

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 16, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Tristan Francis (2nd Alternate)
Jeff Davlyn
Jade Wimberley
Jay Engstrom

Staff Present:

John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Nicholas DiFrank (1st Alternate)
Marina Skiles
Nick Miscione

Other Persons Present

Chris Beebe

The meeting was called to order at 7:04 p.m. by Michael Durant.

April 25, 2019 Minutes:

Jade made a motion to approve the April 25, 2019 minutes. Jeff seconded the motion and they were approved unanimously with Jade, Tristan and Jeff abstaining.

Resolution 6, Series of 2019 - Approving ADU – 182 Sopris Avenue

Ken made a motion to approve Resolution 6, Series of 2019, approving the Minor Site Plan Review and Conditional Use Permit at 182 Sopris Avenue. Jay seconded the motion and it was approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING – Minor Site Plan Review & Special Use Permit

Location: 417 Sopris Avenue

Applicant – Chris Beebe

John said that this is an application for a Minor Site Plan Review and Special Use Permit. He stated that the Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

John explained that the applicant is proposing to construct a single-family residence with an attached accessory dwelling unit.

John continued by saying that a Single-Family Dwelling and an ADU was originally approved for this parcel in 2014 under the pre-UDC land use code. He stated that the applicant submitted a building permit application recently. He said that Staff determined that the changes to the originally approved structure merited a resubmittal and review under the UDC

John said that Staff also debated whether or not the application met the purpose section of the OTR district but ultimately felt the application was in conformance with the surrounding neighborhood and that it should proceed to the P&Z for review.

John outlined the following:

Zoning

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

Setbacks

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

Maximum Impervious Surface

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

Building Height

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

Parking

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

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

Building Design

The structure is setback from the Sopris Avenue ROW. The front of the structure has variations utilizing “stepping” of the walls and roof. The front door is street facing located on a stepped back porch. There is a variation in materials to each side of the structure as well as metal louvered sunshades over the windows of the structure.

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

Jay asked for clarification if the Commission were just reviewing the ADU or the entire house.

John said the review is for the entire project.

Chris Beebe explained the project. He said that it was schematically close to his previous plans approved. He said that the outdoor space for the ADU was on the roof. He stated that he appreciates the Town's efforts to provide housing with an ADU, in the Code. He said that this lot was part of the garden and orchard for the Fender house and that his design lends itself to the historical home. He said that this design is more interesting than his previous design for this lot.

There were no members of the public present

Motion to Close Public Hearing

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

Jade asked if the roof was flat or not.

Chris explained that the roof was flat and that less square footage would be lost with a flat roof verses a slanted roof.

Discussion ensued about other roofs around town.

Jay said that the application looked great.

Motion

Jay made a motion to approve the Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit with the conditions in the Staff report. Ken seconded the motion and it was approved unanimously.

Staff Update

John said that the Commission had received an email regarding the work session with the Board this coming Tuesday regarding the housing study and discussion of next steps.

John said that there were no applications for the May 30 meeting and asked the Commission if they would like to meet. The Commission canceled the meeting.

Commissioner Comments

Michael asked if there were comments on the Housing Study.

Jeff commented that it was interesting and illuminating. He said that there was a gap identified, young professionals can't afford to live here verses elsewhere.

Ken said that as land cost prices go up annexation could be a possibility.

There was a discussion regarding short term rentals.

Motion to Adjourn

A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:15.