siding.

The mercantile façade facing Colorado Avenue has masonry arcades at the first floor with a potential for a future entrance and large storefronts. Ground-floor facades that face streets or public areas have storefront or display windows and future entryways of 60% of horizontal length or greater.

The main driveway to and from the building runs along the eastern façade of the building (between the new building and the westernmost existing building). Both this access point and an additional new access point along the northeastern edge of the property will be protected by new gates.

Parking is clustered at key points (near the entrance to the office and elevator bays) to allow renters to easily load and unload their possessions. Parking is conveniently located adjacent to drive aisles, which promote efficient vehicular circulation, which is very important for a self-storage property. The loading areas are recessed to create a visual barrier from vehicles and pedestrians travelling along Colorado Avenue. The upper stories are accessible via elevators. Some units are climate-controlled, providing additional storage opportunities for Carbondale residents.

Compliance with the Comprehensive Plan

Any proposed rezoning begins with an analysis of the relationship of the property with the Comprehensive Plan ("Comp Plan"). This section will review and discuss the Comp Plan in relationship to both of the zone districts and conceptual plans for the subject property. The present zoning of the properties are Planned Community Commercial (PC) and PUD. PC is an obsolete zoning code, and current zone districts are suggested for redevelopment if possible. Applicant believes that both requested zone districts, MU and C/T, are desirable based on the Comp Plan, neighboring land uses and the current regulations/standards in the UDC.

1. MU zoning (mixed-use project on the western portion of the site). The site is designated as New Urban by the Comp Plan, which "allows for a flexible mix of retail, restaurants, service commercial, lodging, offices, and multiple story mixed-use buildings which may include residential upstairs." The proposed MU zoning allows for a wide variety of residential and commercial uses, including multi-family housing, retail, office and hospitality. The alignment between New Urban and MU is not an accident – the standards contained in the MU Zone District were established by the Town and the Planning Commission to match up with the New Urban character elements and design suggestions that were contained in the Future Land Use Section in the Comp Plan.

Nearby sites with MU zoning entitlements include 1201 Main St (mixed-use project consisting of 27 rental apartments and 3,881 SF of commercial space; Major Site Plan application approved in 2019) and Lot 1 of the Carbondale Marketplace (City Market) Subdivision (mixed-use project) consisting of 115 rental apartments and 10,259 SF of commercial space; approved in 2018). Applicant believes that these approvals evidence the Town's willingness to rezone properties north of the roundabout at Highway 133 and Main St from obsolete zoning codes to MU since the adoption of the UDC (2016) and the Comp Plan (2013). See zoning map on page 11 for a list of nearby properties, zoning and tenants.

The Comp Plan's Future Land Use Designation for the subject property is New Urban. The relevant character elements and description of this land use designation is noted below:

- Urban, pedestrian/bike oriented
- Buildings close to the sidewalk/streets, corner buildings
- Parking and landscape lots behind the buildings or in courtyards
- Commercial, mixed-use and urban residential

A point by point comparison of the more detailed character and design elements noted in Section 4.11 (New Urban) is noted below.

Character Element – in Comp Plan	Proposed Development Design
Building relationship to Highway/Street <ul style="list-style-type: none"> • viewed from street, emphasize pathway/sidewalks and buildings rather than parking lot/structures. • building should be focal point – located close to the street and sidewalk • don't replicate historic pattern of downtown core 	Building relationship to Highway/Street <ul style="list-style-type: none"> • buildings minimum distance from street • parking in rear • no effort to replicate downtown • building fits property and neighborhood
Uses <ul style="list-style-type: none"> • flexible mix of retail, restaurants, service commercial, offices etc. • multiple story, allowed residential upstairs • uses transition appropriately to adjacent areas 	Uses <ul style="list-style-type: none"> • flexible mix of retail, commercial and offices • residential on all floors, including ground-level • appropriate transition
Building Mass and Scale <ul style="list-style-type: none"> • up to 3 stories • the size and rooflines broken up to avoid monotony/boxlike appearance • street highway phase with three dimensional structural elements – human scale streetscape • connect inside of buildings and sidewalk with architectural elements 	Building Mass and Scale <ul style="list-style-type: none"> • building 3 stories in height • utilization of rooflines and design elements to break up mass and provide human scale • use of architectural elements throughout design • numerous connections to sidewalks and the bike path
Parking	Parking

<ul style="list-style-type: none"> • convenient auto access, with parking on site and behind buildings • break up into smaller lots via landscape islands and shade trees • driveway should be consolidated to maintain continuity 	<ul style="list-style-type: none"> • parking to rear of structure • landscape islands and landscaping to code • driveways in improved locations and in compliance with Highway 133 Access Control plan
Connectivity <ul style="list-style-type: none"> • provide obvious and safe connections to building for pedestrians and cyclists • balance pedestrian/bike friendly feel with convenient vehicular access 	Connectivity <ul style="list-style-type: none"> • safe connections to buildings for all non-vehicular users • pedestrian/bike friendly feel provided. Connections to 133 paths, sidewalks and area, to downtown and Rio Grande

2. C/T zoning (new and existing self-storage buildings on the eastern portion of the site). This portion of site also falls under the Comp Plan's New Urban designation. Rezoning the site to C/T would allow for the construction of an incremental self-storage building on site (contingent upon the approval of a Conditional Use permit for self-storage within the C/T Zone District). The Stein PUD would then be dissolved and the existing storage buildings would share the C/T parcel with the new storage building. As discussed above, we believe that eliminating the PUD would forward the Town's effort to reduce the number of PUDs and proceed with straight zone districts.

A parcel with C/T zoning would serve as an effective buffer between the new, high-traffic mixed-use project and the existing housing to the east on Colorado Ave and 12th street. Applicant has endeavored to make the new storage structure fit in with the nearby commercial areas and the Highway 133 area via the mercantile design.

Many of the neighboring parcels are zoned C/T, including all of the properties in the area between 11th and 12th street starting several blocks north of the site and ending several blocks to the south. The site directly north, E.T. Plaza, is zoned Industrial. The new self-storage building would fit in with many of these neighboring including: the current Sopris Self-Storage (to the east), Summers Architectural Moldings (northwest), E.T. Plaza (north; home to Innovative Paint Systems, Rocky Mountain Upholstery and Soft Furnishings, Monkey House and Sopris Furniture Repair), Wrenchforce (east), Sopris Glass (north), Arrow Sign & Design (north) and AmeriGas Propane (north) (see zoning map below for a complete list).

We believe that cohesion with neighboring properties and zoning presents a strong argument for C/T zoning and would be in line with the stated purpose of the Future Land Use Plan (Chapter 4 of the Comp Plan): "The future land use plan does not restrict existing or vested uses."

Similar to the mixed-use development, we believe that the initial site plan and building design of the new self-storage development complies with the design criteria outlined in the UDC and the Comp Plan.



- | | | |
|------------------------|-------------------------|--|
| 1 City Market | 6 1201 Main (Mixed-Use) | 11 AmeriGas Propane |
| 2 Main St. Marketplace | 7 Subway | 12 E.T. Plaza |
| 3 First Bank | 8 Crystal River Spas | <ul style="list-style-type: none"> ▪ Innovative Painting Systems ▪ Rocky Mountain Upholstery ▪ Monkey House ▪ Sopris Furniture Repair ▪ Innovative Painting Systems |
| 4 Potential ANB Bank | 9 Wrenchforce | |
| 5 7/11 | 10 Summers Arch Mldngs | |

Affordable Housing

An allocation of affordable housing units will be designated as required under the Town of Carbondale Community Housing Guidelines and Section 5.11 of the UDC. Based on 76 total units, Applicant will provide 15 affordable units (five of each Category 1-3). The affordable units will be in the same building as the market rate units and be spread out across the three floors of the building. We believe that there are relatively few affordable units in Carbondale on the second and third floors (appealing views) that also have elevator access. This new development, in addition to our approved project at 1201 Main St, will provide several such units. The elevator should add a lot of value to all residents, both in terms of ease of living and accessibility.

Approval Criteria for the Rezoning Component (UDC 2.4.2.C.3.b)

The approval criteria for a general rezoning are listed in section 2.4.2.C.3.b of the UDC. Applicant believes that its application meets all criteria.

1. **Mixed-Use Rezoning Request.** Each criterion is discussed in detail below:

- a. The amendment will promote the public health, safety, and general welfare
 - i. Sopris Shopping Center is approaching 60 years of age. Building codes and construction techniques have improved markedly since the early 1960s. The new development should be notably improved in terms of energy efficiency, structural integrity, accessibility, noise attenuation etc. It will comply with modern building codes and includes all customary modern safety features, including fire sprinklers, fire-rated ceilings and walls, safe materials (no asbestos), etc.

Additionally, the access point on Colorado Ave is moved to the east, which should improve a longstanding safety concern that vehicles heading north on Highway 133 can turn almost directly into the parking lot at high speeds. The new development also better meets the current needs, policies and desires of the Town. It provides high-quality attainable and affordable housing with numerous amenities and a large, open green space. The new commercial space creates an inviting environment for local businesses to grow and succeed. The building is designed to match the New Urban vibe that the Comp Plan requires. As of the week of 4/6/20 (the date this application was submitted), we have just begun to meet with neighboring property owners to collect their feedback.
- b. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code
 - i. The MU Zone District designation and the proposed project comply with the letter and spirit of the New Urban designation described Comp Plan. Please see the Rezoning Background and Compliance with the Comprehensive Plan section above for details.

- c. The amendment is consistent with the stated purpose of the proposed zoning district(s)

- i. Section 3.3.5.A of the UDC discusses the purpose of the MU 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.”

The proposed project contains both dwelling space and commercial space in a single building. Town residents and visitors will have the opportunity to live, work and shop on-site. The green space will be an amenity for residents, patrons and employees. The bike path along Highway 133 and the sidewalk on the south side of Colorado Ave connect the site to the Rio Grande Trail and downtown, respectively. Residents should be able to easily walk and bike to downtown, allowing the Town to preserve its downtown parking for people who live farther away. The vehicular access points on Highway 133 (¾ movement) and Colorado Ave (full movement) and dual drive aisles in the parking lot allow for easy ingress/egress and on-site circulation. The proposed access points comply with the Highway 133 Access Control Plan. The building design and placement, which is more thoroughly discussed in the Compliance with the Comprehensive Plan section, meets all requirements, including vertical and horizontal articulation; massing; varied roof forms; transparency; etc.

- d. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated
 - i. The new development is residential and commercial (no direct industrial uses), so it will neither impact air or water quality nor produce excessive noise on a daily basis. Modern stormwater and drainage facilities will be constructed. Meaningful wildlife and native vegetation have not existed on-site for decades. The development plan adds 12,290 SF of contiguous, green open space, which should improve the quality of vegetation and be an amenity for residents, employees and visitors to the site.
- e. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property

- i. The new development should positively impact neighboring property values. The improved appearance of the building and site will create a more vibrant atmosphere in the neighborhood, and the increased traffic from residents, employees and patrons should benefit neighboring businesses. The improvements to the streetscape and addition of the open space should further contribute to the neighborhood.
 - f. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development
 - i. All facilities and utilities will be adequate. Please see Exhibit for details. The site is readily served by police, fire protection and other safety-oriented organizations.
2. Commercial/Transitional Rezoning Request. Each criterion is discussed in detail below:
- a. The amendment will promote the public health, safety, and general welfare
 - i. The removal of the majority of the storage bins on the northern portion of the storage site increases the efficiency and flow of the site plan. In the past, some neighbors have expressed concerns about the bins and some related activities in this area, so we expect this decision to be well received. Additionally, the dissolution of the PUD is in line with the Town's goal of eliminating PUDs and moving to straight zone districts where possible. The new gates improve security for existing and new renters. The new green space and sidewalk between the front of the new building and Colorado Avenue enhance mobility and ease of access for pedestrians.
 - b. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code
 - i. The C/T Zone District and the proposed project fit well with existing uses on-site and on neighboring sites. The design of the new building utilizes a mercantile motif and other, more modern elements to the site fit the New Urban guidelines described Comp Plan. Please see the Rezoning Background and Compliance with the Comprehensive Plan section above for details.
 - c. The amendment is consistent with the stated purpose of the proposed zoning district(s)
 - i. Section 3.3.5.A of the UDC discusses the purpose of the C/T district:

"The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and

other non- residential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage.”

The proposed self-storage project would provide a transition between the proposed mixed-use project and the existing residential buildings on Colorado Avenue and 12th Street. It also provides a transition from the industrial uses that also exist along both sides of 12th St. and north of the subject site, including the E.T. Plaza all the way to The Atlantic Avenue. The sidewalk along Colorado Ave connects the site to neighboring buildings and to Downtown. The proposed parking, located at the entrance to the building and near elevator cores, should be sufficient based (i) on entry and exit data from the existing Sopris Self-Storage facility and (ii) the new parking ratio proposed by the Director for consideration by the Planning and Zoning Commission (proposed UDC amendment). The main entrance is on Colorado Avenue, providing easy access to Highway 133 and Downtown. There is a second access point on 12th Street.

- d. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated
 - i. The addition of green space between Colorado Avenue and the front of the building should improve the quality of vegetation and wildlife on the site. As noted with the mixed-use site, wildlife and native vegetation has long been absent. Storage is a low intensity use and there should be no adverse impacts to air and water quality. The building should not generate significant noise.
- e. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property
 - i. The combination of the new self-storage building and the removal of the majority of the existing storage bins and related activities should improve the appearance and functionality of the site. The orientation of the new storage building should improve the efficiency of the current driveway between the storage buildings and the shopping center. The design of the new building fits the New Urban feel and contributes to the vibrant new neighborhood that is forming along the corridor just north of the roundabout at Main St and Highway 133. The views of the building from Colorado Ave and 12th Street will be partially screened by landscaping and the existing storage buildings. The new storage structure will be the Town’s first modern, climate-controlled storage facility that

fits in with current design guidelines. Nearby commercial area and will be readily accessible to Town residents.

- f. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development
- i. All facilities and services will be adequate. Please see Exhibit F for details.

Site Access

The Colorado Department of Transportation (“CDOT”) and the Town of Carbondale adopted a State Highway 133 Access Control Plan (“ACP”) in 2013. The ACP was created with input from the property owners directly adjacent to the Highway, design professionals, and the overall community. The development picture and the goals for access captured the intent for access at that point in time. This provides a guideline for considering future development.

The ACP identifies two primary goals for future development. The first is that safe access is provided to all properties. The second is that accesses be combined where possible to reduce the number of intersections and conflict points.

With this development, and consistent with the recent development proposal on the south side of Colorado Avenue (1201 Main St), it has become clear that Colorado Avenue should remain open. Colorado Avenue access is proposed in lieu of proposed access #89. We are also working with the adjacent property owner to the north to construct access #87, which is a new $\frac{3}{4}$ movement intersection per the ACP recommendations. Refer to the Engineering letter prepared by Sopris Engineering, LLC for more detail (Exhibit G).

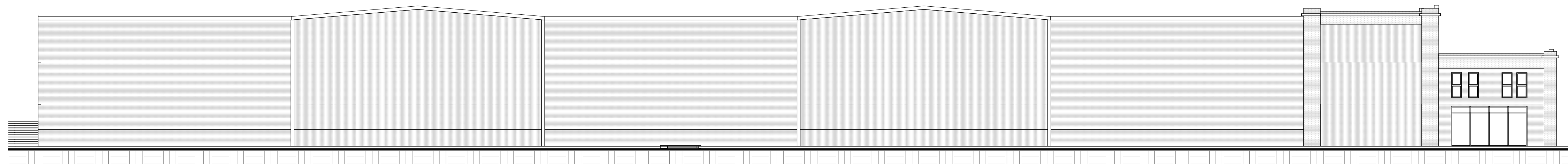
Future Applications and Requests (in addition to Major Site Plan & Sub-Division Exemption)

1. Conditional Use permit for ground-floor residential units. A Conditional Use permit is required to construct ground-floor residential units in the MU district. Applicant will file a Conditional Use permit application concurrently with the Major Site Plan application.
2. Height issues. The height limit in the MU district is 35’, measured from natural grade. As discussed in a letter submitted to the Planning and Zoning Commission ahead of the 2/18/20 meeting, this creates a difficult situation for sites that slope downward from the primary street. Portions of the parking area in the central part of the MU site are approximately four feet below the grade and curb line of Highway 133. This project will proceed with a Subdivision Exemption application. As a part of this process, a detailed grading plan for the site will be approved by the Town, which will establish the new natural grade. The building height will then be measured from this grading plan as allowed under Town code.
3. Alternative Compliance for landscape strip width along Highway 133. The UDC requires a 10’ landscape buffer along Highway 133, but the maximum setback allowed in the MU zone district is 10’. The attached plans show a 10’ setback, but we will request alternative compliance to

preserve our (i) flexibility in case buried utilities or other objects along Highway 133 cause a change to the optimal landscape strip shape and setup and (ii) ability to add sidewalks to the building from the bike path along Highway 133.

4. Conditional use permit for self-storage in the C/T zone district. A Conditional Use permit is required to build self-storage in the C/T district. Applicant will apply for a Conditional Use permit concurrently with its Major Site Plan application.
5. Alternative compliance for parking in the self-storage development. The current parking requirement for self-storage is one parking space per 1,250 SF. Applicant believes this requirement is excessive and has communicated its thoughts in a letter to the Town's Planning and Zoning Commission that was presented at the 2/18/20 meeting. The Director recently submitted a proposal to change the requirement to five spaces plus one per 60 storage units. If the UDC amendment process is not complete by the time applicant submits its Major Site Plan application, then Applicant will request Alternative Compliance to implement a more suitable parking ratio.

EXHIBIT A: ELEVATIONS



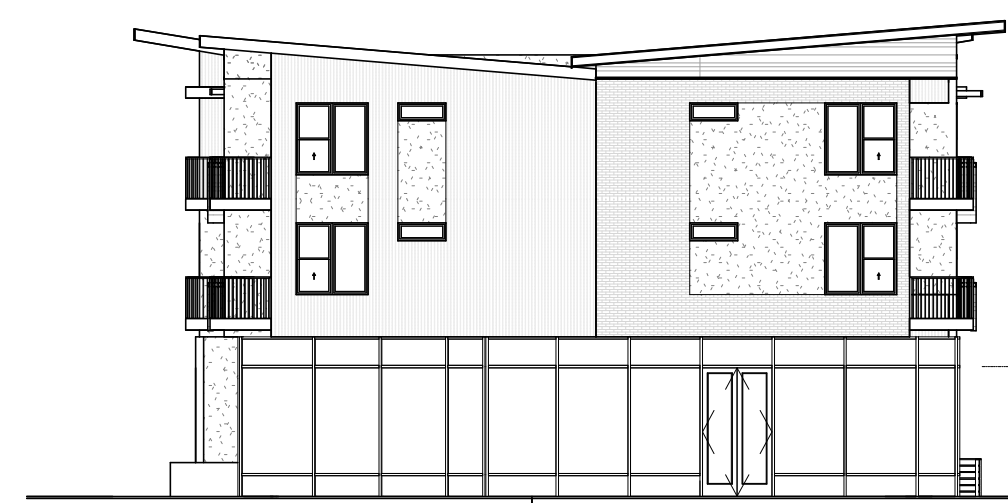
8 STORAGE - WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

	RUNNING BOND BRICK
	COMPOSITE SIDING
	STUCCO - FINE
	VERTICAL METAL PANEL
	HORIZONTAL METAL PANEL



7 STORAGE - EAST ELEVATION
1/16" = 1'-0"



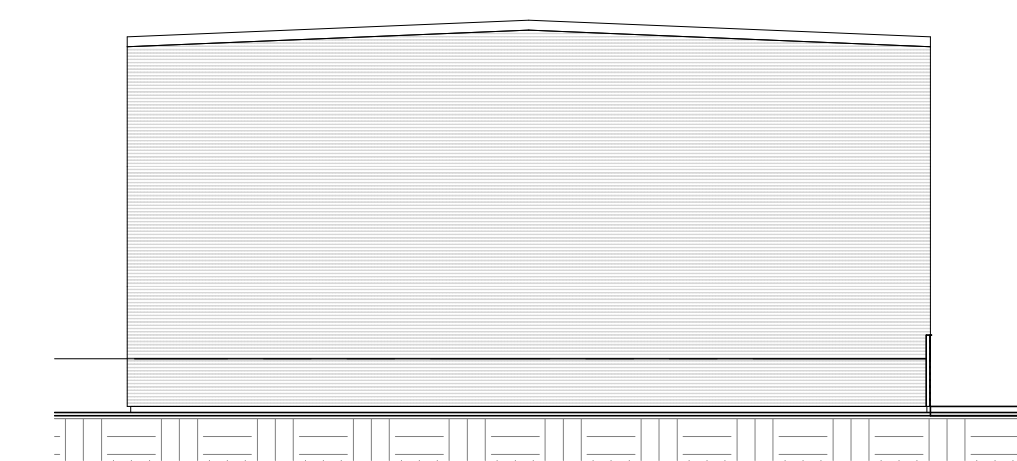
6 NORTH ELEVATION - MIXED USE
1/16" = 1'-0"



5 SOUTH ELEVATION - MIXED USE
1/16" = 1'-0"



4 SOUTH ELEVATION - STORAGE
1/16" = 1'-0"



3 NORTH ELEVATION - STORAGE
1/16" = 1'-0"



2 WEST ELEVATION - HWY 133
1/16" = 1'-0"

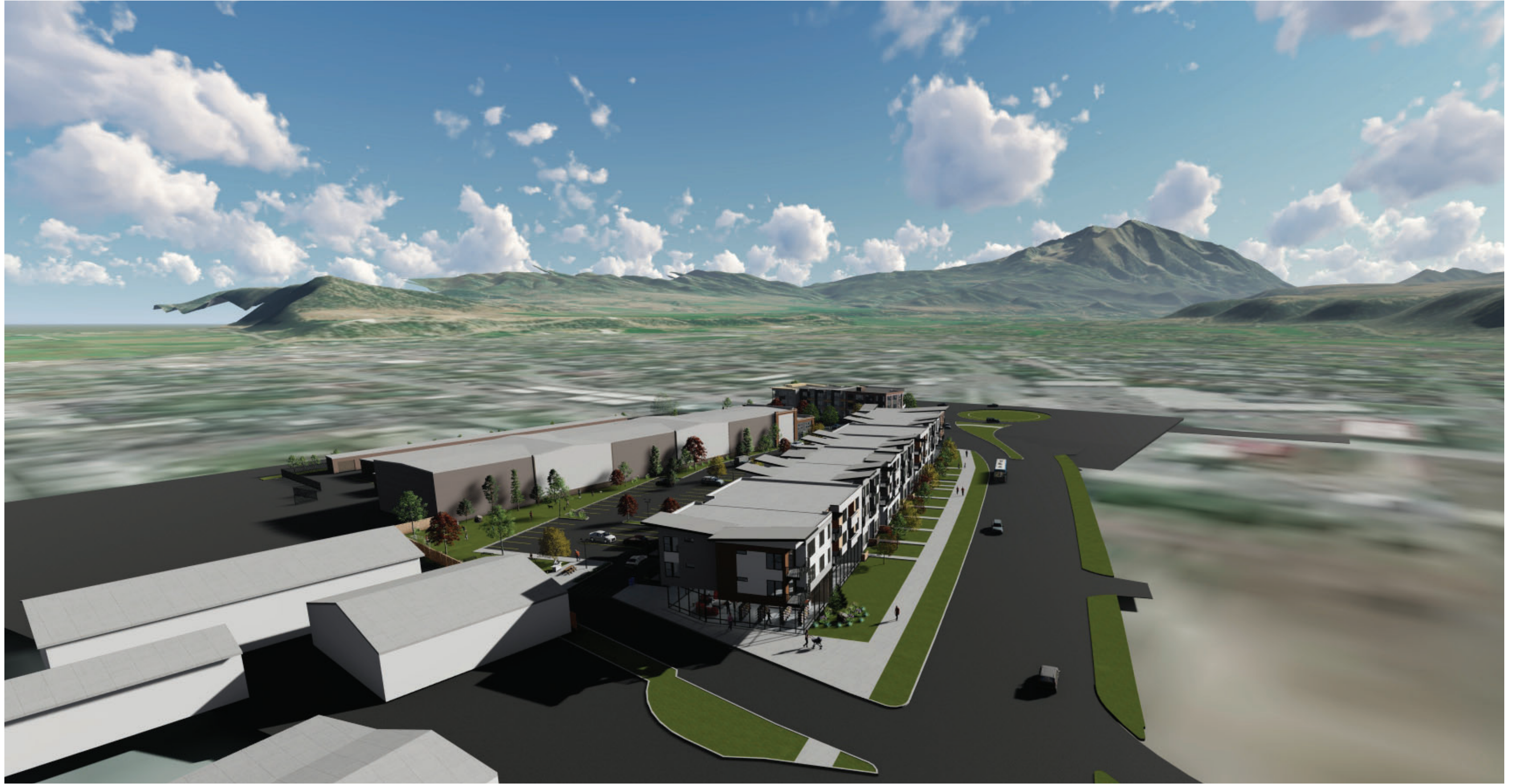


1 EAST ELEVATION - INTERIOR
1/16" = 1'-0"

EXHIBIT B: RENDERINGS



Site Plan



Aerial View Looking South



Looking South Along Hwy 133



West Elevation Along Hwy 133



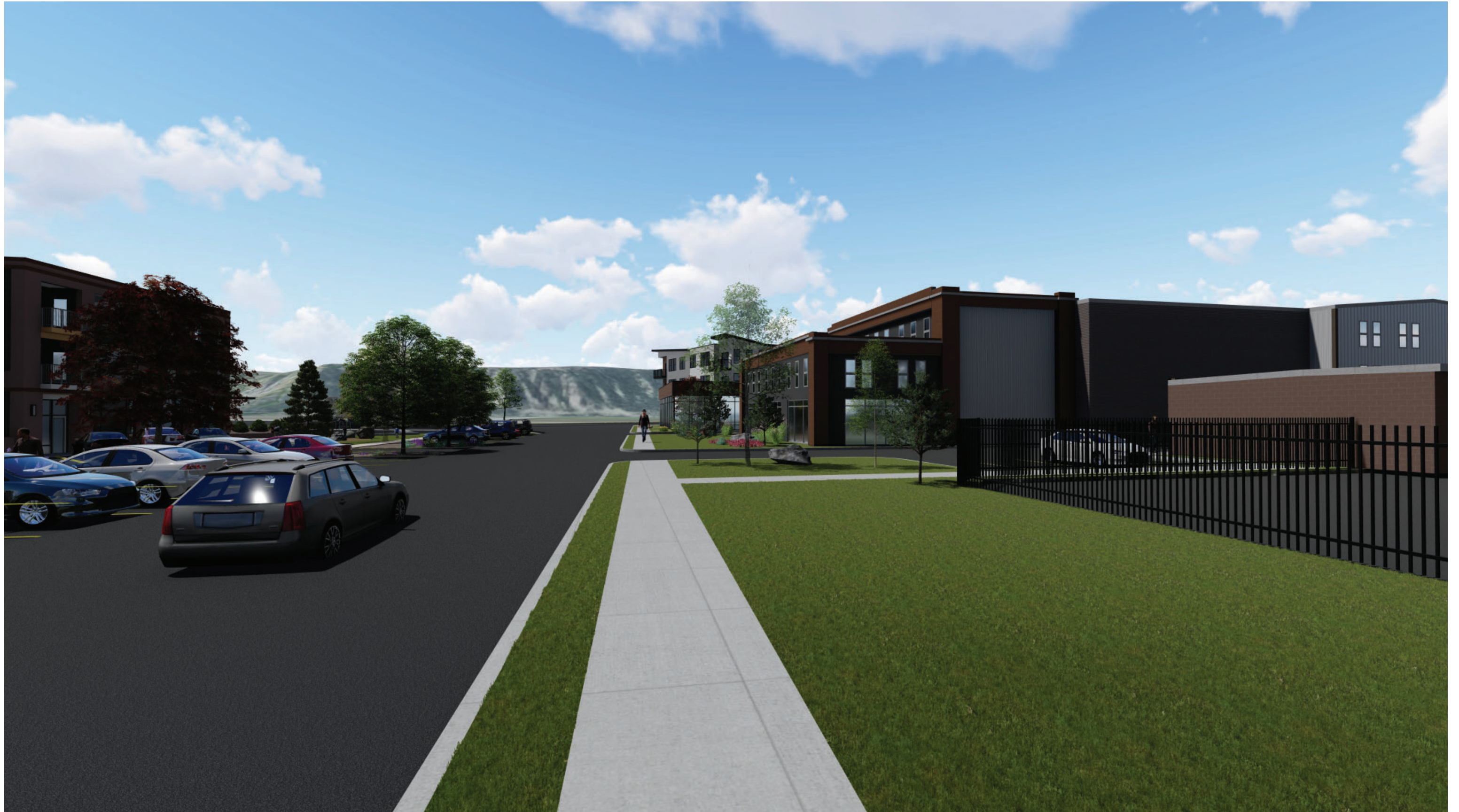
Looking North @ Hwy 133 & Colorado Ave.



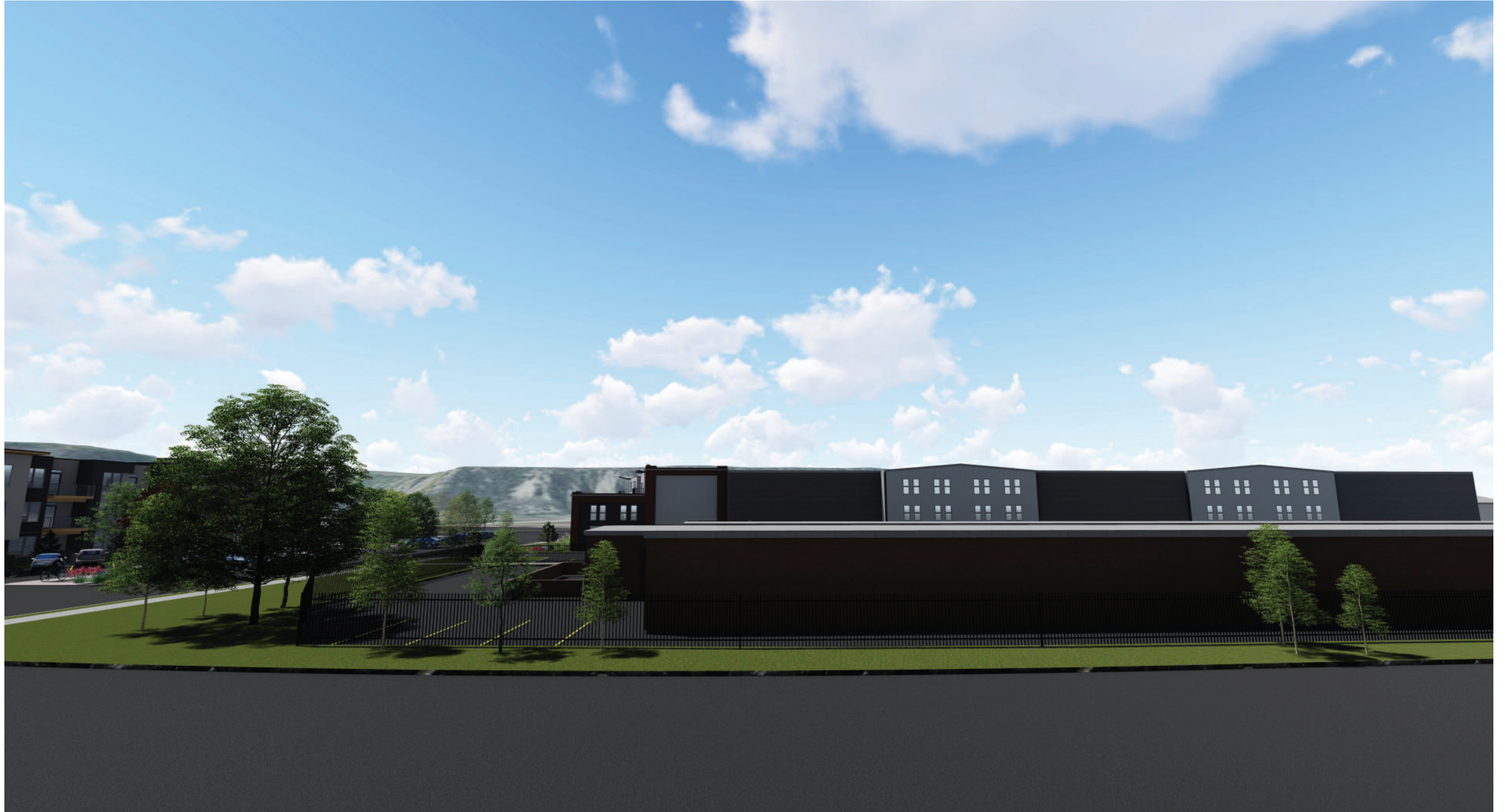
Looking North at Mixed Use Entrance



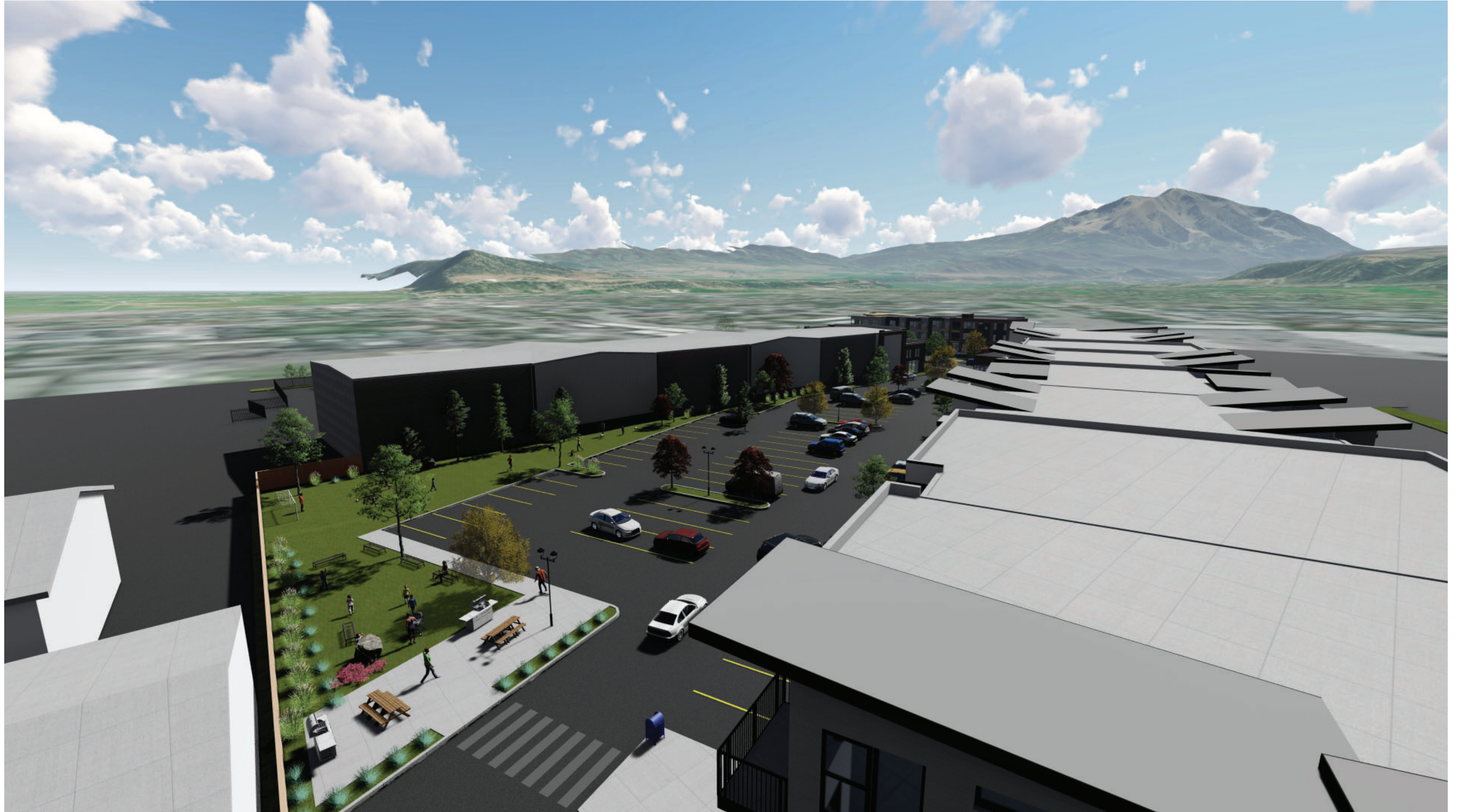
Looking North East from Colorado Ave.



Looking East Along Colorado Ave.



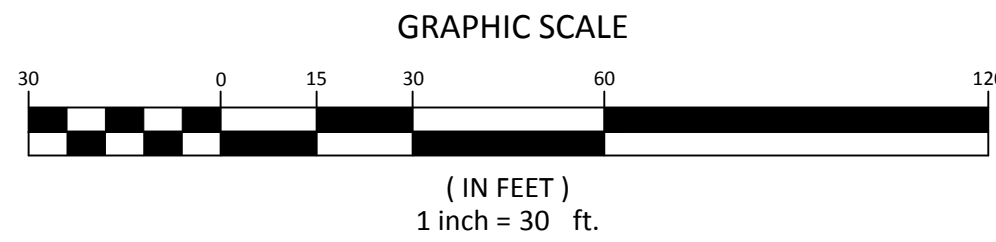
Aerial View Looking East at Storage Bldg.



AERIAL VIEW OF OPEN SPACE

EXHIBIT C: IMPROVEMENT SURVEY PLAT

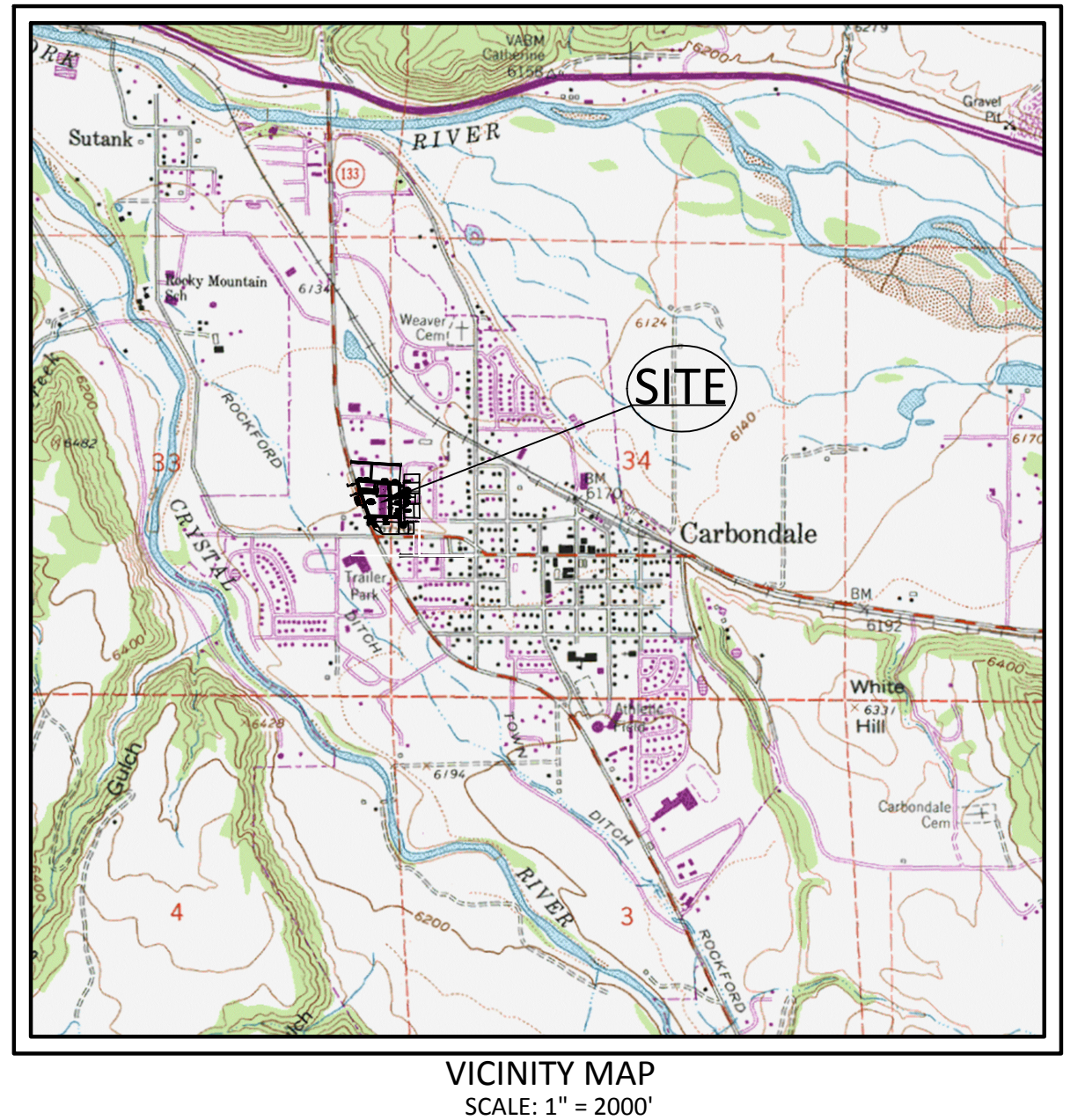
C.D.O.H. BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	444.55'	5575.90'	222.39'	444.43'	S 18°57'16" E
					4°34'05"



IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY OF:

CARBONDALE CENTER PLACE

A PARCEL OF LAND SITUATED IN THE LOT 9, OF SECTION 33 & LOT 12, SECTION 34
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
SHEET 1 OF 2



NOTES

- 1) Date of Survey: March 23-April 21, 2020.
- 2) Date of Preparation: March 23-April 29, 2020.
- 3) Basis of Bearing: A bearing of S 00°03'00" W from the steel bar in concrete located at the intersection of 8th & Main Streets and the steel bar located inside a valve box at the intersection of 8th and Euclid Avenue.
- 4) Basis of Survey: Colorado State Department of Highways Federal Aid Project S0163 (1) Right-of-Way mapping, various documents of record, and the found survey monuments, as shown.
- 5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in note 4 and the title commitment prepared by The Title Company of the Rockies as agent for Westcor Land Title Insurance Company commitment number 7000282-C1 with an effective date of January 16, 2020.
- 6.) Basis of elevation: Project based on Global Position System (GPS) observation from the Continuous Operating Reference Station (CORS) SE01 utilizing the Continental United States 2009 Geoid Model (GEOID 09 Conus) and based the 1988 North American Vertical Datum (NAVD88), this established a site benchmark elevation of 6164.73' on the set #5 rebar 18" long with a 1.25" orange plastic cap stamped "PROP CORNER" "PLS 28643" monumenting the Southeast boundary corner of subject property, as shown.
- 7.) Contour Interval: One-half (0.50') foot.
- 8.) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

SURVEYOR'S CERTIFICATE

I hereby state that this Improvement Survey Plat was prepared by Sopris Engineering, LLC (SE) for

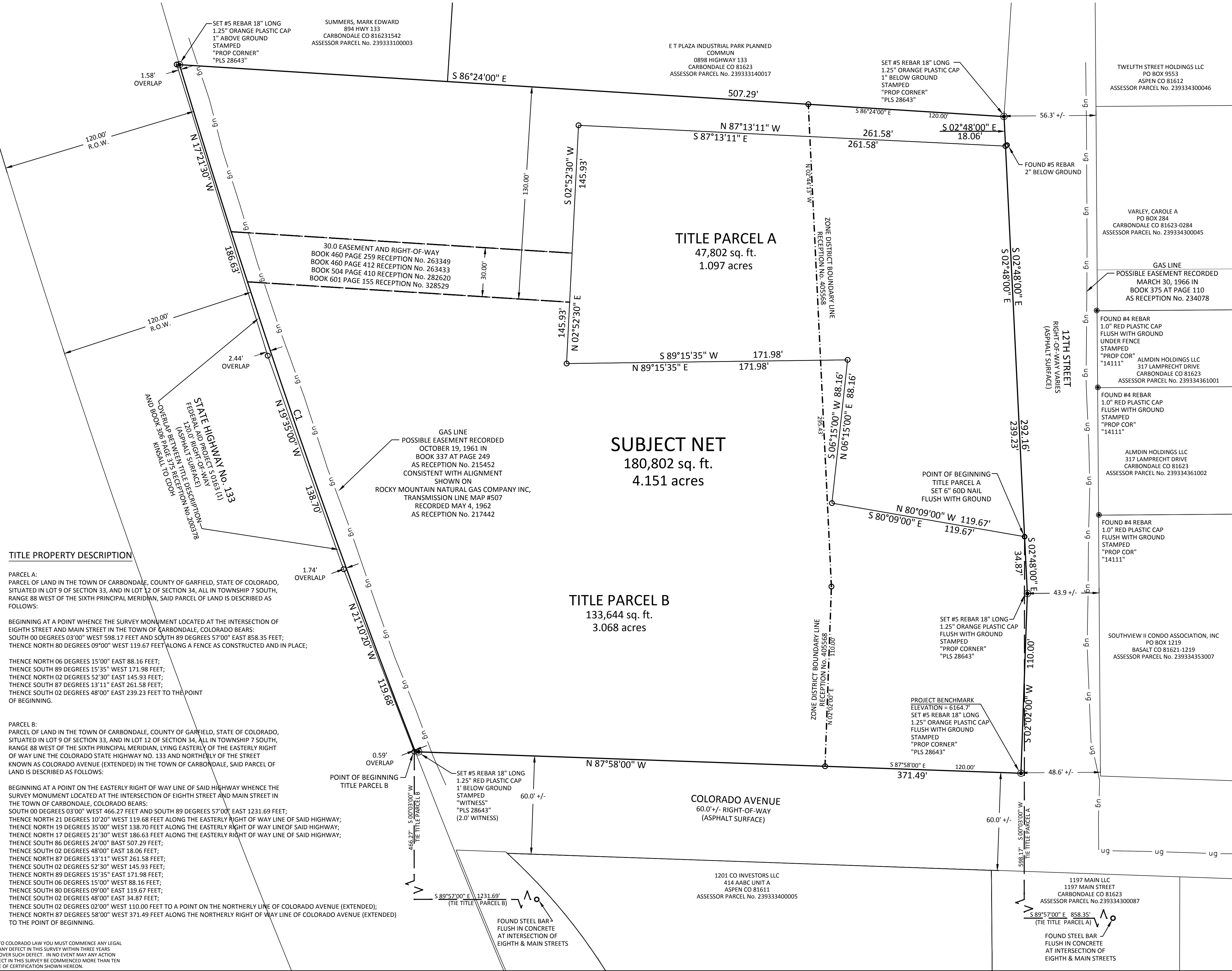
1201 CO AVE HOLDINGS, LLC, a Colorado limited liability company & Title Company of the Rockies as agent for Westcor Land Title Insurance Company

I furthermore state that the improvements on the above described parcel on this date, April 06, 2020, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements of record or in place.

Mark S. Beckler, L.S. #28643

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

RAB 04-29-20 19237 EX-COND.DWG

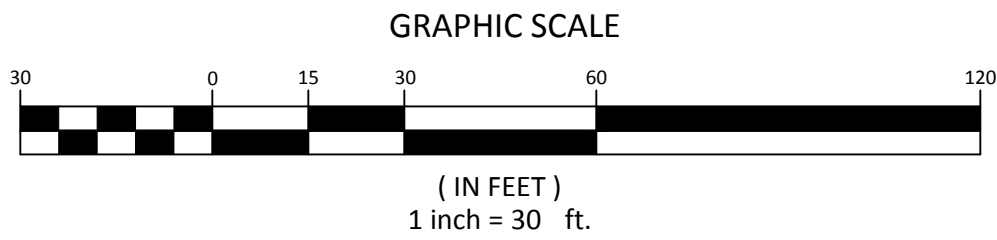


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY OF:

CARBONDALE CENTER PLACE

A PARCEL OF LAND SITUATED IN THE LOT 9, OF SECTION 33 & LOT 12, SECTION 34
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
SHEET 2 OF 2



EXISTING CONDITIONS LEGEND

	CATV PEDESTAL
	TELEPHONE PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER/PEDISTAL
	SEWER CLEANOUT
	SEWER MANHOLE
	CURB STOP
	WATER VALVE
	WATER HYDRANT
	GAS METER
	ELECTRIC MANHOLE
	WATER MANHOLE
	DRYWELL
	TELEPHONE MANHOLE
	STORM MANHOLE
	STORM INLET
	UTILITY MANHOLE
	GUY WIRE
	POWER POLE
	LIGHT POLE
	SIGN
	GAS MARKER
	IRRIGATION VALVE
	BOLLARD
	LIGHT POLE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SEWER LINE
	WATER LINE
	GAS LINE
	CHAINLINK FENCE
	METAL PICKET FENCE

NOTES

- 1.) Date of Survey: March 23-April 21, 2020.
- 2.) Date of Preparation: March 23-April 29, 2020.
- 3.) Basis of Bearing: A bearing of S 00°03'00" W from the steel bar in concrete located at the intersection of 8th & Main Streets and the steel bar located inside a valve box at the intersection of 8th and Euclid Avenue.
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- 7.) Contour Interval: One-half (0.50') foot.
- 8.) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

GENERAL UTILITY NOTES:

1. The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

RAB 04-29-20 19237 EX-COND.DWG

EXHIBIT D: MAP OF EXISTING UTILITIES AND EASEMENTS

WORKING DRAWING

[illegible]

DRAWING NO.
EX-1.010



- [illegible]



EXHIBIT E: ENGINEERING LETTER

Carbondale Center
414 AABC Unit A
Aspen, CO 81611
Soderquist.Riley@gmail.com
jschrager91@gmail.com

RE: Sopris Shopping Center - Highway 133 & Colorado Ave, Carbondale, CO – Rezoning
SE Job # 19237

Jack & Riley,

Sopris Engineering, LLC (SE) has prepared the following Engineering Letter for the Rezoning submittal for the proposed Sopris Shopping Center re-development (site) in Carbondale, CO.

The subject property (site) is located directly north of Colorado Avenue, east of State Highway 133, and west of 12th street. The parcel area is approximately 4.16 acres. The current site includes the Sopris Shopping Center retail and the Sopris Self Storage.

The proposed development includes a commercial and residential mixed use building on the west side adjacent to Highway 133, and a new mini storage building in the center of the site. The existing shopping center improvements will be removed and the existing mini storage will remain. The proposed improvements are shown on the Neo Architect's Site Plan.

Access

The Colorado Department of Transportation (CDOT) and the Town of Carbondale adopted a State Highway 133 Access Control Plan (ACP) in 2013. The ACP was created with input from the property owners directly adjacent to the Highway, design professionals, and the overall community. The development picture and the goals for access captured the intent for access at that point in time. This provides a guideline for considering future development.

From this we can identify two primary goals that should be considered when considering future development. The first is that safe access is provided to all properties. The second is that accesses be combined where possible to eliminate the number of intersections and conflict points.

Existing:

The Sopris Shopping center has an existing access off of Colorado Avenue from the south which is currently a right-in/right-out (RIRO) access (ACP access #28). The site has a second access to Highway 133 from the northwest corner of the site (ACP #26), which is currently a full movement intersection. Both of these accesses have been identified to be closed in the ACP and replaced with new intersections. The proposed site accesses are discussed below, and the extracted CDOT ACP plan pages pertaining to this development are attached to this letter.

The Sopris self storage has an existing access on Colorado Avenue from the south, and has a gated emergency access from the northeast corner of the site with access to 12th Street.

Proposed:

This proposed development proposes that Colorado Avenue (ACP #28) remain open and functioning as a RIRO intersection. Access # 26 will be removed and replaced with Access # 87, a ¾ movement (no left out) intersection, which will be shared with the adjacent property to the north. The ACP plan identifies a new access # 89 just north

of Colorado Avenue which would be a right-in only access into this site. This access is not proposed with this development.

Colorado Avenue Access # 28:

Note that the closure of Colorado was considered in the ACP which was completed before the roundabout at Main Street was designed and constructed. Colorado Avenue was thought to be too close to a roundabout at Main Street. During final design of the roundabout it was determined that Colorado Avenue would function as a right-in right-out intersection. The intersection of Colorado Ave has continued to function well with the roundabout in place.

Closure of Colorado was also considered when a direct connection was part of a larger development plan at access #87 which was a direct connection to 12th Street and Colorado Avenue. This development proposal is no longer being considered.

As stated above the ACP provides a guideline for consideration of future development. With this development and with the recent development proposed on the south side of Colorado Avenue / Highway 133 (Sopris Lofts), it has become clear that Colorado Avenue should remain open and function in the current right-in/right-out (RIRO) configuration. Beyond the intersection location Colorado Avenue provides a truck route off of Main street, and provides a direct and safe access to many parts of town.

Access #87:

The ACP proposes a new $\frac{3}{4}$ movement access # 87 on the north end of this site which will replace the existing full movement # 26. This access is currently proposed as a shared intersection with the Summers Architectural Molding parcel north of this site. Access #87 would close the southern access to the Summers parcel (ACP #24). The goal of Access #87 is to also close access #22 on the north side of the Summers parcel, but this access currently serves the ET plaza industrial center. If Access #87 is constructed now, it provides for the future closure of access #22 if and when the parcels north of this site redevelop.

Note that the Summers parcel or the ET Plaza are not being considered for redevelopment at this time. Agreements are not in place to ensure access #87 is feasible, but this item will be determined as a part of the major site plan application. If shared access is not feasible with the adjacent property owner, the site will be reconfigured, and the access intersection will be reconfigured on the site.

With any development proposal our plan will comply with the primary goals of the ACP. The development intersections will provide for safe access considering the future build out, and the development is working to consolidate intersections.

CDOT Access Permit:

An access permit will be required and will be applied for during the Major Site Plan approval process. As a part of the access permit, a detailed traffic study will be prepared which will include traffic counts, and analysis of the existing, propose, and future traffic conditions. The traffic study will demonstrate safe and adequate access is provided. The development team will coordinate directly with CDOT and the Town of Carbondale during this process, and will consider the 2013 ACP plan and the amendments appropriate for the current onsite and offsite development proposals.

Emergency Access

The site will have good emergency access from Colorado Avenue and from State Highway 133. SE will coordinate with the Carbondale Rural and Fire Protection District during the Major Site Plan approval process to discuss access, staging, and fire protection hydrant and connection requirements.

Parking

Refer to the Neo Architect's site plan for concept parking layout and numbers. The site parking will be detailed for Major Site Plan. The parking for the mixed use will consider reductions for mixed use and access to multi modal transit as allowed in the Town of Carbondale Unified Development Code (UDC).

Grading & Drainage

SE will prepare a detailed grading and drainage plan for the Major Site Plan submittal. The primary drainage criterion within the Town of Carbondale includes detaining/retaining stormwater runoff onsite such that post development runoff rates exiting the site do not exceed historic levels. The site will comply with the Town of Carbondale code requirements for grading and drainage.

Storm water runoff will be routed on the surface via sheet flow and in drainage swales, and then will be routed in storm sewer pipes to the underground retention / infiltration system(s). Existing stormwater improvements within the shopping center will be removed or relocated. The existing stormwater infrastructure in the mini storage area will remain and will be added to as necessary. As a clear drainage path downstream is not available, this site will at a minimum retain the pre-post difference for the 10 year 1 hour storm event. Calculations will be provided for the Major Site plan submittal.

Utilities

The existing site utilities are shown on existing condition base map. Based on our research to date, and because all existing utilities serve the property, it is our understanding that all utilities have capacity and will serve the proposed site. Proposed utility improvements are discussed here and will be detailed for the Major Site Plan submittal. We also will coordinate with the utility providers and obtain will serve letters from each one.

Water System

The existing water main line is in Colorado Ave and on the west side along the Highway 133 frontage. It appears that two existing water services serve the Sopris Shopping center; one service is on the south end of the building and one extends to the northwest corner of the building. We anticipate that both services will be abandoned according to the Town's rules and regulations. The existing mini storage water service will remain.

The proposed buildings will each have a new water service tap on the main line. The water service size and location will be coordinated with domestic water service and fire sprinkler system demands. SE will coordinate the water service location with the Town of Carbondale and the building MEP Engineer's design. SE will also coordinate any new or relocated fire hydrant locations with Carbondale Fire and with the Town of Carbondale. With the new access location at the northwest corner of the site, an existing fire hydrant will need to be relocated.

Sanitary Sewer

Per the existing locates, an existing sanitary sewer main exists on the north side of Colorado Avenue and is onsite in the southwest corner of the property. This main line appears to serve the existing mini storage, and may also serve the south end of the Sopris Shopping center. This sewer main line in Colorado Ave is in addition to the 12" interceptor main line on the south side of Colorado Ave. The Town also has the main interceptor on the east side

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970)704-0311 • Fax (970)704-0313

of Highway 133. Our survey shows two service lines for the shopping center; the first extends onsite from a manhole in the center of the Highway 133 frontage, and a second service line extends from a manhole near the northwest corner of the property.

The proposed mixed use building and the new mini storage building will have a new service extended to it. SE will coordinate the sewer service location and size with the Town of Carbondale and the building MEP Engineer's design. We will reuse the existing main service line that extends onto the shopping center site if possible.

Electric/ Telephone/Cable

According to section 6.2.12 of the Carbondale Unified Development code (UDC) all onsite above ground utility lines shall be placed below ground.

The site currently has above ground utilities along the Colorado Ave. street frontage, along the northern half of the Highway 133 frontage, and extending north onsite from Colorado Avenue in between the existing shopping center and the mini storage buildings.

The full extent of the burial of the existing power lines has not been determined at this point. At a minimum the onsite overhead utilities will be buried. The Highway 133 overhead utilities will likely be buried to a point near the northwest corner of the site. The Colorado Avenue overhead utilities will also be buried to a point near the southeast corner of the property near 12th street. Both of the street frontage burial projects are contingent on coordination with the utility providers, as they may have reason that above ground utilities cannot be buried. SE will coordinate with the utility providers for the Major Site Plan process.

Proposed electric, telephone, and cable will be served from either the south or from the west from the existing utilities main lines. SE will coordinate transformer, meter, & pedestal locations with the building and site designers along with the utility providers. .

Gas

Per the utility locates and the field survey, existing natural gas is within the property along the highway 133 right of way and is also along the western half of the Colorado Ave street frontage. Per previous coordination with Black Hills Energy the natural gas utility, the line along 133 is a 3" steel main line. The line is greater than 10 feet in the property line. SE will coordinate with the design team and the utility provider to determine if re-location is necessary for this main line. SE will also coordinate the gas service location if it is required to service either new building.

Irrigation Water

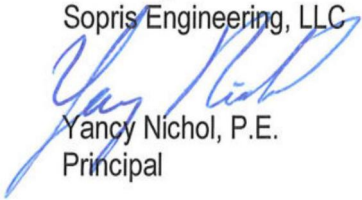
We understand that irrigation water is not available in this part of Carbondale.

Conclusion

The proposed site has access, utilities are onsite or directly adjacent to the site, the site grading and drainage will fit within the property.

If you have any questions or need any additional information, please call.

Sincerely,
Sopris Engineering, LLC



Yancy Nichol, P.E.
Principal

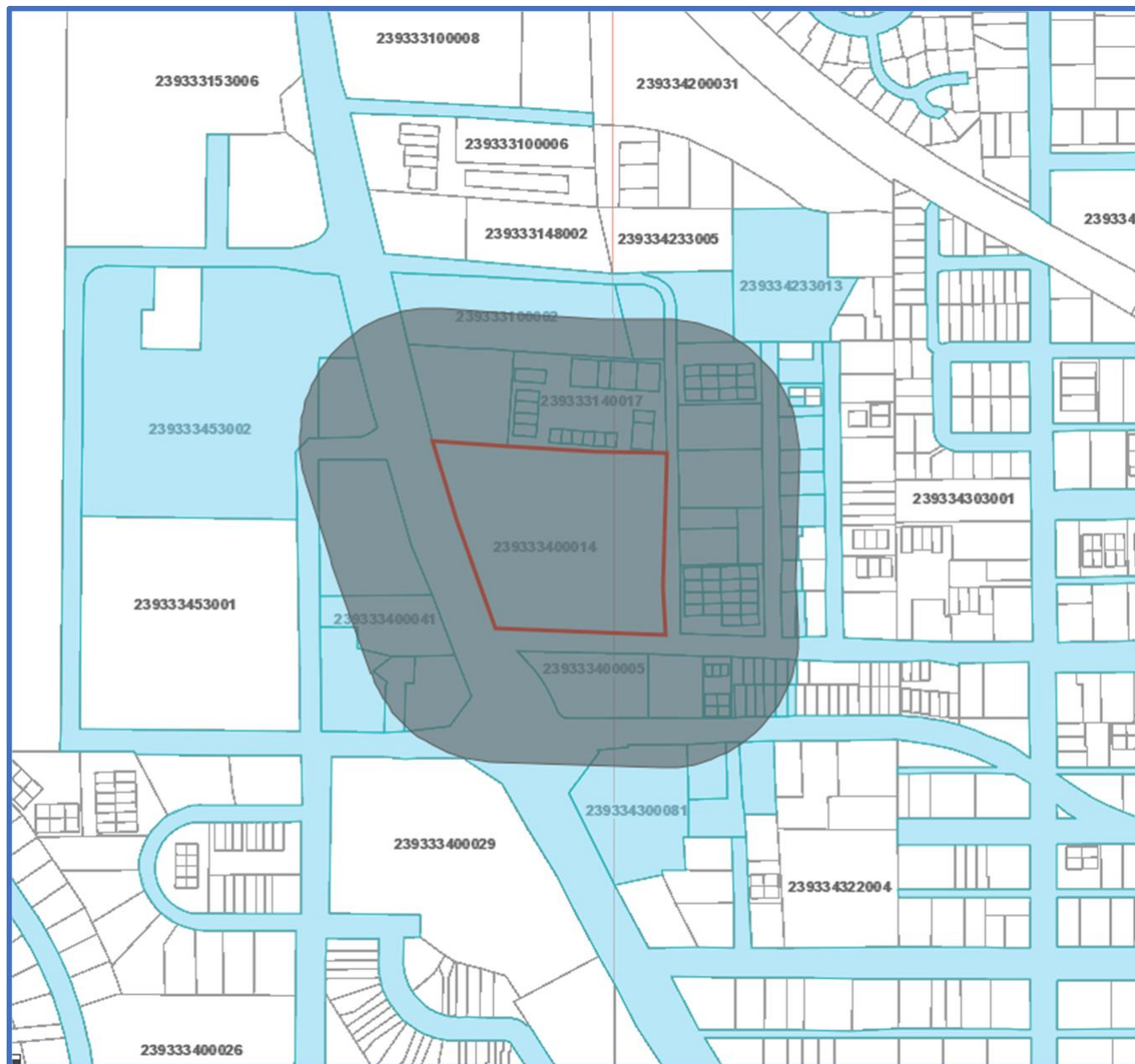
EXHIBIT F: LIST OF NEIGHBORING PROPERTY OWNERS



Garfield County

Garfield County Land Explorer

Garfield County, Colorado



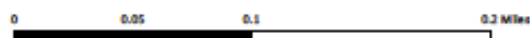
Garfield County Land Explorer

Printed by Web User



1 inch = 376 feet

1 inch = 0.07 miles



Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



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Printed: 8/28/2019 at 11:40:16 AM

Parcel	Physical Address	Owner	Account Num	Mailing Address
239333100002	888 133 HWY CARBONDALE	NATIONAL PROPANE, L P	R340807	PO BOX 798 VALLEY FORGE, PA 19482-9908
239333100003	890 133 HWY CARBONDALE	SUMMERS, MARK EDWARD	R340867	894 HWY 133 CARBONDALE, CO 81623-1542
239333140001	898 133 HWY #101 CARBONDALE	MONKEY HOUSE CARBONDALE LLC	R007871	898 HIGHWAY 133 UNIT 101 CARBONDALE, CO 81623
239333140002	133 HWY CARBONDALE	WISNIEWSKI, PRZEMYSLAW & ALDONA	R007872	355 PITKIN IRON ROAD ASPEN, CO 81611
239333140003	133 HWY CARBONDALE	MITCHELL, JOEL	R007873	0898 HIGHWAY 133 STE 103 CARBONDALE, CO 81623
239333140004	898 133 HWY #104 CARBONDALE	TGH PROPERTIES LLC	R007874	0898 HIGHWAY 133, SUITE 104 CARBONDALE, CO 81623
239333140006	133 HWY CARBONDALE	CRYER, BARRY ARTHUR	R007876	898 HWY 133, STE 301 CARBONDALE, CO 81623
239333140007	133 HWY CARBONDALE	CRYER, BARRY ARTHUR	R007877	898 HIGHWAY 133 SUITE #301 CARBONDALE, CO 81623
239333140008	133 HWY CARBONDALE	HEUER, THOMAS	R007878	0898 HIGHWAY 133 #104 CARBONDALE, CO 81623
239333140009	898 133 HWY #304 CARBONDALE	COWGIRL, A COLORADO LIMITED LIABILITY COMPANY	R007879	40 OAK RUN CARBONDALE, CO 81623
239333140010	898 133 HWY CARBONDALE	TEKG, LLC	R007880	189 N 7TH ST CARBONDALE, CO 81623
239333140011	898 133 HWY CARBONDALE	VARGAS, ROBERTO	R007881	723 BURNING MOUNTAIN AVE NEW CASTLE, CO 81647
239333140012	133 HWY CARBONDALE	SHAVER, GEORGE W	R007882	1836 MIDLAND AVENUE GLENWOOD SPRINGS, CO 81601
239333140013	898 133 HWY #402 CARBONDALE	DRIPS HOLDINGS LLC	R007883	898 HIGHWAY 133 SUITE 403 CARBONDALE, CO 81623
239333140014	898 133 HWY #403 CARBONDALE	DRIPS HOLDINGS LLC	R007884	898 HIGHWAY 133 SUITE 403 CARBONDALE, CO 81623
239333140015	133 HWY CARBONDALE	YOUNG, CASEY & RUTH	R007885	PO BOX 820 CARBONDALE, CO 81623
239333140016	898 133 HWY #900 CARBONDALE	PNN LAND AND HOME, LLC	R007886	PO BOX 1329 GLENWOOD SPRINGS, CO 81602
239333140017	133 HWY CARBONDALE	ET PLAZA INDUSTRIAL PARK PLANNED COMMUNITY ASSOC	R007887	0898 HIGHWAY 133 CARBONDALE, CO 81623
239333140018	181 12TH ST CARBONDALE	DURGIN COMMERCIAL CONDO, LLC	R083470	PO BOX 1690 CARBONDALE, CO 81623
239333140019	181 12TH ST CARBONDALE	202 INVESTMENTS LLC	R083471	185 N 12TH STREET CARBONDALE, CO 81623
239333400005	1201 COLORADO AVE CARBONDALE	1201 CO INVESTORS LLC	R340845	414 AABC UNIT A ASPEN, CO 81611
239333400006	Not available CARBONDALE	ANB BANK	R340869	3033 E 1ST AVENUE SUITE 305 DENVER, CO 80206
239333400014	958 133 HWY CARBONDALE	STEIN PROPERTIES LIMITED PARTNERSHIP	R340854	1624 W OLIVE AVENUE BURBANK, CA 91506-2459
239333400024	1329 MAIN ST CARBONDALE	1329 MAIN STREET LLC	R340875	6302 INDIAN CANYON DRIVE AUSTIN, TX 78746
239333400033	1337 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R341206	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333400041	985 133 HWY CARBONDALE	LUTTRELL, JAMES H REVOCABLE TRUST & LOEVA REVOCABLE TRUST	R590001	587 S 2ND STREET CARBONDALE, CO 81623
239333400042	1393 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R590002	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333453002	905 133 HWY CARBONDALE	DILLON REAL ESTATE CO INC	R084076	1014 VINE STREET, 7 FLOOR CINCINNATI, OH 45202
239333453003	903 133 HWY CARBONDALE	DILLON REAL ESTATE CO INC	R084074	1014 VINE STREET, 7TH FLOOR CINCINNATI, OH 45202
239334233006	220 N 12TH ST CARBONDALE	JOINER REAL ESTATE LLC	R580164	78 UPLAND LANE CARBONDALE, CO 81623
239334233007	215 N 12TH ST CARBONDALE	FIRST AVENUE PROPERTIES OF MINNEAPOLIS LLC	R580165	320 MAIN STREET SUITE 300 CARBONDALE, CO 81623
239334233013	387 10TH ST CARBONDALE	STUDIO FOR ARTS + WORKS 2 LLLP	R083365	PO BOX 781 CARBONDALE, CO 81623
239334240001	202 12TH ST #101 CARBONDALE	FORREST, BARBARA A	R041556	90 NATHAN PATH CARBONDALE, CO 81623
239334240002	202 12TH ST #102 CARBONDALE	NEVAREZ-BURGUENO, FRANCISCO	R041557	1540 BARBER DRIVE CARBONDALE, CO 81623
239334240003	202 12TH ST #103 CARBONDALE	FORREST, TIMOTHY J	R041558	202 N 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240004	202 12TH ST #104 CARBONDALE	FORREST, TIMOTHY J	R041559	202 N 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240005	202 12TH ST #201 CARBONDALE	FORREST, BARBARA A	R041560	90 NATHAN PATH CARBONDALE, CO 81623
239334240006	202 12TH ST #202 CARBONDALE	EAGYE, ABIGAIL A & PRISCILLA P	R041561	PO BOX 6372 SNOWMASS VILLAGE, CO 81615
239334240007	202 12TH ST #203 CARBONDALE	FORREST, TIMOTHY J	R041562	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240008	202 12TH ST #204 CARBONDALE	FORREST, TIMOTHY J	R041563	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240009	202 12TH ST #301 CARBONDALE	FORREST, BARBARA A	R041564	90 NATHAN PATH CARBONDALE, CO 81623
239334240010	202 12TH ST #302 CARBONDALE	FORREST, BARBARA A	R041565	90 NATHAN PATH CARBONDALE, CO 81623
239334240011	202 12TH ST #303 CARBONDALE	FORREST, TIMOTHY J	R041566	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240012	202 12TH ST #304 CARBONDALE	FORREST, TIMOTHY J	R041567	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240013	202 12TH ST CARBONDALE	TWELFTH STREET CONDOMINIUMS INC	R041568	202 12TH ST CARBONDALE, CO 81623
239334268002	215 10TH ST CARBONDALE	MCCAUSLAND, SUSAN E	R041667	PO BOX 4314 BOULDER, CO 80306
239334300037	211 10TH ST CARBONDALE	CRYMBLE, ARLO DEAN	R340398	211 N 10TH STREET CARBONDALE, CO 81623
239334300038	207 10TH ST CARBONDALE	OLIVAS, MIGUEL & GUADALUPE	R340402	99 CLEAR WATER RD CARBONDALE, CO 81623-1503
239334300039	203 10TH ST CARBONDALE	MERRILL, LINDA C LIVING TRUST	R340346	2354 D ARONIMINK CIRCLE FAYETTEVILLE, PA 17222
239334300045	178 12TH ST CARBONDALE	VARLEY, CAROLE A	R340600	PO BOX 284 CARBONDALE, CO 81623-0284
239334300046	188 12TH ST CARBONDALE	TWELFTH STREET HOLDINGS LLC	R340431	PO BOX 9553 ASPEN, CO 81612
239334300051	213 10TH ST CARBONDALE	GARVIK, KENNETH W REVOCABLE TRUST & GARVIK, ROBIN L REVOCABLE TRUST	R340200	424 STAGECOACH LANE CARBONDALE, CO 81623

Parcel	Physical Address	Owner	Account Num	Mailing Address
239334300071	1044 MAIN ST CARBONDALE	CS ASSOCIATES OF CARBONDALE, LLC	R580342	1230 IVY LANE CARBONDALE, CO 81623
239334300072	1048 MAIN ST CARBONDALE	ASPEN & PITKIN COUNTY, CITY OF	R580083	130 SOUTH GAENA ASPEN, CO 81611
239334300081	1000 133 HWY CARBONDALE	LAZY GLEN, INC	R580156	12144 E WELSH TRL SCOTTSDALE, AZ 85259-5118
239334300087	1197 MAIN ST CARBONDALE	1197 MAIN LLC	R008144	1197 MAIN STREET CARBONDALE, CO 81623
23933430C011	1023 MAIN ST CARBONDALE	CARBONDALE CROSSINGS LLC	R044996	811 MAIN COURT CARBONDALE, CO 81623
23933430C012	1029 MAIN ST CARBONDALE	CARBONDALE CROSSINGS LLC	R044997	811 MAIN COURT CARBONDALE, CO 81623
23933430C013	1035 MAIN ST CARBONDALE	1035 MAIN STREET LLC	R044998	495 TOMICHI TRAIL GUNNISON, CO 81230
23933430C014	1041 MAIN ST CARBONDALE	GOERNE, MICHAEL S	R044999	PO BOX 308 CARBONDALE, CO 81623
23933430C015	1047 MAIN ST CARBONDALE	KHAN, QAISAR M	R045000	891 14TH STREET UNIT 3002 DENVER, CO 80202
23933430C016	1053 MAIN ST CARBONDALE	CARR, ANDREW D & NANCY J	R045001	5877 SOUTH FOREST STREET GREENWOOD VILLAGE, CO 80121
23933430C022	1008 COLORADO AVE CARBONDALE	PFLUGER, DEBORAH K & BRADLEY J	R045007	2016 CERCA VIEJO WAY AUSTIN, TX 78746
23933430C023	1014 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045008	242 MAIN STREET CARBONDALE, CO 81623
23933430C024	1020 COLORADO AVE CARBONDALE	DEVENY, THOMAS CLIFFORD	R045009	52 MIDLAND POINT ROAD CARBONDALE, CO 81623
23933430C025	1026 COLORADO AVE CARBONDALE	JOHNSON, DAVID	R045010	PO BOX 430 CARBONDALE, CO 81623
23933430C026	1032 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045011	242 MAIN STREET CARBONDALE, CO 81623
23933430C028	Not available CARBONDALE	FIRST CITIZENS BANK & TRUST COMPANY	R045013	700 17TH STREET, SUITE 500 DENVER, CO 80202
23933430S001	184 N 11TH ST CARBONDALE	WRIGHT, TRACIE M & MARESH, KAREN	R083474	184 N 11TH STREET CARBONDALE, CO 81623
239334322003	1022 MAIN ST CARBONDALE	305-345 COLORADO AVE LLC & CLIFFORD CERISE RANCH CO LLLP	R340443	0175 COUNTY ROAD 105 CARBONDALE, CO 81623
239334350003	213 1/2 N 10TH ST #C CARBONDALE	LEWIS, DAVID E & NEWTON, MONA L	R340686	708 GRANT AVENUE LOUISVILLE, CO 80027
239334350005	213 1/2 N 10TH ST CARBONDALE	SOUTHVIEW CONDO ASSOCIATION, INC	R340931	PO BOX 1370 BASALT, CO 81621-1370
239334353001	1115 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340878	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353002	1117 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340879	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353003	1119 COLORADO AVE CARBONDALE	RAINBOW, VIKKI J	R340763	020 FOREST DRIVE CARBONDALE, CO 81623
239334353004	1121 COLORADO AVE CARBONDALE	NEWELL PROPERTIES LLC	R340764	348 S WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353005	1123 COLORADO AVE CARBONDALE	SHANTEAU, CATHERINE J	R340765	410 N VALLEY ROAD SILT, CO 81652
239334353006	1125 COLORADO AVE CARBONDALE	FORBES, GREGORY A	R340766	350 GARFIELD AVENUE CARBONDALE, CO 81623
239334353007	Not available CARBONDALE	SOUTHVIEW II CONDO ASSOCIATION, INC	R340932	PO BOX 1219 BASALT, CO 81621-1219
239334353008	1127 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341030	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353009	1129 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341031	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353010	1131 COLORADO AVE CARBONDALE	CLARK, HAL	R341032	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353011	1133 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341033	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353012	1135 COLORADO AVE CARBONDALE	CLARK, HAL	R341034	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353013	1137 COLORADO AVE CARBONDALE	FOUR RIVERS REAL ESTATE LLC	R341035	218 EAST VALLEY ROAD #208 CARBONDALE, CO 81623
239334353014	1139 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341036	PO BOX 976 ASPEN, CO 81612-0976
239334353015	1141 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341037	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353016	1143 COLORADO AVE CARBONDALE	MCKINNEY, MARC C & SUSAN S	R341038	151 GLASSIER LANE CARBONDALE, CO 81623
239334353017	1145 COLORADO AVE CARBONDALE	MOODIE, DANICA MANNING & SUNDEEN, GENTIANA BLAESE	R341039	102 COYOTE CIRCLE CARBONDALE, CO 81623
239334353018	1147 COLORADO AVE CARBONDALE	PALOCHAK, AMBER KATE	R341040	1147 COLORADO AVENUE CARBONDALE, CO 81623
239334353019	1149 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341041	PO BOX 976 ASPEN, CO 81612-0976
239334361001	160 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580045	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361002	156 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580046	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361003	156 N 11TH ST CARBONDALE	PEREZ, REYES & SILVIA	R580047	PO BOX 1874 CARBONDALE, CO 81623-4874
239334363002	178 11TH ST CARBONDALE	LORD, KYLE & RAYES, EMILY	R580110	3153 EASTWOOD COURT BOULDER, CO 80304
239334372001	1033 COLORADO AVE CARBONDALE	COOK, KATHERINE S	R580230	1033 COLORADO AVENUE CARBONDALE, CO 81623
239334372002	1023 COLORADO AVE CARBONDALE	POH FAMILY TRUST	R580231	665 E COOPER ASPEN, CO 81612
239334394001	1136 COLORADO AVE CARBONDALE	FULTON, COLBY JUNE	R042423	671 NORTHBRIDGE DRIVE CARBONDALE, CO 81623
239334394002	1134 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042424	4269 FRYING PAN ROAD BASALT, CO 81621
239334394003	1132 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042425	4269 FRYING PAN ROAD BASALT, CO 81621
239334394004	1131 MAIN ST CARBONDALE	BRAVO INC	R042426	PO BOX 1922 CARBONDALE, CO 81623
239334394005	1129 MAIN ST CARBONDALE	PAZDERA, ANDREA LAURA	R042427	PO BOX 890 CARBONDALE, CO 81623
239334394006	1135 MAIN ST CARBONDALE	BOYLES, JAMES K III	R042428	1193 MAIN STREET CARBONDALE, CO 81623
239334394007	1133 MAIN ST CARBONDALE	HUDSON, KATHERINE K	R042429	PO BOX 956 CARBONDALE, CO 81623
239334394008	Not available CARBONDALE	BRAEBURN BUILDING CONDOMINIUM ASSOC INC	R042430	1135 MAIN ST CARBONDALE, CO 81623

EXHIBIT G: CDOT ACCESS CONTROL PLAN

Figure 13. Recommended access locations (Sheet 3 of 7)

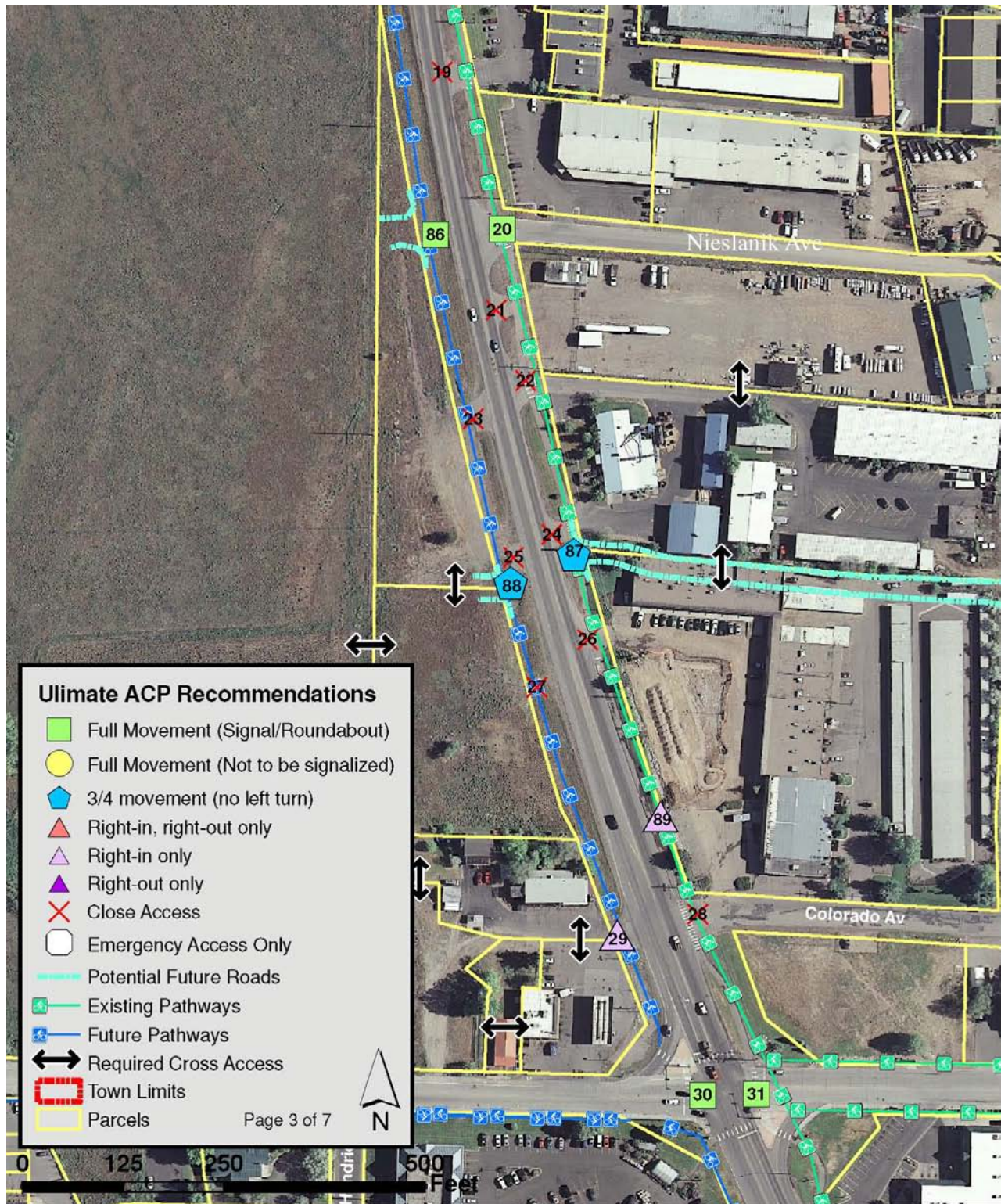


EXHIBIT H: APPLICATION FORM



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

Pre-Application Meeting Date _____

Fees _____ Date Pd _____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Carbondale Center Place LLC Phone: 402-681-2415

Applicant Address: 414 AABC Unit A Aspen, CO 81611

E-mail: Jack@logeproperties.com

Owner Name: Stein Properties, LP Phone: 818-631-3694

Address: 1624 W Olive Avenue Burbank, California 91506

E-mail: _____

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

1201 Colorado Ave & 900-958 Highway 133

PART 2 – PROJECT DESCRIPTION

General project description:

General rezoning of western portion of property to mixed use while rezoning eastern portion to C/T

Size of Parcel: 3.94 # Dwelling Units: MU: 76; C/T: 0 Sq Ftg Comm: MU: ~10,000; C/T: ~51,000

Type of Application(s): General Rezoning

Existing Zoning: PC & PUD Proposed Zoning: MU & C/T

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.

Jack Schrage 3/31/20
Applicant Signature Date

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

[Signature] 4/3/20 [Signature]
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.

The above and foregoing document was acknowledged before me this 5th day of APRIL 2020, by MOLLY SICILIANO.

Witness my hand and official
My commission expires:

SEE ATTACHED

Molly Siciliano
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of LOS ANGELES

On APRIL 5, 2020

Date

before me, MOLLY SICILIANO

Name and Title of the Officer

personally appeared

THOMAS D. SICILIANO JR.

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Molly Siciliano
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LAND USE APP Document Date: 3/31/20

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT I: STATEMENT OF AUTHORITY

STATEMENT OF AUTHORITY
(CRS 38-30-172)

1. This Statement of Authority relates to an entity named Carbondale Center Place LLC.
2. The type of entity is a limited liability company.
3. The entity is formed under the laws of the State of Colorado.
4. The mailing address for the entity is: 414 AABC, Unit A, Aspen, CO 81611.
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Riley Soderquist, as Authorized Signatory

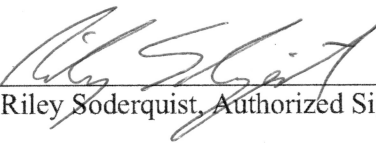
6. The authority of the foregoing person(s), acting individually, to bind the entity is limited as follows:

The execution of any land use applications, documents or agreements required in connection with the submission of any land use or development application to the Town of Carbondale for the project known as Carbondale Center Place.

7. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed this 3 day of April 2020.

Carbondale Center Place LLC, a
Colorado limited liability company

By: 
Riley Soderquist, Authorized Signatory

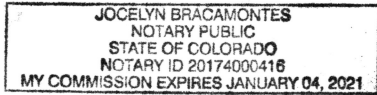
[acknowledgement follows]

STATE OF COLORADO)
COUNTY OF Pitkin) ss.

The foregoing instrument was acknowledged before me this 3rd day of April, 2020, by Riley Soderquist as Authorized Signatory of Carbondale Center Place LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: January 04, 2021



[Signature]
Notary Public

EXHIBIT J: PROOF OF OWNERSHIP (DEED)

QUIT CLAIM DEED

RECORDER'S STAMP

THIS DEED, Made this day of August 1997

between
ADELE G. STEIN, TRUSTEE FOR THE ADELE G. STEIN TRUST

of the _____ County of _____ and State of _____
California
Colorado, of the first part, and
STEIN PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

whose legal address is C/O RONALD B. STEIN, M.D., 1624 W. OLIVE AVE., BURBANK, CA 91506-2495
of the _____ County of _____ and State of Colorado, of the second part:
WITNESSETH, That the said party of the first part, for and in consideration of the sum of \$10.00

TEN DOLLARS

to the said part(ies) of the first part in hand paid by the said part(ies) of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold conveyed and QUIT CLAIMED, and by these presents do(es) remise, release, sell, convey and QUIT CLAIM unto the said part(ies) of the second part, (their) heirs, successors and assigns, forever, all the right, title, interest, claim and demand which is said part(ies) of the first part ha(s) in and to the following described lot or parcel of land situate, lying and being in the _____ County of GARFIELD and State of Colorado, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

also known as street and number GARFIELD COUNTY

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part(ies) of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part(ies) of the second part, (their) heirs and assigns forever.

IN WITNESS WHEREOF, The said part(ies) of the first part ha(s) hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Ronald B. Stein (SEAL)
ADELE G. STEIN, TRUSTEE FOR THE ADELE G. STEIN TRUST
RONALD B. STEIN

(SEAL)

STATE OF ~~Colorado~~ CALIFORNIA
County of ~~Los Angeles~~ 355

(SEAL)

222454
The foregoing instrument was acknowledged before me this day of 31st August 1997

, by ~~ADELE G. STEIN~~, TRUSTEE FOR THE ADELE G. STEIN TRUST
RONALD B. STEIN

My commission expires June 9, 2000, 19. Witness my hand and official seal.

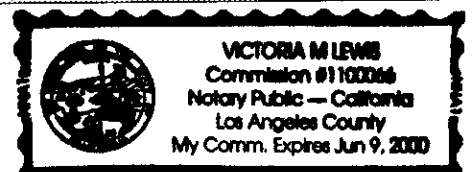
LAND TITLE GUARANTEE COMPANY
3035 EAST FIRST AVE. #600
DENVER, COLORADO 80206

Victoria M. Lewis
Notary Public



COMPUTER QUIT CLA
Escrow # GIF222454

Return To: Ronald B. Stein
1624 W. Olive Avenue
Burbank, CA 91506-2495



PARCEL 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 SIXTH PRINCIPAL MERIDIAN, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS: SOUTH 00 DEGREES 03'00" WEST 598.17 FEET AND SOUTH 89 DEGREES 57'00" EAST 858.35 FEET; THENCE NORTH 80 DEGREES 09'00" WEST 119.67 FEET ALONG A FENCE AS CONSTRUCTED AND IN PLACE;
THENCE NORTH 06 DEGREES 15'00" EAST 88.16 FEET;
THENCE SOUTH 89 DEGREES 15'35" WEST 171.98 FEET;
THENCE NORTH 02 DEGREES 52'30" EAST 145.93 FEET;
THENCE SOUTH 87 DEGREES 13'11" EAST 261.58 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 239.23 FEET TO THE POINT OF BEGINNING.

PARCEL B:

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 SIXTH PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE THE COLORADO STATE HIGHWAY NO. 133 AND NORTHERLY OF THE STREET KNOWN AS COLORADO AVENUE (EXTENDED) IN THE TOWN OF CARBONDALE, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS: SOUTH 00 DEGREES 03'00" WEST 466.27 FEET AND SOUTH 89 DEGREES 57'00" EAST 1231.69 FEET; THENCE NORTH 21 DEGREES 10'20" WEST 119.68 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE NORTH 19 DEGREES 35'00" WEST 138.70 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE NORTH 17 DEGREES 21'30" WEST 186.63 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE SOUTH 86 DEGREES 24'00" EAST 507.29 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 18.06 FEET;
THENCE NORTH 87 DEGREES 13'11" WEST 261.58 FEET;
THENCE SOUTH 02 DEGREES 52'30" WEST 145.93 FEET;
THENCE NORTH 89 DEGREES 15'35" EAST 171.98 FEET;
THENCE SOUTH 06 DEGREES 15'00" WEST 88.16 FEET;
THENCE SOUTH 80 DEGREES 09'00" EAST 119.67 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 34.87 FEET;
THENCE SOUTH 02 DEGREES 02'00" WEST 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF COLORADO AVENUE (EXTENDED);
THENCE NORTH 87 DEGREES 58'00" WEST 371.49 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE (EXTENDED) TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO ===

EXHIBIT K: OWNER AUTHORIZATION

March 31, 2020

Janet Buck, Director
Town of Carbondale Planning Department
511 Colorado Ave.
Carbondale, CO 81623

RE: Sopris Shopping Center & Sopris Self Storage Rezoning

This letter authorizes Jack Schrager and Riley Soderquist of Carbondale Center Place LLC to pursue and submit a land use application for the above referenced property and known as 1201 Colorado Ave., Carbondale, CO 81623. This letter also authorizes Mark Chain of Mark Chain Consulting, LLC to represent the owner and the applicant during any discussion in the land use and review process.

Sincerely

Stein Properties, LP

By: 

Name:

THOMAS D. Siciliano Jr.

Title:

CFO, Blyco Realty, General Partner

Stein Properties, LP
1624 W Olive Avenue
Burbank, California 91506-2459

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

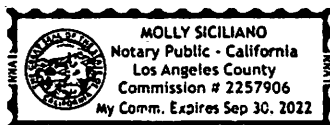
County of LOS ANGELES

On APRIL 5, 2020
Date

before me, MOLLY SICILIANO
Name and Title of the Officer

personally appeared

THOMAS D. SICILIANO, JR.
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: Molly Siciliano
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Letter Re: landscape Document Date: 3/31/20

Number of Pages: 1 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT L: REZONING CHECKLIST



Town of Carbondale Rezoning Checklist

(970) 963-2733

Project Name:

Applicant: Carbondale Center Place LLC

Applicant Address: 414 Aspen Airport Business Center Unit A Aspen, CO 81611

Location: 900 - 958 Hy 133 and 1201 Colorado Ave

Date: April 6, 2020

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)**

☒ a. The application for a rezoning shall include:

- i. A site plan showing the footprint of all buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district;
- ii. A written statement justifying why the proposed zoning fits in with the surrounding neighborhood and why the proposed zoning is more appropriate for the property than the existing zoning;
- iii. A list of all property owners within 300 feet;
- iv. A map showing adjoining zoning districts within 300 feet; and
- v. Proof of ownership.

b. The applicant shall submit to the Director any other information required in the appropriate application as provided by the Director along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for an amendment to the zoning map.

c. If a proposal requires a permit or approval from any county, state, or federal agency, the applicant shall submit to the Director a duplicate of any required application at the same time that it is submitted to the other agency or a minimum of 14 days prior to any hearing related to such county, state, or federal permit, whichever occurs first.

☒ Additional information requested at the pre-application meeting:

Delete

Response

Move

Tags

1x

Cancel




Tue 6/2/2020 10:11 AM

Tripp Sutro <tsutro@sopris.net>

Stein Mini Storage, Sopris Shopping center

To Mary Sikes

Cc mchain@sopris.net

 You forwarded this message on 6/2/2020 10:16 AM.

To Whom it may concern,
I represent the ET Plaza, 0898 Hwy 133, and we share the north property line with the property being considered for rezoning. We would like to express a couple of minor concerns concerning this project; First, we would like to see a proper security fence installed along the entire property line. Second, there are many variations in grade along the property line so we would like this addressed, also proper drainage installed, as our property is currently on the lower grade.

Thank you for your attention to our concerns,

Tripp Sutro, President
ET PLaza HOA
0890 Hwy 133
Carbondale, Co. 81623

STEIN P.U.D.

June 19, 1989

C/1 - P.U.D.- Commercial/Retail/Wholesale

The permitted uses, density schedule, and supplementary requirements applicable to the C/1-P.U.D., commercial/retail/wholesale, zone district shall be as follows:

A. Permitted Uses:

1. Retail-wholesale:

Restaurant; bar; drygoods sales; foods sale; package liquor outlet; furniture store; appliance store; hardware store; automotive sales; vehicular equipment sales; sales of building materials and supplies, feed, plant materials and supplies, general merchandise; other retail sales; wholesale material sales; gasoline service stations.

2. Services:

Professional office, business office repair services, barbershop, beauty salon, self-service laundromat, photograph studio, art studio, tailor shop, mortuary, hospital, medical clinic, dental clinic, financial institution, automotive repair shop, mini-storage warehouse

3. Manufacturing:

Cabin shop, printing and publishing shop, welding shop.

4. Accommodations:

Boardinghouse.

5. Other Uses:

Automobile parking area other than required off-street parking, membership club, places for amusement or recreation, meeting halls and rooms.

6. Residential:

Dwelling units above ground level in buildings containing any of the above uses.

7. Restriction of Permitted Use:

The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then applicable Commercial/Retail/Wholesale, C/I Zone District, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Permitted Densities:

1. Minimum lot size:

- a. For commercial uses, six thousand square feet,
- b. For residential uses, a minimum lot size of six thousand square feet, and in addition, a minimum of two thousand square feet for each dwelling unit.

2. Minimum lot width:

twenty-five feet.

3. Minimum lot depth:

fifty feet.

4. Minimum setback:

a. Interior lot, through lot:

None

b. Corner lot, reverse corner lot:

A triangular corner setback area measuring ten feet along each leg of an approximately equilateral triangle the apex of which shall be congruent with the property corner located at the intersection of the adjacent streets and which shall provide an unobstructed line of sight which shall extend at least ten feet vertically from the adjacent street grades, except for vegetation or structures not exceeding thirty inches in height.

c. Front, Side, and rear yard setback when adjacent to Colorado Highway No. 133

5. Lot coverage:

- a. Principal building and areas covered with gravel or water impervious surfaces, ninety-five percent.
- b. Open space, five percent.

6. Maximum height of building:

thirty-five feet.

C. Supplementary Requirements:

1. Storage:

All stored materials shall be enclosed by a fence at least eight feet in height and hidden on all sides from outside view of persons standing on the ground.

2. Minimum Off-Street Parking:

- a. One space for every two hundred square feet of floor area, exclusive of storage and utility area.
- b. One space for each bedroom in a boarding or roominghouse.
- c. One space for every one hundred square feet of seating area in a meeting hall or room, or in a theater.
- d. Two spaces for each allowed dwelling unit.

D. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1989, as amended, shall be applicable to the Stein PUD Zone District.

STEIN PUD
LAND USE SUMMARY
C/1-PUD ZONE DISTRICT

	<u>Sq. Ft.</u>
BUILDING FOOTPRINT	10,400
DRIVES (includes future bldg. exp.)	26,100
LANDSCAPE AREA	5,900
UNUTILIZED AREA (west & north)	<u>6,200</u>
TOTAL AREA OF C/1-PUD DISTRICT	48,600
	(1.12 Acres)

ORDINANCE NO. 15
SERIES OF 1989

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, DELETING CERTAIN REAL PROPERTY FROM THE C/1 COMMERCIAL/RETAIL/WHOLESALE ZONE DISTRICT AND ADDING IT TO THE STEIN PLANNED UNIT DEVELOPMENT.

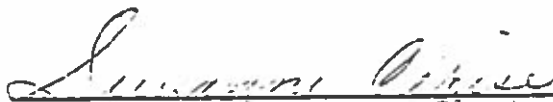
BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that Stein Planned Unit Development, Town of Carbondale, Garfield County, Colorado, is hereby deleted from the C/1 COMMERCIAL/RETAIL/WHOLESALE Zone District and added to the Stein Planned Unit Development Zone District, and that the uses of such property shall be governed by the Plan and Plat for the STEIN planned Unit Development. The zoning map is hereby amended to reflect this change of zoning.

INTRODUCED, READ AND PASSED JULY 25, 1989.

TOWN OF CARBONDALE

By: 
William K. Gray, Mayor

ATTEST:


Suzanne Cerise, Town Clerk

THOSE VOTING YES:

Henry Busby

William Gray

Mary Ferguson

John Foulkrod

Larry Green

Mike Speer

Bob Gardner

THOSE VOTING NO:

Recorded at 2 47 P 1 2 1980
Reception No. 405569 MILDRED ALBORN, RECORDER
GARFIELD COUNTY, COLORADO
Rec. # 405568 - For Map

2710.1
BOOK 762 PAGE 916

STEIN MINI - PUD
CARBONDALE, COLORADO

OWNER:

Adele G. Stein

APPLICANT:

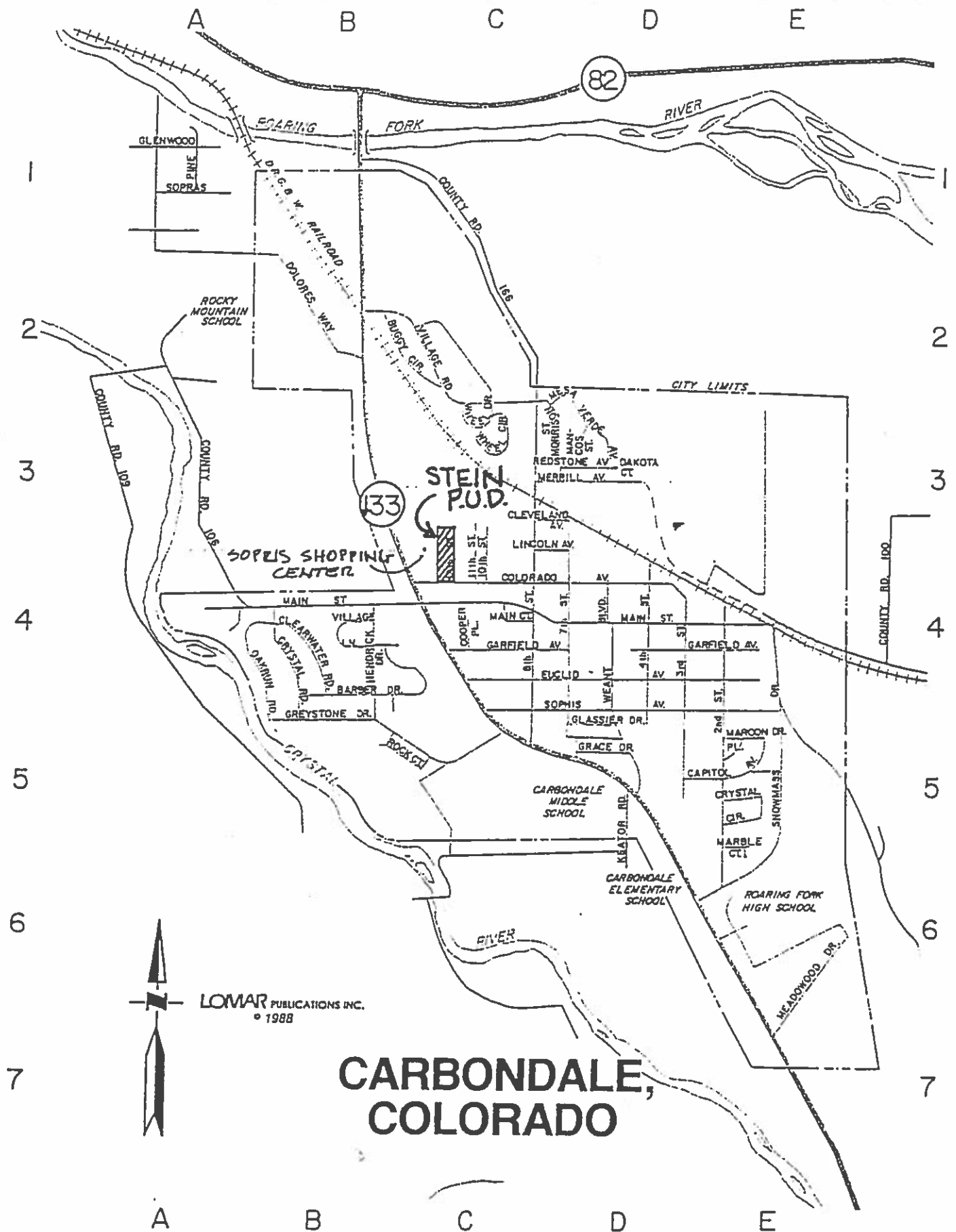
Ronald B. Stein

PLANNING

LAND DESIGN PARTNERSHIP, INC.
GLENWOOD SPRINGS, COLORADO

ENGINEERING

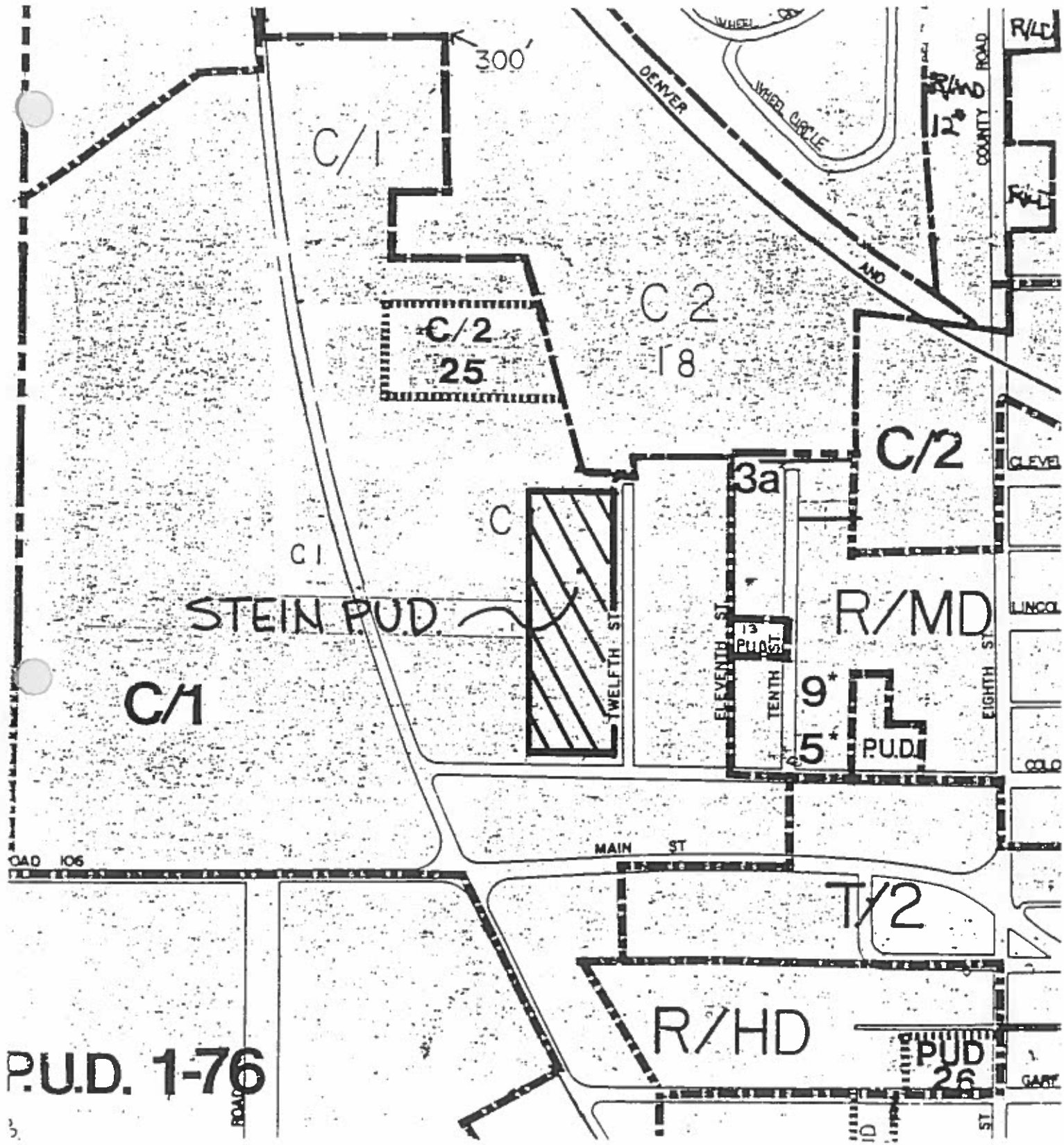
HIGH COUNTRY ENGINEERS
GLENWOOD SPRINGS, COLORADO



LOMAR PUBLICATIONS INC.
© 1988

CARBONDALE, COLORADO

VICINITY MAP



P.U.D. 1-76

EXISTING ZONING

STEIN PUD

OBJECTIVES

6-20-89

1. Establish a zoning opportunity within the Town of Carbondale for a mini-warehouse (self-storage) use.
2. Achieve viable utilization of a commercially zoned and partially developed parcel, centrally located in the Town of Carbondale.
3. Develop a small mini-warehouse facility that is compatible with the surrounding land uses, and provides a unique service to the community because of its central location.

STEIN PUD
 LAND USE SUMMARY
 C/1-PUD ZONE DISTRICT
 August 7, 1989

	<u>Sq. Ft.</u>
BUILDING FOOTPRINT (Exclusive of Hallways)	11,000
DRIVES	25,500
LANDSCAPE AREA	6,300
UNUTILIZED AREA (west & north)	<u>5,800</u>
TOTAL AREA OF C/1-PUD DISTRICT	48,600
	(1.12 Acres)

STEIN P.U.D.

July 7, 1989

MINT-STORAGE DISTRICT

The permitted uses, density schedule, and supplementary requirements applicable to the Mini-Storage, zone district shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein P.U.D. Site Plan, and composed of individual storage compartments of not greater than 8,000 cubic feet of interior volume. The total building footprint shall not exceed 12,000 square feet, including hallways.
2. Restriction of Permitted Use:

The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then applicable Commercial/Retail/Wholesale, C/1 Zone District, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Fifteen Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1989, as amended, shall be applicable to the Stein PUD Zone District.

ORDINANCE NO. 13
SERIES OF 1993

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, AMENDING ORDINANCE NO. 15, SERIES OF 1989, REGARDING THE STEIN PLANNED UNIT DEVELOPMENT

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 15, Series of 1989, approving the zoning regulations for Stein Planned Unit Development; and

WHEREAS, the owner of said property has requested that the Board of Trustees of the Town of Carbondale approve certain amendments to the PUD zoning provisions to allow the addition of additional mini storage units; and

WHEREAS, the Carbondale Planning & Zoning Commission reviewed the proposed PUD amendments at a meeting held on June 1, 1993, and heard input from the Applicant, the public, and the Town staff; and

WHEREAS, the Board of Trustees of the Town of Carbondale, at a public hearing held on June 8, 1993, heard and considered the statements of Town staff, the Applicant, the public, and reviewed and considered other relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees of the Town of Carbondale finds that it is appropriate to approve said application on the terms and conditions set forth below;

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale, Colorado, that the zoning regulations of the Stein Planned Unit Development be changed as set forth in the application, subject to the following term and conditions:

1. That both additional structures be approved, that the zoning text be adjusted to allow a total of 16,800 square feet.
2. That the zoning text be amended to state that the additional storage structure shall be similar in color and style to the present structure.
3. That the proper certificates and approval statements as approved by the Town be inserted on an amended PUD map.
4. That traffic be directed as "one-way".
5. That the landscaping as proposed be incorporated into the PUD amendment.
6. That the PUD zoning text be amended to state that if the mini storage use ceases to exist, the zoning would revert to the underlying zoning which would be in effect absent the PUD zoning.

12.94 LTR FROM EON LISTON
27,600 MAX SQ FTG ON SITE

Town of Carbondale
76 S 23rd St
Carbondale CO 81615

150

7. That the new PUD text and amended maps shall be recorded.

INTRODUCED, READ AND PASSED this 22nd day of June, 1993.

THE TOWN OF CARBONDALE

By: *J. H. Luttrell*
James H. Luttrell, Mayor

ATTEST:

Suzanne Cerise
Suzanne Cerise, Town Clerk

STEIN P.U.D.

amended
June 8, 1993

MINI-STORAGE DISTRICT

The permitted uses, density schedule and supplementary requirements applicable to the Mini-Storage Zone District shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein PUD Site Plan and composed of individual storage compartments of not greater than 8,000 cubic feet of interior volume. The total building footprint shall not exceed 16,200 square feet. Buildings constructed after May 1993 shall be very similar in architectural style and identical in color to the self storage structure existing on the site in May of 1993.
2. Restriction of Permitted Use: The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then underlying zone district, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Eleven Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1978, as amended, shall be applicable to the Stein PUD Zone District.

STEIN P.U.D.
TOWN OF CARBONDALE, CO.
60015 001

STEIN P.U.D.

amended
June 8, 1993
December 28, 1994

MINI-STORAGE DISTRICT

The permitted uses, density schedule and supplementary requirements applicable to the Mini-Storage Zone District shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein PUD Site Plan. The total building footprint shall not exceed 27,600 square feet. Buildings constructed after May 1993 shall be very similar in architectural style and identical in color to the self storage structure existing on the site in May of 1993.
2. The outdoor storage of recreational vehicles, boats and trailers shall be allowed only in the area designated on the PUD Site Plan. No screen fencing is required for this use.
3. An area 15 feet wide each side of the west Stein PUD Boundary line may be used commonly for access and parking by uses allowed by the Planned Commercial Zone District and the Stein PUD Zone District.
4. Restriction of Permitted Use: The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then underlying zone district, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Eleven Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated August 24, 1993 as amended, shall be applicable to the Stein PUD Zone District.

STEIN PUD
LAND USE SUMMARY

Amended
1994

		SQ. FT.
BUILDING FOOTPRINT		
EXISTING	16,820	
PROPOSED	10,775	
	TOTAL	27,595
DRIVES		32,565
LANDSCAPED AREA		11,950
<hr/>		
TOTAL AREA OF THE PUD		72,100 (1.66 ACRES)

ORDINANCE NO. 1

Series of 1995

479162 B-943 P-451 06/08/95 03:12P PG 1 OF 2 REC DOC NOT
MILDRED ALSDORF GARFIELD COUNTY CLERK AND RECORDER 10.00

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, AMENDING ORDINANCE NO. 15, SERIES OF 1989, AND ORDINANCE NO. 13, SERIES OF 1993 REGARDING THE STEIN PLANNED UNIT DEVELOPMENT.

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 15, Series of 1989, approving the zoning regulations for the Stein Planned Unit Development which is Recorded at Reception No. 405569 at the Garfield County Clerk and Recorder's Office; and

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 13, Series of 1993, which is Recorded at Reception No. 466278, Amending the zoning regulations for the Stein Planned Unit Development; and

WHEREAS, the owner of said property has requested that the Board of Trustees of the Town of Carbondale approve certain additional amendments to the PUD zoning provisions to allow additional mini-storage units; and

WHEREAS, the Carbondale Planning and Zoning Commission held a public hearing on the Application on December 1, 1994 and considered an Amended Application at a public hearing on January 12, 1995, and heard input from the Applicant, the public and the Town Staff; and

WHEREAS, the Board of Trustees of the Town of Carbondale, at public hearings held on December 13, 1994, and January 24, 1995, heard and considered the statements of Town Staff, the Applicant, the public, and reviewed and considered other relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees of the Town of Carbondale Finds that it is appropriate to approve said Application on the terms and conditions set forth below;


NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale, Colorado, that the zoning regulations of the Stein Planned Unit Development be changed as set forth in Exhibit A, attached hereto and incorporated herein by this reference, the following terms and conditions:

1. That the conditions and qualifications contained in the Land Design Partnership letter dated January 20, 1995, which shall be incorporated into the Amended PUD document as follows:
 - a. One Colorado Blue Spruce will be added to the landscape plantings.

- b. All proposed Colorado Blue Spruce will be increased in size and installation from 4 foot to 6 foot.
 - c. All proposed landscaping plantings will be watered by an underground irrigation system.
 - d. Low earth forms (gentle berms) will be utilized to elevate the landscape plantings.
2. That the landscaping be tied to the Certificate of Occupancy, specifically that a letter of credit or other security of type and amount to be determined by Staff be provided if landscaping cannot be completed at the time of Certificate of Occupancy due to weather considerations.
3. That the revised PUD Zoning Text and Amended maps shall be recorded at the Garfield County Clerk and Recorder's Office.

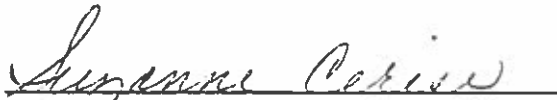
INTRODUCED, READ AND PASSED this 28th day of February, 1995.

TOWN OF CARBONDALE:

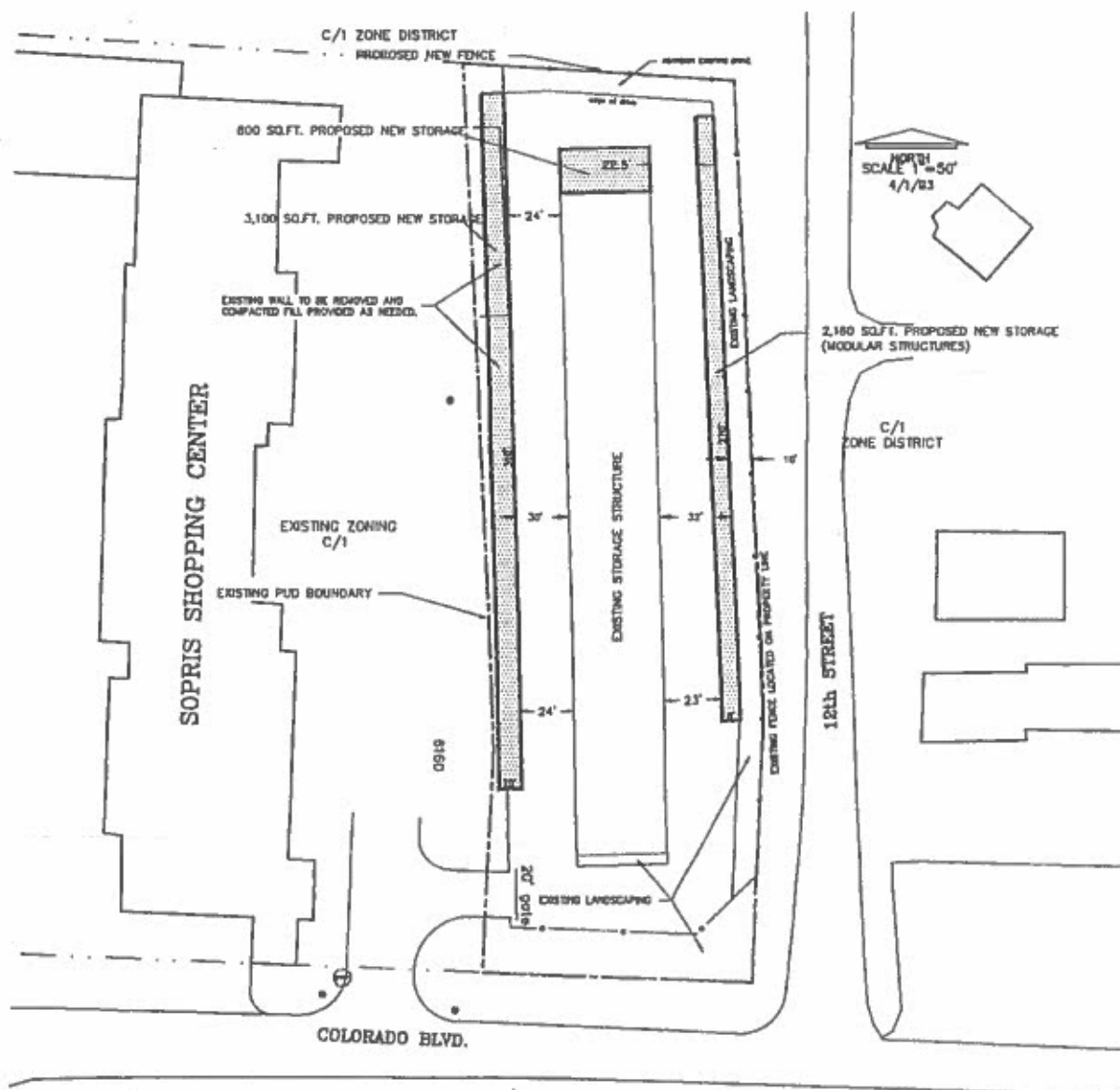


William K. Gray, Mayor

ATTEST:



Suzanne Cerise, Town Clerk



STEIN SELF-STORAGE FACILITY
CARBONDALE, COLORADO

C/I ZONE DISTRICT

PUD SITE PLAN
AMENDED