

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday November 14, 2019

Commissioners Present:

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

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Jade Wimberley
Marina Skiles

Other Persons Present

Riley Soderquist
Jack Schrager
Yancy Nichol
Doug and Julie Pratte
Michael Noda
Daniel Wilde
Terry Kirk, 1011 Main Street
Kristi Close, 20751/2 CR 112

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

October 10, 2019 Minutes:

Ken made a motion to approve the October 10, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Jay abstaining.

October 24, 2019 Minutes:

Ken made a motion to approve the October 24, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Michael, Nicholas, Nick and Ken abstaining.

Resolution 10, Series of 2019 - Condominiumization – 311 Main Street

Jeff made a motion to approve Resolution 10, Series of 2019, approving the Condominiumization at 311 Main Street. Jay seconded the motion and it was approved unanimously with Nick abstaining.

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING – Sopris Lofts – Major Site Plan & Conditional Use Permit

Location: 1201 Colorado Avenue

Applicants: 1201 CO Avenue Holdings, LLC

Janet stated that the Planning Commission considered this application at its October 10th meeting. She said at the meeting, the Commission allowed Staff presentation, applicant presentation, and opened the hearing up for public comment. She said that the Commission then provided comments to the applicants and continued the public hearing to tonight.

Janet stated that one item she didn't discuss at the last meeting was that the application includes a request to amend the ordinance approved by the Board in 2016 when the property was rezoned to Mixed-Use. She said that the ordinance states that the rezoning would revert to PCC if development is not started within one year. She said that the applicant would like to eliminate that section of the ordinance, so it stays Mixed-Use. She said that she agrees with the proposal.

Janet continued by saying included is a summary of the changes in her Staff report. She said she believes that the applicant is going to go through that with their power point so she will leave it to them. She stated that she wanted to point out that Planning, Public Works and the Building Departments have reviewed the plans and overall, it appears that the applicant's team has been responsive to the concerns and issues brought up.

Nick asked if the site was non-conforming.

Janet said that the site was conforming as well as the proposed project.

Jay asked if Kevin, the Public Works Director, was emailed regarding the 8 foot sidewalk as it didn't make sense and that it was misleading for pedestrians.

Janet explained that the width of the sidewalk went from ten feet to eight feet, which came from Kevin.

Doug Pratte, from Land Studio, explained that they had redlined the concerns and the site plan displayed has been modified with the following changes requested:

- The handicap access from the parking lot, distance to building is now closer as well as a ramp to the Highway 133 path.
- Pedestrian access to the bus stop, added a connection.
- Added crosswalks at all access points.
- Removed cobble strip near the Highway 133, replaced with grass.
- Removed crushed granite, replaced with loose cobble/mulch.

- Shifted play area location further off the highway.
- Moved trees ten feet from bike trail.
- English Oaks replaced trees.
- Alternative Compliance, planting strip and trail along Colorado Avenue added by splitting the difference.

Michael Noda and Daniel Wilde, architects from neo Studio explained the changes to the building elevations with their PowerPoint presentation.

- The renderings were shown with enhanced landscaping.
- Varying colors and materials, wood added to warm up façade.
- Signage locations.
- Retaining walls added for seating.
- View from the round-about metal siding replaced with wood cedar.
- Brick portion of building shown as the gateway to Carbondale.
- Floor heights were reduced but using alternate structural materials the commercial spaces were not compromised in height.
- Art walls on both SE corners.
- Roof heights changed a bit for varying heights.
- Columns with wrap arounds were added.
- Flexibility with entrances based on tenants, with door at each large window.

Michael Durant said that the redlines in the October 10th Staff report addressing concerns were very helpful.

There was a discussion regarding the seating wall height and materials;

- Self-engineered MES materials OR
- Concrete/mortar for stability over time

Motion to open the comment portion of the public hearing

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

Terry Kirk, **1011 Main Street** said that he is the owner of the Carbondale Plaza shopping center across the street. He said that he has been working with the applicants and that their design is much better than the previous design by Dr. Stein. He said that he thinks that it is a good project.

Kristi Close, **20751/2 CR 112** said that when she was new to the area and that it was hard to find affordable housing. She said that the design was great and the windows are fantastic. She said that the community will benefit and that she supports this project.

Motion to close the comment portion of the public hearing

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

Discussion

- Width of bike trail along Colorado Avenue.
- Designation should not be bike trail, because it is not a trail, call it a sidewalk and make it 5 feet.
- NE corner sidewalk could be a roll off curb to ride smoothly onto Colorado Avenue.
- Property to east has loading zone on Colorado Avenue, room limited for bikes and pedestrians.
- Covered parking facing Main Street and the accumulation of storage could be prevented without any designated parking spots. Management will be able to see if parking is being used for storage.
- Wrap awnings around the corner of the building over commercial doors, but take care to prevent people from jumping from the retaining wall to the awnings. It was agreed that it would not be a condition.
- Add two windows on the north elevation to break up the wall.

Further discussion ensued regarding sidewalk dimensions and material.

It was decided after extensive discussion to match the sidewalks in front of the multi-family units along Main Street, which the applicants agreed with.

Additional Conditions;

#16 – Match the width of the sidewalk in front of the multi-family units and work with the Town and engineering to make sure it meets all Town standards with a landscape buffer between parking and the sidewalk, along Colorado Avenue.

#17 – Add two windows on the north side wall.

#18- Concrete/masonry retaining wall to be used for seating along the south side.

Motion

Ken made a motion to recommend approval of the Major Site Plan Review, the Conditional Use Permit, Alternative Compliance requests, and the amendment to Ordinance No. 18, Series of 2016 with the recommended 15 conditions and findings in the Staff Report and the additional three conditions. Nick seconded the motion and it was approved unanimously.

Yes: Michael, Ken, Nick, Nicholas, Jay, Jeff

No: none

Staff Update

Janet said that we advertised for the P&Z vacancy and that we received one application after the deadline. She said that if P&Z agreed, that we would wait and we will re-advertise after the first of the year.

Janet stated that the Thompson Park Subdivision was approved by the Board of Trustees and that it all went smoothly.

Commissioner Comments

The Commission thanked Janet for the chocolates.

Motion to Adjourn

A motion was made by Ken to adjourn. Nicholas seconded the motion and the meeting was adjourned at 8:32 p.m.