



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

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, April 26, 2018
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the April 12, 2018 meeting.....Attachment A
- ..
4. 7:05 p.m. – 7:10 p.m.
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 8:00 p.m.
CONTINUED PUBLIC HEARING Thompson Park Conceptual Subdivision Plan, Major Site
Plan Review & Conditional Use PermitAttachment B
Applicant: ESA Architects
Location: Parcels 2, 3 & 4, Thompson Park/Highway 133
6. 8:00 p.m. – 8:40 p.m.
PUBLIC HEARING Minor Site Plan Review, Variances, Special Use Permit & ADU
.....Attachment C
Applicant: Thomas Moore
Location: 379 Euclid Avenue
7. 8:40 p.m. – 8:45 p.m.
Staff Update
8. 8:45 p.m. – 8:50 p.m.
Commissioner Comments
9. 8:50 p.m. – ADJOURN

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

Upcoming P & Z Meetings:

May 10, 2018 – Red Hill Lofts/Dolores Way/30 Studio's

615 Buggy Circle – P&C Express/Durango Alternatives/Medical Grows

May 24, 2018 – Stolbach Site Plan/Subdivision Exemption/185 Eighth Street

737 Colorado Avenue – Subdivision Exemption

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday April 12, 2018

Commissioners Present:

Michael Durant, Chair
Yuani Ruiz, Chair Pro Tem
Ken Harrington
Jay Engstrom, 1st Alternate
Nick Miscione, 2nd Alternate

Staff Present:

John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Gavin Brooke
Jeff Davlyn
Jennifer Gee DiCuollo
Marina Skiles

Other Persons Present

Natalie Redmond, 615 Buggy Circle Unit D
Kevin Kreuz, 421 Settlement Lane
Steven Wolff, 606 North Bridge Drive
Camille Schuman, 416 Settlement Lane
Dick Reed, 420 Settlement Lane
Katherine Curry, 403 Settlement Lane
Chris Klingelheber, 670 North Bridge Drive
Jane Kelly, 433 Settlement Lane
Mike Gamba, ESA Team
Jacques Machol, ESA Team
Eric Smith, ESA Team
Erik Cavarra, ESA Team
Haley Carmer, ESA Team
Lenn Haffeman, ESA Team
Chris Fasching, senior traffic engineer @ Felsburg Holt & Ullevig

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

March 8, 2018 Minutes:

Ken made a motion to approve the March 8, 2018 minutes. Yuani seconded the motion and they were approved unanimously with Jay and Yuani abstaining.

Other Persons Present

There was no public comment.

CONTINUED PUBLIC HEARING – Thompson Park Development – Subdivision Conceptual Plan, Major Site Plan Review, Conditional Use Permit and Amendment to the Annexation and Development Agreement

An email was handed out and entered into record from Steven Wolff.

Applicant: ESA Architects

Location: Parcels 2, 3, & 4, Thompson Park/Highway 133

John said that this is a continued public hearing for a Subdivision Conceptual Plan, Major Site Plan Review, Conditional Use Permit, and Amendment to the Thompson Park Annexation and Development Agreement.

John stated that the applicant is proposing a development that includes 27 attached single family units located on parcel 2, 5 units on parcel 3 and 7 single family units detached on parcel 4. He said that there would be a total of 39 residential units on the three parcels.

John said that it should be noted that the applicant revised the application yesterday adding an additional affordable housing unit. He said that the applicant will comment on the proposed changes. He stated that this is why we will be recommending a continuation of this hearing as the revision came in late yesterday afternoon and Staff would like further time to review it.

John stated that the application is in conformance with the following zoning parameters;

- Ø The Lot area per dwelling unit in the residential medium density district has been met.
- Ø The setback requirements have been met.
- Ø The pervious and impervious surface ratios have been met.
- Ø The height of the proposed buildings are in compliance with the allowed building height.
- Ø The landscaping strips along the public right of way are in compliance.
- Ø Bulk storage for the all of the units is in compliance.
- Ø Parking is in compliance.

John stated that Staff feels that the building design and orientation standards have been met.

John said that there are outstanding items that Staff would like to see addressed and the Commission noted from the last meeting;

John said that there was some concern about the street trees outlined in the last report. He said that a new landscape plan has been submitted, which will need to be reviewed by Staff.

John said that trash storage for the fiveplex is indicated but trash storage for the remainder of the units needs to be clarified.

John stated that the inclusionary housing requirements will need to be reviewed by Staff as the applicant has revised the number of units provided. He noted that the housing requirements would need to be approved by the Board but that the Commission may want to add comments.

John said that Staff has done an initial review of the traffic study and it appears that the data supports the conclusions and recommendations but that additional time will be needed by Staff to review the traffic analysis. He said that CDOT would also be asked to comment but that the Town's CDOT representative has been out of the country until this week.

John stated that this application is well thought out and well designed. He said that the Commission's comments have been positive, however there are some small items, which need to be finalized as well as reviewed for the proposed changes.

John stated that Staff recommends that the Planning Commission make the motion to continue the public hearing to April 26, 2018.

Michael commented that this week is almost over and that hopefully the CDOT representative returns tomorrow. He asked for clarification on the traffic study and was it concluded that the traffic situations could be mitigated by restriping.

John stated that this is correct and that the Town Manager and Public Works Director have discussed this with the applicant. He said that the proposed striping on the interior streets as well as the turn lanes on Lewie's Lane might take care of the issues prior to triggers for a signal or roundabout.

Jacques Machol began by introducing the development team of Lenn Haffeman, Eric Smith, Erik Cavarra, Haley Carmer, Mike Gamba and Chris Fasching, the traffic engineer.

Jacque stated that they have addressed all of the concerns and that they were hoping to get an approval with conditions for any of the remaining questions.

Haley explained that she has provided a letter for the Commission for the packet providing an overview of the issues that the Commission identified at our last meeting and how they have addressed those concerns. She said that they had commissioned a new traffic study to consider the impacts of forty units in light of the school that is now there, Ross Montessori. She explained the revised connections within the development. Haley stated that the concern of using garages to satisfy parking was addressed by

providing two car garages for every unit except for the one bedroom units and provide enough storage for both vehicles as well as toys for outdoor use here in Carbondale. She said that they have also included bulk and indoor storage within the units to accommodate storage sufficiently.

Haley stated that the concerns of the water and sewer infrastructure is sufficient to accommodate what we are proposing before you tonight and that their engineer has provided a letter with the details to explain what is in the ground.

Haley said that there were concerns with architecture and that their architect is here tonight to show the new site plan. She explained that the orientation of the single family homes on parcel four were facing the streets as per their development plan. She said that the more modern, simple architectural plan for these units will be better received in the market with features that will complement the historic structure that is adjacent to these parcels.

Haley stated that there was discussion of considering Thompson Park as a whole when satisfying code requirements verses a parcel by parcel basis. She said that issue is moot by reducing the density and increasing the impervious areas. She said that they recalculated the affordable housing units because they had changed the density. She said that they first calculated it on a parcel by parcel basis in light of the conversations at the March 8, 2018 meeting. She said that in response to Staff's comments about having to consider the development as a whole when calculating the affordable units that they added an additional unit on to parcel three, which is why they had the late revisions on that issue.

Haley said as a result of reducing the density and changing the site plan we did break up the sixplex that had all the affordable units on it on parcel two. She said that it is now a threeplex and a duplex, which faces another duplex, which has driveways and two car garages in order to reorient that. She said that all of the units have been moved closer to the streets to avoid the parking issues so that they are not treated differently as the affordable housing units were thought to be.

Haley stated that they feel that this was a fairly comprehensive response to the Commission's concerns and that she welcomes more comments as well as feedback tonight.

Eric Smith outlined the project with the changes of the submittal for parcels 2, 3 and 4. He said that they eliminated some of the units on parcel 2, down to twenty seven from thirty five previously. He said that they have reoriented the street network and connected back out to Lewie's Lane at the north end of the property, which eliminates the dead-end. He said that based on the suggestion given by the Commission that they have turned the building that is on the north end of the site so that it faces the townhomes directly across the street. He said that they have created more space between the units after eliminating some of the units on this site.

Eric explained the curb cuts on Lewie's Lane that are existing and the connections to these points to continue the internal loop. He showed the added parking on his PowerPoint presentation.

Eric explained the changes to parcels 3, which was the removal of the end unit across from the Thompson House so it keeps the space open to the west side of the historic home. He said that there are six units with the revised site plan. He said that the through street has been made to just have a southern access with it ending prior to Lewie's Lane.

Eric explained the elevations of the duplex, triplex, fourplex and fiveplex buildings on parcel 2. He said that on parcel 3 there would be a similar triplex that is on parcel 2. He stated that the duplex had been changed to a triplex to get the additional affordable unit.

Eric continued by showing the units on parcel 4, which he said are all single family lots.

Eric said that they tried creating different elevation functions as to not repeat the same building more than once along Lewie's Lane.

Eric noted the drawings prepared by Mike Gamba related to the subdivision that show proposed breakup of the lots.

Eric stated that they reviewed the street tree spacing and that it meets the current code requirements. He said that they also meet the impervious/pervious area of paving. He said that they feel that they have followed through with what was requested from the Commission as well as code questions brought up by Staff.

Mike Gamba stated that at the last meeting that there was a question of the capacity of the existing utilities. He said that he has provided a report, which indicates that the water system for the proposed development would utilize approximately three percent of the capacity of the water system for standard domestic use. He said that in the case of the emergency fire flow it is approximately one third of the capacity of the water system. He stated that for the sewer system it is a little over ten percent of the capacity. Mike said that we could do a development about ten times the size on these utilities. He said that the civil design for this site is a simple site design because it is flat and that all the requirements for grades and capacities are in place.

Ken asked if the percentages were for a broader system or is it for only your system that you are putting in.

Mike said that he was referring to the infrastructure that is there now on Lewie's Lane and Jewel's Lane. He gave the dimensions of the water and sewer lines.

Ken asked how it connects up to the city systems.

Mike stated that the ten inch water line provides a major link between the north and south side of Highway 133 for the city, which improves the overall capacity of the city

because of the looping of that system. He said that the eight inch sewer line connects into a fifteen inch sewer line following Highway 133.

Ken asked if the eight inch line was only for this development.

Mike answered yes.

Chris Fasching, senior traffic engineer, said that he has prepared the traffic study for the proposed development. He outlined the following;

- Ø Two traffic impact studies from 2013 and the study just completed
- Ø Conclusions of previous studies and current were the same, even with different numbers
- Ø Ross Montessori is capped at 320 students, enrollment currently is 280 students
- Ø Existing conditions with analysis and data of traffic peaks
- Ø In person observations completed during peak traffic times
- Ø Projected impact of forty units, seven single family and thirty-three multi-family equals thirty trips per peak hour of the evening for all three parcels
- Ø Multi-family housing generates less traffic than single family housing
- Ø Recommendations for fixes
 - Prohibit Parking on the narrow portions of Lewie's Lane
 - Prohibit U turns
 - Restriping on Highway 133 for a center excel lane
 - Signage and crosswalks to calm traffic on Lewie's Lane
- Ø Roundabout at Weant/Lewie's Lane is a long term possibility

Nick asked if the number of trips would be increased because of the distance to amenities. He said that he was skeptical about the thirty trips per hour number.

Chris explained that the data is based on studies to our national professional societies and suburban in nature. He added that if the data was near amenities or transit that they do note that. He said that many suburban areas are not near shopping but they might be near schools.

Jay thought that Carbondale residents used cars a lot less than the majority of the US.

Nick asked if then there would be an increase in bicycle traffic.

Jay stated yes.

Michael said that when he thinks of a trip it might be someone coming from work and stopping at City Market and then going home. He said that it was uncharacteristic of Carbondale folks to go home and then go to City Market.

Ken asked if the traffic counts by hour were peak loads or throughout the day.

Chris stated that these were not averages throughout the day but instead evening peak hour, busiest sixty minute period that have been compiled.

Michael said that he has noticed at Snowmass Drive that the ten minutes that the kids are getting picked up or dropped off traffic is horrible but that for the rest of the day it is not so.

Ken asked what the trip difference between single family and multi-family was.

Chris stated that the average single family home generates a little over one trip per unit per hour during the evening peak hour. He said that for multi-family that there is a range because the data can vary depending on if it is apartments that are rental or ownership of a condo or townhome, high rises or low rises. He said that the range is .6 to .7 peak hour trips per hour. He said that it is approximately forty percent less than single family homes.

Ken asked for clarification of the 27 units on parcel 2 for the traffic count.

Chris said that 27 multi-family units multiplied by .65 is between fifteen and twenty.

Michael asked Staff if the Town wanted to reduce speed on Highway 133 if it would need to go through CDOT.

John answered yes and that one of CDOT's concerns is the line of sight and that it could cause conflicts. He stated that the public works director does want to discuss this with CDOT again.

Chris said that the normal speed limit in a school zone on the highway is 35 mph.

Further discussion ensued regarding speed limits.

Nick asked if there was an access from Lewie's Lane to Keator Road.

Michael answered no that it was private property.

Nick asked if pedestrian and bicycle traffic has been counted at this intersection.

Chris stated that it has not been studied like they have done for vehicles.

Nick stated that he would like to see more consideration for kids on bikes.

Further discussion ensued regarding trails and crossings for bikes.

Eric explained the bike/pedestrian connections from the proposed development to the existing trails.

PUBLIC COMMENTS OPENED

Chris Klingelheber, 670 North Bridge Drive said that he has been a resident here for five and a half years. He said that he has two children at Ross Montessori and that his concern is more congestion in the area. He said that he would vote for twenty seven units rather than forty.

Katherine Curry, 403 Settlement Lane said that there is already a lot of traffic on North Bridge Drive that is going way too fast and is not safe for bikes or pedestrians. She said that the traffic study did not include North Bridge Drive. She said that with the parking on Jewel's Lane she wonders how pedestrians, trash collecting or emergency vehicles will be able to get through safely.

Steven Wolff, 606 North Bridge Drive said that it is hard to remark on the Thompson Park proposal when it keeps changing, especially the night before. He stated that the traffic study does not take into account when children are present. He said that the cover sheet of the traffic study says Cerise Park, LLC 833 Michigan Avenue Milwaukee, Wisconsin, and asked if they were a non-Colorado State Corporation. Steven said that the map provided is not correct and that it leaves out parcel 4. He said that on page 4, figure 3, shows existing turning movement counts lane geometries and levels of service, LOS, and that he does not see the LOS's. He said that U turning on Lewie's Lane is almost impossible except where there are no bulb outs. He said that on page 10 that the reduction in traffic for the multi-family housing does not provide documentation for the data. He said that he thinks that the traffic study is flawed and that he hopes the Commission does not accept it.

Kevin Kreuz, 421 Settlement Lane said that he agrees that the application is very well thought out and very professionally put together however he believes that there are too many residential units in this project. He said that the result will be more traffic and safety issues. He stated that the applicant has incorrectly interpreted the UDC and that each unit needs to be located on its own separate lot and that each lot be 3000 square feet. He said that most of the lots in parcel 2 are less than 3000 sq. ft. He said that the applicant has taken the total lot area of parcel 2, which is 95,000 sq. ft. and then divided it by 3,000. He said that then it was determined that there was a possibility of thirty one dwelling units and that this is not what the UDC says. He said that the UDC says individual lots are 3000 sq. ft. Kevin stated that there are too many residential units being proposed.

Dick Reed, 420 Settlement Lane said the cars are going too fast and that he has nearly been clipped. He said that many are using Jewel's Lane to get to RVR. He gave the example of Catherine's Store road and that it is 35 mph and why would a school have a 45 mph zone.

Jane Kelly, 433 Settlement Lane said that she would like to support all the other comments that have been said. She said that the density question is the quality of life for the new development as well as the existing people in the neighborhood.

Camille Schuman, 416 Settlement Lane said that she can see Thompson Park from her front yard and that we were told that this would be a development of 27 units. She said that this is called bait and switch and that she does not like it and that she does not want it. She said that children in the area and the school would not be safe. She said that we agreed upon 27 units.

Motion to close the Public Comments

A motion was made by Ken to close the Public comments. Jay seconded the motion and it was approved unanimously.

Ken asked Staff if parcel 3 is allowed to have seven units, six originally proposed with one affordable unit being added.

Eric Smith explained that there were five units and that they have added one to make a total of six.

Ken asked if originally there were twenty seven units proposed on parcel 2 and if it did not include parcel 3 or 4.

John stated that he believes it was supposed to be 27 units on all three parcels.

Ken said that he would like to clarify the original plans.

Haley stated that the prior proposals that had come before the Commission were just for parcel 2. She said that the plan was to phase the development starting with parcel 2, then 3 and then 4. She said that we are now trying to get all the parcels approved as a whole.

Ken asked how many units were proposed for parcel 2.

Haley said that there had been two different proposals and that she thought it was sixteen or seventeen.

Michael said that he recalls that it was originally 40 units and then Ross Montessori bought parcel 1 and then it was reduced to 27 units.

Haley said that it was originally 45 units and then it was reduced to 27.

Haley stated that their vested rights are still active.

Jay stated that many here tonight think that cars are going to fast on North Bridge Drive. He asked if RVR or the Town would be responsible for putting up deterrents to slow down traffic.

Michael stated that they are Town streets and that the HOA could petition the Town. He said that we are looking at the Thompson Park application and that RVR could go to the Town separately.

Nick said that he is also hearing that there be traffic calming on Lewie's Lane, which is within the development proposed. He suggested speed bumps, trees or median strips to slow people down like in Willits.

Ken said that in the southern portion that there were curves for traffic calming but that near the school there wasn't anything in place.

Michael stated that Ross bought the land and built the school. He said that the original 27 units are not feasible to the applicant and that we have an application before us that is feasible and this is what we are to be deciding.

Nick said that he thinks it is a great project but that there are safety issues that need to be addressed and that we need to take care of the kids.

Ken said that there are three driveways into Lewie's Lane and he asked what was the purpose of the middle drive.

Eric stated that it was part of the original 27 unit plan and that the curb cuts were already constructed. He said that they kept that layout but we could eliminate the center drive.

Ken asked the applicant if the Town Engineer has asked them to keep it.

Eric said no not specifically but that they thought they were there for a reason and left them in because they were already constructed. He said that they could eliminate the center one.

Ken stated that there would be more turning motions lined up with the school, which is probably not what we would want.

Eric said that he thought that was a good point.

Ken said then there would be more open space and less runoff, which is a value.

Ken asked Staff what the UDC allows on these three parcels in regards to the lot size. He asked if there was any provision of the UDC that is not being met.

John stated that without the background knowledge and Janet's expertise on this project that he would try to answer this question. He stated that the development agreement prior to the UDC is what drives the standards for this development. He said the amendment to the development agreement, which will go before the Board is what is bringing the standards in alignment with the UDC.

Haley stated that has already happened.

Ken asked if our review was based upon the compliance of the UDC.

John stated correct.

Ken stated that he would like to clarify the lot size to ensure that this application does meet the UDC.

Haley stated that she has talked to Janet regarding this point. She said that Janet had explained that there were minimum lot dimensions of 50' feet deep and 25' wide. She said that all of our lots meet this requirement and therefore do meet the UDC.

Ken stated that he would rather hear it from Janet and that he does not want to approve anything that does not meet the UDC.

Nick asked if there was one HOA.

Haley stated that the current proposal was to have just one. She said that the HOA would maintain the private streets. She said that there has been discussion of having a sub-association for the affordable units to avoid having them pay high HOA dues.

Eric agreed and stated that they want to be able to control the costs and affordability of the affordable units. He said that they have experienced issues in other developments with the affordable units combined with the market rate units that might be a much higher value. He said that the affordable units usually have less votes and that the other units might vote for improvements that are costly. Eric said that it gives the affordable units control over their own destiny to have their own sub-association but that they would still be a part of the master association for maintaining streets as well as general services. He said that this format works better for the overall community.

Nick asked if the HOA would be responsible for Lewie's Lane.

Haley stated that the streets there now are public streets, Lewie's Lane and Jewel's Lane.

Eric explained the private and public streets.

Michael said that he likes the dead ending of Jewel's Court. He said that Ken's comments about curb cuts is very constructive.

Jay said that he really appreciates that the trails are being put through the development. He said that there are four more crosswalks and he thought that maybe there could be a raised crosswalk to slow down cars.

Ken said that he agrees that some kind of traffic calming needs to be on Lewie's Lane.

Eric said that the Town Engineer would need to weigh in on the public streets.

Further discussion ensued about crosswalks.

John said that raised crosswalks have been frowned upon because of snowplowing when there are parked cars.

Michael stated that the applicant had asked if we could approve their application with conditions. He said that with the new unit added that we would want to take some time to look at it and the next date certain is the next P&Z meeting. He said that he knows there is expense with extra meetings and he asked Staff for input.

John said that he would rather address the concerns from the Commission and the citizens when Janet is here to see if we could come to a middle ground.

Yuani said that historically if we do not have a complete packet that it gets pushed to the next meeting.

Michael said that he would like to hear back from CDOT.

Eric said that he has spoken with Mike Gamba and that because of drainage, a flashing crossing signal and striping will be a more effective way of dealing with traffic calming.

Yuani said that he sees a lot great planning in this application with the buffering of the parcels. He said that he is supportive of the design and architecture.

Michael said that he agrees with Yuani.

Haley stated that they are requesting an extension of their vested rights deadline by a year. She said that the vested rights expire on May 18, 2018 and that the next Board meeting to accommodate the vested rights would be May 8, 2018. She asked that the Commission make a recommendation to the Board for an extension by motion if this proposal is being continued.

John said that it could be added to the motion for continuance.

Motion

Ken made a motion to continue the public hearing to April 26, 2018 with the provision that the Commission recommends to the Board to extend the Vested Rights for one year at the Board's May 8, 2018 meeting. Yuani seconded the motion and it was unanimous.

Staff Update

John said that we are extremely busy. He said that there is an application in for Red Hill Lofts on Lot 12B in the Kay PUD. He said that it is all affordable 30-60 AMI and that it is being developed by Aspen Pitkin Employee Housing Inc. He said that there are several lot line adjustments as well as subdivision exemption applications. John said that there

have been many inquiries from citizens and professionals on what things are possible with properties.

Mary said that the building department is very busy with various permit applications including a triplex in the Boundary of RVR where there had been a foundation from ten years ago.

Commissioner Comments

There were no comments.

Motion

A motion was made by Yuani to adjourn. Nick seconded the motion and the meeting was adjourned at 9:01p.m.

DRAFT



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning Commission Agenda Memorandum

Meeting Date: 4-26-18

TITLE: Continued Public Hearing - Thompson Park Development - Subdivision Conceptual Plan, Major Site Plan Review, Conditional Use Permit, and Amendment to the Thompson Park Annexation and Development Agreement

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Letter and Revised Plans

The Planning Commission held a public hearing on this application on March 8, 2018. At that meeting, the Commission allowed Staff presentation, the applicant presentation, Commission questions and public comment. At the end of the meeting, the Commission developed a list of concerns which needed to be addressed. The hearing was then continued to April 12, 2018.

At the April 12, 2018 meeting, the Commission considered a revised application. Some additional changes were introduced by the applicant to the Commission at the meeting. The main changes included:

Density has been reduced from 45 to 40 unit as follows:

- Parcel 2 – reduced from 31 to 27 units
- Parcel 3 – reduced from 7 to 6 units
- Parcel 4 – remains at 7 units

Parcel 2

- Ø added new connection to Lewie's Lane to eliminate dead-end
- Ø shifted buildings to add more space between buildings
- Ø changed orientation of building containing Units 1 and 2
- Ø shifted buildings 5 ft. closer to alley to preclude parking in front of garages
- Ø reconfigured guest parking on private street for a total of 7 spaces
- Ø provided parking for two vehicles in front of Units A1, A2, 1 and 2

Parcel 3

- Ø revised to have a dead-end private alley to avoid cut-through traffic
- Ø reduced units to comply with lot area per dwelling unit regulations
- Ø shifted triplex 5 ft. closer to private street so no parking in front of garages
- Ø increased on-street parking from 12 spaces to 14 spaces

Other items which were addressed at the April 12, 2018 meeting included:

- Ø Submittal of a traffic study. This was reviewed by the Public Works Director and he indicates it is acceptable. The traffic study was also forwarded to Dan Roussin at CDOT. It is currently under review.
- Ø Provided an area plan to see how streets relate to the existing street grid. An excerpt of the Highway 133 Access Control Plan was also included in the packet to give the overall plan for this area.
- Ø Explanation of adequacy of infrastructure to sustain increased dwelling units (roads and utilities) by Mike Gamba of Gamba and Associates.
- Ø Revised analysis of code compliance and variances including lot area, pervious surface, etc. based on the new site plan.
- Ø Increased on-street parking.
- Ø Changes to the orientation of buildings, increased open space between buildings to address the appearance of two block long alley from Highway 133.

At the April 12, 2018 meeting, the Commission brought up the following items which needed to be addressed. The responses are in italics.

Center drive on Parcel 2 - The Planning Commission had discussed removing the center lane on Parcel 2. The Commission asked that the Public Works Director provide feedback.

The Public Works Director indicated that the Commission may want to consider retaining the center lane for the following reasons:

- Ø *Provides an intersection which lines up with Graceland Drive. Long term plans are to extend Graceland Drive through to Keator Road.*
- Ø *Would like to avoid an off-set intersection between Graceland Drive and Lewie's Circle (north).*
- Ø *Lewie's Circle provides circulation for parents to turn around without doing a U-turn.*

Landscaping Plan – The Commission wanted clarification regarding how the landscape plan complies with the UDC.

The UDC would require the following number of street trees:

- Ø Lewie's Lane – 24 trees
- Ø Jewell's Lane along Parcel 3 – 20 trees
- Ø Jewel's Lane along Parcel 4 – 22 trees

In the past, the Tree Board had asked that the UDC to be revised to change the number of required street trees. A few months ago, Staff had met with a Tree Board member and the Town Arborist to gain a better understanding of what the Tree Board would like to see as far as street tree requirements. The Tree Board's preference is as follows:

The Tree Board would develop and maintain a list of desirable trees in three size classes: small, medium, and large. (Done)

The spacing of trees on Town property shall be planted no closer than the following:

*Small trees – 12 to 20 feet
Medium trees – 25 to 35 feet
Large trees – 35 to 45 feet*

The purpose of this spacing is to ensure that tree canopies won't overlap at maturity.

At that meeting, we discussed that the alternative compliance section could be used in the interim to have the preferred number of street trees in new developments.

The applicant has prepared two landscape plans. One complies with the UDC and the other meets the Tree Board spacing preference. Staff's recommendation is that the Planning Commission accept the landscape plan which reflects the Tree Board's preference.

It should be noted that the Tree Board will review the final landscape plan, including tree species and caliper. This has been made a condition of approval.

Compliance with the UDC – The Commission wanted to know if the various components of the proposed site plan proposal were in compliance with the UDC.

Staff had reviewed the application submitted for the April 12, 2018 meeting. It had been in compliance with the exception of a few items such as the affordable housing

requirements. Staff will need to confirm compliance on a few final items such as pervious surface. This will be completed prior to the meeting.

Clarification of lot size and depth – The Commission wanted clarification between lot area per dwelling unit vs. size of townhome lots, including lot dimensions. The Commission asked whether individual townhome lots may be smaller than 3,000 sq. ft.

Table 3.2-7 in UDC Section 3.2.5.B. requires 3,000 sq. ft. of lot area per dwelling unit. This is calculated on a parcel by parcel basis. This has now been met due to the reduction of units. This refers to lot area per dwelling unit and is used to regulate density. It is different than lot size in the case of townhome units.

For lot size, the UDC requires that lots must be 50 ft. deep and 25 ft. wide. However, Table 3.2-7B of the UDC allows lot width to vary if approved through subdivision process in order to allow townhomes to be subdivided. This section also allows a 0 ft. side yard setback. Because of this, the Town has allowed lots smaller than 3,000 sq. ft. if the units are townhomes.

The applicant has provided a site plan for all the parcels with the lot dimensions and setbacks.

Vested Rights - The Thompson Park Annexation and Development Agreement includes a vesting deadline of May 18, 2018. This was discussed at the April 12, 2018 Planning Commission meeting. At that meeting, the Commission made a motion that the Board approve an extension of the vesting period.

Staff has talked to the applicant's attorney. A letter will be submitted to the Town which requests Board approval of the extension. It would go before the Board on May 8, 2018.

Affordable Housing – At the April 12, 2018 meeting, the applicant presented a new housing mitigation plan in response to Staff's concern regarding number of AMI provided. The Commission asked that Staff review the new proposal.

The applicant had previously proposed 7 units. They had calculated the required AMI units on a parcel by parcel basis which then resulted in rounding down.

Staff's position was that the number of AMI units should be calculated based on the entire development, not on a parcel by parcel basis. This would result in the need for 8 AMI units (40 units x 20% = 8 units).

At the April 12, 2018 meeting, the applicant proposed a new unit on Parcel 3 bringing the total number of AMI housing units to 8. This is why the density was increased from 39 to 40.

There was discussion regarding distribution of AMI units throughout the development. Specifically, no AMI units are proposed on Parcel 4. Under the Annexation Agreement, all the units must be restricted to 80% AMI. Typically, developments include a range of AMI units between 80% and 150%.

In addition, a RETA was placed on the sale of all properties within the Thompson Park development. These funds could be used for affordable housing projects.

Because of these factors, Staff feels the proposal is reasonable. The number of AMI and size of units comply with the UDC.

Ross Montessori School (RMS) – There was a question as to how many students could be enrolled in RMS.

Under the recorded Development Agreement between the Town and RMS, RMS is limited to 350 students unless an increase is approved by the Town. This agreement is available upon request.

RECOMMENDATION

Staff recommends the following motion: **Move to approve the Subdivision Conceptual Plan and recommend approval of the Major Site Plan Review and Amendments to the Annexation and Development Agreement with the conditions and findings in the Staff Report.**

CONDITIONS OF APPROVAL

1. With the exception of the amendments approved with this application, all conditions of the Annexation and Development Agreement (“Agreement”) recorded as Reception Number 816055 and recorded on March 16, 2012 remain in effect and in full force. All development shall comply with the Agreement.
2. The applicant shall be required to submit engineering plans for the entire development, including Parcels 2, 3, and 4. The engineering plans shall incorporate all four recommendations in Section 6.1 of the Felsburg Holt & Ullevig Traffic Impact Study prepared in April of 2018. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.
3. The engineering plans shall include a phasing plan for construction and subdivision of residential units.
4. Prior to any construction, the applicant shall enter into a Development Improvements Agreement which addresses construction of improvements associated with the development.

5. A Subdivision Plat must be recorded by the Town prior to issuance of any Certificate of Occupancy for any units on Parcels 2, 3 or 4. This will include approval of the Real Estate Transfer Assessment shall be subject to review and approval by the Town Attorney, Master Covenants for Parcels 2, 3 and 4, Deed Restrictions for Community Housing Units (AMI), payment of fees per the Annexation and Development Agreement, including but not limited to Fire and School District Fees, possible payment of water rights fees, etc.
6. The landscape plan shall be subject to review and approval by the Town Arborist and the Tree Board.
7. The final shading analysis shall be subject to review and approval by the Building Official.
8. The developer shall be responsible for the construction and cost of all infrastructure improvement. The construction of the infrastructure shall be completed within a year of approval by the Board of Trustees.
9. At all times and throughout all phases of construction, public vehicular access shall be maintained to the Historic House Parcel either from State Highway 133 (to the north) or North Bridge Drive (to the south), and at no time during construction shall both accesses be shut off at the same time unless otherwise permitted by the Town.
10. All representations of the Applicant and the representatives made before the Town during public hearings shall be considered additional conditions of approval of the Phase 2 Subdivision Plat.
11. The Applicant shall be required to pay and reimburse the Town for professional and staff fees pursuant to the Carbondale Town Code as well as recording fees.
12. Building permit fees, including but not limited to water and sewer tap fees, shall be required at the time of building permit.

FINDINGS

Findings – Major Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as it optimizes the use of land in Town and functions as infill development;
2. The site plan is consistent with the conceptual subdivision plat, which was approved as part of the Thompson Park Annexation and Rezoning;
3. The site plan complies with all applicable development and design standards set forth in this Code; and

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

Findings for Approval – Conceptual Subdivision Plan:

1. The proposed subdivision complies with all applicable use, density, development, and design standards set forth in this Code;
2. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that maximizes connectivity, minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical habitat, and otherwise accomplishes the purposes and intent of this Code;
3. The Applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed use of these areas are compatible with such conditions;
4. The Applicant has provided evidence that provision has been made for a public water supply system and public sewage disposal system;
5. The Application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision; and
6. A condition has been added that a phasing for development of the subdivision will be submitted prior to construction in order to determine if it is rational in terms of available infrastructure capacity and the feasibility for the project to receive future financing.

Prepared By: Janet Buck, Planning Director

Glenwood Springs Office
901 Grand Avenue, Suite 201
Glenwood Springs, Colorado 81601
Telephone (970) 947-1936
Facsimile (970) 947-1937

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Since 1975

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Haley M. Carmer
hcarmer@garfieldhecht.com

April 20, 2018

VIA E-MAIL

Janet Buck, Planning Director
City of Carbondale Planning Department
511 Colorado Avenue
Carbondale, Colorado 81623
E-mail: jbuck@carbondaleco.net

RE: Thompson Park Subdivision, Parcels 2 - 4
April 26, 2018 P&Z Meeting

Dear Ms. Buck,

On January 11, 2018, ESA, P.C. ("Applicant") submitted to the Town of Carbondale ("Town") applications for major site plan review, conditional use permit, and subdivision conceptual plan approval ("Application") related to Parcels 2 - 4 of the Thompson Park Subdivision ("Property") owned by Cerise Park, LLC. On March 8, 2018, the Planning & Zoning Commission ("P&Z") considered the Application and opened a public hearing regarding the same. P&Z continued the public hearing to April 12, 2018, to give Applicant time to address certain issues raised during the hearing. At the April 12th meeting, P&Z again continued the hearing to April 26, 2018, to give staff more time to evaluate materials submitted by Applicant in response to concerns that arose during the March 8th meeting and to allow Applicant to resolve the remaining issues identified by staff and P&Z at the April 12th meeting.

It is Applicant's understanding the outstanding issues in need of resolution as of the April 12th meeting were: (1) the appropriate spacing of street trees; (2) the need for a landscape plan that complies with the tree spacing requirements; (3) confirmation of the number of required affordable housing units and a site plan that included those units; and (4) whether the lots proposed within the development meet the requirements of the Uniform Development Code. After the packet for the April 12th meeting had been sent out but before the meeting itself, Applicant submitted revised plans that included an additional affordable housing unit on Parcel 3, thus increasing the total density on the Property to 40 units. Those plans were presented to P&Z at the meeting, but Applicant understands that staff needed time to review them. As of this writing, Applicant believes that the affordable housing count issue has been resolved.

In response the remaining issues, Applicant submits this letter and the following materials for the packet for the April 26th meeting:

1. Two conceptual subdivision plats for Parcel 2, including lot dimensions and setbacks—one that includes the middle drive into Parcel 2 and one that does not;
2. Conceptual subdivision plats—including lot dimensions and setbacks—for Parcel 3 (including the added affordable housing unit) and Parcel 4;
3. Two site plans for Parcel 2, one including the middle drive and one without it, each with permeable surface and parking calculations;
4. Site plans for Parcel 3 (including the added affordable housing unit) and Parcel 4, each with permeable surface and parking calculations;
5. Two Parcel 2 landscape plans with the middle drive—one plan showing the UDC required tree spacing along Lewie's Lane and the other plan showing this tree spacing per the Carbondale Tree Board's spacing preference;
6. Two Parcel 2 landscape plans without the middle drive—one plan showing the UDC required tree spacing along Lewie's Lane and the other plan showing this tree spacing per the Carbondale Tree Board's spacing preference;
7. Two landscape plans for Parcel 3—one plan showing the UDC required tree spacing along Jewel's Lane and the other plan showing this tree spacing per the Carbondale Tree Board's spacing preference;
8. Two landscap plans for Parcel 4—one plan showing the UDC required tree spacing along Jewel's Lane and the other plan showing this tree spacing per the Carbondale Tree Board's spacing preference.

The foregoing plans will be provided to you in the form of two .pdf files, one containing all of the conceptual subdivision plats and the other containing all of the site plans and landscape plans. Those .pdf files will be transmitted to you via e-mail along with this letter.

Please contact me if you need additional information or documents for the packet or if have questions regarding our submission. Applicant will be prepared to discuss these issues, the revised plans, and the Application generally at the April 26th P&Z meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Haley Carmer', written in a cursive style.

Haley M. Carmer

CC: Applicant

PROJECT INFORMATION

ZONING DISTRICT:
R/MD RESIDENTIAL / MEDIUM-DENSITY

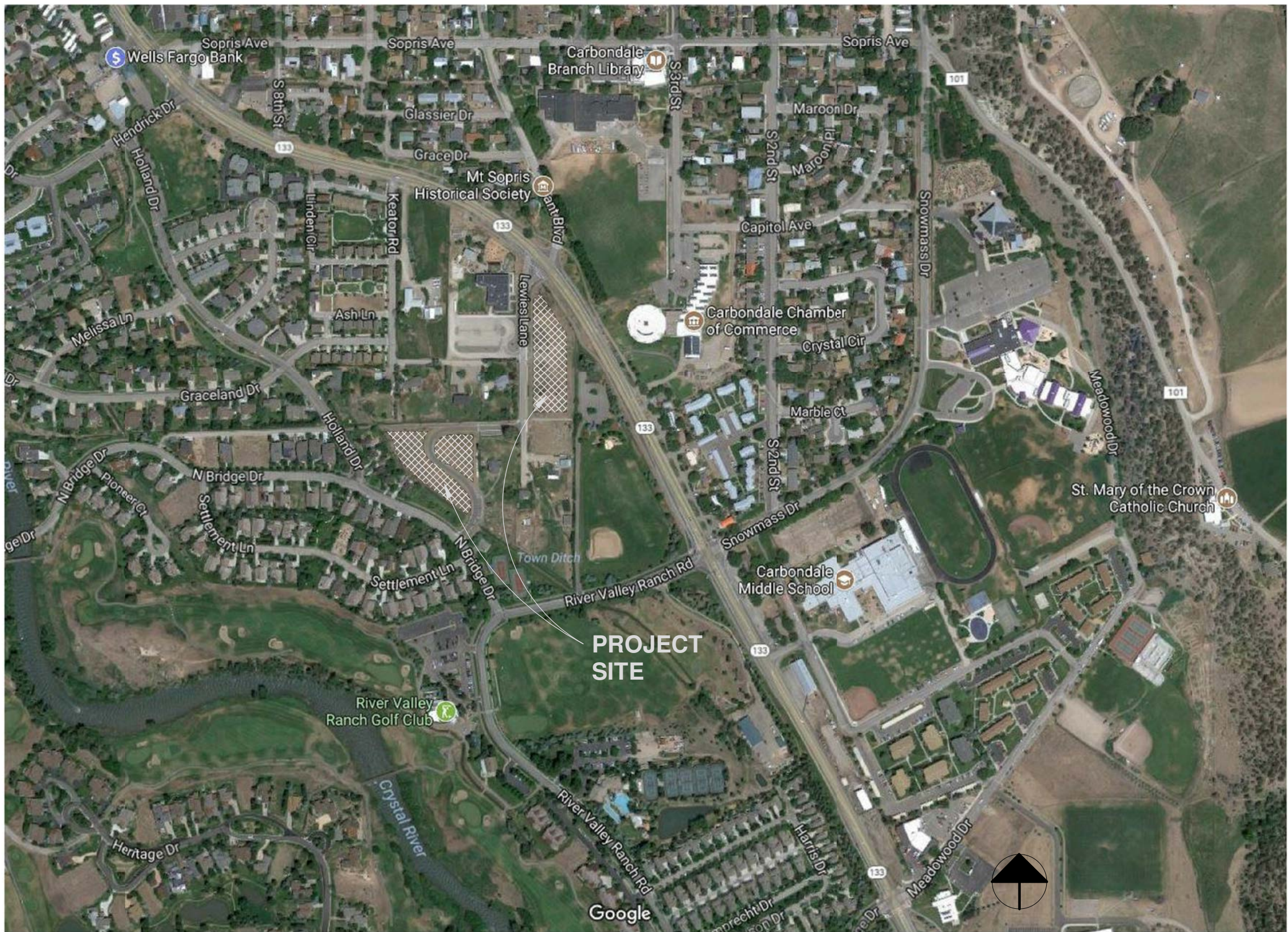
CONDITIONAL USE PERMIT,
SUBDIVISION - CONCEPTUAL PLAN,
MAJOR SITE PLAN REVIEW
SET FOR
THOMPSON PARK
DEVELOPMENT

THOMPSON PARK DEVELOPMENT
PARCEL 2,3.&4 THOMPSON PARK SUBDIVISION
CARBONDALE,COLORADO

SHEET INDEX

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1.3	A100b	PARCEL 2,3,4 COMBINED SITE PLAN W/ Google Maps
* 1.4	A101-1	PARCEL 2 SITE PLAN
* 1.5	A101-2	PARCEL 2 SITE PLAN NO MID DRIVE
1.6	A102	PARCEL 3 & 4 SITE PLAN
1.7	A103	PARCEL 2 SOLAR ACCES&SHADOW PLANS
1.8	A104	PARCEL 3&4 SOLAR ACCES&SHADOW PLANS
* 1.9	A105-1a	LANDSCAPE PLAN - PARCEL 2 -1a
* 1.10	A105-1b	LANDSCAPE PLAN - PARCEL 2 -1b
* 1.11	A105-2a	LANDSCAPE PLAN - PARCEL 2-2a
* 1.12	A105-2b	LANDSCAPE PLAN - PARCEL 2-2b
* 1.13	A106-a	LANDSCAPE PLAN - PARCEL 3&4 a
* 1.14	A106-b	LANDSCAPE PLAN - PARCEL 3&4 b
2.1	AT-P	PARCLE 2&3 TYPICAL UNIT FLOOR PLAN (T1 &T2)
2.2	AT2-1	TYPICAL DUPLEX BUILDING ELEVATIONS
2.3	AT2-2	TYPICAL DUPLEX BUILDING 3D VIEWS
2.4	AT3-1	TYPICAL TRIPLEX BUILDING ELEVATIONS
2.5	AT3-2	TYPICAL TRIPLEX BUILDING 3D VIEWS
2.6	AT4-1	TYPICAL 4-PLEX BUILDING ELEVATIONS
2.7	AT4-2	TYPICAL 4-PLEX BUILDING 3D VIEWS
2.8	AT5-1	TYPICAL 5-PLEX BUILDING ELEVATIONS
2.9	AT5-2	TYPICAL 5-PLEX BUILDING 3D VIEWS
3.1	AS-1	SINGLE FAMILY BUILDING FLOOR PLANS
3.2	AS-2	SINGLE FAMILY BUILDING ELEVATIONS
3.3	AS-3	SINGLE FAMILY BUILDING 3D VIEWS
4.1	AF1-1	AFFORDABLE DUPLEX BUILDING FLOOR PLAN
4.2	AF1-2	AFFORDABLE DUPLEX BUILDING ELEVATIONS
4.3	AF1-3	AFFORDABLE DUPLEX BUILDING 3D VIEWS
4.4	AF2-1	AFFORDABLE TRIPLEX BUILDING FLOOR PLAN
4.5	AF2-2	AFFORDABLE TRIPLEX BUILDING ELEVATIONS
4.6	AF2-3	AFFORDABLE TRIPLEX BUILDING 3D VIEWS
5.1	D-1	PARCEL 2 3D VIEWS
* 5.2	P-1 -1	PARCEL 2 CONCEPTUAL PLAT 1
* 5.3	P-1 -2	PARCEL 2 CONCEPTUAL PLAT 2
* 5.4	P-2	PARCEL 3&4 CONCEPTUAL PLAT

VICINITY MAP



PROJECT TEAM

OWNER:	ARCHITECT:
Cerise Park, LLC Frieda Wallison, Manager 1880 Lazy O Road Snowmass, CO 81654 970-927-2401 Email: fkwallison@me.com	Eric Smith Associates, P.C. 1919 7th Street Boulder, CO., 80302 Phone: 303-442-5458 Fax:303-442-4745 Project Architect: Tom Jarmon Email: tom@esapc.com

CIVIL ENGINEER

Gamba & Associates, Inc.
Michael Gamba, P.E. & P.L.S.

113 Ninth Street - Suite 214
Post Office Box 1458
Glenwood Springs, Colorado
81602
Phone: (970) 945-2550
Fax: (970) 945-1410
Email: mgamba@gambaengineering.com

CONCEPTUAL CIVIL ENGINEERING PLAN
(7 PAGES 36X24)

THOMPSON PARK SUBDIVISION MASTER PLAT
(2 PAGES 11X17)



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REVISIONS		
No.	Description	Date
1	Re: City Comments	2018-JAN-22
2	Re: Staff/Professional Comment	2018-APR-05
3	Revised site plan options	2018-APR-20

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	ESA

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
PROJECT COVER SHEET
Sheet Number
A001

2018-APR-20



THOMPSON PARK DEVELOPMENT
PARCEL 2, THOMPSON PARK SUBDIVISION
CARBONDALE, COLORADO

AREA OF PERVIOUS PAVERS IN FRONT OF GARAGE AND UNIT ENTRY =	5,650 ft ²
AREA OF PATIO =	4,056 ft ²
AREA OF LANDSCAPE =	35,657 ft ²

TOTAL: **45,364 ft²** PERVIOUS AREA

IMPERVIOUS AREA TOTAL = 95,811 SF - **45,364 ft²**
= 50,447 SF IMPERVIOUS AREA

IMPERVIOUS LOT COVERAGE
= 50,447 SF / 95,811 SF
= **52.7%** < 60% (MAXIMUM ALLOWED)

SITE PLAN - PARCEL 2

1" = 20'-0"



PARCEL 2 REQ'D PARKING: (PER UNIFIED DEVELOPMENT CODE)

22 (3BR UNITS) X 2.5 PARKING SPACE / UNIT = 55 PARKING SPACES
4 (2BR UNITS) X 1.75 PARKING SPACE / UNIT = 7 PARKING SPACES
1 (1BR UNITS) X 1.5 PARKING SPACE / UNIT = 1.5 PARKING SPACES
TOTAL = **64 (63.5) PARKING SPACES**

PARCEL 2 PROVIDED PARKING:

26 X 2 (2 CAR GARAGE PARKING 20'X20.5') = 52 PARKING SPACES
1 X 1 (1 CAR GARAGE PARKING 10'X20.5') = 1 PARKING SPACES

9 X 1 COUNTED (2 CAR PARKING IN FRONT OF GARAGE) = 9 PARKING SPACES
7 (GUEST STREET PARKING 9' -0" X 18'-0" EACH) = 7 PARKING SPACES

TOTAL = **69 PARKING SPACES**

Bike parking required to be provided at 1 bike parking space per every 3 vehicles required. The largest residential unit is a 3 Bedroom unit which requires 2.5 vehicle parking spaces which requires one bike parking space per the largest residential unit. Each unit has a garage where one bike can be parked or hung from the garage wall or ceiling.

ALLOWABLE UNIT :

3,000SF PER UNIT

LOT SIZE
= 95,811 sf /3,000SF PER UNIT
=31.9 UNITS ALLOWED

PROPOSED : 27 UNITS

22 MARKET UNITS:
TYPICAL UNIT 1 (T1) AND
TYPICAL UNIT 2 (T2)

PARCEL 2 AFFORDABLE UNITS:

27 UNITS 20% AFFORDABLE
= 27 X 0.20
= 5.4 AFFORDABLE UNITS

22 MARKET UNITS (3BR UNIT)
5 AFFORDABLE UNITS
TOTAL: 27 UNITS

PARCEL 2 AFFORDABLE UNITS BEDROOM:

22 MARKET UNITS X 3BR/UNIT
=66 BEDROOMS
66 BR X 10%
= 6.6 BEDROOM REQUIRED

5 AFFORDABLE
2(BR UNIT) X4 = 8 BEDROOMS
1(BR UNIT) X1 = 1 BEDROOMS
9 BEDROOMS PROVIDED

TOWN OF CARBONDALE
PARCEL #2463-032-10-007



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REVISIONS

No.	Description	Date
2	Per Staff Referral Comment	2018-APR-05

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	-
Checked By:	-

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
PARCEL 2 SITE PLAN

Sheet Number
A101-1

2018-APR-05



- AREA OF PERVIOUS PAVERS IN FRONT OF GARAGE AND UNIT ENTRY = 5,650 ft²
- AREA OF PATIO = 4,056 ft²
- AREA OF LANDSCAPE = 37,361 ft²

IMPERVIOUS AREA TOTAL = 95,811 SF - **47,068 ft²**
= 48,744 SF

IMPERVIOUS LOT COVERAGE
= 48,744 SF / 95,811 SF
= **50.9%** < 60%

NOTE:

1,704 SF MORE LANDSCAPE AREA WITHOUT
THE MID DRIVE.
1.8% LESS IMPERVIOUS LOT COVERAGE.

SITE PLAN - PARCEL 2 - NO MID DRIVE

1" = 20'-0"



PARCEL 2 REQ'D PARKING: (PER UNIFIED DEVELOPMENT CODE)

22 (3BR UNITS) X 2.5 PARKING SPACE / UNIT = 55 PARKING SPACES
4 (2BR UNITS) X 1.75 PARKING SPACE / UNIT = 7 PARKING SPACES
1 (1BR UNITS) X 1.5 PARKING SPACE / UNIT = 1.5 PARKING SPACES

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Bike parking required to be provided at 1 bike parking space per every 3 vehicles required. The largest residential unit is a 3 Bedroom unit which requires 2.5 vehicle parking spaces which requires one bike parking space per the largest residential unit. Each unit has a garage where one bike can be parked or hung from the garage wall or ceiling.

ALLOWABLE UNIT :

3,000SF PER UNIT

LOT SIZE
= 95,811 sf /3,000SF PER UNIT
=31.9 UNITS ALLOWED

PROPOSED : 27 UNITS

22 MARKET UNITS:
TYPICAL UNIT 1 (T1) AND
TYPICAL UNIT 2 (T2)

PARCEL 2 AFFORDABLE UNITS:

27 UNITS 20% AFFORDABLE
= 27 X 0.20
= 5.4 AFFORDABLE UNITS

22 MARKET UNITS (3BR UNIT)
5 AFFORDABLE UNITS
TOTAL: 27 UNITS

PARCEL 2 AFFORDABLE UNITS BEDROOM:

22 MARKET UNITS X 3BR/UNIT
=66 BEDROOMS
66 BR X 10%
= 6.6 BEDROOM REQUIRED

5 AFFORDABLE
2(BR UNIT) X4 = 8 BEDROOMS
1(BR UNIT) X1 = 1 BEDROOMS
9 BEDROOMS PROVIDED

TOWN OF CARBONDALE
PARCEL #2463-032-10-007



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REVISIONS

No.	Description	Date
3	Revised site plan options	2018-APR-19

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	Author
Checked By:	Checker

Project Phase
MAJOR SITE PLAN REVIEW

Sheet Title
PARCEL 2 SITE PLAN NO MID DRIVE

Sheet Number
A101-2

2018-APR-19

THOMPSON PARK DEVELOPMENT

CARBONDALE, COLORADO



TREE COUNT PER UDC REQUIREMENT

PROVIDE STREET TREES PER CITY CARBONDALE TREE BOARD TREE SPACING REQUIREMENTS.

IRRIGATION SHOULD MEET CARBONDALE'S CITY IRRIGATION REQUIREMENTS.

- TREE SPECIES** DECIDUOUS TREE TO VARY
- LARGE DECIDUOUS TREES - HONEYLOCUST, NORWAY MAPLE, ENGLISH OAK AND BURR OAK
 - MEDIUM DECIDUOUS TREES - AMERICAN LINDEN, TARTARIAN MAPLE, AND BIGTOOTH MAPLE
 - SMALL DECIDUOUS TREES - AMUR CHOKECHERRY, JAPANESE TREE LILAC AND AMUR MAPLE

NOTE: ALL TREES TO BE PROVIDED AND INSTALLED PER TOWN OF CARBONDALE PROTECTION STANDARDS AND MAINTAINED PER TOWN OF CARBONDALE TREE WATERING GUIDELINES.

2018-APR-19



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REVISIONS

No.	Description	Date
1	Re-Staff/Referral Comment	2018-APR-05
2	Revised site plan options	2018-APR-19

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
MAJOR SITE PLAN REVIEW

Sheet Title
LANDSCAPE PLAN - PARCEL 2-1a

Sheet Number

A105-1a

4/19/2018 10:57:14 AM






TREE COUNT PER TREE BOARD SPACING REQUIREMENT

PROVIDE STREET TREES PER CITY CARBONDALE TREE BOARD TREE SPACING REQUIREMENTS.

IRRIGATION SHOULD MEET CARBONDALE'S CITY IRRIGATION REQUIREMENTS.

TREE SPECIES DECIDUOUS TREE TO VARY

-  LARGE DECIDUOUS TREES - HONEYLOCUST, NORWAY MAPLE, ENGLISH OAK AND BURR OAK
-  MEDIUM DECIDUOUS TREES - AMERICAN LINDEN, TARTARIAN MAPLE, AND BIGTOOTH MAPLE
-  SMALL DECIDUOUS TREES - AMUR CHOKECHERRY, JAPANESE TREE LILAC AND AMUR MAPLE

NOTE: ALL TREES TO BE PROVIDED AND INSTALLED PER TOWN OF CARBONDALE PROTECTION STANDARDS AND MAINTAINED PER TOWN OF CARBONDALE TREE WATERING GUIDELINES.

2018-APR-19

THOMPSON PARK DEVELOPMENT
CARBONDALE, COLORADO



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Eric Smith Associates, P.C.

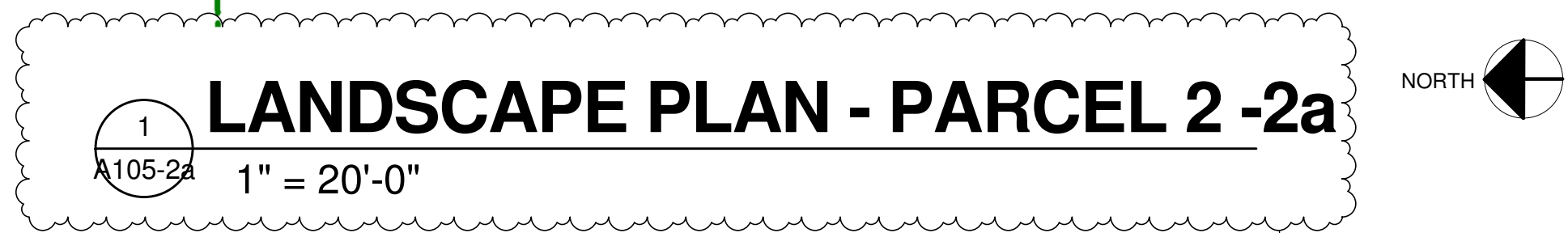
REVISIONS

No.	Description	Date
3	Revised site plan options	2018-APR-19

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	Author
Checked By:	Checker

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
LANDSCAPE PLAN - PARCEL 2b
Sheet Number

A105-1b





THOMPSON PARK DEVELOPMENT
CARBONDALE, COLORADO

LANDSCAPE PLAN - PARCEL 2 - 2b
1" = 20'-0"

TREE COUNT PER TREE BOARD SPACING REQUIREMENT

PROVIDE STREET TREES PER CITY CARBONDALE TREE BOARD TREE SPACING REQUIREMENTS.

IRRIGATION SHOULD MEET CARBONDALE'S CITY IRRIGATION REQUIREMENTS.

TREE SPECIES DECIDUOUS TREE TO VARY

- LARGE DECIDUOUS TREES - HONEYLOCUST, NORWAY MAPLE, ENGLISH OAK AND BURR OAK
- MEDIUM DECIDUOUS TREES - AMERICAN LINDEN, TARTARIAN MAPLE, AND BIGTOOTH MAPLE
- SMALL DECIDUOUS TREES - AMUR CHOKECHERRY, JAPANESE TREE LILAC AND AMUR MAPLE

NOTE: ALL TREES TO BE PROVIDED AND INSTALLED PER TOWN OF CARBONDALE PROTECTION STANDARDS AND MAINTAINED PER TOWN OF CARBONDALE TREE WATERING GUIDELINES.



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REVISIONS

No.	Description	Date
3	Revised site plan options	2018-APR-19

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	Author
Checked By:	Checker

Project Phase
MAJOR SITE PLAN REVIEW

Sheet Title
LANDSCAPE PLAN - PARCEL 2b

Sheet Number
A105-2b

2018-APR-19



1

A106-a

LANDSCAPE PLAN- PARCEL 3 & 4 -a

1" = 20'-0"

0

10'

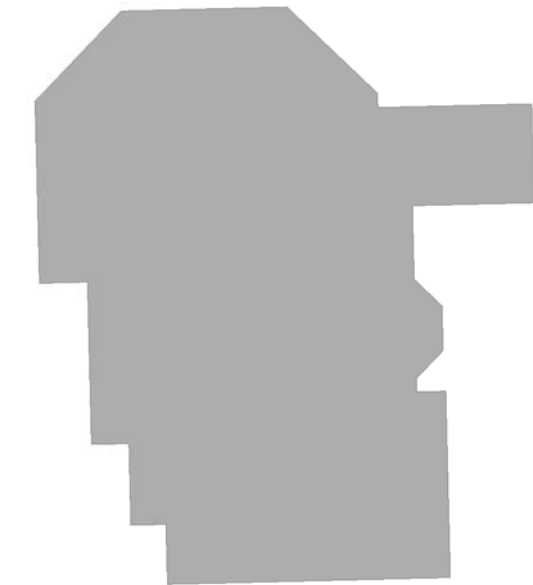
20'

40'

60'

NORTH

TREE COUNT PER UDC SPACING REQUIREMENT



TREE SPECIES DECIDUOUS TREE TO VARY

- LARGE DECIDUOUS TREES -
HONEYLOCUST, NORWAY MAPLE,
ENGLISH OAK AND BURR OAK
- MEDIUM DECIDUOUS TREES -
AMERICAN LINDEN, TARTARIAN MAPLE,
AND BIGTOOTH MAPLE
- SMALL DECIDUOUS TREES -
AMUR CHOKECHERRY, JAPANESE TREE
LILAC AND AMUR MAPLE

NOTE: ALL TREES TO BE PROVIDED AND
INSTALLED PER TOWN OF CARBONDALE
PROTECTION STANDARDS AND MAINTAINED
PER TOWN OF CARBONDALE TREE
WATERING GUIDELINES.

PROVIDE STREET TREES PER CITY
CARBONDALE TREE BOARD TREE SPACING
REQUIREMENTS .

IRRIGATION SHOULD MEET CARBONDALE'S
CITY IRRIGATION REQUIREMENTS.

THOMPSON PARK DEVELOPMENT
PARCEL 3 & 4 THOMSOM PARK SUBDIVISION
CARBONDALE, COLORADO



ERIC SMITH ASSOCIATES, P.C.
1019 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

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Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date
1	Re: City Comments	2018-JAN-22
2	Re: Staff comments	2018-APR-11
3		2018-APR-19

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
LANDSCAPE PLAN- PARCEL 3&4
Sheet Number

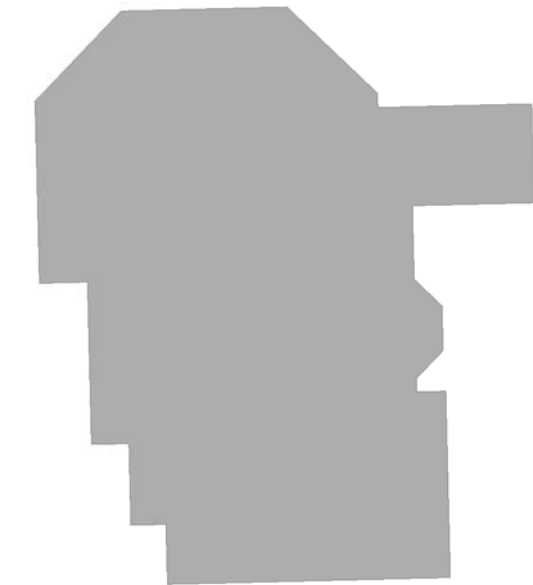
A106-a

2018-APR-19



1 LANDSCAPE PLAN- PARCEL 3 & 4 -b
A106-b 1" = 20'-0"

TREE COUNT PER TREE BOARD SPACING REQUIREMENT



TREE SPECIES DECIDUOUS TREE TO VARY

- LARGE DECIDUOUS TREES -
HONEYLOCUST, NORWAY MAPLE,
ENGLISH OAK AND BURR OAK
- MEDIUM DECIDUOUS TREES -
AMERICAN LINDEN, TARTARIAN MAPLE,
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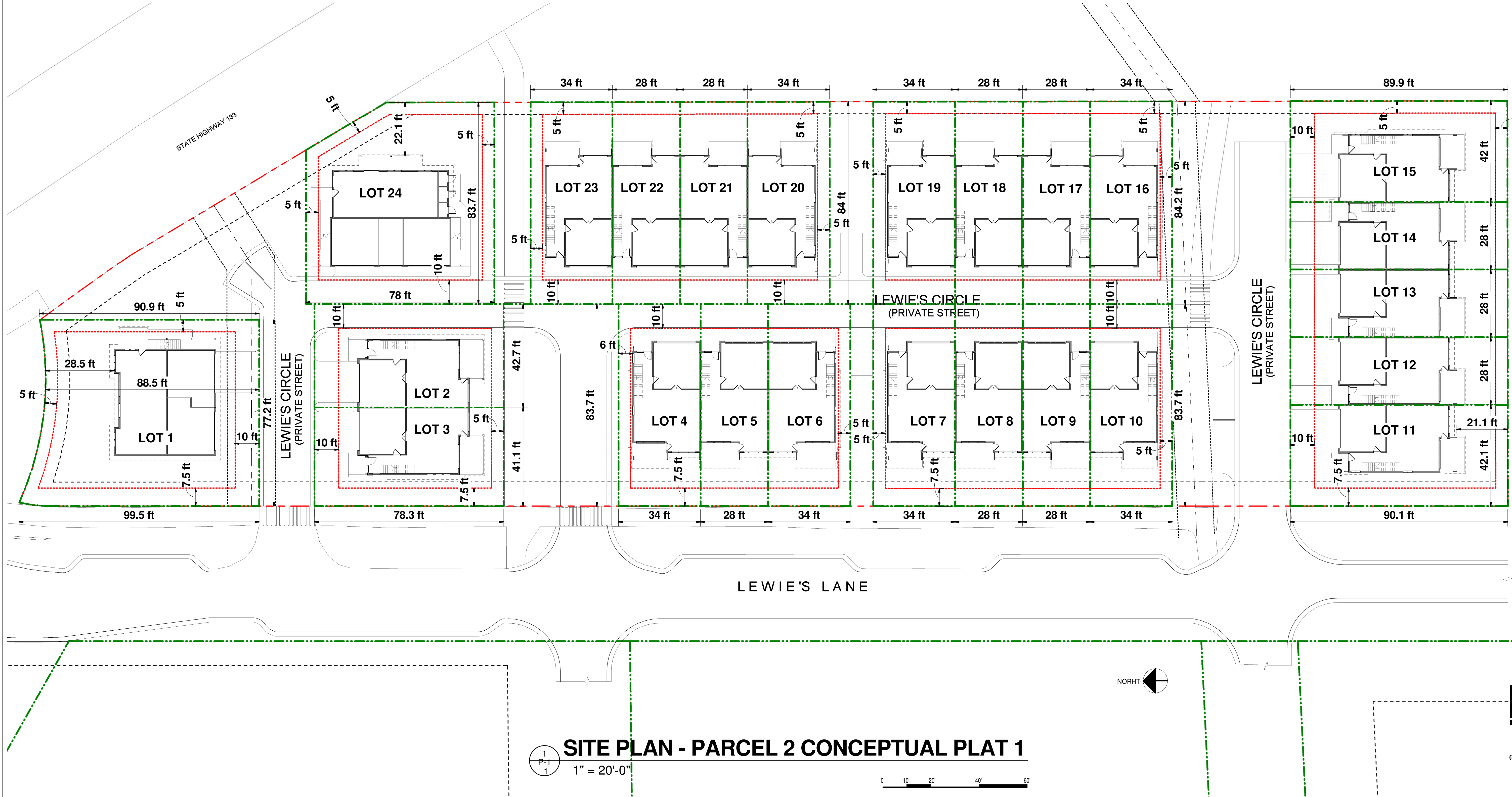
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Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
LANDSCAPE PLAN- PARCEL 3&4
Sheet Number
A106-b

2018-APR-19



SITE PLAN - PARCEL 2 CONCEPTUAL PLAT 1
1" = 20'-0"

SETBACK LEGEND

- PARCEL PROPERTY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK LINE

TYPICAL BUILDING SETBACKS:
FRONT: 10 FEET
SIDE: 5 FEET
SIDE @ STREET: 7.5 FEET
REAR: 5 FEET
REAR @ ALLEY: 5 FEET



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Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date
3	Revised site plan options	2018-APR-20

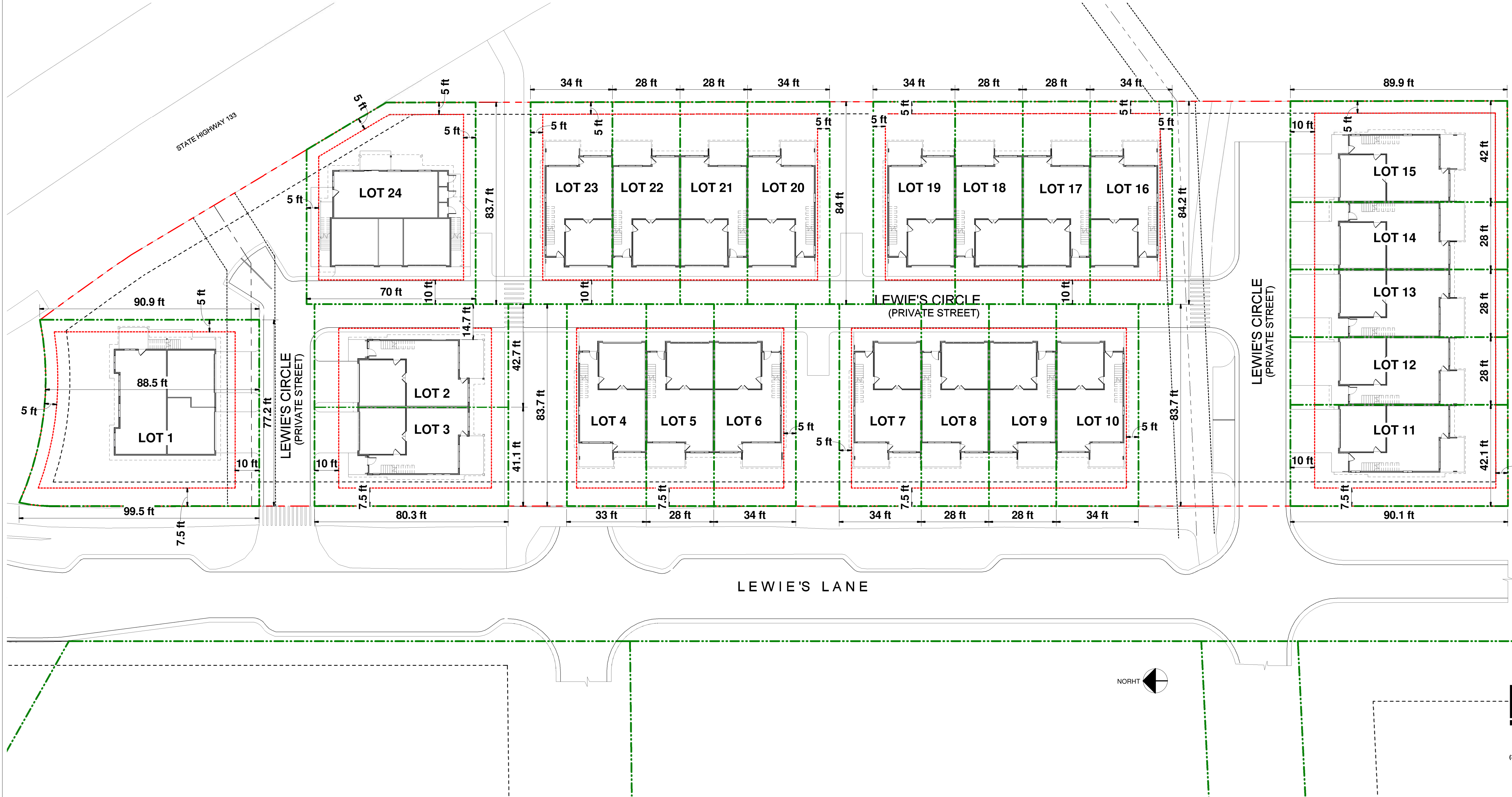
Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	ESA

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
PARCEL 2 CONCEPTUAL PLAT 1
Sheet Number

P-1-1

2018-APR-20

THOMPSON PARK DEVELOPMENT
PARCEL 2, THOMPSON PARK SUBDIVISION
CARBONDALE, COLORADO



THOMPSON PARK DEVELOPMENT
PARCEL 2, THOMPSON PARK SUBDIVISION
CARBONDALE, COLORADO

1
P-1-2

SITE PLAN - PARCEL 2 CONCEPTUAL PLAT -2

1" = 20'-0"



SETBACK LEGEND

- PARCEL PROPERTY LINE
- BUILDING PROPERTY LINE
- BUILDING SETBACK LINE

TYPICAL BUILDING SETBACKS:

- FRONT: 10 FEET
- SIDE: 5 FEET
- SIDE @ STREET: 7.5 FEET
- REAR: 5 FEET
- REAR @ ALLEY: 5 FEET



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REVISIONS

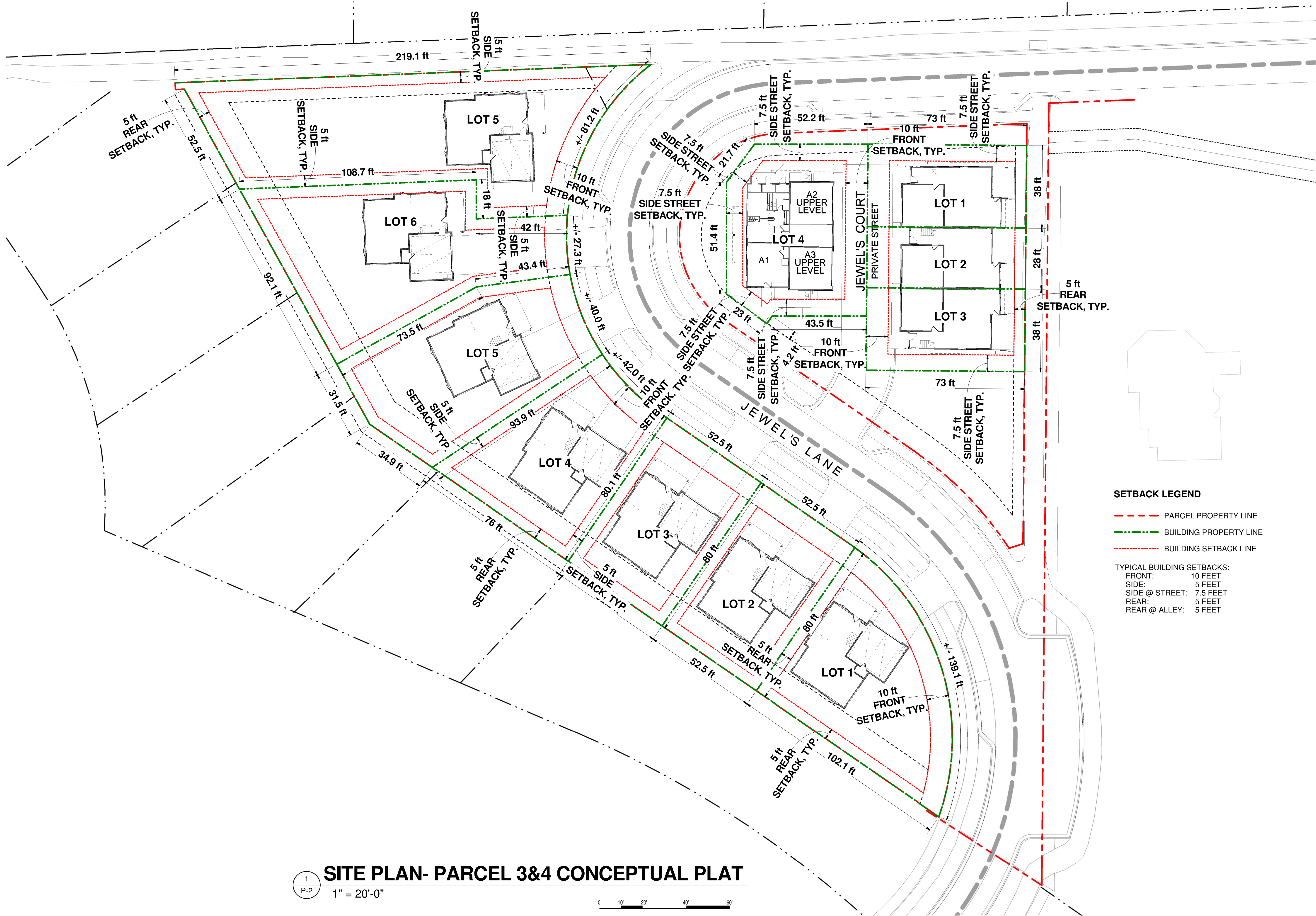
No.	Description	Date
3	Revised site plan options	2018-APR-20

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	J.M.
Checked By:	ESA

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
PARCEL 2 CONCEPTUAL PLAT 2
Sheet Number
P-1-2

2018-APR-20

4/20/2018 11:46:03 AM



SITE PLAN- PARCEL 3&4 CONCEPTUAL PLAT
1" = 20'-0"

SETBACK LEGEND

- PARCEL PROPERTY LINE
- BUILDING PROPERTY LINE
- ... BUILDING SETBACK LINE

TYPICAL BUILDING SETBACKS:
FRONT: 10 FEET
SIDE: 5 FEET
SIDE @ STREET: 7.5 FEET
REAR: 5 FEET
REAR @ ALLEY: 5 FEET

THOMPSON PARK DEVELOPMENT
PARCEL 3 & 4 THOMPSON PARK SUBDIVISION
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REVISIONS		
No.	Description	Date
3		2018-APR-20

Job Number:	17034
Date:	2018 MAR 29
Drawn By:	Author
Checked By:	Checker

Project Phase
MAJOR SITE PLAN REVIEW
Sheet Title
PARCEL 3&4 CONCEPTUAL PLAT
Sheet Number
P-2

2018-APR-20



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

Board of Trustees Agenda Memorandum

Meeting Date: 4-26-18

TITLE: 379 Euclid – Special Use Permit for Accessory Dwelling Unit, Minor Site Plan Review and Variances

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Referral Comments
Land Use Application
Letter from the Public

BACKGROUND

This is a public hearing to consider a Special Use Permit and a Minor Site Plan Review for purposes of allowing an Accessory Dwelling Unit (ADU) in the present accessory structure at 379 Euclid Avenue. The application includes a request to reconstruct the original entrance and entry porch on the western façade of the single family residence on 4th Street.

The application also includes the following variances:

1. Variance from minimum lot size requirement - 5500 ft. required for an ADU in the OTR Zone District (Table 3.2-3 of UDC).
2. Variance for size of ADU in OTR (maximum 10% of lot size per section 4.4.4.A.5.e of UDC).
3. Variance for alteration, repairs or replacement in nonconforming structures according to section 7.4.2 – UDC and change of use in section 7.3.1.C.
4. Setback variances for purposes of reconstructing original entry on west side of primary structure.
5. Setback and height variances for shop/home office space conversion to ADU in accessory building.

The application includes a request for a reduction in parking standards for an ADU from 2 spaces to 1 space. Section 4.4.4.A.c.5 allows the Planning Commission to approve a reduction in parking standards for an ADU in the OTR Zone District when it

demonstrates reduction will contribute to preservation of the historical character of a residence within the OTR District.

The property is in the OTR Zone District.

DISCUSSION

Phase 1 would be the conversion of an existing garage, shop and office into an ADU and a more functional garage. The ADU would be 621 sq. ft. All of this will occur within the present accessory structure. The only difference is that the south facing windows on the second floor would be replaced by a door and an 18" deep metal balcony.

The ADU would be a 621.5 sq. ft. efficiency unit. There would be 327 sq. ft. of storage and 411 sq. ft. of private outdoor open space.

The allowed height for an accessory structure on an OTR lot is 14 ft. When the garage was built, the allowed height was 20 ft. in the R/LD zone district. The existing height is 14 ft. 3 in. to mid-span and 20 ft. to the peak. The garage was conforming when it was constructed; however, it is a legal non-conforming structure now in terms of height. Because of this, a variance was noticed.

Phase 2 would include replacing a bay window structure on the west side of the house with a door entry and small porch. The west side of the house was the "front" entry for the original house (1888) until the late 1980s. This property was part of a three-unit development along 4th Street which was built in the late 1800's. All three homes had their front doors along 4th street. The façade would be reconfigured to match the other two residences to the north.

The lot is 4,000 sq. ft. The main house was constructed in 1887 and is now approximately 1492 sq. ft. A previous owner placed a second story on the structure and relocated the main entry from 4th Street to Euclid Avenue and the original door was replaced by the bay window. The house is nonconforming in terms of setbacks along Euclid Avenue and 4th Street. It is 17 ft. to mid-span and 19 ft. to the peak.

The nonconformities generally arise from the lot size of 4,000 sq. ft. as well as the lot dimensions of 40' x 100'. In addition, the single family residence was constructed prior to the adoption of the zoning codes. Because of that, the structure is nonconforming related to setbacks on Euclid Avenue and 4th Street, lot size and coverage. Most of the parking is located on the town-right-of-way.

Standards for Accessory Dwelling Unit

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

- Ø Only one ADU on the property.
- Ø ADU's are required to be attached, except in the OTR Zone district.

- Ø The detached ADU shall be located on the side or rear of the primary structure.
- Ø The ADU will have a separate exterior entrance.
- Ø The ADU will be no more than one bedroom.
- Ø Separate water and sewer service will not be provided.
- Ø The ADU will not be under separate ownership.

The application meets these standards.

There are additional ADU standards in UDC Section 4.4.4.A.5 for residential structures of historical significance the OTR Zone District. These have been listed below with a comment in italic responding to how the standards have been met.

1. A residential structure in the OTR zone district is of historical significance if the majority of the predominant elements of the structure were constructed prior to 1925.

The primary structure was built in approximately 1887. It was modified in the late 1980s. Applicant is trying to help restore the historic elements of the building by reconstructing the original entrance on the west façade. This will help restore the look of the historic street frontage and character on this portion of 4th Street.

2. Detached ADU's may be permitted on a lot containing a residential structure of historical significance within the OTR zone district.

The ADU is being placed in an existing accessory building within the existing footprint. As part of this application, the applicant is proposing to restore historical integrity of the building by replacing the original entrance on the primary structure.

3. The Planning Commission may allow a reduction in the parking standards for an ADU in the OTR district pursuant to Section 5.8 when it is demonstrated that the reduction will contribute to the preservation of the historical character of a residence of historical significance within the OTR zoning district and such reduction will not adversely affect neighboring properties.

The request is to reduce the required parking for the ADU from two spaces to one space which would be located in the garage. It would be difficult to accommodate any additional spaces on-site due to the size of the lot. One may fit off the alley but that would eliminate any useful yard area. This property is located on a corner lot with available street parking. Staff supports this request.

4. The minimum size of an ADU shall be 300 ft.

The ADU would be 621.5 ft.

5. The maximum size of an ADU shall be 10% of the total lot size up to a maximum unit size of 650 ft.

The lot size is 4,000 sq. ft. which would allow a 400 sq. ft. unit. The applicant is requesting 621.5. While Staff was not initially inclined to support this variance, it should be recognized that much of the square footage is not very usable space due to the ceiling height.

Variances for Accessory Dwelling Unit

Three variance requests relate to the ADU. These as listed below with staff comments in italics.

1. Minimum lot size of 5,500 sq. ft. The existing lot is 4,000 sq. ft.

Staff feels this is a pre-existing non-conforming condition.

2. Reduction from two on-site parking spaces to allow one on-site space.

As noted above, it would be difficult to accommodate any additional on-site parking spaces.

3. Increase in intensity of use for a portion of the nonconforming structure.

The existing footprint of the accessory building will remain the same with the exception of the balcony and addition of a door on the south side of the building. Staff feels this is acceptable because there is no expansion of the existing non-conformance.

Variance - Single Family Residence

There is one variance for the single family residence. The residence is located within the front yard setback along 4th Street. The proposal is to remove the bay window/structure and rebuild the original entrance on the 4th Street facade. This would require a variance.

Staff supports this variance as it would allow changing the building façade to match the historic pattern of the small homes to the north of this property.

FISCAL ANALYSIS

There would be no fiscal impacts on the Town if this application is approved.

RECOMMENDATION

Staff is supportive of the proposal. It would result in improvements to a historic structure while providing a small ADU near the downtown.

Staff recommends that the following motion be approved: **Move to approve the Special Use Permit, Variances and a Minor Site Plan Review with the findings and conditions in the Staff Report.**

Conditions

1. The construction of the ADU and the reconstruction of the west building façade of the single family residence shall be done concurrently. The west building façade reconstruction shall be complete prior to issuance of a Certificate of Occupancy for the ADU.
2. All development shall comply with the Site Plans and Building Elevations submitted with the application.
3. Water rights for the ADU shall be due at the time of building permit.
4. The applicant shall be responsible for all building permit fees, tap fees and other associated fees at the time of building permit.
5. 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.
6. The Applicant shall also pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings

Special Use Permit for ADU

1. The proposal meets the purposes of the zone district in the OTR zone district, specifically care has been taken to meet all criteria, regulations and dimensional requirements that could possibly be met with the exception of those noted for which variances are required (e.g. open space, lot size and setbacks). The proposed ADU will be contained within the existing volume of the garage and the historic entry of the primary residence reconstructed.

2. The special use shall comply with all applicable fire, building, occupancy and other municipal code provisions as a building permit will be required for both the single family residence and the ADU;
3. The special use shall not have a significant traffic impact the neighborhood.
4. The special use shall not otherwise have an adverse effect upon the character of surrounding uses; and in fact will enhance the character by preserving an existing historic structure.
5. The impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.
6. The use shall not create a nuisance and such impacts shall be borne by the property owners of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.
8. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future as all uses will presently be accommodated within the existing volume of the structures. No new structures are being built.
9. The project maximizes the use of the site's desirable characteristics, specifically the reconstruction of the building façade on 4th Street.

Variances for Single Family Residence and ADU

1. The structures to be altered are a residential dwelling unit and an accessory structure to the residential unit;
2. The lot must be located in the Old Town site;
3. The applicant did not cause the situation or hardship by his/her own actions. An exception is warranted because the lot was subdivided and the single family home was constructed prior to subdivision or zoning regulations being instituted in the town;
4. The new construction, alteration or addition could not be reasonably placed in another location;
5. The new construction, alteration or addition is designed in a reasonable fashion 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;
7. The granting of a variance will be consistent with the spirit and purpose of the Code

Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as it provides smaller ADU units near the downtown and preserves and enhances a historic structure;
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 practical development and design standards set forth in this code, though there are a number of pre-existing non-conforming situations due to the historic nature of the lot and single family home.
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale,

Prepared By: Janet Buck, Planning Director



Memorandum

To: Janet Buck, Planning Director

From: John Plano, Building Official

Date: 04/09/18

Re: 379 Euclid Avenue, Special Use Permit (ADU) LU18-10-12

This proposal is to convert the existing detached garage into an apartment. This project will require permitting thru the Building Department. This is not a full review for a building permit, nor does it cover every aspect for the building permit, this is a courtesy review for the Planning Department to cover large items.

The Town does not have a record of a building permit for the garage. A structural engineer is to verify existing conditions prior to construction of the ADU. Issues to be addressed, but not limited to:

- The existing foundation is adequately sized to accommodate the loading to today's standards. Provide details for building permit.
- The existing foundation is to have 36" deep frost protection. If the existing foundation is not 36" deep, details will be required to bring it compliant to code.
- The existing wall floor and roof framing is to meet code. If items not to code, details will be required to bring it compliant to code.

Existing weather protection and insulation is to meet current code. Please provide verification for the building permit application of the existing conditions and upgrades if needed.

The required 7' ceiling height is to be maintained for at least 50% of the upper level, areas less than 5' do not count. The depictions on the drawings meet code. If the roof has to be furred down to accommodate structural upgrades or insulation, the required ceiling height will need to be re-evaluated.



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

Transmittal

Item Number: LU18-10-12

Date Routed: 3-28-2018

Comments Due: April 16, 2018

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. Please contact the planning department should you have any additional questions regarding this project.

Applicant: Thomas K. Moore

Owner of Record: Same

Location: 379 Euclid Avenue

Zone: Old Town Residential (OTR)

Project Description: Remodel garage to include an ADU and restore west building façade. Variances – Lot size, setbacks, ADU size, parking, higher intensity use etc.

Planner: Janet Buck/John Leybourne

COMMENTS:

1. The Town's water system is capable of providing the required fire flow and the existing fire hydrants are adequate.

Date: April 12, 2018

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



TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT: 379 Euclid Avenue
ITEM NUMBER: LU18-10-12
ARCHITECT: Skinnyfish
OWNER: Thomas Moore
DATE: April 13, 2018

REVIEW COMMENTS:

Water:

- The water tap for this lot has a meter pit. The meter pit should be replaced with a curb valve and the meter moved inside the building with a backflow preventer and PRV.
- If the service is galvanized, replacement is recommended.

Sanitary Sewer:

- Records indicate that historically, this home had a shared sewer service line with adjacent homes. Records also indicate that the sewer service line for 379 was disconnected from the shared service and a new tap was installed along 4th Street in 2014. This should be verified. If a new service was installed in 2014, the addition of an ADU to it would work, if it is still connected to the shared service, to add the ADU, the shared service would need to be upsized or a new individual service for the ADU established.

379 Euclid Avenue Land Use Application



Special Use Permit (ADU) Site Plan Review Variance

- On-site parking
- Intensity in use for non-conforming building
- SF of ADU

Carbondale, Colorado
February 2018

SECTION 1

Application Forms and Documents

- **Master Land-use application Form**
- **Letter of Authorization**
- **Special Use Permit Checklist**
- **Minor Site Plan Review Checklist**
- **Variance Application Checklist**
- **Project Team**



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: THOMAS K. MOORE Phone: 970.222.1250
Applicant Address: P.O. BOX 449 FORT COLLINS, CO 80522
E-mail: thomaskmoore@hotmail.com
Owner Name: THOMAS K. MOORE Phone: (SAME)
Address: (SAME)
E-mail: (SAME)

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

379 EUCLID AVE. SOUTH 40 FT. OF LOTS 13, 14, 15, 16,
BLOCK 13 OF ORIGINAL CARBONDALE
TOWNSITE

PART 2 - PROJECT DESCRIPTION

General project description:

PHASE I: REMODEL GARAGE TO INCREASE PARKING FUNCTIONALITY
AND ACCOMMODATE AN ADU. PHASE II: RESTORE ORIGINAL

Size of Parcel: 4000 SF # Dwelling Units: 1 + ADU Sq Ftg Comm: _____

Type of Application(s): SPECIAL USE PERMIT, MINOR SITE PLAN, VARIANCE.

Existing Zoning: OTR Proposed Zoning: OTR

PART 3 - SIGNATURES

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

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

Thomas K. Moore 3-1-19
Applicant Signature Date

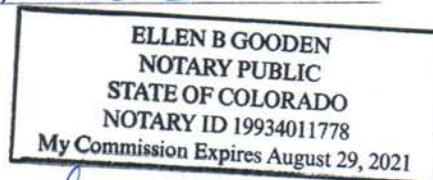
Signature of all owners of the property must appear before the application is accepted.

Thomas K. Moore 3-1-19
Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 1st day of
MARCH 2018, by Thomas K. Moore

Witness my hand and official
My commission expires: 8/29/2021



Ellen B. Gooden
Notary Public

RESIDENCE ENTRY ON THE WEST BUILDING FACADE.

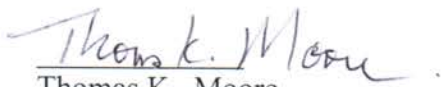
February 27, 2018

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

RE: 379 Euclid Ave. land use application

This letter authorizes **Mark Chain of Mark Chain Consulting, LLC** to submit a land use application for the purposes of obtaining approvals for an Accessory Dwelling Unit in an existing garage/accessory structure at the above noted address. This letter also authorizes Richard Klein of Skinnyfish Architects to represent the owner during any discussion in the land use and review process.

Sincerely,

A handwritten signature in blue ink that reads "Thomas K. Moore". The signature is fluid and cursive, with the first name "Thomas" and last name "Moore" clearly legible.

Thomas K. Moore
1230 Country Club Road
Fort Collins, CO 80524



**Town of Carbondale
Special Use Permit
Checklist**

(970) 963-2733

Project Name: 379 EUCLID AVENUE LAND USE APPLICATION
Applicant: THOMAS K. MOORE
Applicant Address: P.O. BOX 449 FORT COLLINS, CO 80522
Location: 379 EUCLID AVENUE, CARBONDALE
Date:
Staff Member:

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

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

Required Attachments

☒ Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).

☒ A letter requesting the review of the proposed plan for the building project.

☒ Proof of property ownership.

☒ A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.

☒ A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.

☐ Rules and regulations to govern the proposed use if applicable;

NA

☒ If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.

- ☐ Additional information requested at the pre-application meeting:

[illegible]



**Town of Carbondale
Minor Site Plan Review
Checklist**

(970) 963-2733

Project Name: 379 EUCLID AVENUE LAND USE APPLICATION

Applicant: THOMAS K. MOORE

Applicant Address: P.O. BOX 449, FORT COLLINS, CO 80522

Location: 379 EUCLID AVENUE, CARBONDALE

Date:

Staff Member:

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

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

Required Attachments

☒ Filing Fee of \$600 and Land Use Application (separate attachment)

☒ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:

- a. A site plan on a dimensioned plat of the property clearly indicating the following information:
 - i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
 - ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
 - iii. The location on the site of all existing and proposed buildings and structures;
 - v. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
 - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
 - vi. The location of existing and/or proposed drainage facilities;

- [illegible]



Town of Carbondale

Variance Checklist

(970) 963-2733

Project Name: 379 EUCLID AVENUE LAND USE APPLICATION
Applicant: THOMAS K. MOORE
Applicant Address: P.O. BOX 449 FORT COLLINS, CO 80522
Location: 379 EUCLID AVENUE, CARBONDALE
Date: _____
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 \$300 and Land Use Application (separate attachment)
- ☒ A site plan showing the footprint and proposed use of all buildings, parking configuration and other details necessary to demonstrate that the proposed use and site conforms with all other requirements of the zone district and variance requirements.
- ☒ A written statement indicating how the variance will meet the criteria in section 2.7.1.c.3.a or 2.7.1.c.3.b, whichever is applicable.
- ☐ Additional information requested at the pre-application meetings:

PROJECT TEAM

Owner/Applicant

Thomas K. Moore
1230 Country Club Road
Fort Collins, CO 80524
thomaskmoore@hotmail.com

Architect

Skinnyfish Architects
Richard Klein
PO Box 1537
Carbondale CO, 81623
970.925.4089 (cell)
richard@skinnyfish.com

Planning/Coordination

Mark Chain
Mark Chain Consulting, LLC
811 Garfield Avenue
Carbondale, CO 81623
970.963.0385 (office)
970.309.3655 (cell)
mchain@sopris.net

Surveyor

Rocky Mountain Surveying
Michael Lafferty
4133 Crystal Springs Road
Carbondale, CO 81623
laff@sopris.net

SECTION 2

Background Information

- **Introductory Narrative**
- **Project Data**
- **Zoning/Vicinity Map**
- **Neighborhood Density/Context**
- **Parking Photos**
- **Neighborhood Parking Study**

379 EUCLID LAND USE APPLICATION

Legal Description: (South 40 feet of Lots 13 through 16, Block 13 of Original Carbondale Townsite).

Owner: Thomas K. Moore

Land-use Application Components

ADU in OTR Zone District: Special Use Permit (Table 4.2-1 – Allowed Uses UDC)

ADU in OTR Zone District: Minor Site Plan Review – (per 4.4.4A.6 of UDC)

Variance requests related to ADU:

- **Lot Size -5500 ft.² required for ADU in OTR (per Table 3.2-3 of UDC)**
- **Size of ADU in OTR(max - to 10% of lot size per section 4.4.4.A.5.d)**

Alteration, Repairs or Replacement in Nonconforming Structures (7.4.2 – UDC)

- **External Expansion - reconstruct original entry on West side of primary structure**
- **Interior Remodeling and Alteration -increasing intensity of use (from shop and home office space to ADU in garage/accessory buildings)**

REQUEST

Thomas Moore owns property at 379 Euclid Ave. in the Old Town site. He recently purchased the property from Richard Klein. Richard is a longtime architect in the Valley who owned the property since 2007. Mr. Moore recently purchased the property with the intention of providing long-term property ownership for his daughter, Sadie. They wish to convert an existing garage, shop and loft/office into an ADU and more functional garage. Sadie would live in the ADU and rent long-term the main house for an unspecified period of time.

There are two phases of construction proposed with the application. Phase 1 would include the conversion of a portion of the lower level of the accessory structure/garage and the loft area into a 621 ft.² ADU. The existing garage space would be enlarged to accommodate a full-size vehicle. Please note that the present garage only accommodates a compact car. Phase 1 would also include rearranging some of the backyard space to provide private, outside functional open space for each of the units on the property.

Phase 2 of the project would include replacing a bay window structure on the west side of the primary unit with a door entry and small porch. The west side of this house was the “front” entry for the original house (1888) until the late 1980s. The Moore’s would like to have this property reconfigured and fit in with the historic fabric of this portion of 4th Street. 379 Euclid was part of a three-unit

development which was built in late 19th century. All of these three small homes had their primary entrances along for 4th Street, which included a small covered porch for each unit. Richard, the previous owner, had a long-term plan for the project which included trying to get approval of an ADU and restoring the original entrance of the project. He felt that the renovation that occurred in the late 1980s, which increased the size of the unit and its functionality, took away from its Street presence and contribution to the town's historic old town neighborhood.

PROJECT SUMMARY

As one can see from the list of components of this land use application, the review and responses to approval criteria can be quite extensive. However, the development plan can be succinctly stated. The goal is to:

- remodel the garage to increase parking functionality and accommodate an ADU. This includes removing the “shop” portion in the lower level the garage
- relocate the original entry on the west building façade

We feel the owner's desires are consistent with the Town's goal of providing reasonably sized infill and primary units in the Town's core, while at the same time respecting present use patterns and not overwhelming the local neighborhoods.

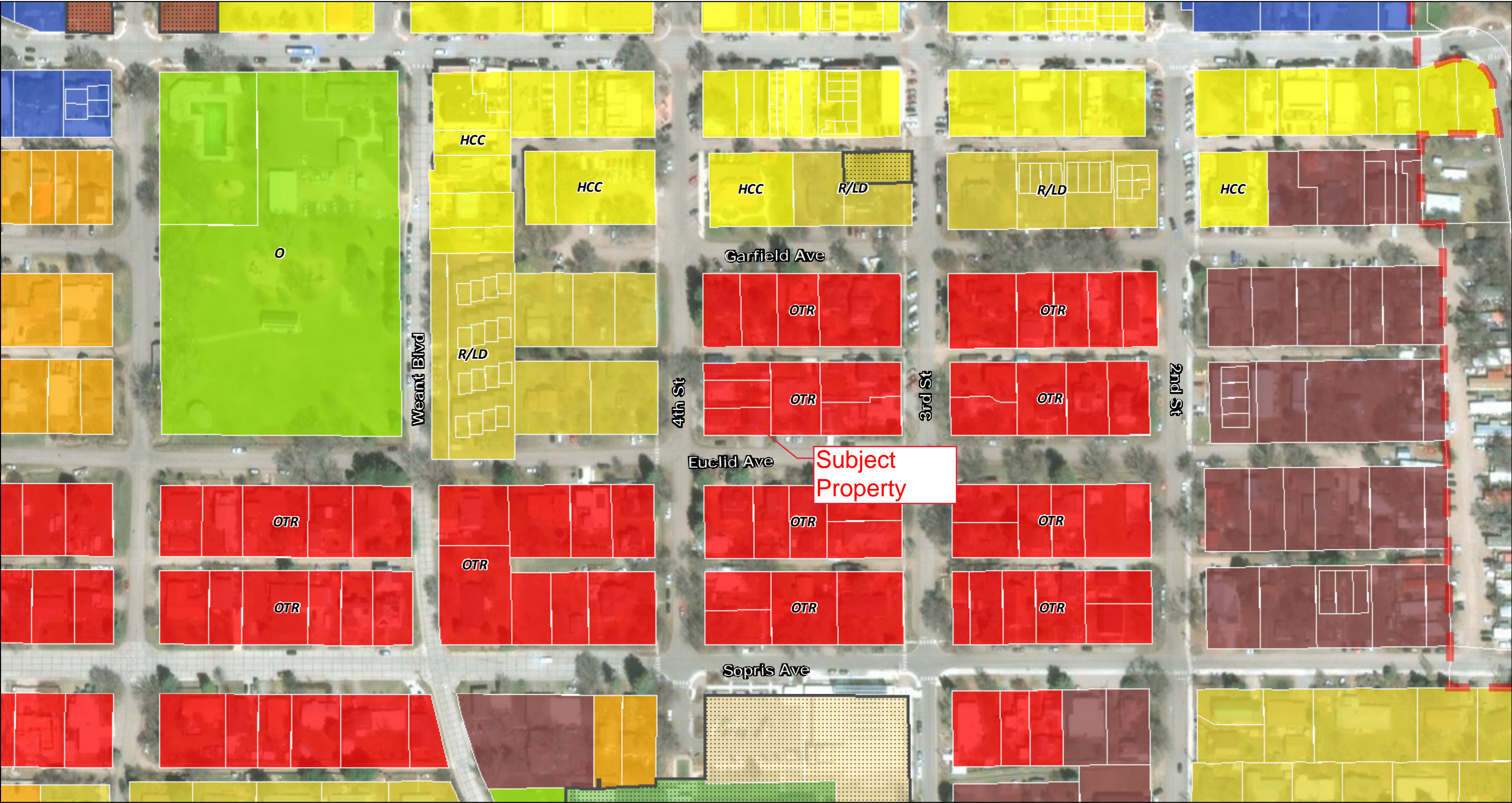
SITE DESCRIPTION

The site is located at the northeast corner of 4th and Euclid and is 4000 SF in size. It is in the original Townsite and is zoned Old Town Residential (OTR). Location/Zoning map is attached. Both the Euclid and 4th Street rights-of-way are 75 ft. in width, characteristic of Oldtown. The property is presently served by all utilities.

The site is relatively flat. A survey is provided in Section 3.

The main house was originally constructed in 1887 and is now approximately 1492 ft.² in size. It is a two-story frame house. The house was smaller and in somewhat decrepit condition when a previous owner took out a building permit to place a second story on the structure and relocate the main entry from 4 Street to Euclid Avenue. The original door way/porch entry under the Dutch gable was replaced by a bay window/structure, with the window bay projecting along both the first and second stories. A perspective image of the replacement concept is included in Section 5. The site is well drained, and the soils are similar to other alluvial soils that are characteristic of this part of town. There are no known site or engineering constraints with the subject property. A sidewalk is located along

Town of Carbondale Zoning



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Roads

- Road
- Town Boundary
- Planned Unit Development (PUD)
- Parcels (Garfield County)

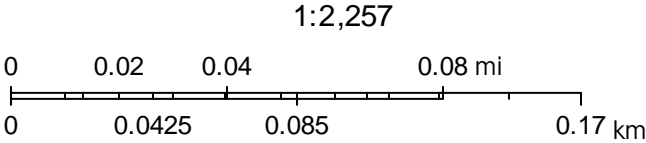
Straight Zoning District

- Commercial/Transitional (C/T)
- Historic Commercial Core (HCC)
- Old Town Residential (OTR)
- Open Space (O)
- Residential/High Density (R/HD)

- Residential/Low Density (R/LD)
- Residential/Medium Density (R/M)
- Residential/Medium Density & Community Facilities (R/M/CF)
- PUD Only Zoning Districts**
- Commercial (C)

Obsolete Zoning Districts

- Open Space/School (O/S)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

the west side of 4th street but there are no sidewalks or paved pedestrian ways adjacent to the property.

As noted earlier in the application, this house was built in the late 19th century as part of a three-home development prior to splitting what was then a larger property. The homes are all very similar – small cottages one or two bedrooms in size with small entry doors and porches fronting for street. Each of these homes was approximately 800 ft.² in size and more closely approximated the northmost of these structures adjacent to the alley between Euclid Avenue and Garfield Avenue. The middle unit was partially reconstructed and improved in the late 1970s/early 1980s. The subject property was renovated in the late 1980s. A garage was permitted to be built in nearly 1990s by benefit of a variance application. The variance had to do with the fact that at the time garages were required to be located 20 feet from the property line. The reason for this was so that a car could be parked from the garage door to the property line without encroaching on town right-of-way, future sidewalk etc. This garage was placed approximately 7 feet from the property line. The present height at midspan is 14'2". Allowed height for an accessory structure on an OTR lot of this size is 14 feet. When the garage was built, the height for an accessory structure on this lot (which was zoned R/LD at the time) was 20 feet. So the garage structure was conforming in terms of height at the time it was built.

Historically, all parking for the property has occurred within the adjacent right-of-way. Many of the surrounding properties provide their parking in the right-of-way and we find this to be consistent with the neighborhood. Providing all required parking on site is inconsistent with the neighborhood development pattern and providing parking on-site for small lots of this size was very unusual in the past. Most of the site landscaping is provided on town right-of-way. The landscaping, path, and other improvements that have occurred slowly over time since the late 1980s renovation.

A nice outdoor space has been created in the central portion of the property – which is the backyard for the main house. This includes a deck area, hot tub/spa area and a lawn area which is actually partially covered with Astroturf. The property is partially fenced. The yard areas on the back (north) side of both the garage and the main house are covered with brick pavers to utilize the area for storage and utility purposes (nothing historically grew on the north side of those structures).

CONFORMANCE/NONCONFORMANCE

The nonconformities generally arise from the lot size (4000 ft.²) and lot dimensions (40 x 100). The property is nonconforming related to setbacks on Euclid Avenue and 4th street, lot size and lot coverage. Most of the parking is

also located in the town right-of-way. A chart of the dimensional/lot information is attached.

The accessory structure proposed to be an ADU is located on the southwest portion of the property along Euclid. The structure is approximately 20 feet in height to the ridge line and is 14 feet 2 ½ inches in height as measured to midspan.

The primary structure is nonconforming in terms of setbacks along the Euclid Avenue and four Street frontages. Specifically, the main house is 6.2 feet from the property line along 4th Street, where the historic entry is proposed to be reestablished. It's height is modest – approximately 17 feet to midspan and 19 feet to the peak.

DESCRIPTION OF NEIGHBORHOOD

The neighborhood is basically single-family in nature with some small, modest multifamily units as is typical of most other areas in the OTR zone district. The properties immediately adjacent to the east is a 4-Plex. The two properties to the south both have ADU's as does the house catty corner to the subject property on the southwest corner of Euclid Avenue.

The two properties to the north are small mountain cottages as previously described. The rest of the neighborhood is a mix of single families, some single-family units with ADU's and a couple of small multifamily structures. There is no predominant architectural style of the neighborhood. The neighborhood context map showing density on each property is provided.

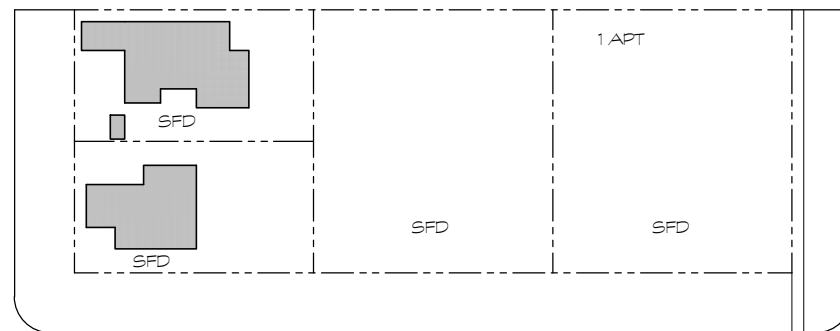
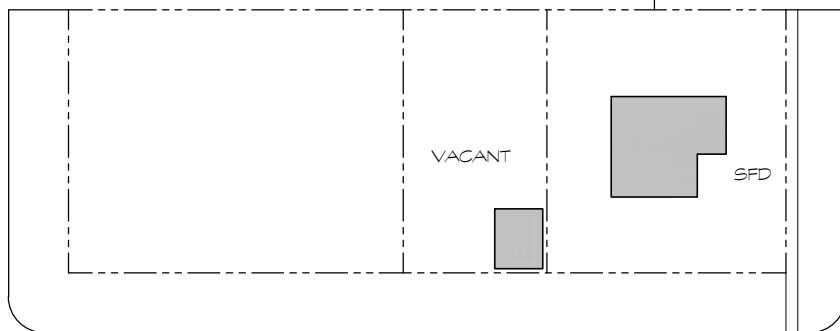
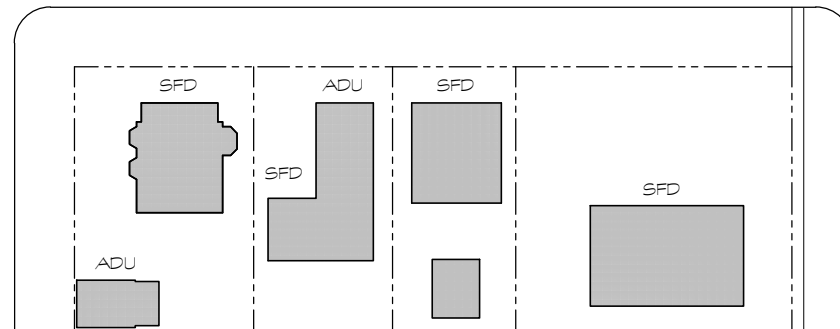
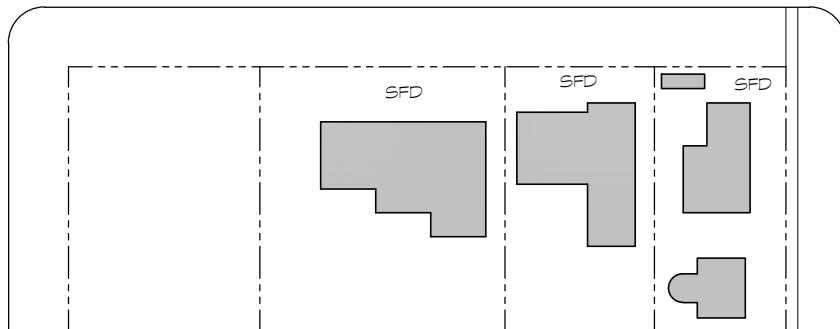
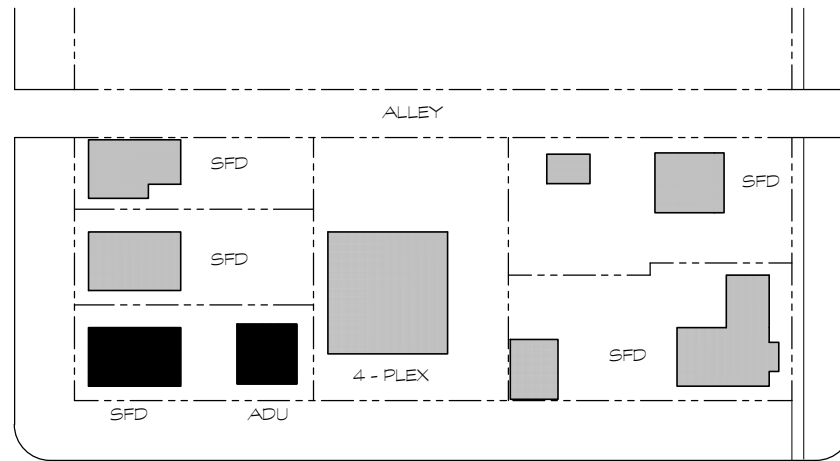
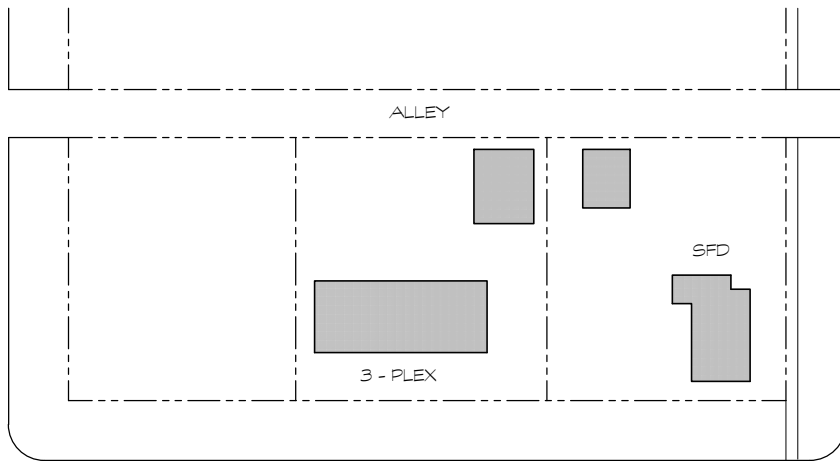
SURROUNDING ZONING

North:	OTR
East:	OTR
South:	OTR
West:	R/LD
Southwest:	OTR

A graphic showing the relative size, location and density/number of units on the adjacent properties is attached.

PROPOSED BUILDING PROGRAM

We just want to reiterate the building program even though it has been previously stated. The intent is to provide an ADU and a better parking space in the present accessory structure. All this will occur within the present accessory structure



NEIGHBOR DENSITY CONTEXT



Zoning and Development Criteria/Data

Item	Standard	Provided	Comment
Front Setback			
Main House - from Euclid	15 Ft	6	Pre-existing
accessory bldg - 4th St	15 FT	7 ft	Pre-existing
Rear Setback (north lot line)			
Main House	5 FT	8.8 ft.	Conforms
Accessory bldg	5 ft.	7.6 ft.	Conforms
Side Setback			
Main House (4th St)	10 FT	6.2 Ft	Pre-existing
Accessory bldg	5.0 FT	6	Conforms
Height			
Main Building	25 Ft.	17 ft.	Conforms
Accessory Building	14 FT.	14' 2.5"	pre-existing
Lot Size			
Lot Area Min	4,125	4,000	Pre-existing
Lot Area , with ADU	5,500	4,000	
General Data			
Open Space	42%		non-conforming
Impervious surface	58%		
No. Parking spaces/main	1.75	0	5 spaces in ROW and 1 compact space in garage
ADU	2	1	P&Z can grant variance for 1 space
SF ADU	10% lot area (400 sf)	621.5 SF	propose variance
MF Site Plan Data			
Private Open Space	62 SF	411 SF	Meets standard
Bulk Storage	207 CF	327 CF	Meets standard

Notes

Zone District	OTR	
Euclid Ave. ROW	75 ft. wide	similar width to most ROW's in Old Town
4th St ROW	75 ft wide	similar width to most ROW's in Old Town

DIMENSIONAL STANDARDS & ZONING STATUS - 379 EUCLID AVENUE

Issue	Standard	comment	code section	Action
Lot size for ADU	5500 SF Lot for ADU	OTR - std is 5500 SF for having an ADU	table 3.2-3	Variance required
off-street parking	1.75 per 2 BR unit > 800 SF	for existing SF res	Section 5.8.1	None - existing situation
off-street parking	2 per adu	OTR - allow reduction of parking for ADU - historic residence	4.4.4. A.5.c.	Can be allowed per site plan
Size of ADU	up to 10% lot size	OTR - max ADU size based on lot size, not size of main house	4.4.4. A.5.d	Variance required
Open space/pervious area	60%	Existing situation -	3.7.2 - Lot coverage	None - existing situation
Re-establish west entry	10 ft. side, street setback	working in setback. Expansion for porch entry	7.4.2.A	Variance Required
Interior Remodeling -Garage	Interior remodeling*	conversion of non-conforming space to higher intensity use	7.4.2.C	Variance Required
Height of Garage	14' - on lots < 7,000 SF **	14'2.5" Existing. Code was 20 ft. for accessory structure when built	3.2.3B	None - existing situation

Notes

- * Interior remodeling allowed within a non-conforming structure provided does not create non-conforming use or increase the level of nonconformity
- ** Garage built in mid 1990's. Parcel was R/LD and allowed 20 ft. for accessory structures - Sec 18.20.025 - (residential Development Standards)

envelope. The only difference proposed is that the south facing windows on the second floor be replaced by a door and an 18" deep metal balcony (to align with the kitchen window bay of the primary residence) as is typical in the French Quarter of New Orleans. This is shown in the building drawings – Sheet A.2.2. The only change proposed for the primary structure is the reestablishment of the historic entrance.

Relevant ADU Information

ADU Size:	621.5 SF
# bedrooms:	0 (efficiency unit)
Storage:	327 SF
Private Open Space:	411 SF

NEIGHBORHOOD PARKING PATTERNS

As noted, the applicant proposes to request that the historical parking pattern for the property be continued to be provided in the town rights-of-way for the existing, primary unit and to utilize one parking space in the garage for the ADU. Total parking required by UDC is 3.75 parking spaces.

We feel that the proposal is justified for a number of reasons. First, 5 improved parking spaces exist along the right-of-way directly adjacent to the property. These improvements were made over time by the previous owners. Second, under the proposal, the existing garage space will be enlarged to make a functional/legal parking space. Third, the majority of the properties in the immediate neighborhood utilize the existing right-of-way for some or all of their parking needs.

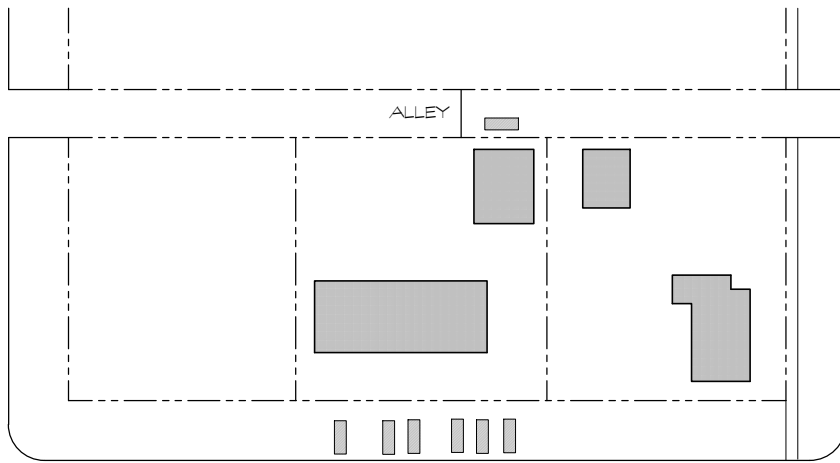
The project architect and I conducted a parking study for this particular neighborhood in 2015 on behalf of the Euclid House Bed and Breakfast application. We noted existing patterns of parking at various times of the day required by the town's than Infill Application Process. We feel that since 379 Euclid is just across the street from the Euclid House, that this parking study is still valid. Note: Euclid House is currently not operating as a B&B. The owners are occupying the primary residence and the carriage house is being rented out on a long-term basis. The parking study, including parking counts, location diagrams and photos is re-produced here.

PARKING COUNTS

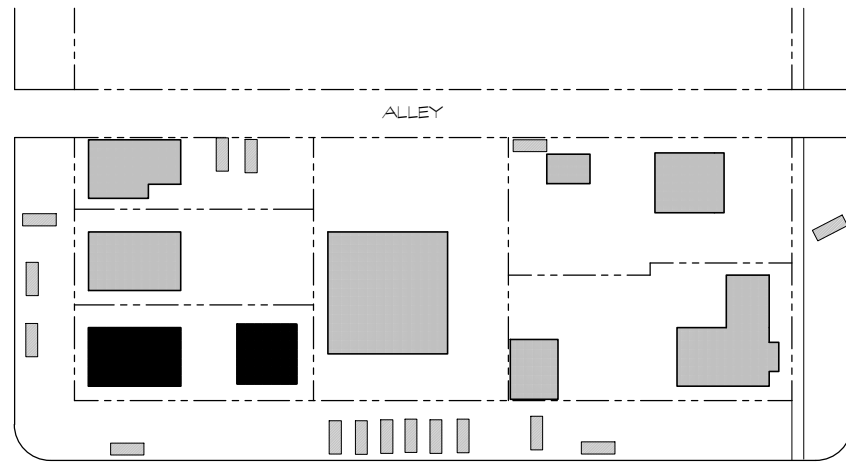
Parking counts in the neighborhood were taken on July 22 and from July 29 through August 1, 2015. We divided the neighborhood into the general areas in the chart noted below. These parking counts are for the infill and special use permit applications. Photos of the parking are attached.

Parking counts for 378 Euclid Ave.

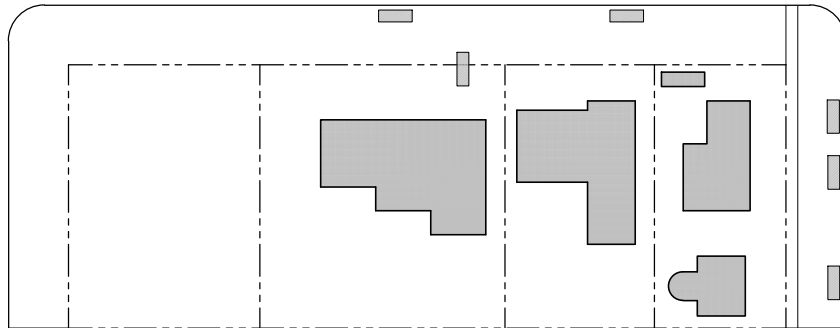
NEIGHBORHOOD AREA	AM COUNT	PM COUNT
Euclid Avenue – South side looking east	3	6
Euclid Avenue – north side looking east	6	8
4 th street – east side looking south	1	0
4 th Street – West side looking south	5	3



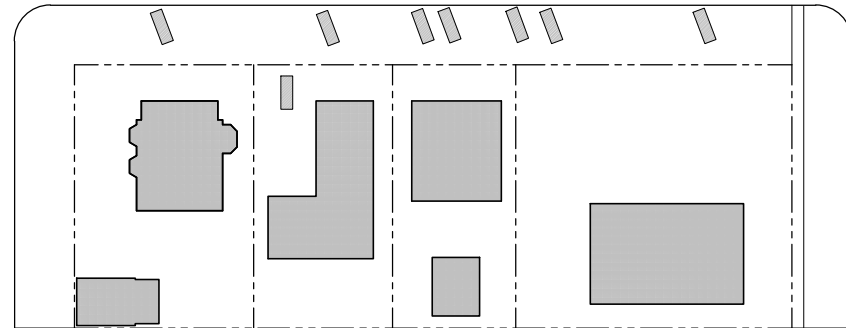
EUCLID AVENUE



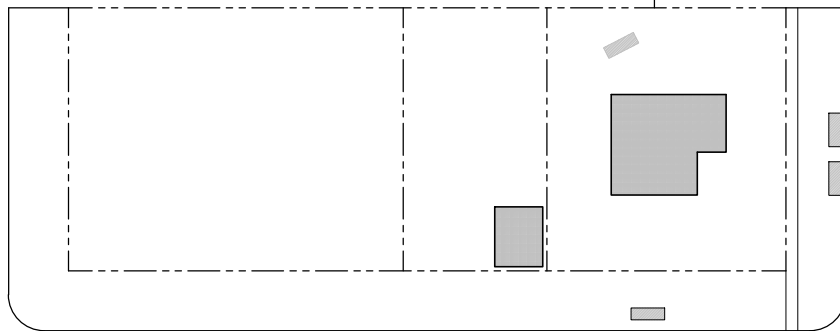
EUCLID AVENUE



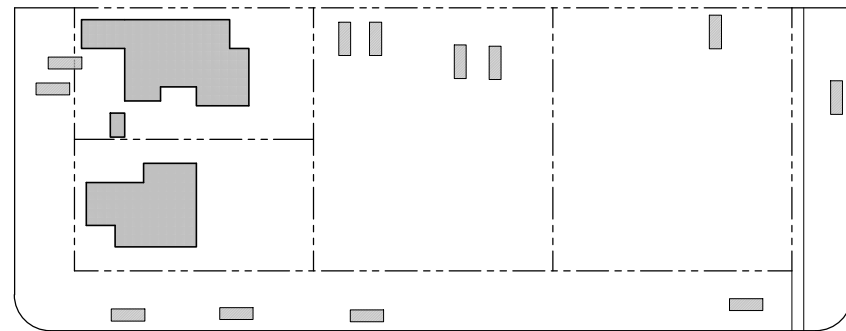
ALLEY



ALLEY



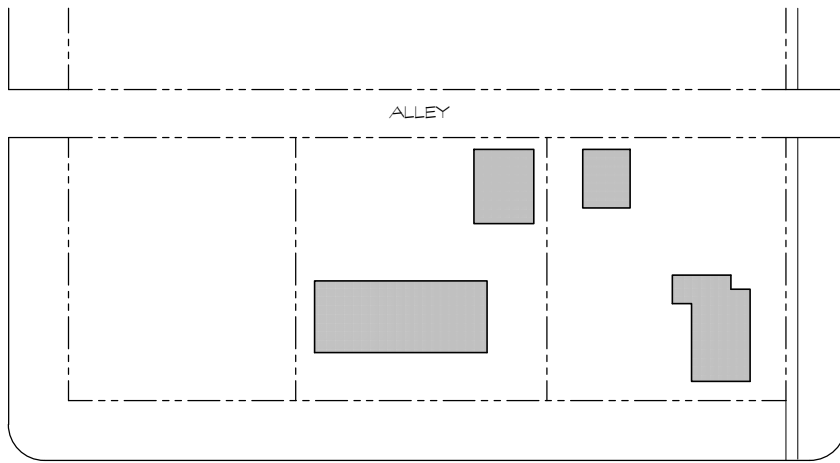
SOPRIS AVENUE



SOPRIS AVENUE

COMPREHENSIVE NEIGHBORHOOD PARKING STUDY

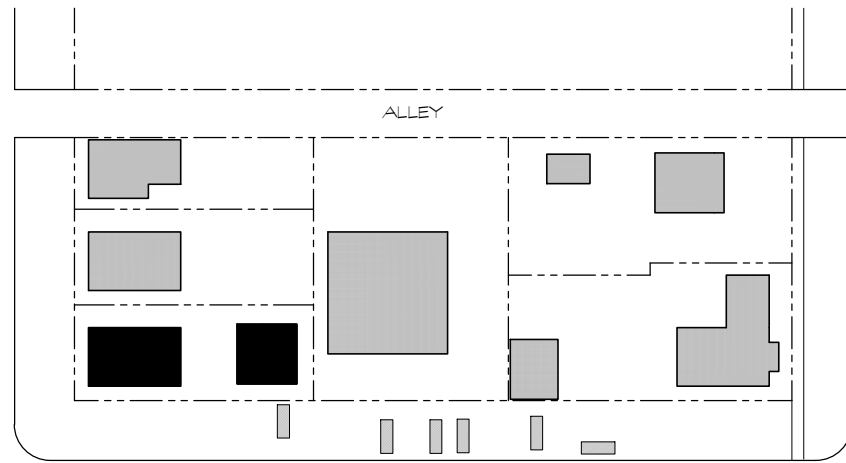




ALLEY

EUCLID AVENUE

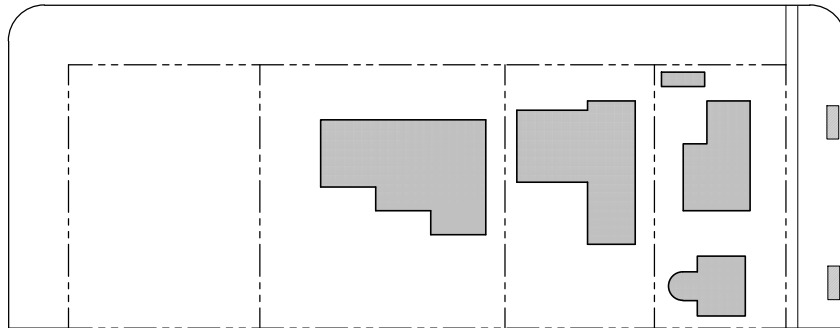
4th STREET



ALLEY

EUCLID AVENUE

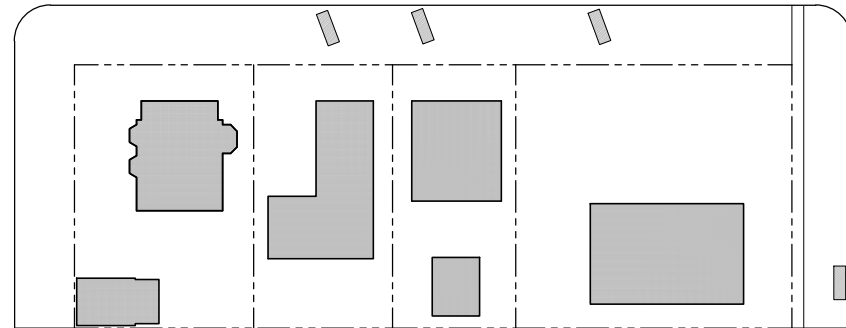
3rd STREET



4th STREET

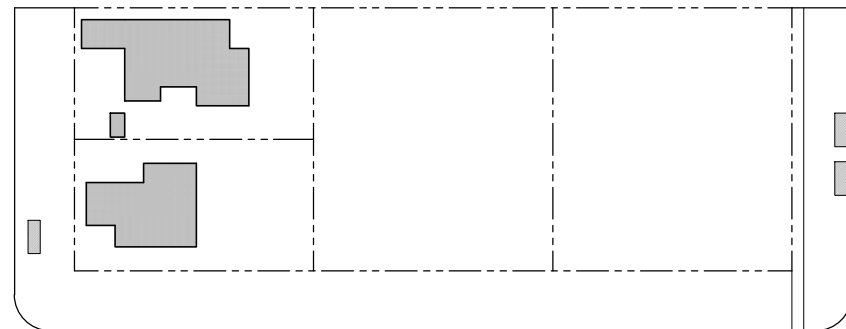
ALLEY

SOPRIS AVENUE



3rd STREET

ALLEY



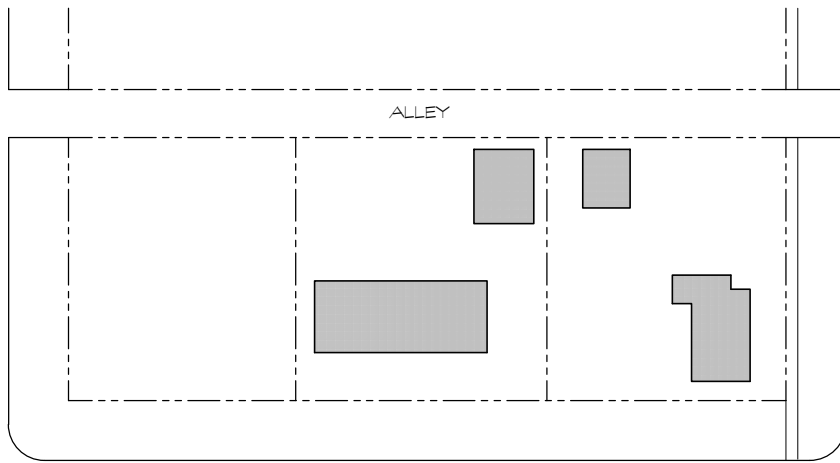
4th STREET

SOPRIS AVENUE

3rd STREET

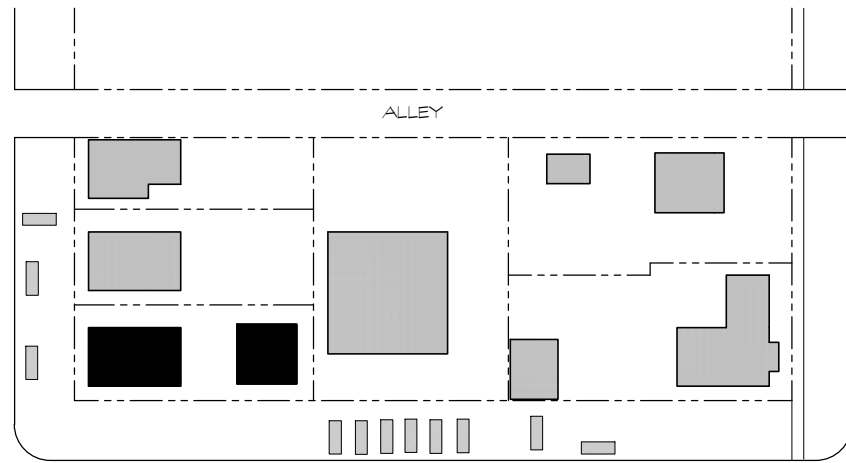
AM PARKING STUDY





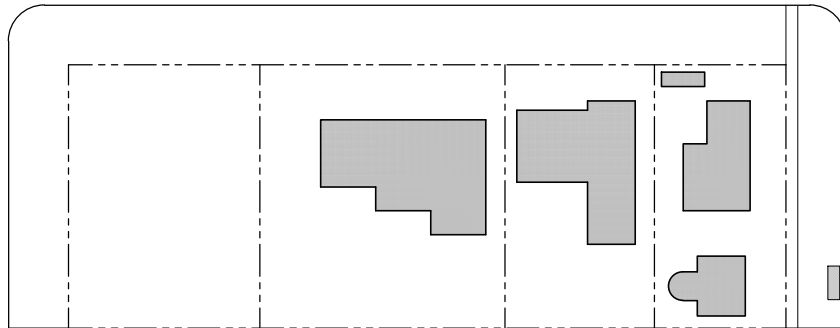
ALLEY

EUCLID AVENUE



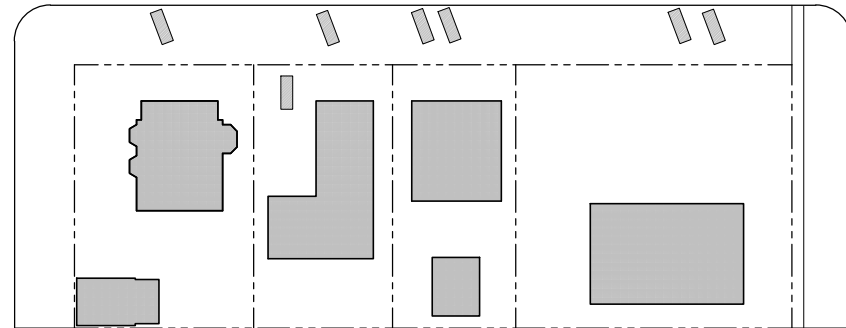
ALLEY

EUCLID AVENUE



ALLEY

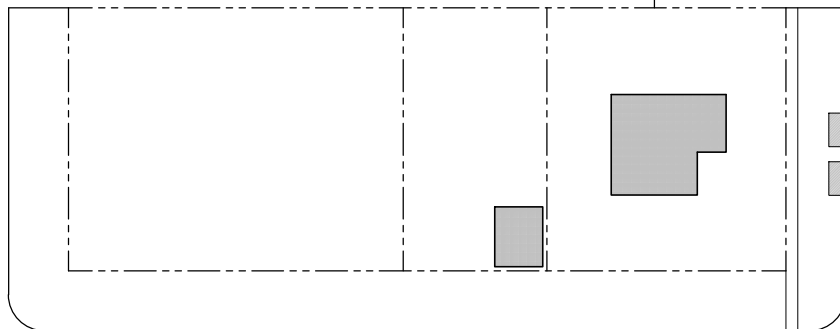
SOPRIS AVENUE



4th STREET

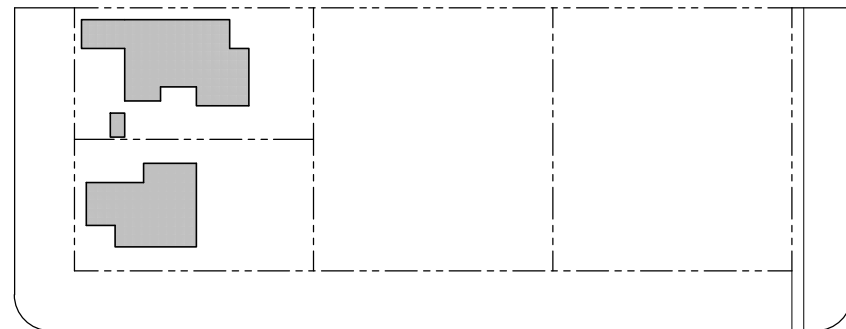
3rd STREET

ALLEY



4th STREET

SOPRIS AVENUE



3rd STREET

PM PARKING STUDY





AM parking – July 22. Looking south from 4th & Euclid



AM Parking. Looking east from 4th & Euclid. North side of Euclid ROW



AM Parking. Looking east from 4th & Euclid – south side of ROW. Euclid House is house in photo.



PM Parking. Looking south from 4th & Euclid



PM Parking – 4th & Euclid looking east.



PM Parking. Looking west from 4th & Euclid

SECTION 3

Technical Drawings

A1.0 - Site Plan

A2.1 – Existing – Accessory Structure

A2.2 – Proposed- Accessory Structure

**A2.3 – Schematic Concept – Primary Building
Improvement Survey**



EUCLID AVE. VIEW



4TH STREET VIEW

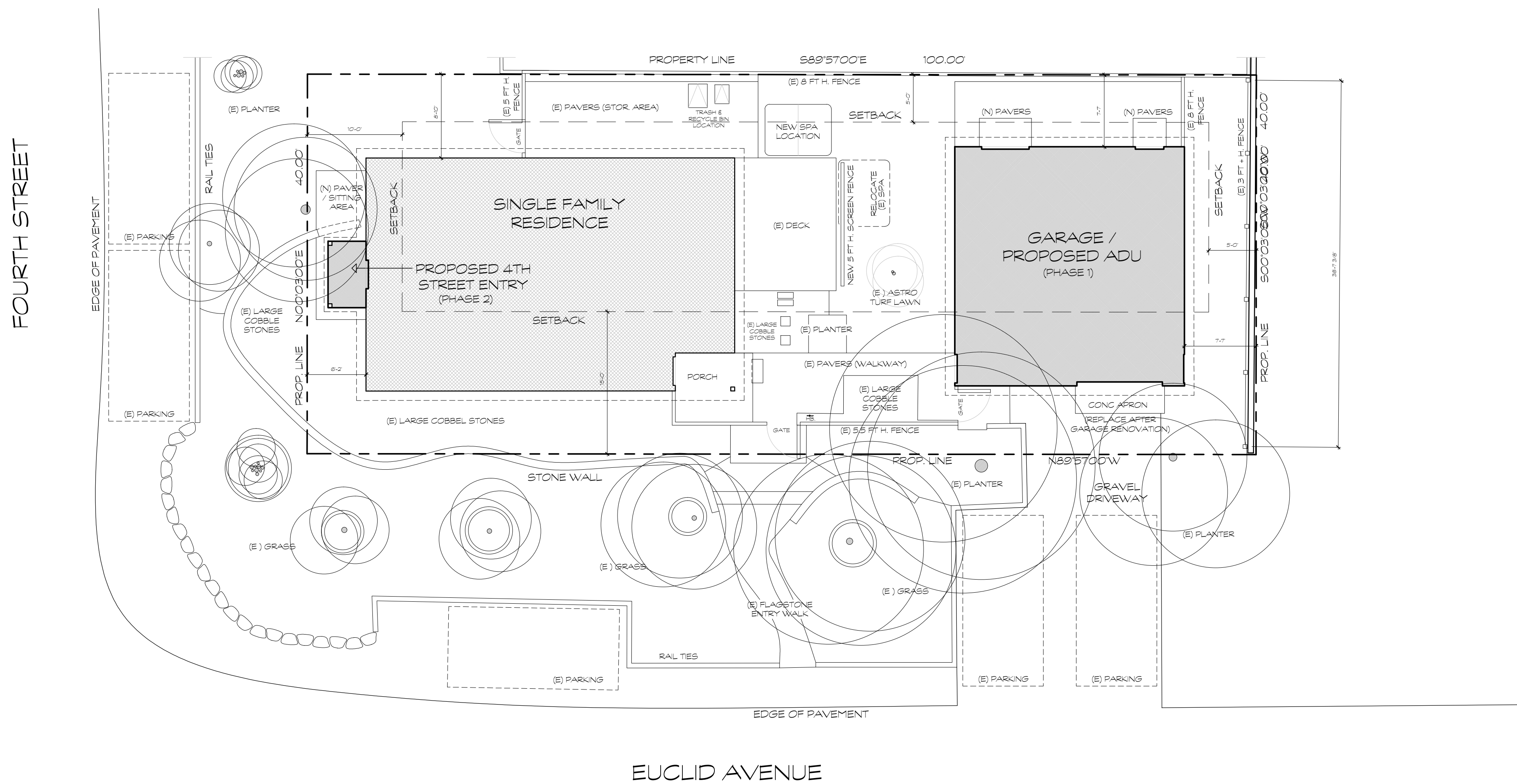
MOORE RESIDENCE

PROPOSED ADU
SITE PLAN CHANGES
379 EUCLID AVENUE
CARBONDALE, CO 81623

ISSUE:
LAND USE REVIEW: 02/06/18

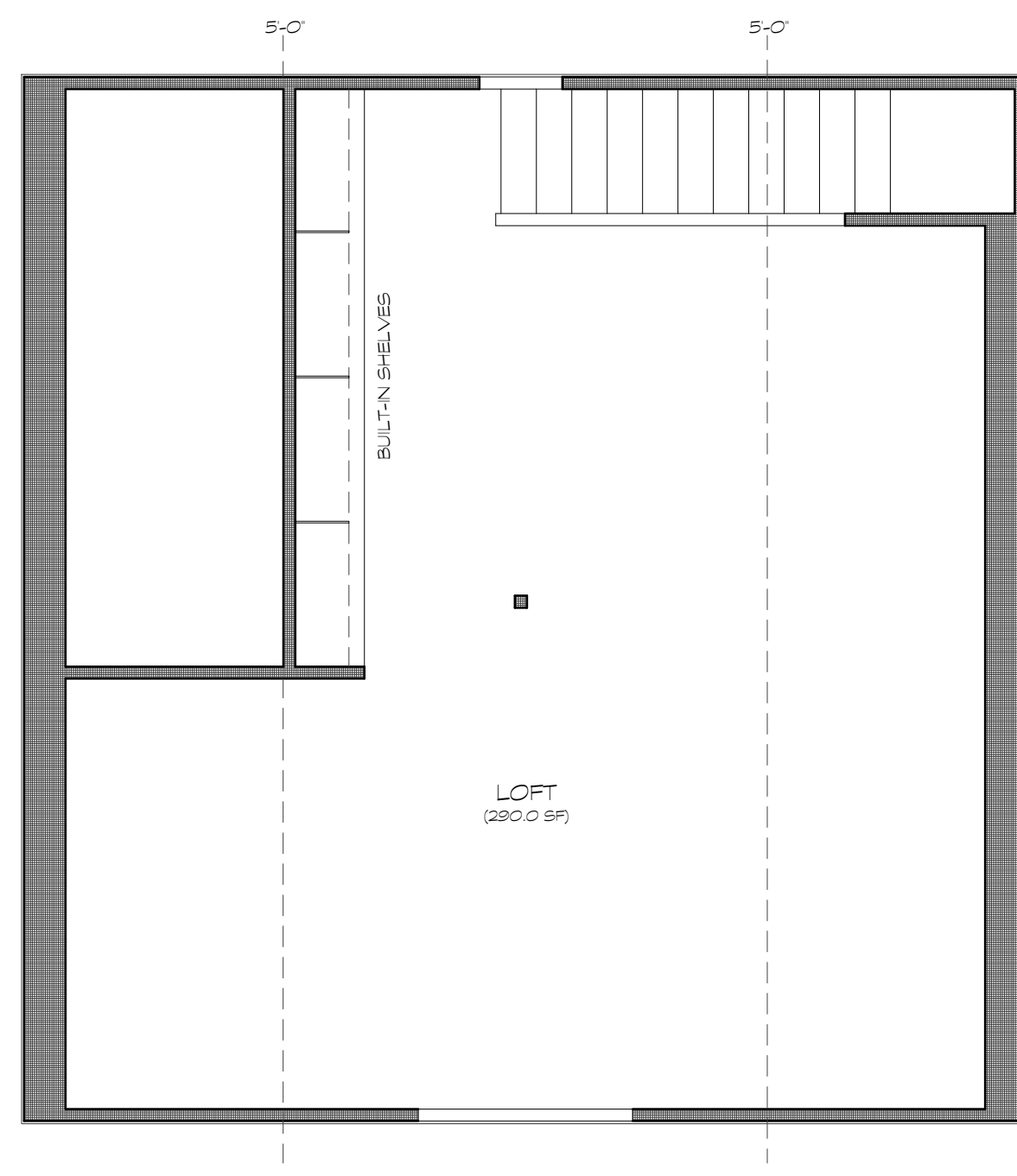
SITE
PLAN

A1.0



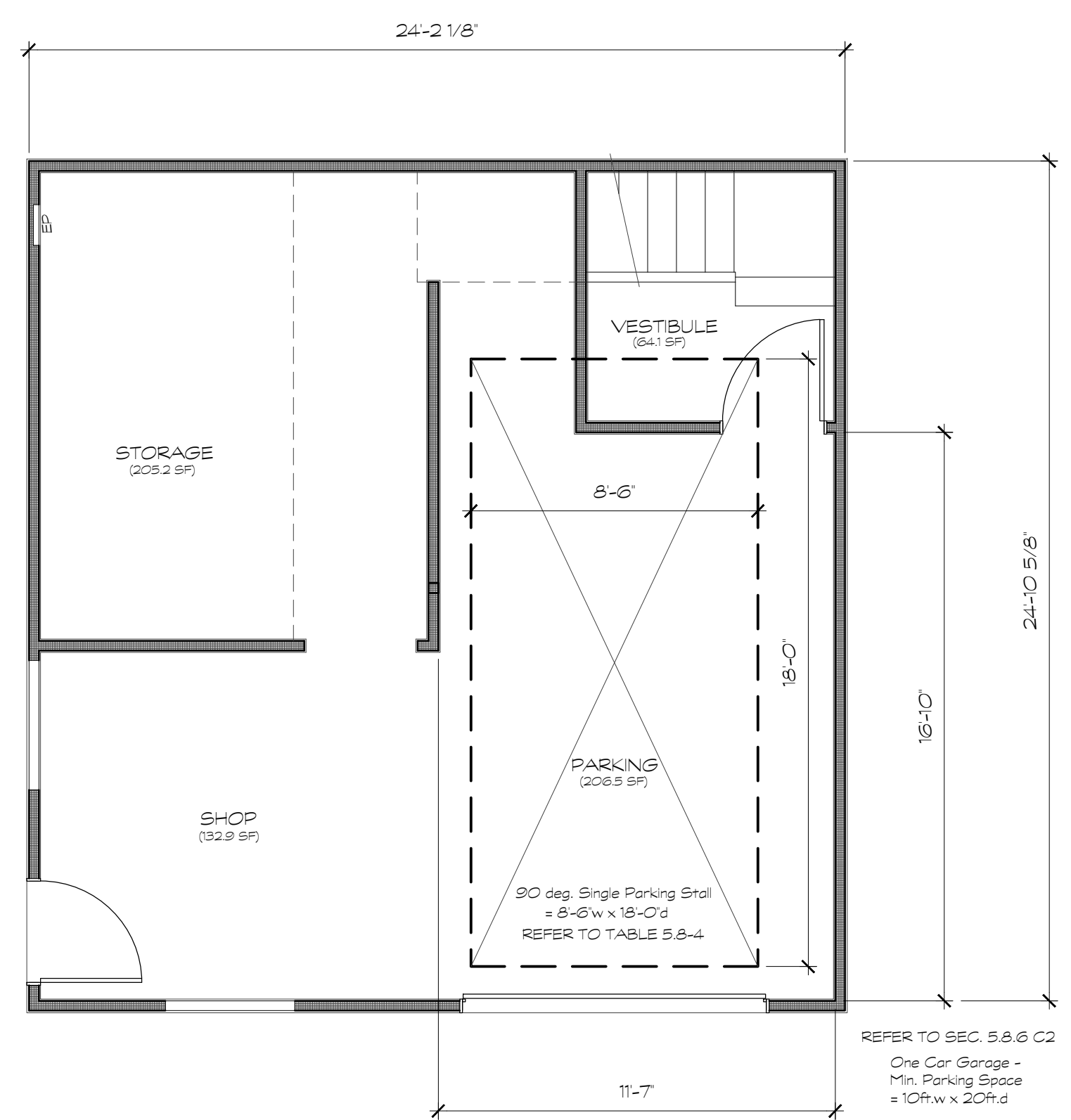
1 SITE PLAN
SCALE 1/8" = 1'-0"

1
NORTH

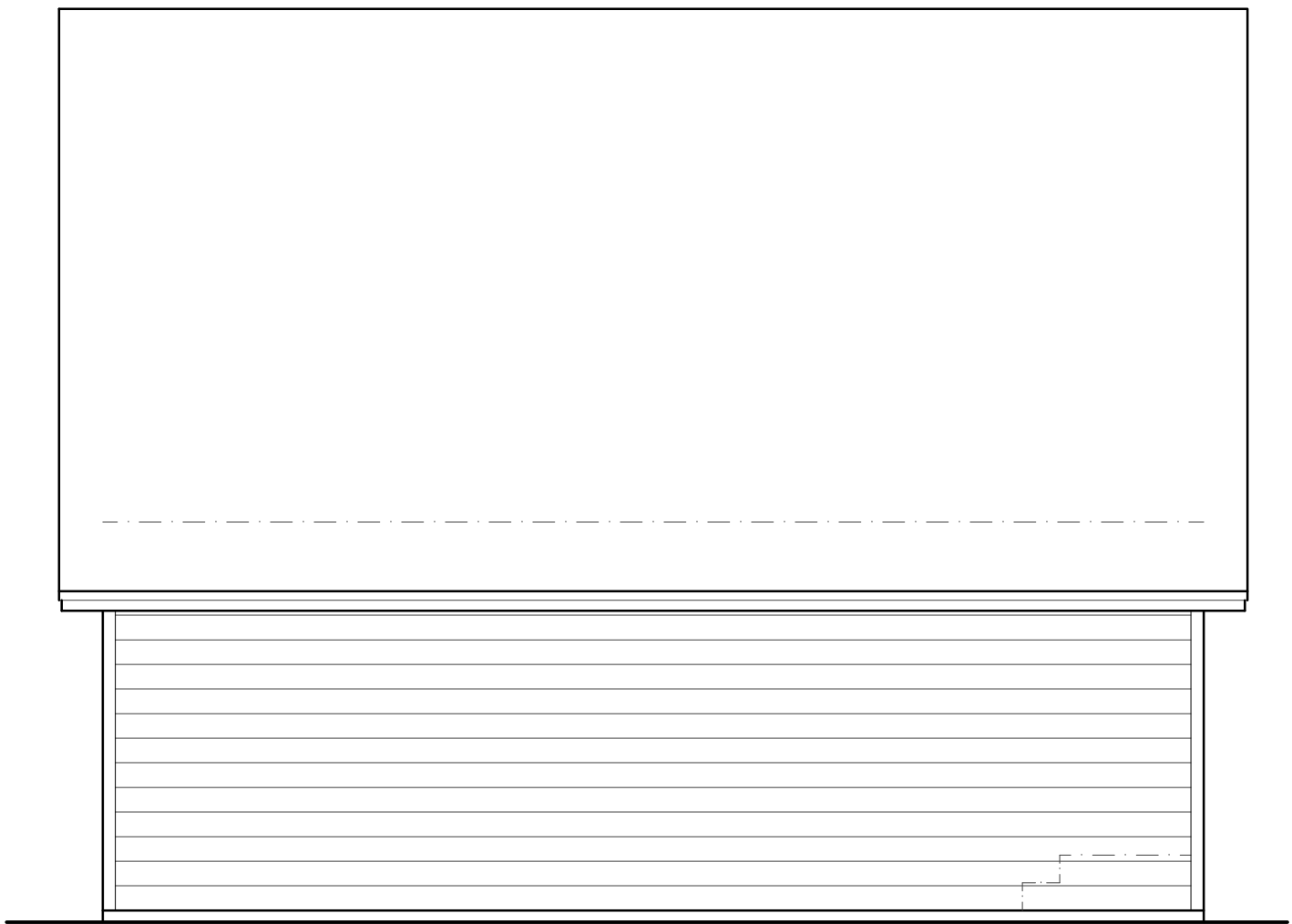


2 EXISTING SECOND FLOOR - GARAGE
SCALE: 1/4" = 1'-0" (290.0 SF)

(EXISTING GARAGE TOTAL = 899.5 SF)



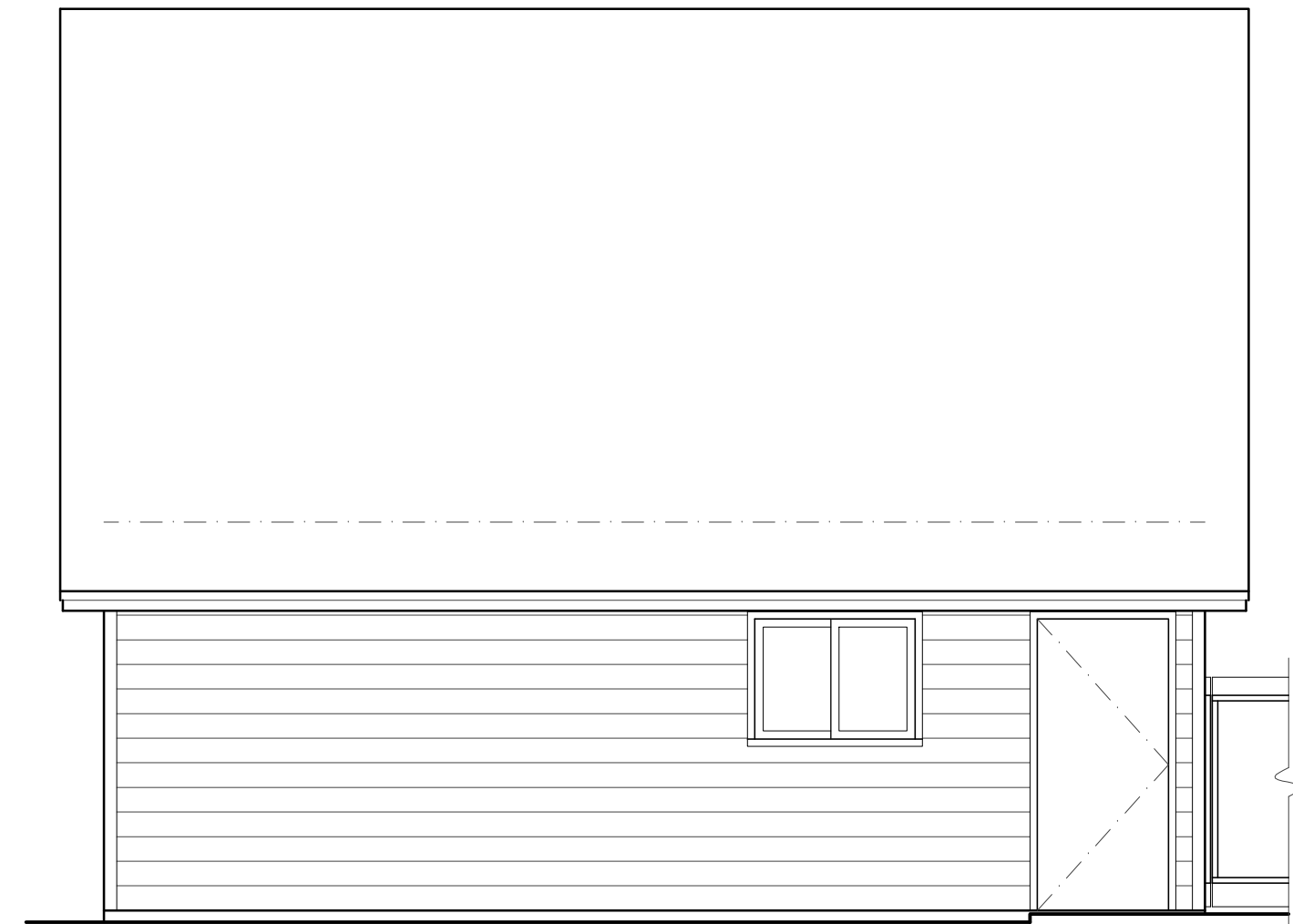
1 EXISTING FIRST FLOOR - GARAGE
SCALE: 1/4" = 1'-0" (609.5 SF)



6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



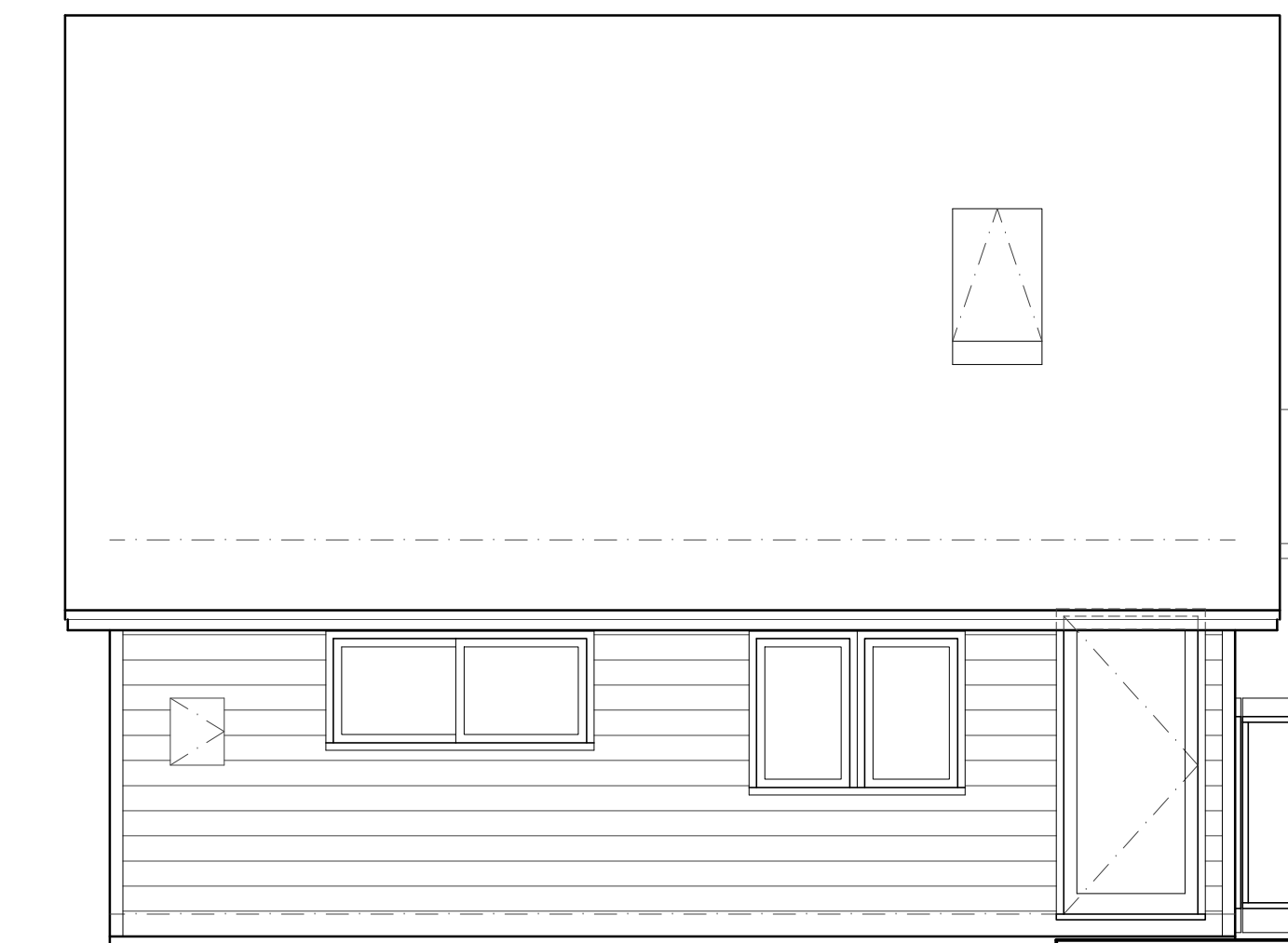
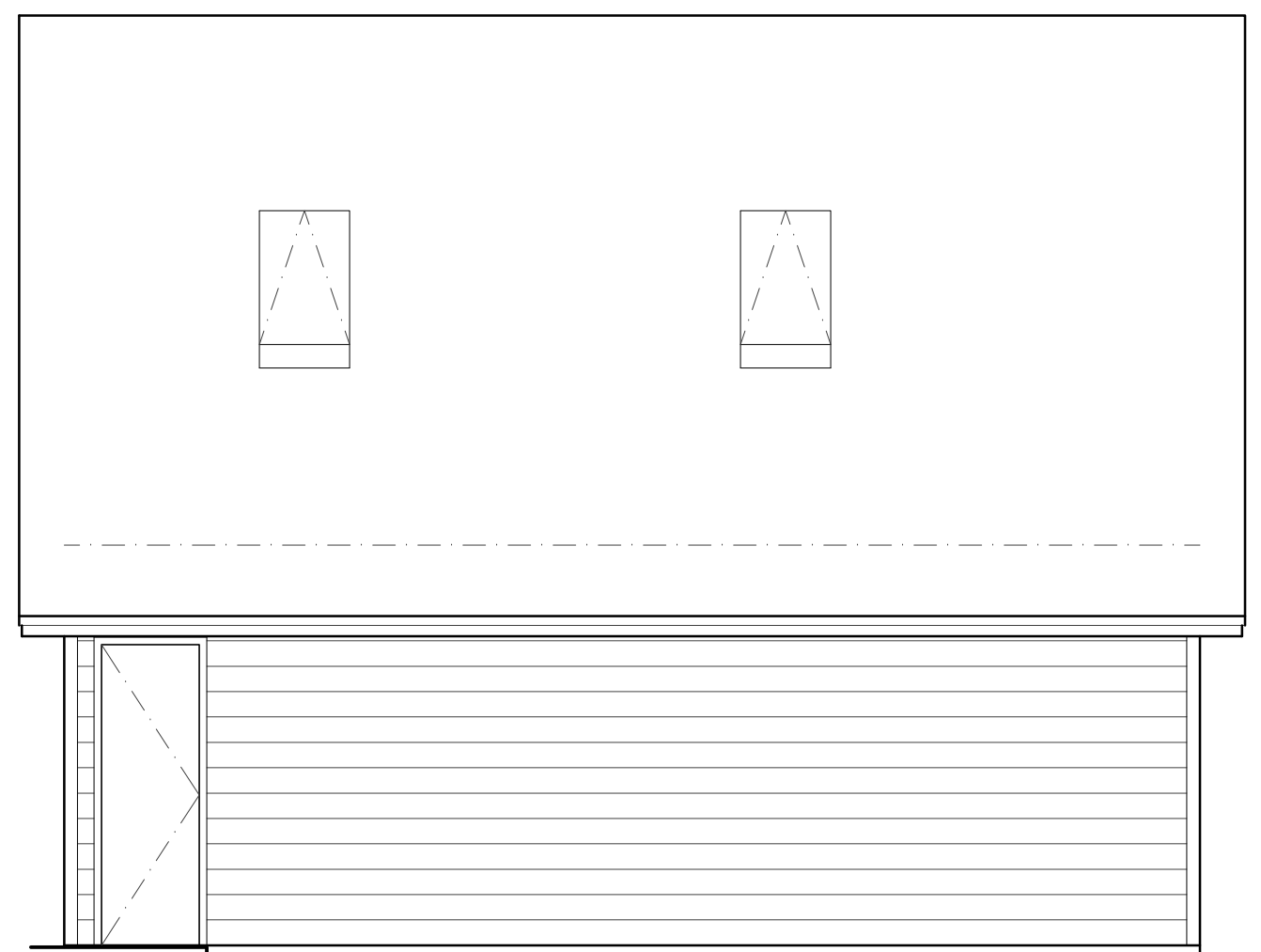
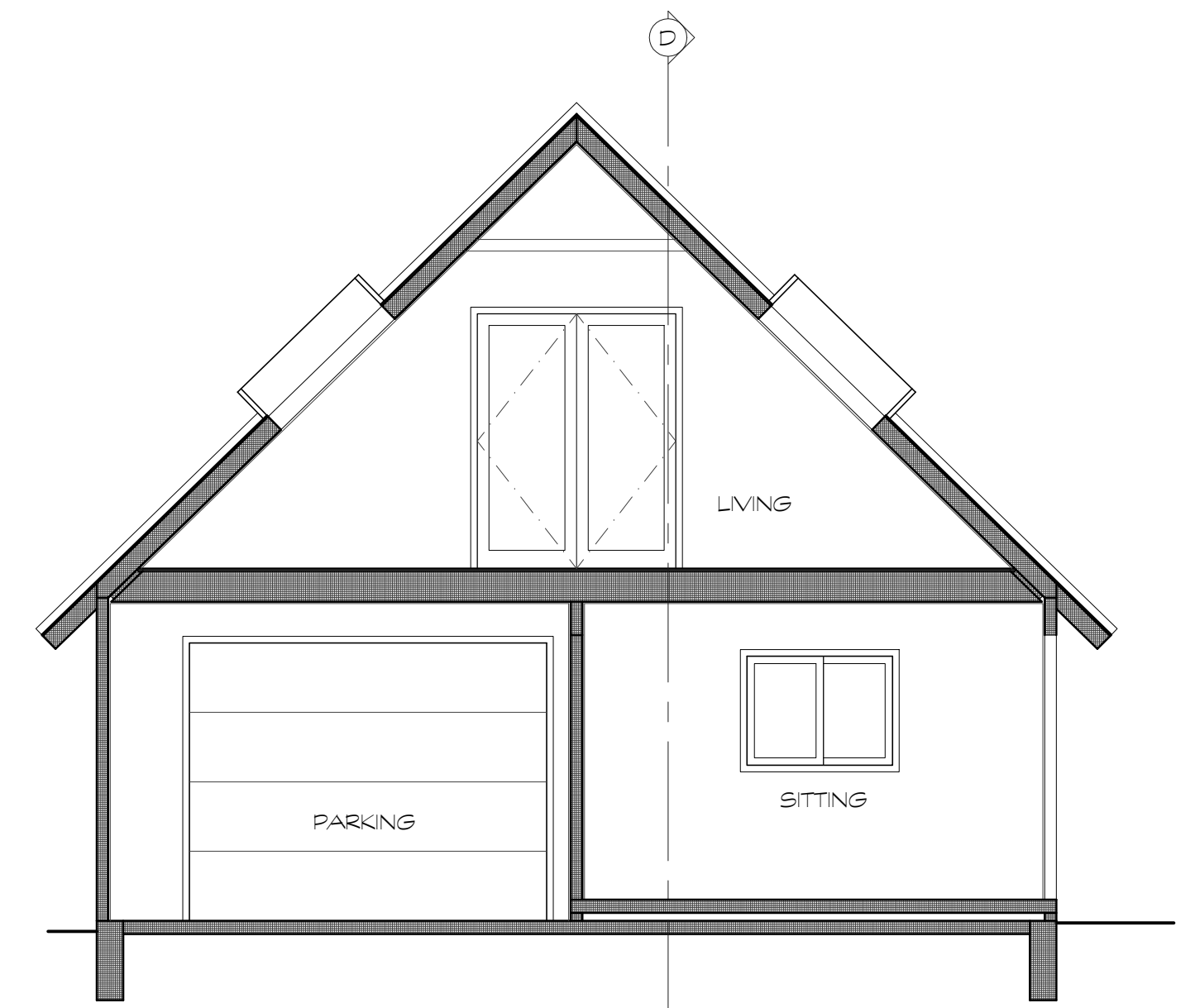
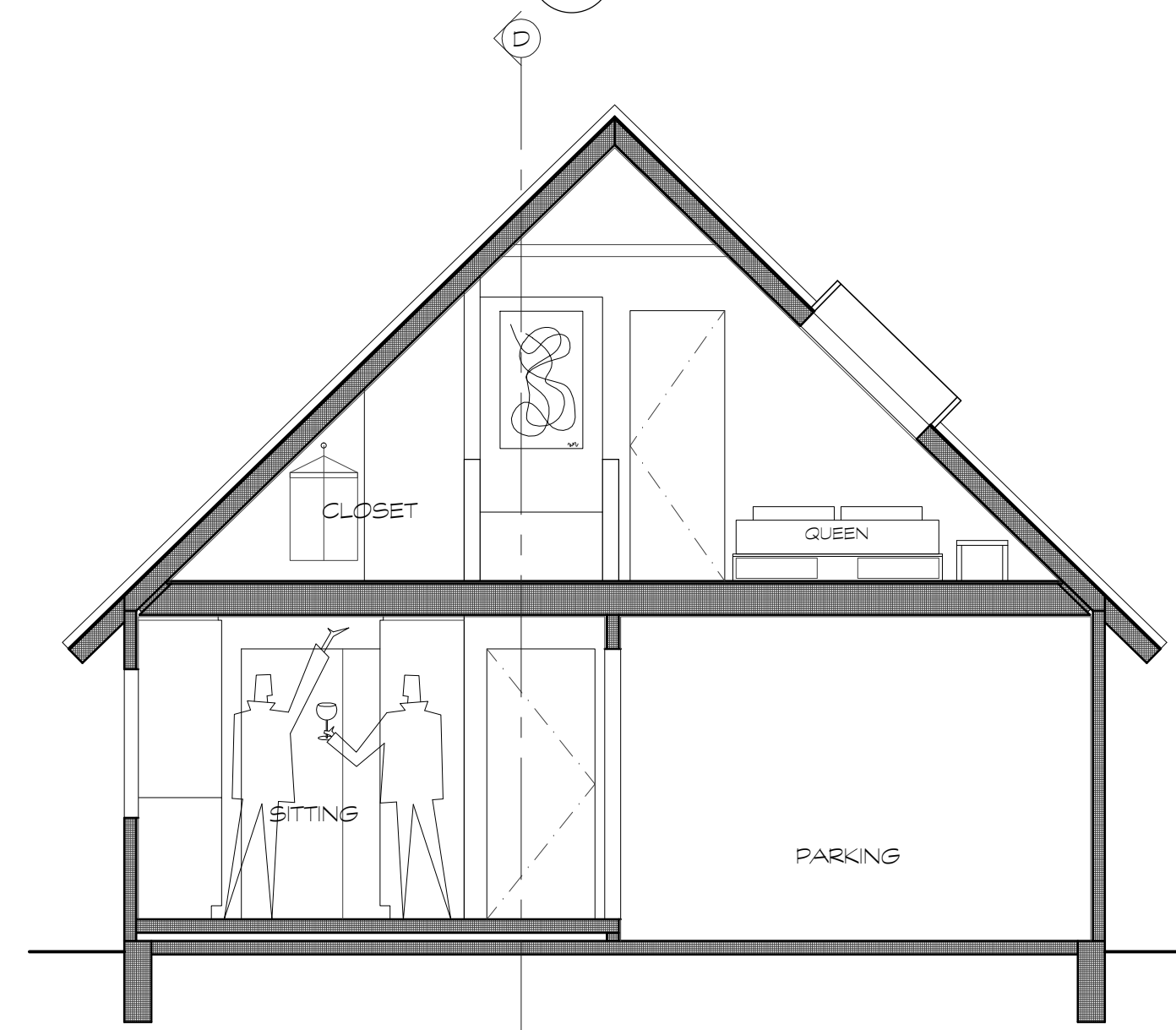
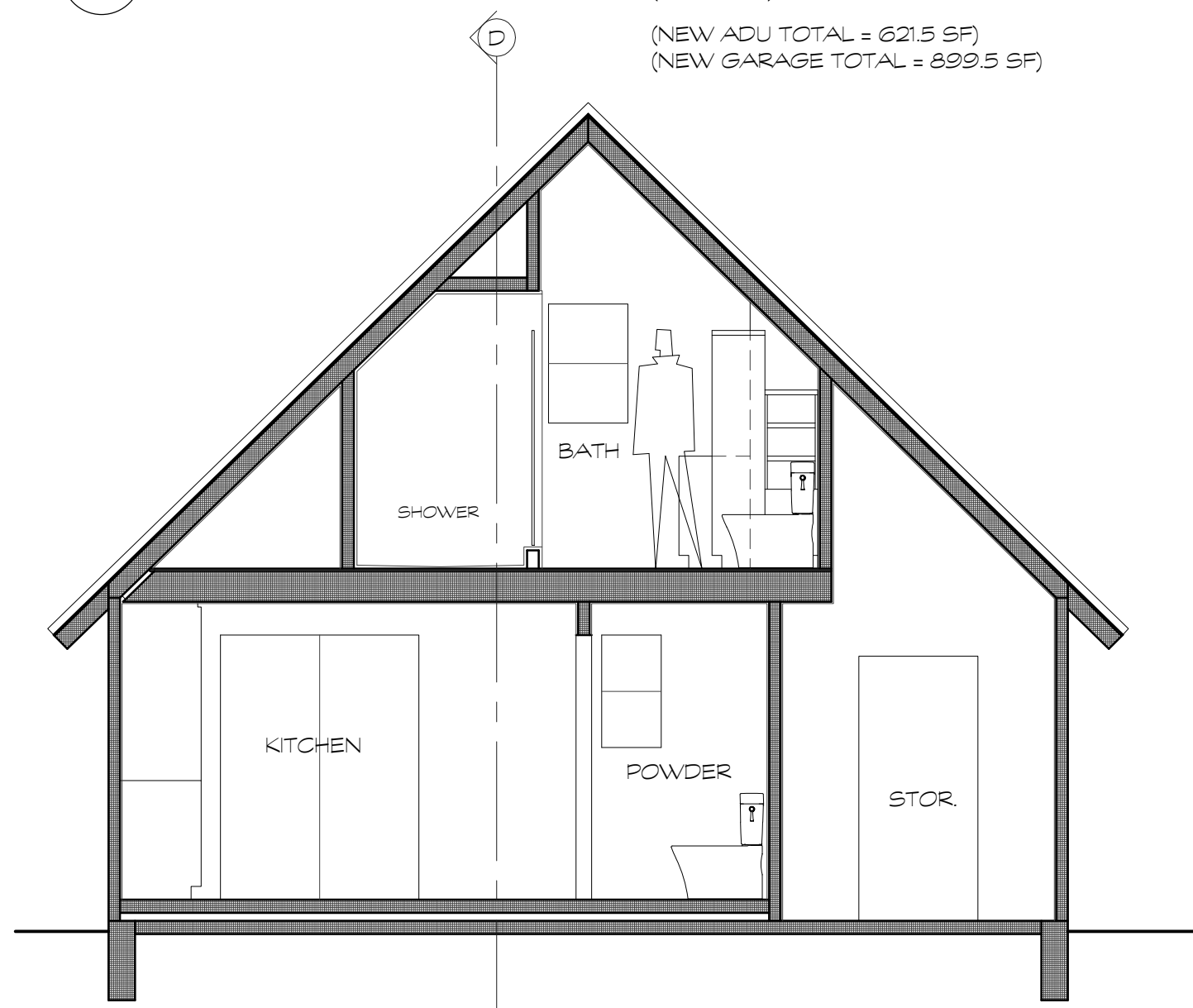
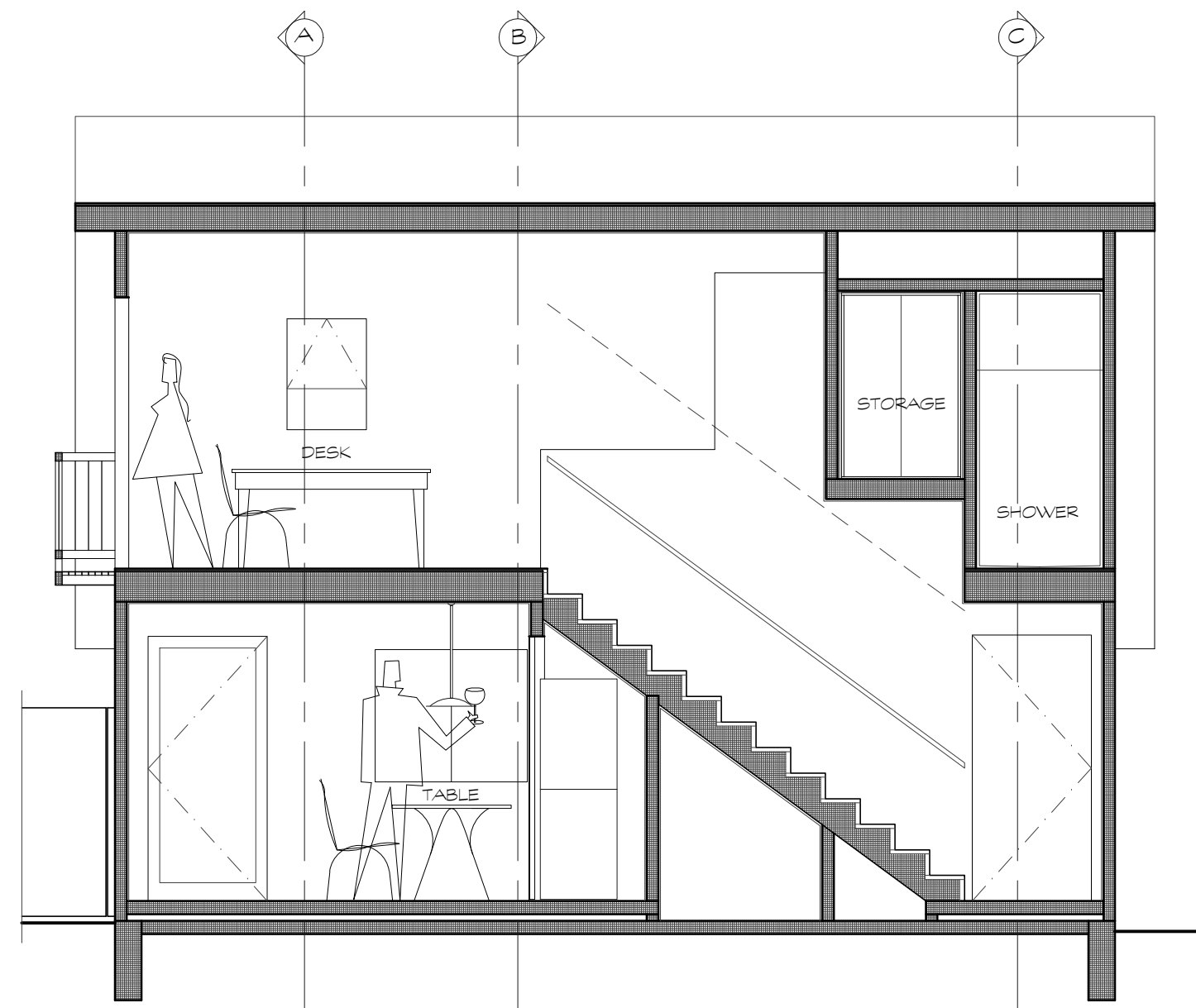
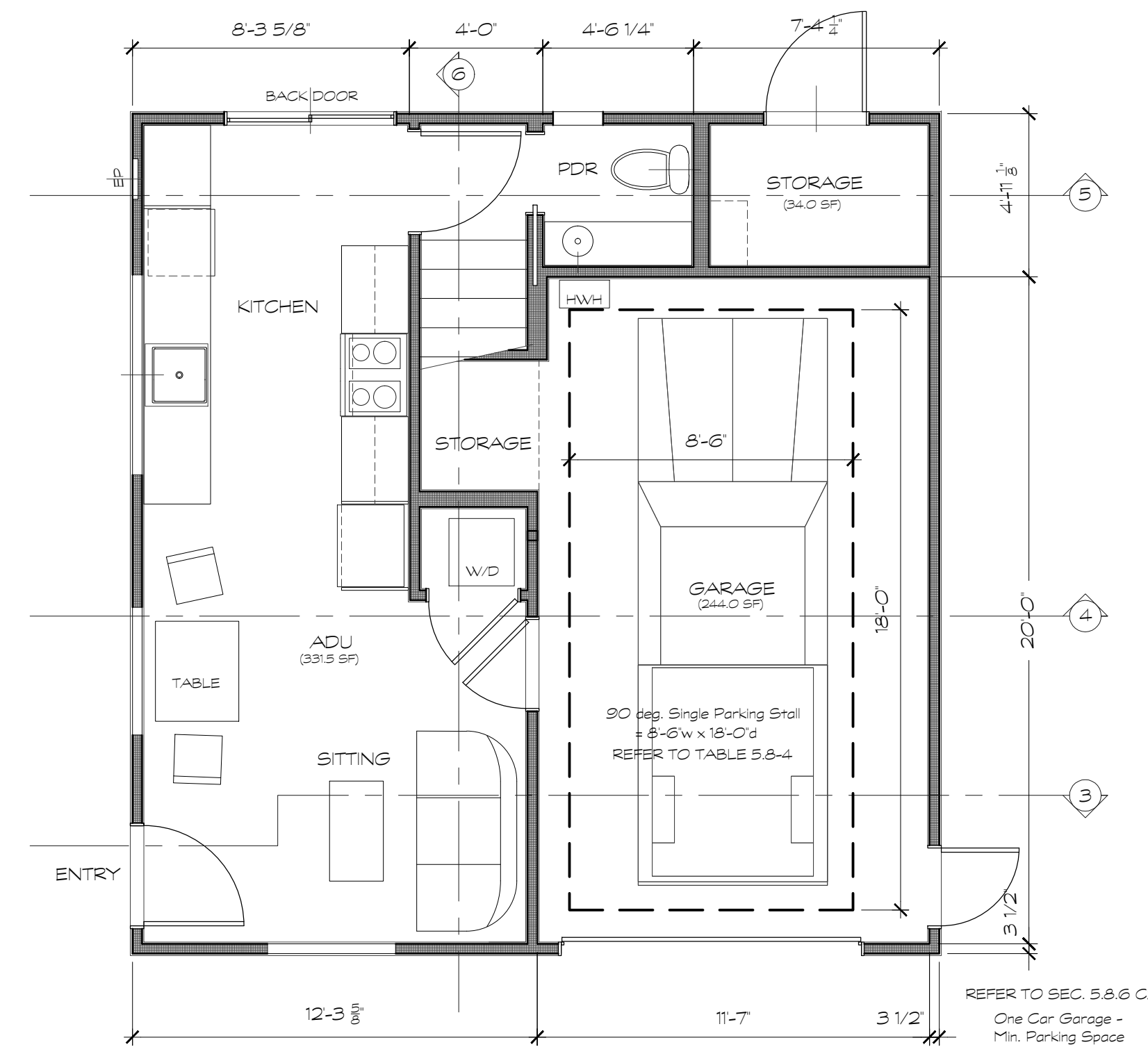
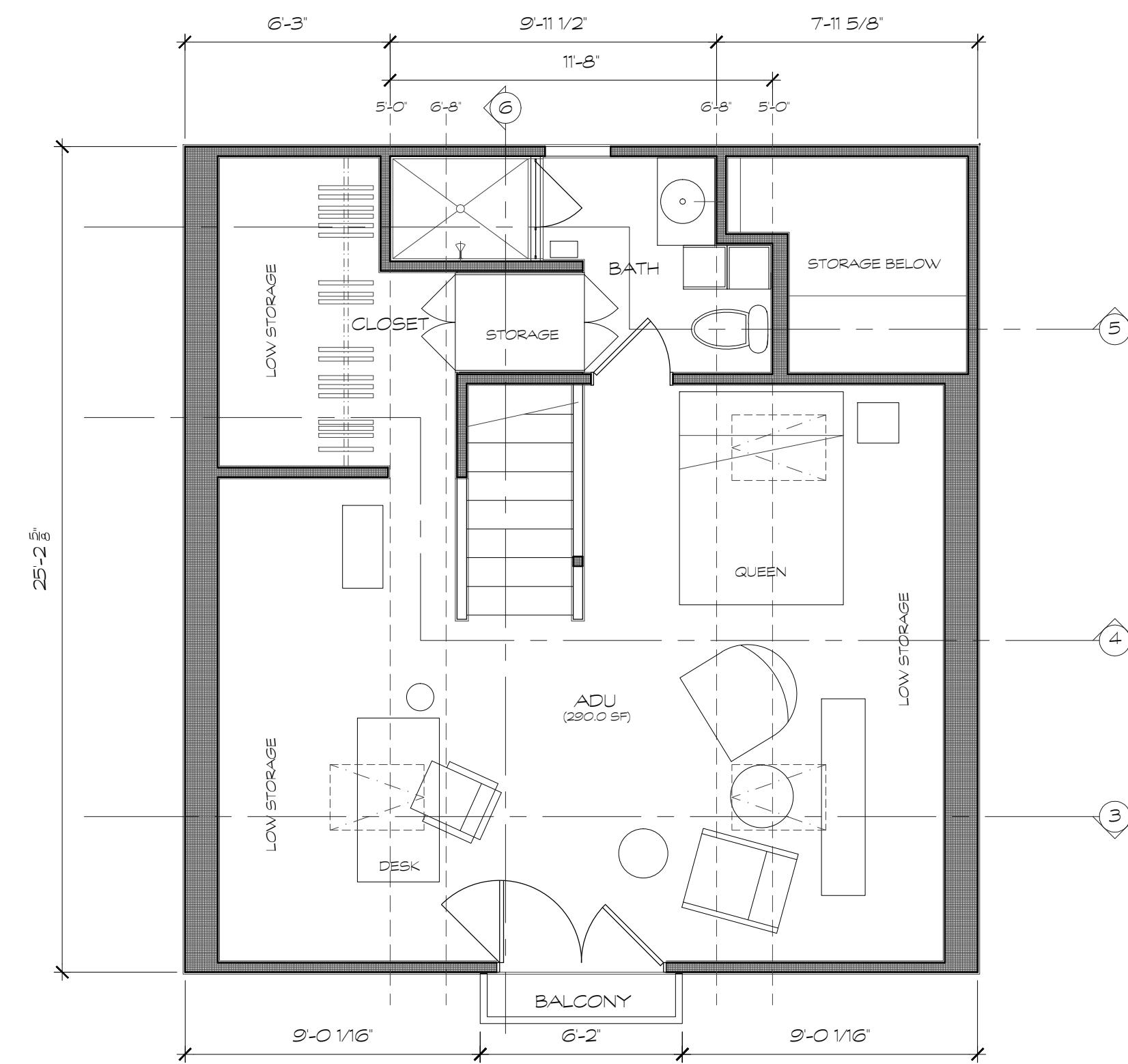
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

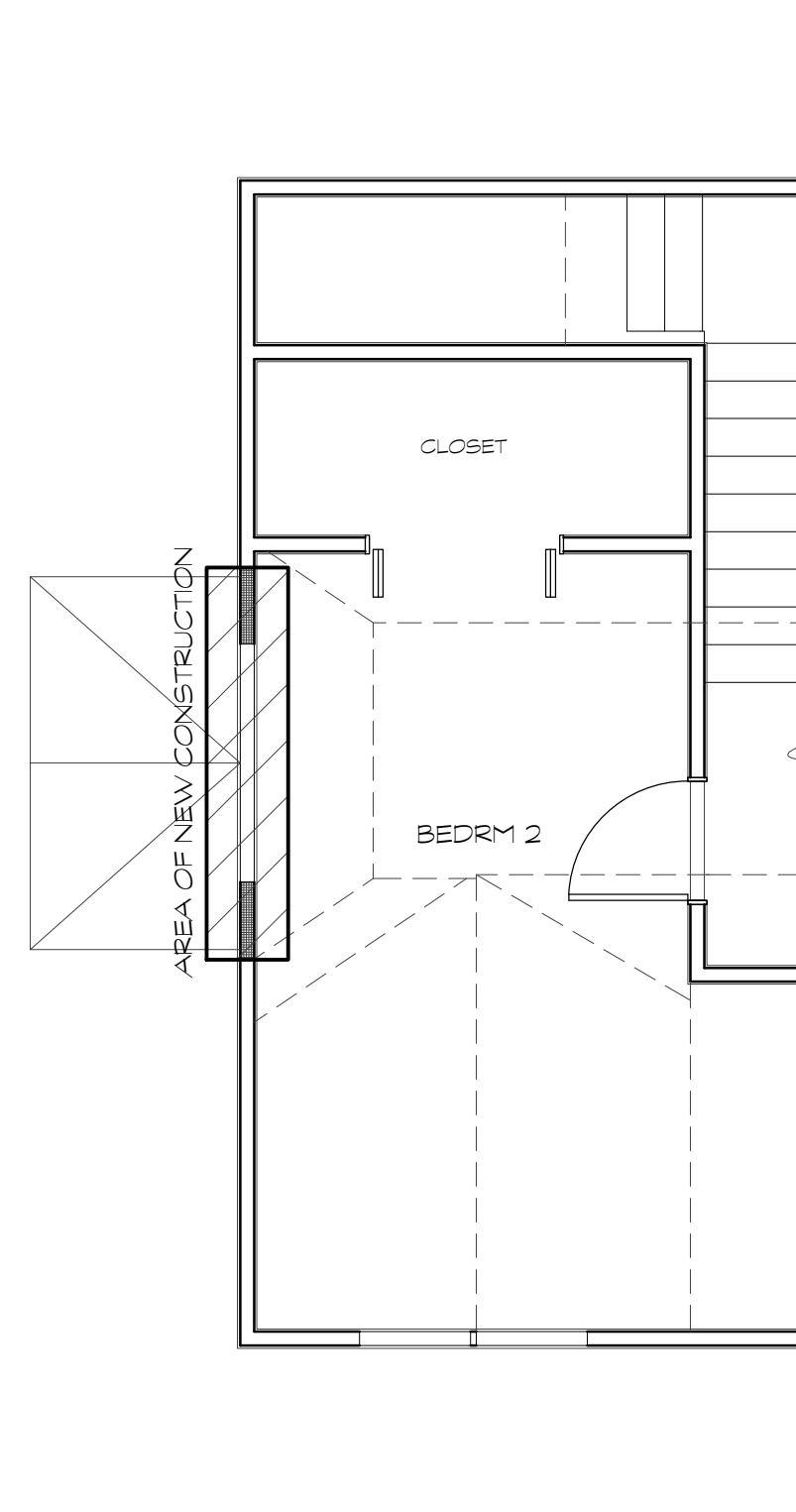


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

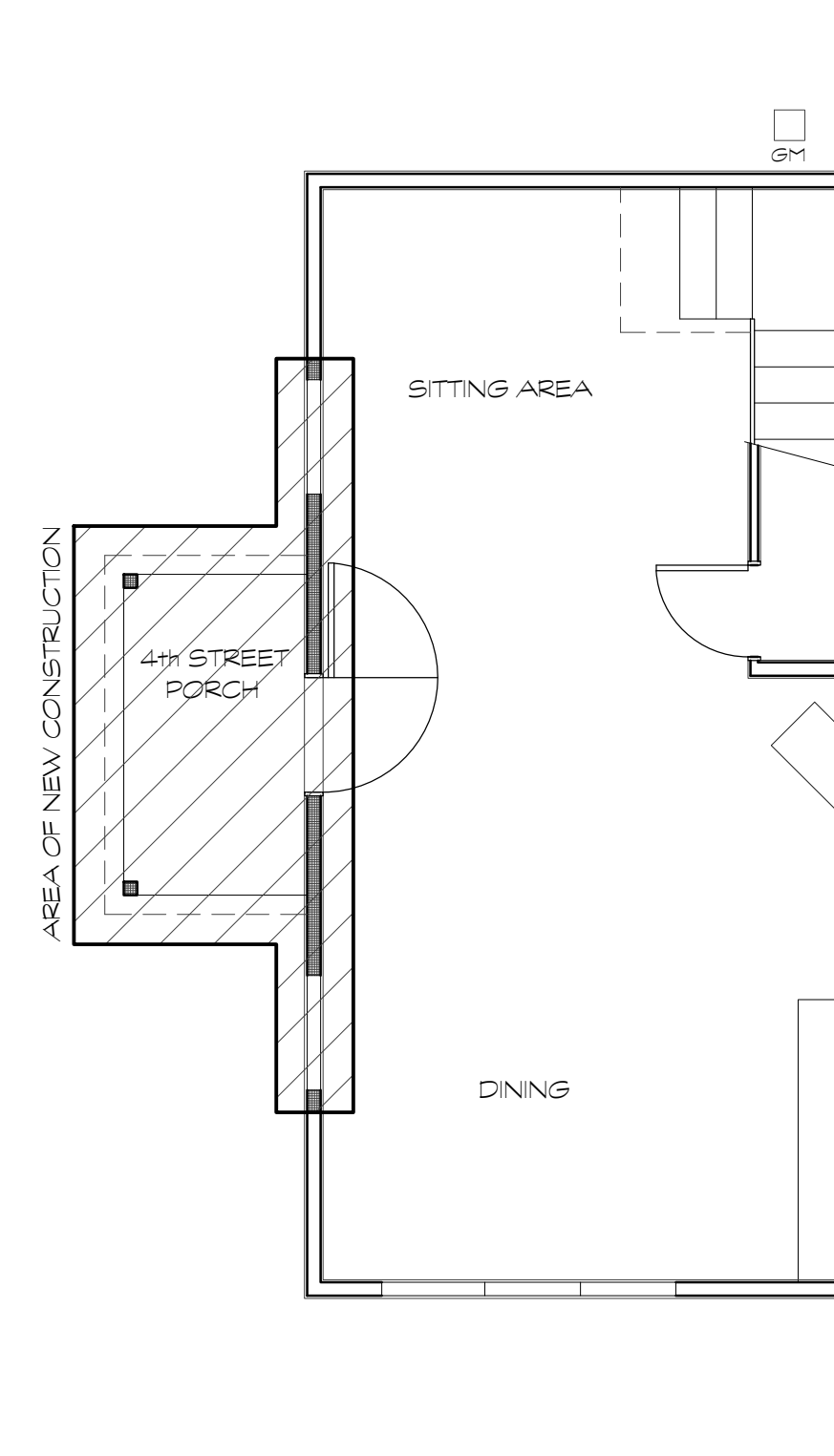


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

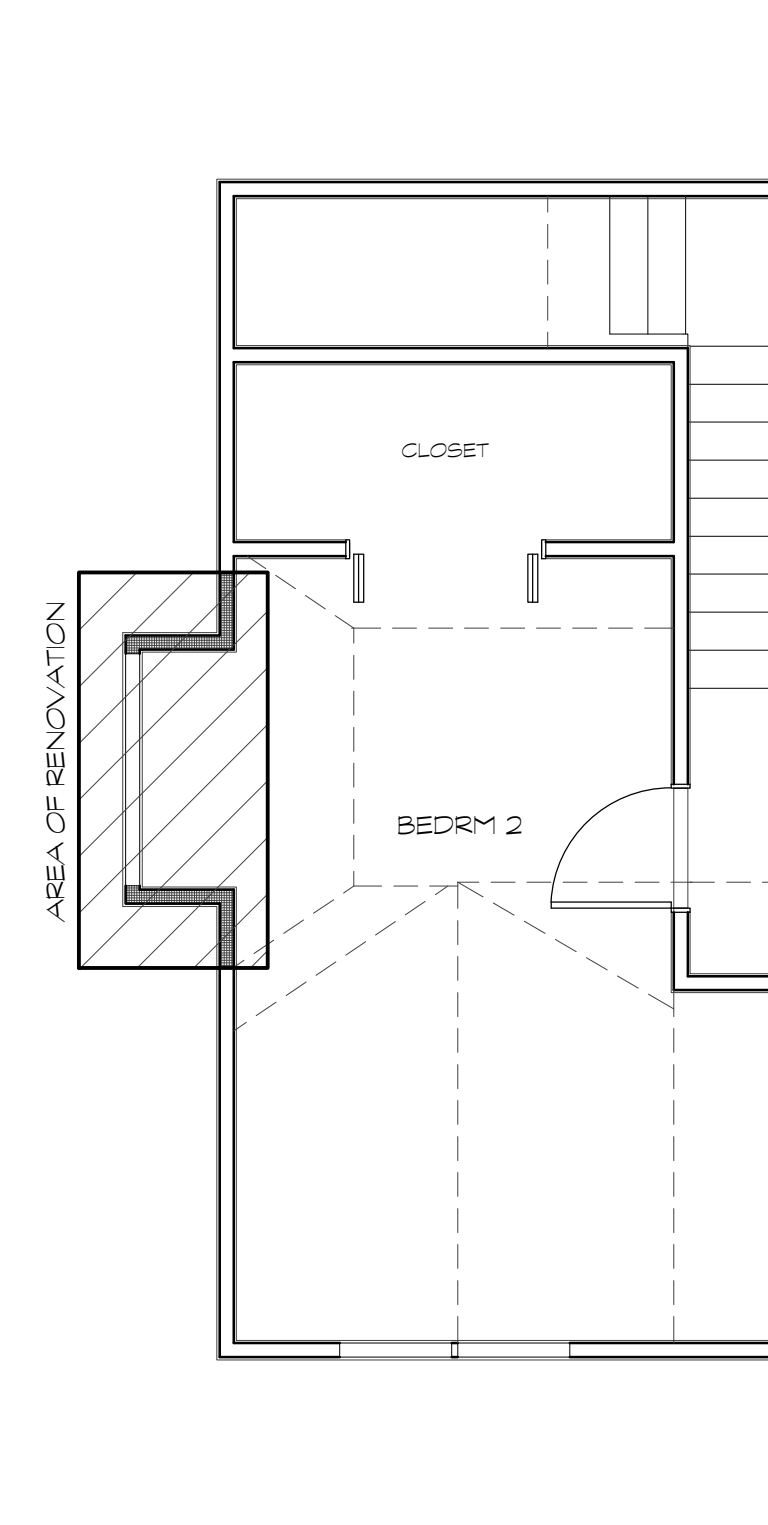




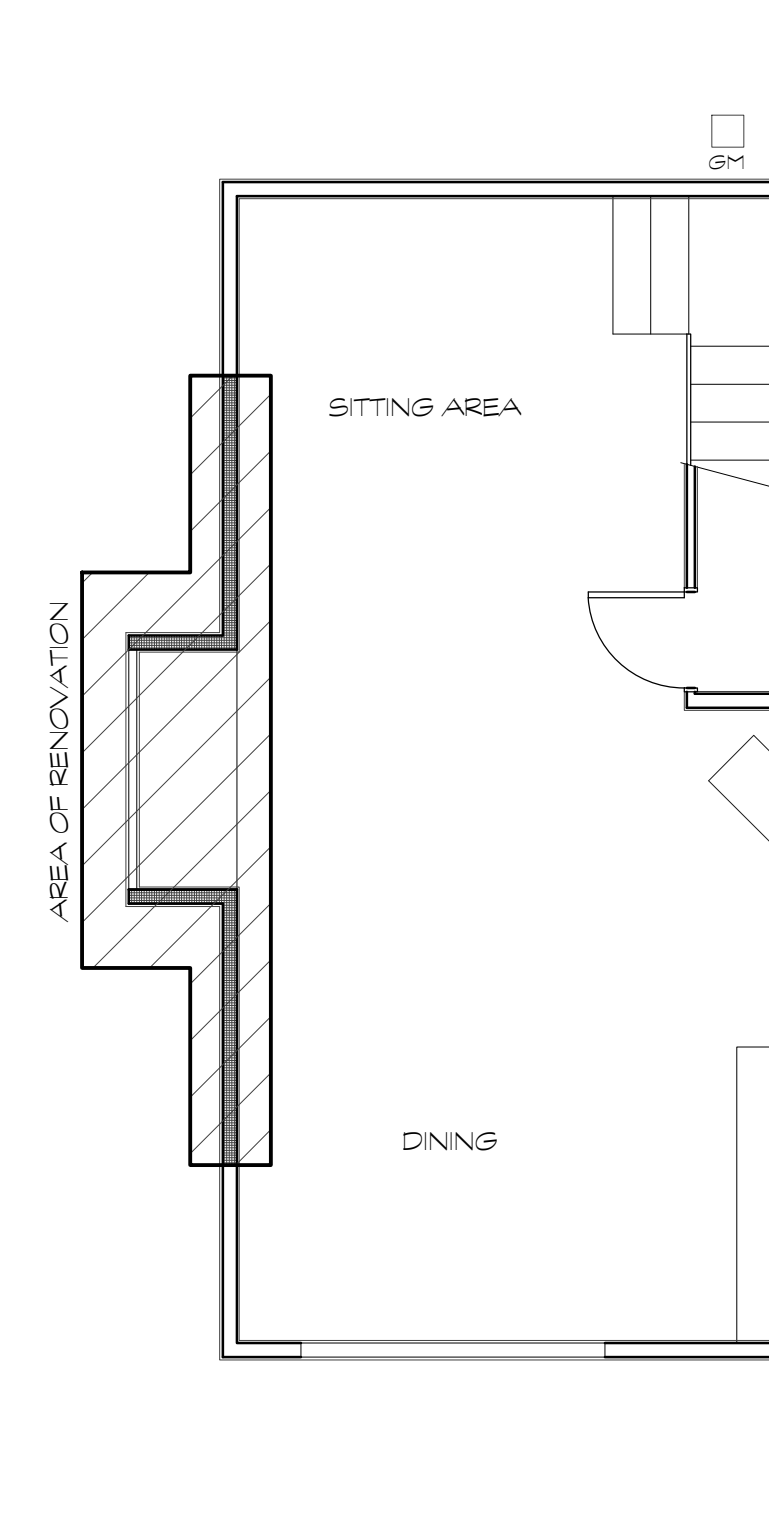
4 NEW PARTIAL SECOND FLOOR - HOUSE
SCALE: 1/4" = 1'-0"



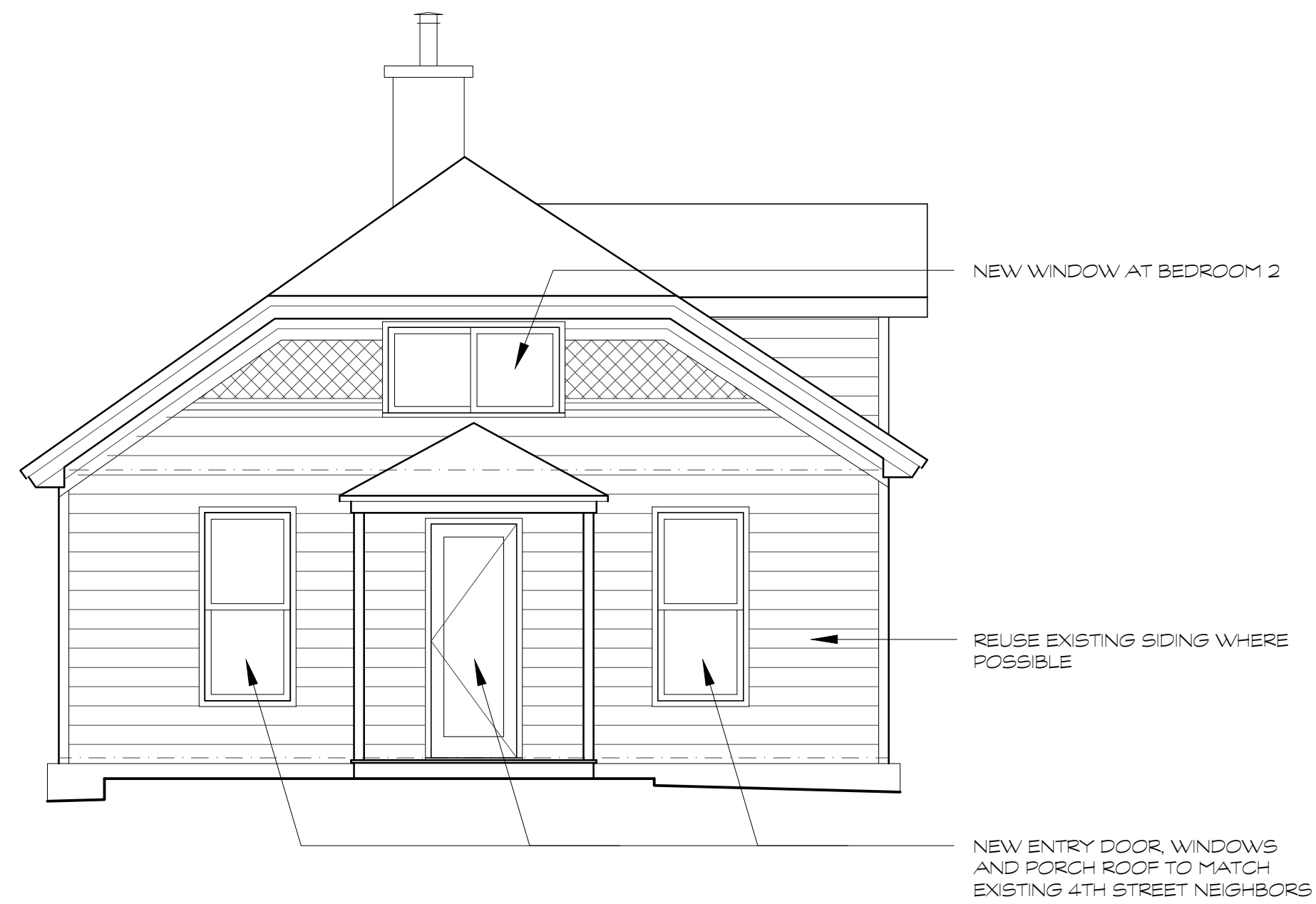
3 NEW PARTIAL FIRST FLOOR - HOUSE
SCALE: 1/4" = 1'-0"



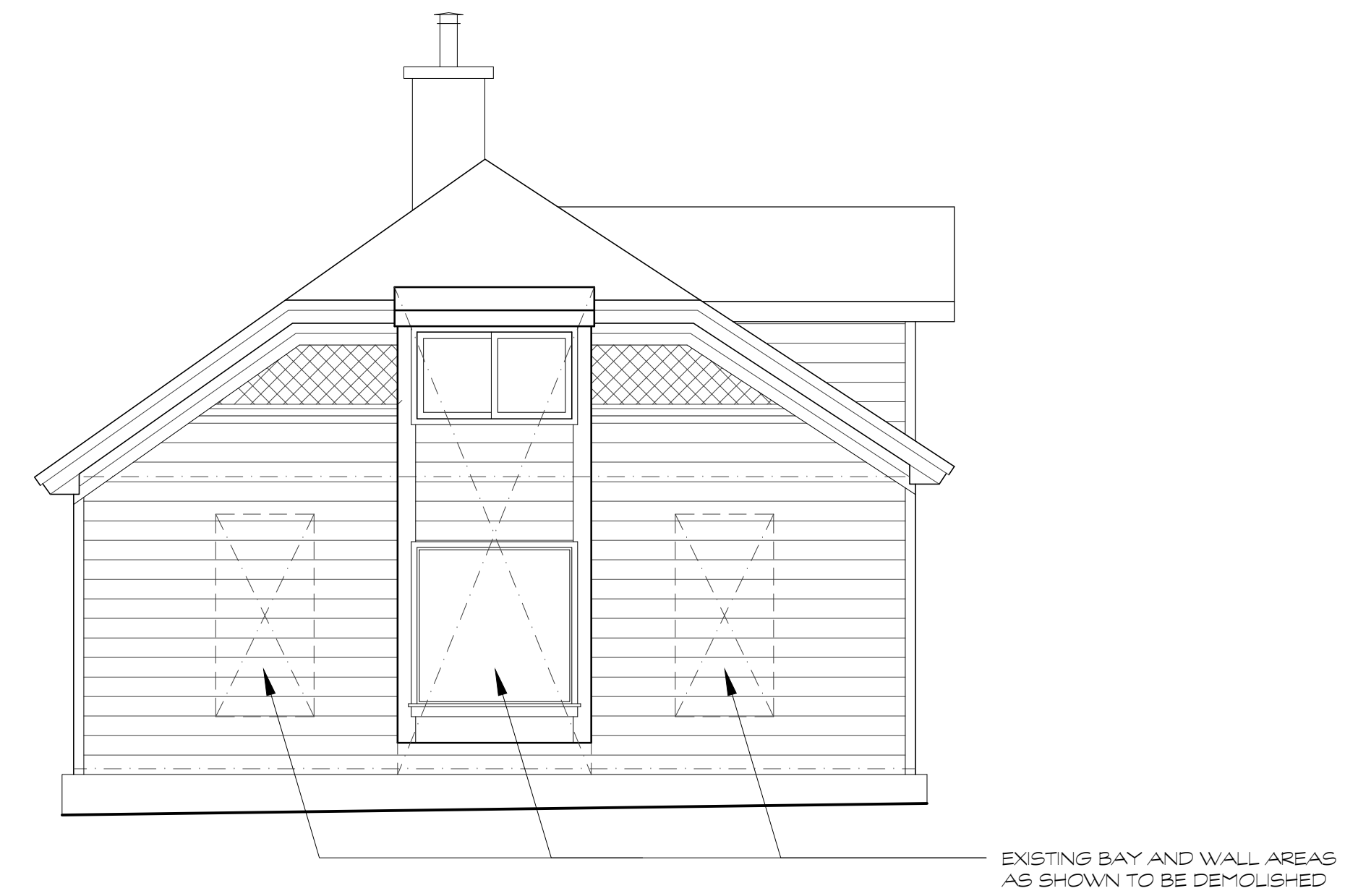
2 EXISTING PARTIAL SECOND FLOOR - HOUSE
SCALE: 1/4" = 1'-0"



1 EXISTING PARTIAL FIRST FLOOR - HOUSE
SCALE: 1/4" = 1'-0"



6 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



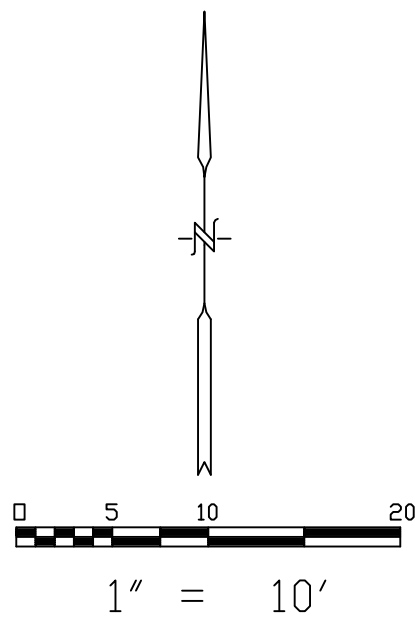
5 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ADU
GARAGE RENOVATION
(PHASE 2)
3729 EUCLID AVENUE
CARBONDALE, CO 81623

ISSUE:
LAND USE REVIEW: 02/06/2018

SCHEMATIC
CONCEPT

IMPROVEMENT SURVEY
379 EUCLID AVENUE
TOWN OF CARBONDALE
GARFIELD COUNTY, COLORADO



NOTES

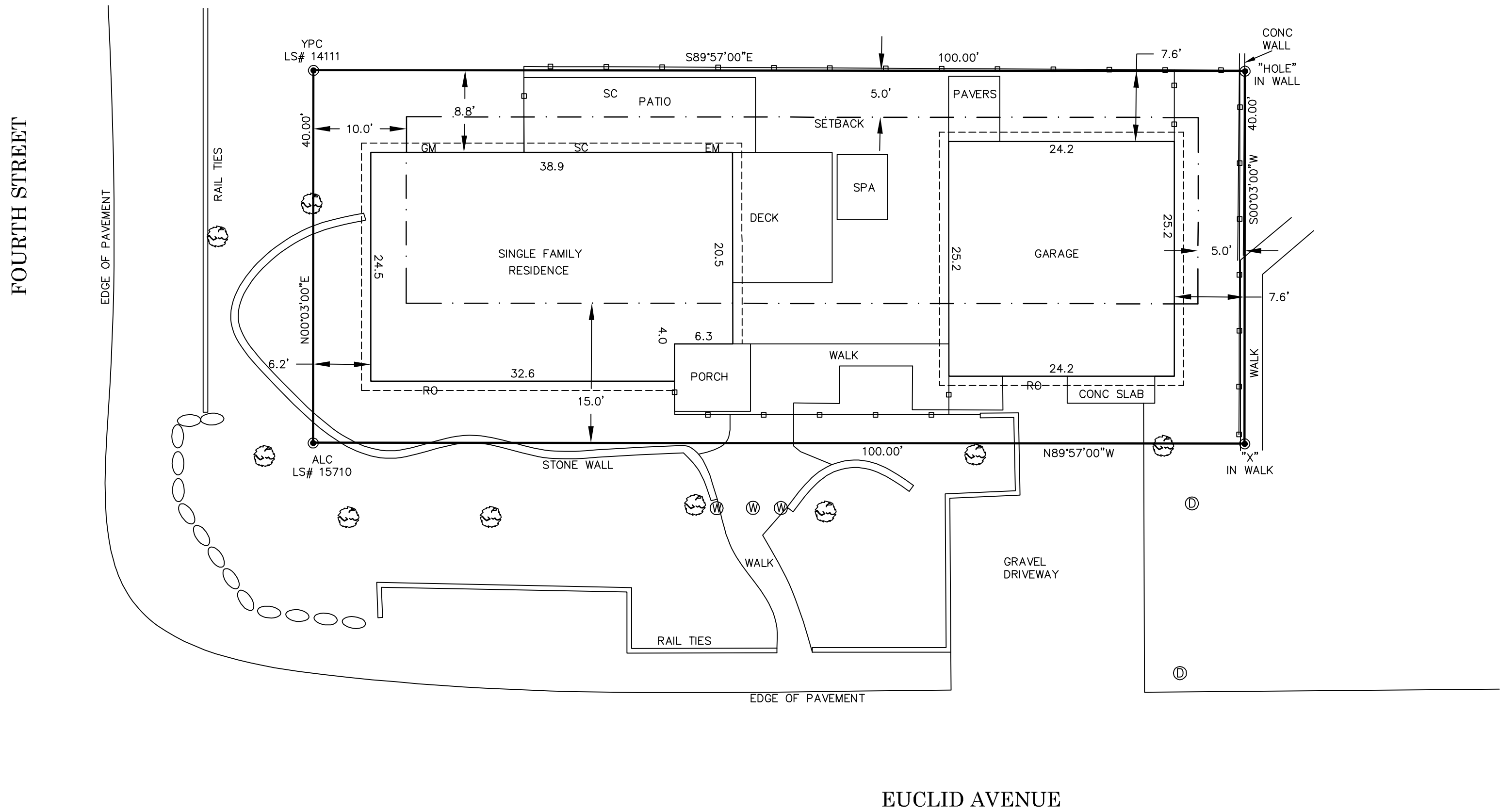
- LEGAL DESCRIPTION:
THE SOUTH 40 FEET OF LOTS 13, 14, 15 AND 16, BLOCK 13, TOWN OF CARBONDALE,
COUNTY OF GARFIELD, STATE OF COLORADO.
- BASIS OF BEARING:
A BEARING OF N00°03'00"E BETWEEN A FOUND REBAR AND ALC LS# 15710 AT THE S.W.
PROPERTY CORNER AND A FOUND REBAR AND YPC LS# 14111 AT THE N.W. PROPERTY
CORNER.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE
INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY
COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC, FILE NO. 1711001-1 ANTIC,
DATED 11/15/2017.
- UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- POSTED ADDRESS IS 379 EUCLID AVENUE

LEGEND

● INDICATES FOUND MONUMENT AS DESCRIBED.

YPC YELLOW PLASTIC CAP
ALC ALUMINUM CAP

EM	ELECTRIC METER	⊙	WATER METER
GM	GAS METER	Ⓢ	DRY WELL
SC	SEWER CLEANOUT	— — —	FENCE LINE
⊙	DECIDUOUS TREE	RO	ROOF OVERHANG

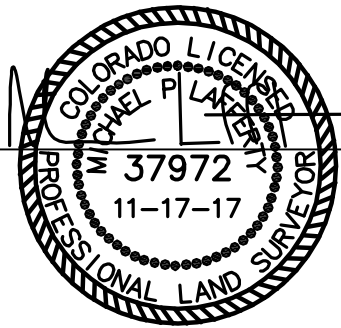


SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN
IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 11/2017 OF THE
ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL
IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND
ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN.

MICHAEL P. LAFFERTY PLS. # 37972

DATE:



Rocky Mountain Surveying
4133 crystal springs rd
carbondale co 81623
phone 970-379-1919
fax 970-663-6873
mlaff@scsprs.net

DATE SURVEYED: 11/2017
REVISED:
FILE NO: 17580
CLIENT: KLEIN

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 the certification shown herein.

Section 4

Application Narrative & Justification

ADU Special Use Permit
ADU Minor Site Plan Review
Variance – Lot Size for ADU
Variance - 1 parking space reduction for ADU
Variances related to Non-conforming Structures

APPLICATION COMPONENT 1 – CONVERSION OF ACCESSORY BUILDING (SHOP, AND HOME OFFICE) INTO ACCESSORY DWELLING UNIT AND IMPROVED GARAGE

Type of Application: Special Use Permit (Table 4.2-1 – Allowed Uses UDC) and Minor Site Plan Review (per 4.4.4A.6 of UDC)

Relevant standards for Accessory Dwelling Units and structures are listed in Section 4.4.4.A

An application for a special use permit must address application criteria on a one - by - one basis. The UDC also indicates that an accessory dwelling unit in the OTR Zone District is subject to the procedures of a Minor Site Plan Review. This component of the application will address these criteria below.

Quick summary. The accessory structure at 379 Euclid presently includes a office in the loft area, and a shop and one compact car space on the ground level. The applicant wishes to enlarge the parking component of the garage to accommodate a full-size car/pickup truck. The shop on the first level and the loft area (presently a home office) would be remodeled into an ADU. The ADU would be an efficiency unit and 621.5 ft.² in size. All remodeling would occur within the existing building envelope.

Before going into approval criteria for a special use permit or minor site plan review, general standards for ADU's and structures will be summarized and justified below. General standards for ADU's are:

- only one ADU on the property.
- ADU's are required to be attached, except in the OTR Zone district. (Criteria outlined below)
- the detached ADU shall be located on the side or rear of the primary structure
- the ADU will have a separate exterior entrance
- the ADU will be an efficiency unit (criterion is no more than one bedroom)
- separate water and sewer service will not be provided
- the ADU will not be under separate ownership

The application will meet all those standards noted above. Additional ADU requirements for residential structures of historical significance within the OTR Zone District per 4.4.4.A.5 are below:

- a. A residential structure in the OTR zone district is of historical significance if the majority of the predominant elements of the structure were constructed prior to 1925.

Response: The primary structure was built in approximately 1888, though it was modified in the late 1980s. Applicant is trying to help restore the historic elements of the building by reconstructing the original entrance on the west façade. This will help restore the look of the historic Street frontage and character on this portion of 4th street as is seen by the two cabins immediately to the north.

- b. Detached ADU's may be permitted on a lot containing a residential structure of historical significance within the OTR zone district.

Response: it is our opinion that the detached ADU makes sense in this particular instance. The ADU is being placed in an existing accessory building and this will limit any impact and new external construction and the neighborhood. We are also trying to restore historical integrity of the building by replacing the original entrance on the primary structure. Please see above

- c. The Planning Commission may allow a reduction in the parking standards for an ADU in the OTR district pursuant to Section 5.8 when it is demonstrated that the reduction will contribute to the preservation of the historical character of a residence of historical significance within the OTR zoning district and such reduction will not adversely affect neighboring properties.

Response: The applicant and the Design Team request the on-site parking for the ADU to be reduced from 2 to 1 parking spaces. This will be accommodated by enlarging the garage space. Requiring a second on-site parking space is not necessary in our opinion as the majority of the parking in the neighborhood presently takes place in the right-of-way. A parking analysis showing inventory of neighborhood parking in the morning and evening hours is included at the end of Section 2. Finally, six improved parking spaces are provided on-site and along the adjacent right-of-way for this particular property which is characteristic of many properties in the OTR zone district

- d. The minimum size of an ADU shall be 300 ft.².

Response: the ADU is proposed to be 621.5 ft.² in size

- e. The maximum size of an ADU shall be 10% of the total lot size up to a maximum unit size of 650 ft.².

Response: we respectfully request a variance from the above criterion. The lot sizes is exceptionally small (4000 ft.²). We have addressed variance criteria later on this particular section.

Special Use Permit

All Special Use Permits must meet the following criteria contained in Section 2.5.2.C.3.b.ii of the UDC:

- a. An approved special use shall meet the purposes of the zone district in which it will be located and all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;

Response: Care has been taken to meet all criteria, regulations and dimensional requirements that could possibly be met with the exception of those noted for which variances are required (e.g. open space, lot size and setbacks). The proposed ADU will be contained within the existing volume of the garage and the historic entry of the primary residence reconstructed. It is also our opinion that the purpose of the zone district is met including the following statements:

- *The purpose of the Old Town Residential District is to allow residential uses and densities that are consistent with the historic character of Old Town Carbondale.*
 - *This area has unique scenic, **historic**, natural, and **design** features that should be preserved and integrated into new development.*
 - *Special emphasis shall be placed on the quality and **character** of the built environment in this district, and the **unique lot and home sizes** characteristic of the original town site.*
- b. An approved 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;

Response: All applicable fire, building, and occupancy standards will be met, with the exception of the previously identified dimensional criteria, including setbacks, which have not been met historically for this property.

- c. An approved special use shall adequately mitigate traffic impacts in a neighborhood;

Response: We see no traffic impacts created by inclusion of the ADU want to the site.

- d. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.

Response: There are no other adverse impacts being created on surrounding land uses.

- e. Impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.

Response: Impacts on the adjacent properties and neighborhood are nonexistent or minimized.

- f. 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 shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.

Response: No adverse impacts or nuisances are created by the ADU or reconstructing the historic entrance into the primary unit.

- g. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.

Response: Access to the site is adequate. The garage is being remodeled to accommodate a full parking space. There are five additional parking spaces that have been created on the right-of-way bypassed owners of this property.

- h. 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.

Response: The project is in scale of the existing neighborhood, both now and into the foreseeable future. All uses will presently be accommodated within the existing volume of the structures. No new structures are being built.

- i. The project maximizes the use of the site's desirable, natural characteristics.

Response: This criterion has been met. The site's desirable natural characteristics – in this case it's scale of development – have been utilized. Historic entrances being re-created.

Site Plan Standards

Approval Criteria for All Types of Site Plan Review per section 2.5.3.C (UDC)

1. The site plan is consistent with the Comprehensive Plan;

Response: the site is designated as “old town”. The Future Land Use Designation Summary Table is attached. It notes the following:

- *this area is the oldest residential neighborhood in the historic town grid*
- *single-family dwellings are the predominant development type, with opportunities for accessory dwellings and home occupations*
- *ADU should be visually secondary to the primary dwelling*
- *limit the height of vertical sidewalls*
- *avoid prominent garage is facing streets*

we feel that the site plan is consistent with the Comp Plan. No significant exterior changes are proposed for the property, and the ADU will be contained within the existing volume of the secondary building. The plan proposes reconstruction of the historic entry on the west for side of the primary dwelling, reestablishing the historic feel of that portion of 4 Street and Euclid Avenue.



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;

Response: There is no previously approved subdivision plat or PUD or any other concept for that property or that block. The only previous land-use approval associated with the property is an approval of the garage via the variance process. That accessory structure was built in conformance with the other dimensional criteria at that time including height restrictions (which since has been change as part of the OTR Zone District).

3. The site plan complies with all applicable development and design standards set forth in this code; and

Response: As noted in the introduction of the application, there are a number of development/dimensional criteria such as minimum amount of open space and setbacks which are not met by the existing site plan. That is part of the historical fact of 4000 ft.² lot with a structure built prior to zoning or subdivision regulations. However, the ADU is being built within the existing volume of the accessory

Figure 4.2 - Future Land Use Designation Summary Table

Designation	Character Element	Description
<p>Old Town</p>  	Location/context	Encompasses the oldest residential neighborhood in the historic town grid.
	Relationship of development to streets	Street emphasis on sidewalks, trees, homes not parking. Minimize curb cuts across sidewalks.
	Uses	Single-family dwelling units are predominant. Opportunity for accessory dwellings and home occupations.
	Building mass and scale and architecture	Mitigate visual/solar impacts: step buildings down, limit vertical sidewall height.
	Parking	Alley loaded parking/garages/carports where possible.
	Landscaping	Emphasize street trees, sustainable storm-water management, and sidewalks. Where fiscally feasible maintain existing ditches and resurface piped ditches.
	Connectivity	Improve priority multi-modal corridors as described in Ch. 3 with sensitivity to street character/context and width.
Downtown-Old Town	Location/context	Town grid and early annexation areas where

structure and parking is improved by virtue of renovating the garage to accommodate a full-size parking space.

4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, where the decision-making body finds at such traffic impacts will be sufficiently mitigated.

Response: a multifamily style dwelling unit can generate approximately 6.6 ADT (International Transportation Engineers Trip Generation Manual, 7th edition). The streets in the historic, Old town area can accommodate this traffic.

APPLICATION COMPONENT 2 – VARIANCE REQUEST – TO ALLOW THE PROPOSED ADU AT 379 EUCLID TO BE ON A LOT LESS THAN 5500 FT.² IN SIZE AND TO ALLOW A REDUCTION IN NUMBER PARKING SPACES FROM 2 TO 1 SPACE

Type of Application: Variance

Quick Summary: Two variance requests are required for this application. The first is related to lot size. An ADU in the OTR zone district requires a 5500 ft.² lot. This is not possible in this case as the lot is 4000 ft.² in size. We feel that the location of the site near the downtown which is walkable, the mix of single-family and small multifamily units in close proximity and the fact that the ADU can be placed within an existing structure is a good development proposal for this part of town. The proposal for a one space on-site reduction in parking for the ADU also requires a variance. The Design Team is proposing to enhance the parking within the existing garage – it presently only accommodates a compact space and we propose to enlarge this to accommodate a full-size standard vehicle. Plenty of parking is actually provided adjacent to the site itself at the present time. There are three improves spaces along the right-of-way and two additional spaces immediately in front of the garage. A total of 3.75 parking spaces would be required by Section 5.8 of the UDC.

We have attached a parking summary for the neighborhood (See Neighborhood Parking Study in Background Section). 50% of the properties surveyed (10 out of 20) provide all or a portion of their parking within the town right-of-way. An average of 55 cars was counted over 2 evenings in late July/early August and 40 of the vehicles were parked in the adjacent rights-of-way. The parking diagram shows the parking provided in relationship to the right of ways and private property.

In summary, we feel that the property and the neighborhood are better served by utilizing these extra wide rights-of-way (75 feet in width) rather than providing parking within the property boundary itself. It better serves the town and the property and is consistent with the parking pattern of the neighborhood. (Note: This parking analysis was done with a land-use application across the street at 378 Euclid related to parking for the bed-and-breakfast. That variance was granted).

We are processing these two variance requests per the process noted in Section 2.7.1.C.3.b – *Special Variances in Original Townsite and Weavers Addition*. These variances are appropriate for the original Townsite and Weavers Addition due to historical development patterns and the placement of structures prior to zoning regulations being instituted. The criteria are noted below with related responses. The

responses are so similar for both of these variance request that they are consolidated to help simplify review.

1. The structure to be built or altered is a residential dwelling unit or an accessory structure to the residential unit;

Response: The structure to be altered is an accessory structure.

2. The lot must be located in the Old Town site or Weaver's Addition;

Response: The property is located in the Old Town site

3. The applicant may not have caused the situation or hardship by his/her own actions. An exception may be granted if the owner/applicant built or placed the structure, or split the lot prior to subdivision or zoning regulations being instituted in the town;

Response: the applicant did not cause a situation/hardship by their own actions. The property was subdivided into a substandard (related to lot size) well in advance of the Town's Zoning and Subdivision regulation. The lot size made it very difficult for any structure to be set back and minimum open space criteria. The garage was built in the early 1990s by virtue of a variance approval.

4. The new construction, alteration or addition could not be reasonably placed in another location;

Response: This is the most reasonable place for any utilization of an ADU. It is in the existing garage/shop building. It will also not increase any volume.

5. The new construction, alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;

Response: The project is the minimum amount required related to development on the property. The ADU is constructed within the existing volume. The garage is being remodeled to accommodate a full-length car or pick up – which is actually an improvement for parking on-site. Reconstructing the original entrance on the west side of the primary dwelling will also be the minimum amount to re-create the entry door and this small entrance, covered porch. This entryway/porch will mimic the other 2 cabins in this historical three building set.

6. The variance requested does not harm the public or injure the value of adjacent properties;

Response: The variance does not harm the public or injure adjacent properties.

7. The granting of a variance will be consistent with the spirit and purpose of the Code

Response: The variance is consistent with the spirit and purpose of UDC and Comprehensive Plan of the town.

APPLICATION COMPONENT 3 – RELATED TO NON-CONFORMING STRUCTURE.

Type of Application: Variance

Variance required for the following:

- Increase in intensity of use for a portion of the nonconforming structure (going from shop and home office to ADU) during interior remodeling and alteration. (7.4.2.C) Part of the building is within the setback area. A variance is required for the conversion to residential use for this area.
- External expansion of nonconforming structure. In this case, the nonconforming structure is the main residence. It lies within the streetside setback. The proposal is to remove the bay window/structure which was built in the late 1980s and rebuild the original entrance on the fourth Street elevation. A variance is required for the expansion into the area within the setback. This area is shown graphically defined graphically on the sketch plan, sheet A2.3 (schematic concept) and the title sheet contained in the “Technical Documents” section of the application.

The criteria used for these variance requests are those contained in Section 2.7.1.C.3.b of the UDC (Special Variances in Original Townsite and Weavers Addition). The criteria are addressed one by one on the attached chart in order to simplify this review.

Non-conforming accessory structure being converted into a primary use (or increasing the intensity of the non-conforming use)	External Expansion of non- conforming structure (entry into primary unit)
Criterion 1: Structure to be altered will be a residential DU or an accessory structure to the residential unit	Criterion 1: same
The portion of the structure to be altered will be a residential dwelling unit and can be considered an accessory structure to the main dwelling unit.	The structure to be altered is a residential dwelling unit
Criterion 2: lot must be located in Old Town site or Weavers	Criterion 2: same

The subject property is located in the Old Town	The subject property is located in the Old Town
Criterion 3: applicant may not have caused situation or are or hardship. Exception may be granted if owner/applicant built prior to zoning regulations.	Criterion 3: same
The garage was constructed in the 1990s by virtue of approval of a variance application. The lot was subdivided, and original construction took place decades before the adoption of Town Zoning and Subdivision Codes.	The primary dwelling unit was constructed in its present location in 1888. The lot size (4000 ft. ² -not sure when the property was subdivided) makes it very difficult to meet most dimensional criteria
Criterion 4: the alteration or addition cannot be reasonably placed in another location	Criterion 4: same
The alteration is in the best possible location – existing space within a structure. No new structures or increase in building volume is being created.	The alteration (reconstruction of the historic entryway) is in the only possible location to help re-create its historic relation to the streetscape.
Criterion 5: the new alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required	Criterion 5: same
The new alteration/addition is reasonable and is the minimum amount required to accomplish the purpose of the project. Existing building volume is retained.	The new alteration/addition is reasonable and is the minimum amount required to accomplish the purpose of that portion of the project – re-creating the historic entryway.
Criterion 6: the variance requested does not harm the public or injure value of adjacent properties	Criterion 6: same

Variance requested does not harm the public or injure adjacent properties.	Variance requested does not harm the public or injure adjacent properties.
Criterion 7: the granting of a variance will be consistent with the spirit and purpose of the UDC	Criterion 7: same
The granting of the variance will be consistent with the spirit and purpose of the UDC. In fact, the code provides for special consideration of variances in Historic old Town as well as in the OTR zone district. Granting the variance accepts the unique lot size, design of the lot and character of the built environment in this portion of the OTR	The granting of the variance will be consistent with the spirit and purpose of the UDC. In fact, the code provides for special consideration of variances in Historic old Town as well as in the OTR zone district.

WRAP UP AND SUMMARY

While there are many components to this land-use application, the end result and request is relatively simple. That is, to allow an existing accessory structure to be remodeled into an ADU. The existing shop within the garage will be removed and the garage space expanded. Most people will not be aware of any changes to the property as the ADU will be located within the existing accessory structure, with no exterior expansion. People will notice the reestablishment of the historic entry on the west side of the primary dwelling unit, but this will be an enhancement to the historic fabric and the immediate neighbors are aware of this proposal. Parking will occur as it always has, i within the town rights-of-way, and the garage will be more vehicle friendly.

Section 5

Miscellaneous Documents

- **Miscellaneous Pictures of site and adjacent structures**
- **List – Property Owners within 300 feet**
- **Title Work**

PICTURES OF 379 EUCLID AND ADJACENT PROPERTIES



379 Euclid Garage/Accessory



379 Euclid west facade - houses to north



west entry porch - adjacent unit



west entry porch - two unit to north

Parcel	Physical Address	Owner	Account Num	Mailing Address
	239334318005 Not available CARBONDALE	CARBONDALE, TOWN OF	R340831	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
	239334318006 343 GARFIELD AVE CARBONDALE	TACHE JR, YVAN P	R340071	343 GARFIELD AVENUE CARBONDALE, CO 81623
	239334319004 77 4TH ST CARBONDALE	ELEA HOLDINGS LLC	R340870	329 MAIN STREET CARBONDALE, CO 81623
	239334326004 439 EUCLID AVE CARBONDALE	DUDYCHA, TERRY K & VICKI L	R340810	451 EUCLID AVENUE CARBONDALE, CO 81623
	239334326005 195 4TH ST CARBONDALE	CAPPS, LEE H & MONICA ALICE	R340070	2512 COUNTY ROAD 226 RIFLE, CO 81650
	239334326007 Not available CARBONDALE	STACEY, KIM TRUST	R340797	553 GARFIELD AVENUE CARBONDALE, CO 81623
	239334326008 410 GARFIELD AVE CARBONDALE	OLSON, KENNETH R	R340805	PO BOX 217 CARBONDALE, CO 81623-0217
	239334326010 553 GARFIELD AVE CARBONDALE	HOFFMANN, JOHN N & STACEY, KIM TR	R510008	553 GARFIELD AVENUE CARBONDALE, CO 81623
	239334327001 326 GARFIELD AVE CARBONDALE	LOEB, LAUREL M	R340332	PO BOX 363 CARBONDALE, CO 81623-0363
	239334327002 350 GARFIELD AVE CARBONDALE	FORBES, GREG	R340079	350 GARFIELD AVNEUE CARBONDALE, CO 81623
	239334327004 162 4TH ST CARBONDALE	SCHENCK, JOHN W & KELLIE	R340645	876 SNOWMASS CREEK ROAD SNOWMASS, CO 81654
	239334327005 174 4TH ST CARBONDALE	DUKE, WILLIAM FREDERICK & SHEILA K	R340690	174 S 4TH STREET CARBONDALE, CO 81623
	239334327006 379 EUCLID AVE CARBONDALE	MOORE, THOMAS K	R340521	1230 COUNTRY CLUB ROAD FORT COLLINS, CO 80524
	239334327007 351 EUCLID CARBONDALE	MANISCALCHI, MARIA E	R340270	5157 COUNTY ROAD 154 GLENWOOD SPRINGS, CO 81601-9670
	239334328004 278 GARFIELD AVE CARBONDALE	PURPLE HOME LLC	R340235	1636 SOUTH BOULEVARD HOUSTON, TX 77006
	239334329003 206 S 3RD ST CARBONDALE	TEITLER, KENNETH E & STUKEY, KARLA M	R340389	206 S 3RD STREET CARBONDALE, CO 81623-2008
	239334330004 359 SOPRIS AVE CARBONDALE	BARBER, THOMAS D	R340252	PO BOX 4726 WICHITA FALLS, TX 76308
	239334330005 319 SOPRIS AVE CARBONDALE	PREMICH, MICHAEL S JR & JOYCE A	R340036	319 SOPRIS AVENUE CARBONDALE, CO 81623-2036
	239334330008 358 EUCLID AVE CARBONDALE	CHAPMAN, ANNE REVOCABLE TRUST	R580260	358 EUCLID AVE CARBONDALE, CO 81623-2022
	239334330009 Not available CARBONDALE	CANNON, TREVOR & NICOLLE	R580261	PO BOX 1912 CARBONDALE, CO 81623
	239334330010 235 S 3RD ST CARBONDALE	CANNON, TREVOR & NICOLLE	R580262	235 SOUTH 3RD STREET CARBONDALE, CO 81623
	239334330011 266 S 4TH ST CARBONDALE	WILLIAMS, KENDALL S	R580440	266 S 4TH STREET CARBONDALE, CO 81623-2018
	239334330012 389 SOPRIS AVE CARBONDALE	ABBATICCHIO, TARA	R580441	389 SOPRIS AVENUE CARBONDALE, CO 81623
	239334330013 EUCLID AVE CARBONDALE	BAUER, CHARLES T & MARTHA LOUISE	R045240	3970 HEATHER STREET MOAB, UT 84532-3727
	239334330014 378 EUCLID AVE CARBONDALE	HAGMAN, KATHERINE & GOTTLIEB, LAR	R045241	378 EUCLID AVENUE CARBONDALE, CO 81623
	239334331002 444 EUCLID AVE CARBONDALE	TRIPLE FOUR EUCLID, LLC	R340633	638 N THOMAS ROAD CARBONDALE, CO 81623-2024
	239334331004 275 S 4TH ST CARBONDALE	DAVIDOFF, PETER	R083279	275 S 4TH STREET CARBONDALE, CO 81623
	239334331005 415 SOPRIS AVE CARBONDALE	WAGNER, MICHAEL A & ALEXANDRA K	R083278	PO BOX 1560 CARBONDALE, CO 81623
	239334346004 98 WEANT BLVD CARBONDALE	BERTRAM NOTHNAGEL, MIRIAM	R340321	98 WEANT BLVD #104 CARBONDALE, CO 81623
	239334346009 88 WEANT BLVD CARBONDALE	AMDUR REVOCABLE TRUST	R340578	195 OAK RUN CARBONDALE, CO 81623
	239334346115 Not available CARBONDALE	MOUNT SOPRIS PARK CONDOMINIUM	R341025	86 WEANT BLVD CARBONDALE, CO 81623-2040
	239334349002 GARFIELD AVE CARBONDALE	DOUBLE TROUBLE LLC	R340689	611 COWEN DRIVE CARBONDALE, CO 81623
	239334349003 370 GARFIELD AVE CARBONDALE	DOUBLE TROUBLE LLC	R340936	611 COWEN DRIVE CARBONDALE, CO 81623
	239334352001 195 S 3RD ST CARBONDALE	DAWSON, LOUIS W & LISA SPIELER	R340741	195 S 3RD STREET CARBONDALE, CO 81623-2005
	239334352002 189 S 3RD ST CARBONDALE	ISAACS, JOHN	R340742	189 SOUTH 3RD STREET CARBONDALE, CO 81623
	239334364001 150 S 3RD ST CARBONDALE	BIER, JEFFREY M	R580114	PO BOX 100 CARBONDALE, CO 81623-0100
	239334364002 279 EUCLID AVE CARBONDALE	SMOLLEN, JOHN	R580115	279 EUCLID AVENUE CARBONDALE, CO 81623
	239334365002 323 GARFIELD AVE CARBONDALE	YOUNG, REBECCA	R580129	323 GARFIELD AVENUE CARBONDALE, CO 81623
	239334386001 442 EUCLID AVE CARBONDALE	HERLINGER, LINDSAY & ABERGER, JOHA	R041577	442 EUCLID AVENUE CARBONDALE, CO 81623
	239334386002 225 S 4TH ST CARBONDALE	POWELL, DAVID A	R041578	PO BOX 631 CARBONDALE, CO 81623
ROW	Not available null			

Commonwealth Title Company of Garfield County, Inc.

**127 E. 5th Street
Rifle, CO 81650
Phone (970) 625-3300 / Fax (970) 625-3305**

**1322 Grand Avenue
Glenwood Springs, CO 81601
Phone (970) 945-4444 / Fax (970) 945-4449**

Date: December 8, 2017

File No. 1711001-2 ANTIC

Property Address. 379 Euclid Avenue, Carbondale

Listing Agent

Palladium Properties, LLC
620 East Hyman Avenue
ASPEN, CO 81611
Attn: Corey Strahm Crocker
Email: corey@palladiumaspen.com

Lender

First National Bank of Omaha
Attn: Lindsey Worrall
Email: lworrall@fnni.com

Seller

Richard Klein
Email: richard@skinnyfish.com

Closing Contacts

Glenwood Springs office - 970-945-4444

Linda Gabossi - linda@cwtrifle.com
Connie Rose Robertson - connie@cwtrifle.com
Jessica Reed - jessica@cwtrifle.com

Selling Agent

Palladium Properties, LLC:
620 East Hyman Avenue
ASPEN, CO 81611
Attn: Corey Strahm Crocker
Email: corey@palladiumaspen.com

Buyer

Thomas K. Moore
1230 Country Club Road
Fort Collins, CO 80524
Email: thomaskmoore@hotmail.com; sadie70@hotmail.com

Attorney

Hasler, Fonfara, Goddard LLP
PO Box 2267
Fort Collins, CO 80522
Attn: Timothy Hasler
Email: timh@hfglawfirm.com

Rifle office - 970-625-3300

Denna Conwell - denna@cwtrifle.com
Patti Reich - patti@cwtrifle.com

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File No. 1711001-2 ANTIC

1. Effective Date: December 4, 2017 at 7:59 AM

2. Policy or Policies to be issued:

(a) ALTA OWNER POLICY (ALTA 6-17-06) **\$655,000.00**

Proposed Insured:

Thomas K. Moore

(b) ALTA LOAN POLICY (ALTA 6-17-06) **\$424,100.00**

Proposed Insured:

First National Bank of Omaha, Its Successors and/or Assigns

3. The Estate or interest in the land described or referred to in the Commitment and covered herein is Fee Simple and is at the effective date hereof vested in:

Richard Klein

4. The land referred to in this Commitment is situated in the County of Garfield, State of Colorado and described as follows:

The South 40 feet of Lots 13, 14, 15 and 16

Block 13

Town of Carbondale

County of Garfield

State of Colorado

TITLE CHARGES

Owner's Policy Standard Coverage	\$1,330.00	Reissue
Owner's Extended Coverage	50.00	
Mortgagee's Policy	100.00	
Tax Certificate	15.00	
Form 100	50.00	
Form 8.1	50.00	
Delete Standard Exceptions (Lender's)	N/C	
Closing Protection Letter	25.00	

COUNTERSIGNED: Patrick P. Burwell
Authorized Officer or Agent

Valid Only if Schedule B and Cover Are Attached

SCHEDULE B - SECTION 1

The Following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded to the office of the Clerk and Recorder of the County in which said property is located.

1. Warranty deed from Richard Klein vesting fee simple title in Thomas K. Moore.
2. Deed of Trust from Thomas K. Moore to the Public Trustee of Garfield County for the use of First National Bank of Omaha.
3. Release of record by the Public Trustee of the Deed of Trust from Richard Klein for the use of Wells Fargo Bank, N.A. showing an original amount of \$395,504.17, dated January 31, 2012 and recorded February 6, 2012 as Reception No.814195
4. **Deleted.**
5. Execution of a Final Affidavit and Agreement indemnifying the Company against unfilled mechanic's and materialmen's liens.

SCHEDULE B - SECTION 2

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the Public records.
Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
2. Easements, or claims of easements, not shown by the public records.
Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose, and which are not shown by the public records.
Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Note: Exception No. 4 will be deleted upon receipt of Final Affidavits and Agreements indemnifying the Company against unfilled mechanic's and materialmen's liens.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
Note: Exception 5 will be deleted on the final policy if Commonwealth Title Company of Garfield County, Inc. closes the proposed transaction and records the applicable instruments of conveyance.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
Note: Exception 6 will read: "General taxes and assessments for the year 2017 and thereafter, not yet due and payable." on the final policy if Commonwealth Title Company of Garfield County, Inc. closes the proposed transaction.
7. Any lien or charge on account of the inclusion of subject property in an improvement district.
8. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.
9. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded November 10, 1947 in [Book 232 at Page 435](#).
10. Possessory rights outside of fence, encroachment of stone wall and rail ties onto adjoining property and all matters shown on [Improvement Survey](#) prepared by Rocky Mountain Surveying dated November 2017, File No. 17580.

NOTE: EXCEPTION(S) 1,2,3 and 4 WILL NOT APPEAR IN THE OWNERS AND MORTGAGEE'S POLICY TO BE ISSUED HEREUNDER.

The Owner's Policy of Title Insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B - Section 2, the following items:

- (1) The Deed of Trust, if any, required under Schedule B - Section 1. (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof. (3) any and all unpaid taxes, assessments and unredeemed tax sales.

NOTE: The policy (s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

To: Planning and Zoning Commission of Carbondale

RE: 379 Euclid

We have met Sadie Moore and have seen the proposed plans for the property at 379 Euclid. We are aware of her intention to live in the ADU and use the main home as a long-term rental. We are in support of the changes and feel that the use is compatible with the Downtown area.

Signed,

Charles T. Bauer

372 & 370 Euclid Ave
Carbondale

Kay Krickbocker Hagman
378 Euclid Ave.

Anne Chapman
358 Euclid Ave
Carbondale CO 81623

Shirley Duke
174 S. 4th St
Carbondale CO 81623