

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
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Greg Gastineau
Greg Sparhawk

Design Review Board Hearing

Minturn Main Street Duplex Project – Final Plan Review 841 & 851 Main Street

Hearing Date:	March 27, 2019
File Name and Process:	Minturn Main Street Duplex Project - Concept Review
Owner/Applicant:	Fortius Construction
Representative:	Patrick Scanlan
Legal Description:	South Minturn Addition, Lot 3A and Lot 3B
Zoning:	South Town Character Area – Residential Zone District
Staff Member:	Scot Hunn, Planning Director
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicant, Fotius Construction, requests conceptual review of a new four-unit duplex project located at 841 and 851 Main Street.

The project includes two (2) duplex structures on two existing lots, Lot 3A and Lot 3B, both of which have frontage on Hwy. 24. The proposal includes a total of four (4) units to be accessed via a common driveway access easement.

Following and in response to three separate conceptual plan reviews completed for the subject property over the past five months, the Applicant significantly redesigned the project to better comply with building height restrictions, setbacks, and other aspects of

the Town's standards and design guidelines. To date, the Applicant has worked proactively with staff and the Planning Commission to address and resolve the following issues:

- Building Height
- Setbacks on Lot 3A (front, side and rear)
- Adequacy of parking space dimensions and maneuverability on Lots 3A and 3B
- Building massing, materials and wall façade break-up

Specifically, the proposed structure height was significantly reduced – from three to two stories – while the proposed structure on Lot 3A was pulled back from the Hwy. 24 frontage as well as the side and rear property boundaries to maintain minimum setbacks.

Additionally, previous site plans were constrained and impacted by the shape of the existing lots and the configuration of the existing common property line between Lots 3A and 3B.

In response, the Applicant has applied for review of an Administrative Re-Plat of the South Minturn Addition Lot 3 Subdivision Final Plat to slightly adjust the common lot line between Lots 3A and 3B to allow for better layout of the duplex structures on the lot and to ensure proper setbacks along the front, side and rear property boundaries. The plat is currently being reviewed administratively by Town staff (Town Planner, Engineer and Attorney). Once determined to comply with Town subdivision standards, the plat will be administratively approved by the Planning Director and signed by the Town Council (Mayor).

Plan highlights include the following:

- Three-bedroom, two-story structures, each with an oversized one car garage. The site plan shows at least one (1) parking space in front of each garage, for a total of two (2) spaces per unit.
- Proposed building height just under 25 feet above existing grade, measured at the front façade (in front of the garage) to the top of the flat roof/parapet wall above. Maximum building height allowed in the South Town Character Area Residential Zone is 28 feet.
- Grading plans and elevations have been fully developed based on previous review and recommendations of the Planning Commission.

The Applicant has responded to previous conceptual plan reviews by the Planning Commission by providing a detailed set of civil engineering, site and building plans that address previously identified concerns or areas of non-conformance with Town standards.

However, staff suggests that the landscape plan provided is still conceptual in nature and should be further developed to include final details for revegetation and plantings, erosion control, snow storage calculations, temporary and permanent irrigation. The final landscape plan should also show proposed grading and retainage, drainage and any

Accordingly, Staff's analysis of development standards and dimensional limitations in Section III outlines how the proposed improvements meet or exceed requirements of the Town of Minturn Municipal Code, Chapter 16, with the exception of proposed landscaping improvements.

Staff is recommending approval, with conditions of the Final Plans for 841 and 851 Main Street, Lots 3A and 3B South Minturn Addition.

II. Summary of Process and Code Requirements:

This is a Final Plan-level of review of four (4) duplex units. Therefore, this is a formal hearing of the Town of Minturn Planning Commission, acting as the Design Review Board. Following presentation by staff and the Applicant, and after consideration of the staff recommendations, findings and public testimony, the DRB may take one of the following actions in accordance with the Minturn Design Standards and Guidelines (Appendix B of the Minturn Municipal Code):

Table the Application

The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

Deny the Application

If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

Approve the Application

If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve

the project. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

Staff is **recommending approval with conditions** of the Final Plans for 841/851 Main Street, Lots 3A and 3B South Minturn Addition.

III. Zoning Analysis:

Zoning

The subject property is located within the “South Town Character Area” Residential Zone District. The description and purpose of the South Town Residential Zone District are as follows:

- “(a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.*

- (b) The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.”*

- Town of Minturn Town Code Section 16-7-20

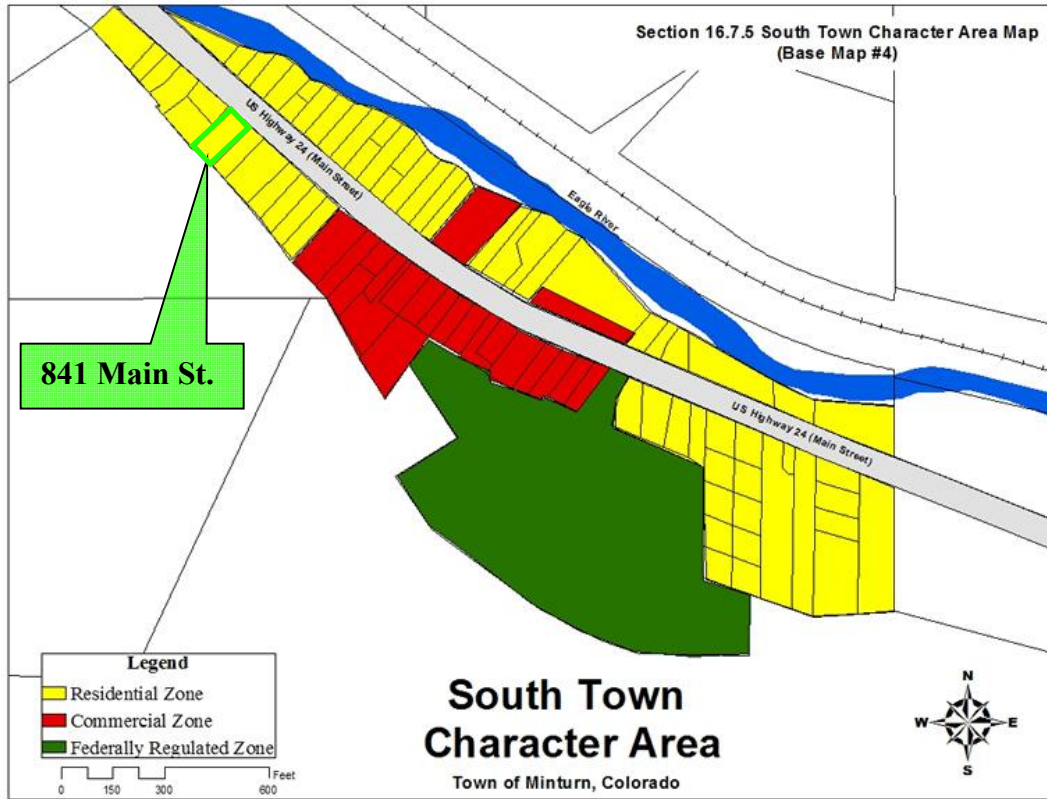


Figure 1: South Town Character Area Zoning Map

Dimensional Limitations and Development Standards

The following tables summarize the lot, development and dimensional standards and limitations applicable to Lot 3A and Lot 3B pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Lot 3A Dimensional Limitations and Development Standards

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	5,014 sq. ft.
Maximum Building Height:	28 feet	24 feet 3 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	13 feet
Minimum Rear Setback:	10 feet	11 feet
Maximum Building Coverage:	40% (2,006 sq. ft.)	1,690 sq. ft. (33.7%)
Maximum Impervious Coverage:	50% (2,507 sq. ft.)	2,236 sq. ft. (44.5%)
Minimum Snow Storage Area:	5% of Driveway Area	Unknown
Parking:	2 spaces/Unit	2 spaces/Unit

Lot 3B Dimensional Limitations and Development Standards

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	7,263 sq. ft.
Maximum Building Height:	28 feet	24 feet 3 inches
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	6-7 feet
Minimum Rear Setback:	10 feet	10 feet 3 inches
Maximum Building Coverage:	40% (2,905 sq. ft.)	1,784 sq. ft. (24.5%)
Maximum Impervious Coverage:	50% (3,632 sq. ft.)	3,616 sq. ft. (49.7%)
Minimum Snow Storage Area:	5% of Driveway Area	Unknown
Parking:	2 spaces/Unit	2 spaces/Unit

IV. Applicable Standards and Design Guideline Criteria:

Design

In addition to the development standards listed above, the following general design principles are provided for reference.

Snow Storage and Orientation of Buildings and Roof Forms

The design guidelines encourage designs that integrate or account for snow storage and snow shed from roof structures, along with ensuring that the orientation of buildings – to street frontages and neighboring properties – is considered.

Overall, it appears that structures on both lots have been placed to take advantage of solar access and orientation; driveway surfaces generally have a southern exposure, and, for the most part, setbacks and potential snow-storage areas on the both lots appear to be adequate.

The plans demonstrate that drainage will be handled on-site while proposed snow storage areas and proposed landscaping appear to meet the intent of the Town’s standards. However, a **final landscape plan should be provided** prior to or concurrent with building permit application. The landscape plan should include, at a minimum, calculations demonstrating that snow storage areas meet the minimum 5% of impervious/parking surfaces, along with proposed grading, drainage and revegetation details (seed mixes and rates of application). Additionally, the landscape plan should show any proposed hardscapes (patios or walkways), planting areas, planting species and size, as well as any proposed temporary or permanent irrigation.

Mass and Form

The following excerpt from the Design Guidelines is applicable to the proposed home design:

“Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

“Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”

-Town of Minturn Design Guidelines

Staff appreciates the Applicants efforts since September of 2018 to work with staff and the Planning Commission to revise the conceptual plans several times to address issues and suggestions by the Planning Commission. Staff believes that the plans have evolved in positive ways. Staff is supportive of the design, architectural detailing and attention to the break-up of materials and wall planes to ensure that the duplex units are not mirror images, materials usage is appropriate and contextual and that the development adds to the character and richness of the surrounding community.

V. Issues and Areas of Non-Conformance:

Staff suggests that the Applicant has satisfactorily addressed the following issues or concerns identified during previous reviews:

- Building Height
- Setbacks on Lots 3A and 3B
- Adequacy of parking space dimensions and maneuverability on Lots 3A and 3B.
- Building massing, materials and wall façade break-up

However, the final plans are lacking final landscape details which should be provided prior to or concurrent with building permit application.

VI. Staff Recommendation: Approval, with Conditions

Staff suggests that the Final Plans for 841 and 851 Main Street comply with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix ‘B’) of the Minturn Town Code.

In the event the Planning Commission, acting as the Design Review Board, is included to approve the Final Plans, staff respectfully suggests the following recommended conditions:

1. All material representations made by the Applicant in writing and as a matter of public testimony during the course of the application and review processes shall be considered conditions of approval.

2. The “Stormwater Management Notes” provided on Sheet C5, “Stormwater Management Notes” by Yarnell Consulting & Civil Design, LLC. dated 3/11/2019 shall be made part of the conditions of approval and shall be adhered to during the development process.
3. The “Grading Notes” provided on Sheet C6 “Overall Grading Plan” by Yarnell Consulting & Civil Design, LLC. dated 3/11/2019 shall be made part of the conditions of approval and shall be adhered to during the development process.
4. Details call for on Sheets C10.1-C11.1 by Yarnell Consulting & Civil Design, LLC. dated 3/11/19 shall be completed and provided to the Town of Minturn staff prior to or concurrent with building permit application.
5. The Applicant shall submit a final landscape plan for review and approval prior to or concurrent with building permit application. The landscape plan shall include, at a minimum, calculations demonstrating that snow storage areas meet the minimum 5% of impervious/parking surfaces, along with proposed grading, drainage and revegetation details (seed mixes and rates of application). Additionally, the landscape plan must show any proposed hardscapes (patios or walkways), planting areas, planting species and size, as well as any proposed temporary or permanent irrigation.