

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday October 11, 2018

Commissioners Present:

Michael Durant, Chair
Jade Wimberley
Nick Miscione
Marina Skiles
Tristan Francis (2nd Alternate)
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Ken Harrington
Jeff Davlyn
Jay Engstrom

Other Persons Present

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

September 27, 2018 Minutes:

Marina made a motion to approve the September 27, 2018 minutes. Tristan seconded the motion and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

CONTINUED PUBLIC HEARING – Main Street Marketplace Major Site Plan

Review/Variance

Applicant: Crystal River Marketplace LLC

Location: Lot 1, Carbondale Marketplace Subdivision (NW corner of Main Street & Highway 133)

Janet Buck, Planning Director, presented the Staff report and noted the following items:

The Commission considered this application at the September 27th meeting. At that meeting, the Commission discussed the Site Plan and Architectural Drawings as well as the UDC items.

The public hearing was then continued to tonight in order to discuss items such as traffic, water rights, and engineering.

The Public Works Department, which includes the Utilities Department, reviewed the engineering plans and finds that the proposed development is consistent with and

seems to work with the City Market development to the north. They also reviewed the Traffic Report and found that overall the numbers are correct.

The Fire District has also reviewed the plans and generally finds them satisfactory, with a few minor comments.

There are a few minor changes so a condition has been added that approval of the Major Site Plan Review is contingent upon Town Staff approval of the final engineering plans.

Janet stated that if this application is approved, a Development Improvements Agreement would be required. She said that it would be approved by the Board of Trustees.

Marina thanked Janet for the previous Staff report as well as this Staff report in order to prepare for today.

Bob Schultz of Robert Shultz Consulting introduced Briston Peterson, Dave Ritchie of Poss Architecture, Yancy Nichol and Kyle Sanderson from Sopris Engineering, Rich Camp, Landscape Architect, and Kevin Schorzman, Town of Carbondale Public Works Director.

Bob stated that at the last meeting we went through the site and design conformance issues related to the UDC. He said that the variance was discussed as it related to the Rockford Ditch. He said that we talked through the conditional use of the ground floor residential units. Bob said that we are presenting more details of the outdoor space tonight. He added that tonight we will explain how this project ties to the City Market project to the north that is commercial, which is a separate project. He said from an infrastructure perspective that they have been planned together so that everything builds off of each other.

The applicant's team explained the following;

- Connectivity & road circulation
- Parking plan and easements
- Landscaping
- Off-site improvements
- Traffic study
- Future round-about at Industry Way
- History of Shorty Pabst and Parker Nieslanik referencing street names
- Rooftop space in lieu of six balconies

Marina asked if it were an option to have balconies facing the open space, Central Park, rather than Main.

Dave Ritchie explained the layout of the building and that there was no area to attach the balconies to.

Further discussion ensued regarding balconies on the mixed-use building on the corner of Main Street and Hendrick Drive.

Triston asked if the elevations shown with regards to their materials and color are the final form.

Dave Ritchie explained that they represent the diversity of the tones of the brick and siding material but that they probably won't look exactly like the elevations.

Nicholas asked what the total square footage was for all of the balconies of the entire site.

Bob explained what the code requires for ground floor and upper floors.

Dave said that he didn't have the total but that all of the units for both the ground floor and upper floors have at least the minimum requirements.

Michael said that he doesn't see floorplans that show the balconies that will go away. He said that the awnings above the ground floor would protect the folks eating outdoors at the potential café on the ground floor of the mixed-use building.

Dave explained that the awning was shorter than the six foot balcony.

Michael suggested having balconies and awnings. He said that the point of the UDC is for private outdoor space. He said that there is a number of ways this could be addressed. He continued by saying that we could put something up to prevent interference with the diners below. He said people may want to place to go outside. He does for his cigar. He said that he understands the aesthetics of not having the balconies, which is what you are after.

Marina added and the rent-ability of the commercial space.

Briston said that these six units represent five percent of the project. He said that the market would dictate who would want to rent an apartment with the common area space verses a private balcony. He said that they feel that this corner would be more iconic coming from Main Street with the more significant architecture.

Michael asked how this common space would be accessed.

Bob explained with some sort of key or coded entry for those that lived in the six units. He said that there would be stairs for those on the second floor to get to the third floor.

Dave Ritchie gave the example of what the Dinkel Building look like with balconies on it and that if you were a smoker that you would probably rent a unit with a balcony.

Bob said that this is an alternative compliance option and that the Commission can give us direction.

Jade asked if the units had central air conditioning.

Dave answered yes.

Michael opened the public hearing. There was not public comment.

Motion to close the Public Comments

A motion was made by Marina to close the public comments. Nick seconded the motion and it was approved unanimously.

The Commission did a straw poll with regards to the balconies.

Janet read from the UDC and offered suggestions for the motion with the criteria of 5.1.3.e. She said that she would draft a set of findings with the Commission's recommendation for the Board meeting.

Michael asked if there had been a proposal for a four way stop at Hendrick and Main Streets.

Bob stated that there is an acknowledgement that if for some reason the traffic model was wrong and that if traffic started backing up you could put in a four way stop. He said it would be level of service C or better in 2040.

Michael said that it seems that it was very close to the exit of the roundabout to have a four way stop.

Kevin said that a four way stop seems to improve the function of the intersection over the side road stop condition that was modeled. He said that he wasn't advocating for a four way stop.

Yancy commented that heading west after the roundabout that the majority of traffic would be turning right into this project and that cars coming out would want to take a left. He said that without a stop sign that they have free movement to take that right. He said that there would be turn lanes to go south or north off of Main Street.

Motion

Marina made a motion to recommend approval of the Major Site Plan Review, Conditional Use Permit to allow residential uses on the ground floor, Request for Alternative Compliance for the provision of street trees and the rooftop alternative instead of the six balconies with Staff's findings to be drafted, and a Variance from the maximum 10 ft. front yard setback along Main Street with the conditions and findings in the Staff report. Tristan seconded the motion and it was approved unanimously.

Yes: Michael, Nick, Marina, Jade, Nicholas, Tristan

No: None

Staff Update

Janet said that at the next meeting that she will include the draft of amendments to the UDC with red lines.

Janet noted that at the next meeting a Vice-Chair needs to be chosen as Yuani is now gone.

Mary said that the building plans for 1st Bank have been submitted.

Commissioner Comments

None

Motion to Adjourn

A motion was made by Nick to adjourn. Marina seconded the motion and the meeting was adjourned at 8:17 p.m.