



## Design Review Board Hearing

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### Final Plan Review for New Home

#### 0186 Miles End Lane

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<b>Hearing Date:</b>	June 26, 2024
<b>File Name and Process:</b>	Single-Family Residence Final Plan Review
<b>Owner/Applicant:</b>	David & Adriana Bombard
<b>Representative:</b>	Taylor Hermes & Rick Hermes, Minturn North Construction Company
<b>Legal Description:</b>	Subdivision: MINTURN NORTH PUD Lot: 7
<b>Address:</b>	0186 Miles End Lane
<b>Zoning:</b>	Game Creek Character Area – Minturn North PUD Zone District
<b>Staff Member:</b>	Madison Harris, Planner I
<b>Recommendation:</b>	<b>Approval, with conditions</b>

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### Staff Report

#### **I. Summary of Request:**

The Applicants, David and Adriana Bombard, request Final Plan review of a new, four-bedroom, 5,818 (gross) square foot single-family residence located at 0186 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

#### **Proposed Plans**

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 and 5/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with one bedroom, garage, and entertainment lounge, and the main level has the three remaining bedrooms and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**, with conditions.

## **II. Summary of Process and Code Requirements:**

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

### **Design Review Process**

Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) *Administrative procedure.*

(1) *Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.*

(2) *Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:*

- a. The proposal's adherence to the Town's zoning regulations.*
- b. The proposal's adherence to the applicable goals and objectives of the Community Plan.*
- c. The proposal's adherence to the Design Standards.*

(3) *Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:*

- a. That the proposal is in conformance with the Town zoning regulations.*
- b. That the proposal helps achieve the goals and objectives of the Community Plan.*
- c. That the proposal complies with the Design Standards.*

Staff suggests that the final plans for 0186 Miles End Lane meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

### **III. Zoning Analysis:**

#### **Zoning**

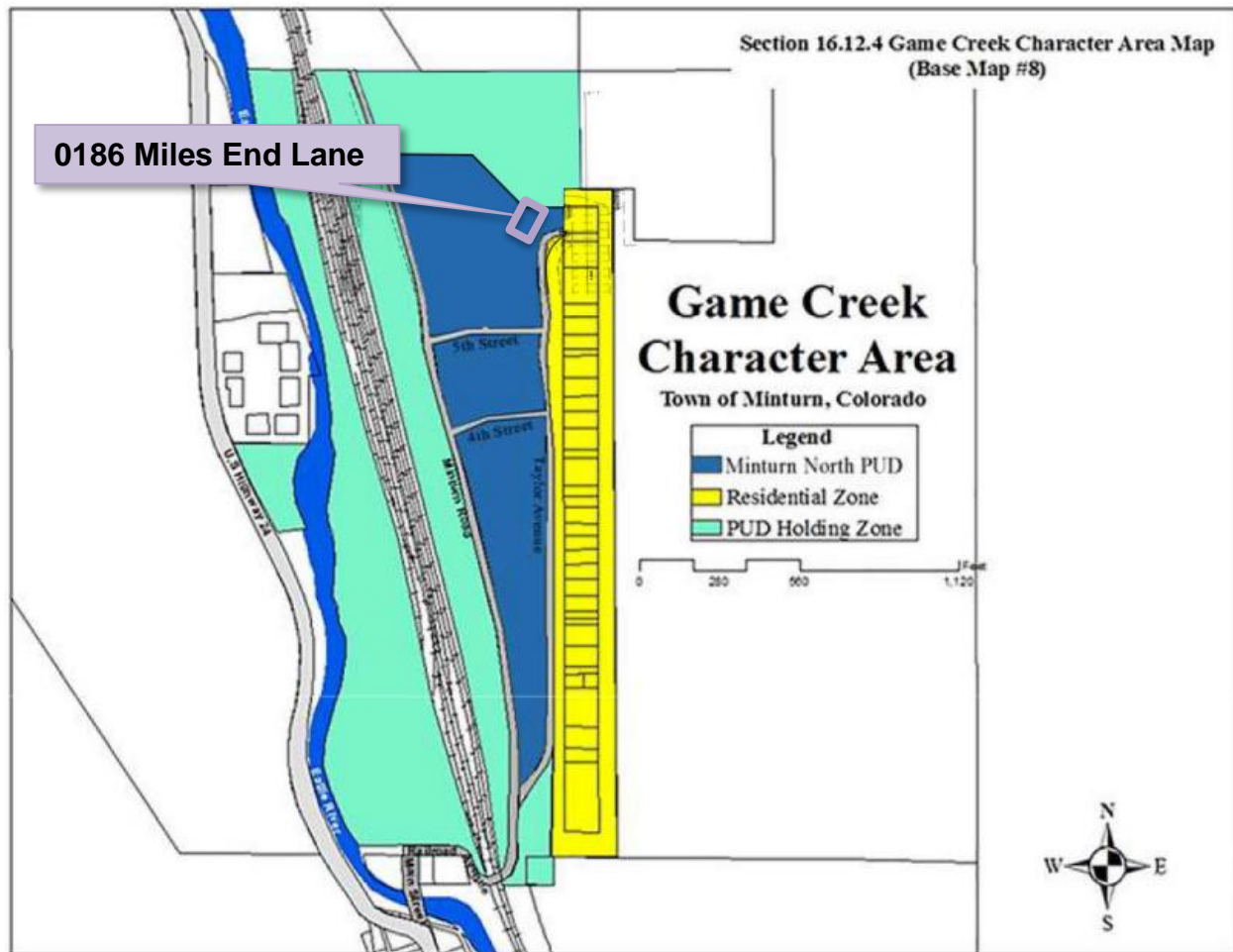
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

*“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”*

*- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

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**Figure 1: Game Creek Character Area Zoning Map**



### Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,882.48 sq. ft.	6,882.48 sq. ft. (.158 ac.)
Maximum Building Height:	28 feet	27 feet – 9 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,441.24 sq. ft.)	3,154 sq. ft. (45.83%) Proposed
Maximum Impervious Coverage:	60% (4,129.49 sq. ft.)	4,127 sq. ft. (59.96%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,882.48 sq. ft. x .05 = 344.12 sq. ft.)	349 sq. ft.
Parking:	4 spaces	4 spaces

#### 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.

##### Final Site, Grading and Drainage Design

The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

##### Mass and Form

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

##### *“c. Massing and Scale*

***“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. 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 Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not

overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

**V. Items of Note:**

**Items of Note**

The following have been identified by staff that have been addressed or are in the process of being addressed that the Planning Commission should be aware about:

**Boulder Retaining Wall**

On Sheet C1, the plans show two-tiered boulder retaining wall structures that are partially on Lot 7 and within Tract B. Because this structure(s) is both on common property and private property, staff has requested demonstration of reciprocal construction and maintenance easements for the boulder wall. The developer has addressed this comment/request by drafting an Encroachment Agreement between the property owner and the HOA which is attached to this staff report.

**VI. Staff Recommendation:**

Staff suggests that the Final Plans for 0186 Miles End Lane, as conditioned below, generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans, with the following recommended condition(s):

1. The Applicant shall provide an executed encroachment agreement for the boulder retaining wall on Lot 7 and Tract B prior to, or concurrent with, building permit application.