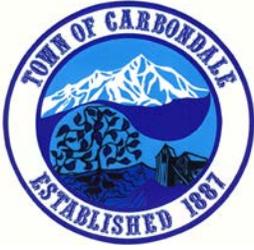


**AGENDA
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
FEBRUARY 18, 2020
6:00 P.M.**

<u>TIME*</u>		<u>ITEM</u>	<u>DESIRED OUTCOME</u>
6:00	1.	Planning and Zoning Commission Check-In	ATTACHMENT A Discussion
8:00	2.	Adjourn	

*** Please Note Times Are Approximate**



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

Board Agenda Memorandum

Meeting Date: 2-18-2020

TITLE: Planning Commission/Board of Trustees
Work Session 2-18-2020

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: None

BACKGROUND

This memo is intended to provide background information to facilitate the work session between the Board and the Planning Commission scheduled for February 18, 2020.

DISCUSSION

Projects Approved Under Unified Development Code (UDC)

This is a good opportunity to review the projects which have been approved since the adoption of the Unified Development Code (UDC). The Board and the Commission may want to discuss what has worked and what hasn't when reviewing the developments. Here is a list of the larger developments which have been approved:

2016

10 and 15 Cooper Place – 10 dwelling units (rentals)

2017

RFSD Teacher Housing – 20 dwelling units (rentals)

45-77 Village Lane (PUD) – 7 townhome units (for sale)

862 Main Court – 3 dwelling units behind house (rentals)

2018

Parcels 2, 3 and 4, Thompson Park - 40 dwelling units (for sale)

Main Street Marketplace (Lot 1, Carbondale Marketplace) – 115 residential dwelling units (rentals), 10,000 sq. ft. commercial

Red Hill Lofts, Dolores Way (Kay PUD) – 30 dwelling units (rentals)

Sopris Lodge Assisted Living Facility – 78 dwelling units (rentals)

421, 423 and 425 8th Street – Duplex and Single Family - Merrill and 8th Street (for sale)

167 Garfield Avenue – stacked triplex (rentals)

1st Bank, Lot 5B, Carbondale Marketplace Subdivision – Highway 133 – Drive-through bank

2019

1201 Main Street (Formerly known as Stein on northeast corner of Main and 133) – 27 dwelling units and 3881 sq. ft. commercial

Accessory Dwelling Units (ADU'S)

- 418 Garfield Avenue
- 275 4th Street
- 182 Sopris Avenue
- 159 Sopris Avenue
- 265 8th Street
- 617 Sopris Avenue
- 767 Cleveland Avenue
- 710 Euclid Avenue
- 379 Euclid Avenue
- 767 Lincoln Avenue
- 17 Maroon Place
- 150 Euclid Avenue

The following are some examples of the number of public hearings for some of the larger development projects prior to adoption of the UDC and post-UDC:

Number of Public Hearings - Pre-UDC

Crystal River Marketplace PUD (24 acres on 133) – 9 P&Z + 27 BOT

Thompson Park (original 2012 proposal) – 11 P&Z + 25 BOT

Mountain Sage (26 residential – PUD) – 5 P&Z + 4 BOT

Community Partnership (RE-1 PUD) – 3 P&Z + 7 BOT

Amended Community Partnership (RE-1 PUD) – 4 P&Z + 3 BOT

Carbondale Marketplace (City Market, 10K retail and fueling station) – 2 P&Z + 2 BOT

Number of Public Hearings - Post-UDC

Thompson Park (2018 proposal in compliance with UDC) – 3 P&Z + 2 BOT

Main Street Marketplace (115 residential and 10K commercial) – 2 P&Z + 1 BOT

RE-1 Teacher Housing (20 units) – 1 P&Z + 1 BOT (Courtesy Review)

1201 Main Street (27 residential and 3881 commercial) – 2 P&Z + 1 BOT

*The Town had not yet adopted the UDC; however, the applicants agreed to abide by most of the regulations.

Unified Development Code (UDC) Amendments

In 2018 and 2019, the Planning Commission and Board approved fairly extensive amendments to the UDC. The main amendments were as follows:

- Developed Wireless Facilities Regulations
- Updated Mobile Home Park Regulations
- Expanded locations for Day Care uses and reduced parking requirements
- Made minor amendments to the Land Use Table
- Revised zoning parameters in R/MD and R/HD
- Expanded building design standards in OTR
- Streamlined landscaping/open space/pervious surface requirement
- Clarified parking requirements in the HCC zone district
- Fine-tuned solar access section
- Added the PUD language in the draft PUD policy to the UDC
- Clarified criteria for amending PUDs and created section for PUD amendments
- Revised street tree regulations to reflect Tree Board preferences

Staff has been compiling a list of new potential UDC amendments which include:

- Amend the definition of “Boardinghouse.” (Possibly remove language which states “and not used as a single family residence.”)

- Revise zoning parameters in the R/HD zone district to require building step backs from the street. Review the overall mass and scale which is permitted. (The work done by Clarion in 2019 showed the mass and scale of buildings allowed in the R/HD. This raised some concerns.)
- Reconcile the requirement of a 10 ft. wide landscape buffer along Highway 133 and the maximum 10 ft. setback in the MU zone district.
- Review building height in MU zone district to allow a 38 ft. or 39 ft. height, specifically for properties that are below the grade of the street and/or highway. (request from applicant).
- Requiring possible Carbondale Historic Preservation Commission (CHPC) review of new construction and/or additions in the OTR zone district.
- HCC Parking – Percentage of surface of lot which can be used for residential uses.

Are there other amendments that the Planning Commission or Board would like to see added to the list?

Here is a link to the UDC:

<https://www.carbondalegov.org/Carbondale%20UDC%20-%20Redlined%203-19-2019.pdf>

Comprehensive Plan

The Comprehensive Plan was adopted in 2013. Staff would like to start looking ahead toward an update to the Comprehensive Plan in 2021 with a full overhaul in 2025. We would need to put in a request for funding this year for the 2021 budget.

The Visions, Goals and Strategies in the 2013 Comprehensive Plan established what the community aimed to achieve over 20 years and laid the foundation for a range of implementation actions. When the Town developed the Comprehensive Plan, the need to address sustainability was a priority. As a result, each Vision statement was based on three sustainability elements: Community, Ecology (Environment), and Economy.

The main elements in the 2013 Comprehensive Plan include the following:

- Small Town Character Vision and Goals
- Economic Growth, Diversification and Self-Sufficiency
- Diversity in Housing Types
- Infrastructure and Town Government Fiscal Health
- Ecology and Renewable Energy
- Governance
- Diverse, creative and educated community
- Youth Vision

Are there other elements the Town would like to explore in the 2021 Comprehensive Plan Update?

It may be worth reviewing the 2013 Comprehensive Plan before the meeting – there is a Summary in Chapter 1 that encapsulates it fairly well. The Implementation Table is in Chapter 5. The Town has implemented a number of the goals laid out in that table.

Here is a link to the 2013 Comprehensive Plan:

https://www.carbondalegov.org/departments/planning/comprehensive_plan.php

Administrative

Here is a summary of some of our administrative items:

Mapping

Worked with Roaring Fork Geospatial to create a Phase and Block Map for RVR. The legal documents associated with RVR are labeled by phase and/or block which made it difficult to match the document to the various parcels in RVR.

Worked with the County to provide assessor town parcel data for the Town's Zoning District Map so that the interactive map on the Town's website features current data.

Staff worked with Roaring Fork Geospatial to develop a draft map which overlays the Future Land Use Map from the 2013 Comprehensive Plan onto the Town's Zoning District Map. The purpose of this map is to determine if there are any appropriate rezonings to bring the Zoning District Map and Future Land Use Plan into alignment.

PUDs

Re-organized and streamlined the PUD zone district book. Worked with Roaring Fork Geospatial to create an individual Zoning District Map for each PUD as a cover sheet for reference. (This information still needs to be placed on the Town's website for easy public access.)

Staff plans to create a matrix which lists all of the zoning parameters, development standards and fees in the Town's PUDs to simplify administration of the PUDs (30+ PUDs). The organization will assist in determining an appropriate zone district for any conversion of a PUD to a straight zone district.

Other

The Board approved additional funds in the Planning Department to help organize the backlog of land use files which need to be organized and scanned into laserfiche.

Building Department 2019

The total valuation of all permits for the year was \$53,708,096.

37 dwelling units were added. The type of units are broken down as follows:

- 13 single family homes
- 5 duplexes
- 3 triplexes
- 1 fourplex
- 1 ADU

There was one new commercial permit (City Market and the 10,000 sq. ft. retail building).

RECOMMENDATION

Staff recommends that the Planning Commission and Board discuss planning-related items, determine what is working well and what may need to be adjusted. The Board and Commission may also want to discuss any additional amendments to the UDC as well as the 2021 Comprehensive Plan Update.

Prepared By: Janet Buck, Planning Director

JH
Town Manager