

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 28, 2020

Commissioners Present:

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

Staff Present:

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

Commissioners Absent:

Michael Durant, Chair
Nick Miscione
Jeff Davlyn
Jade Wimberley

Other Persons Present Virtually

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

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

Ken wished the Chair, Michael Durant a Happy Birthday.

May 14, 2020 Minutes:

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

Public Comment – Persons Present Not on the Agenda

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

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

Location: Carbondale Marketplace Subdivision Lot 5A

Applicant: Builders FirstSource by Robert Schultz Consulting

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

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

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

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

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

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

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

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

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

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

Marina told Janet that that was an amazing Staff report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Bob showed that criteria for the Comprehensive Plan Consistency;

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

UDC compliances.

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

UDC Guidance;

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

Alternative Compliance

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

Landscape

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

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

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

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

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

Jay asked what the height of the sheds were.

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

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

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

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

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

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

Marina told Bob that it was a great presentation.

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

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

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

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

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

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

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

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

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

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

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

Ken asked who designed the trail.

Bob said Yancy.

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

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

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

Further discussion ensued about the building design.

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

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

There were no persons present to speak.

Motion to close the comment portion of the public hearing

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

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

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

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

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

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

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

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

Motion

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

Yes: Ken, Jay, Marina, Nicholas, Erica

No: none

Staff Update

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

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

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

Commissioner Comments

Jay told Staff great work.

Marina thanked Staff.

Motion to Adjourn

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