

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



**Minturn Planning
Commission**
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home – Conditions Update

491 Main Street

Hearing Date:	May 28, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	David Pfeifer
Representative:	David Pfeifer
Legal Description:	Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision: BALDAUF ADDITION Block: 1 Lot: 12 PART OF
Address:	491 Main Street
Zoning:	Old Town Character Area – Mixed-Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Update:

At the April 28, 2025 meeting, the Planning Commission approved the plans for 491 Main Street with the caveat that the following conditions be addressed at the May 28, 2025 meeting:

1. Correct discrepancies on pages 75, 76, and 81 of the packet.
2. Submit new plan for parking consolidating all onto the property.
3. Ensure that the clear vision on the corners is respected and should be shown on the plans.
4. That these issues be readdressed at the May 28, 2025 meeting.

The discrepancies mentioned are in regards to the lot size shown as three different numbers between the three documents (application, plan set, and staff report) which subsequently effects

the amount of snow storage required, as well as affects lot and impervious coverage percentage calculations.

The lot size has been confirmed by the surveyor to be 4,801 square feet and all calculations will be based off this number. The dimension of 15 feet at the corner of Boulder and Meek has been provided and it clearly complies with the clear vision requirements. Parking is now entirely provided on the property.

The rest of this staff report is provided as a matter of record, but only the sections pertaining to the conditions of approval have been updated.

II. Summary of Request:

The Applicant, David Pfeifer, requests Final Plan review of a new, four-bedroom, 2,507 (gross) square foot single-family residence located at 491 Main Street in the Old Town Mixed Use Zone District. The Applicant has 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 25 feet 8 inches, under the maximum allowable 28-foot limit within the Old Town Mixed Use 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.

The plans show the ground level with the garage and primary living area, the upper level has a game room which could double as a bedroom, and the lower level has the four bedrooms. Parking is adequate, with three off-street spaces, one of which is provided within the garage and two in front of the garage.

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**.

III. 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 491 Main Street meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

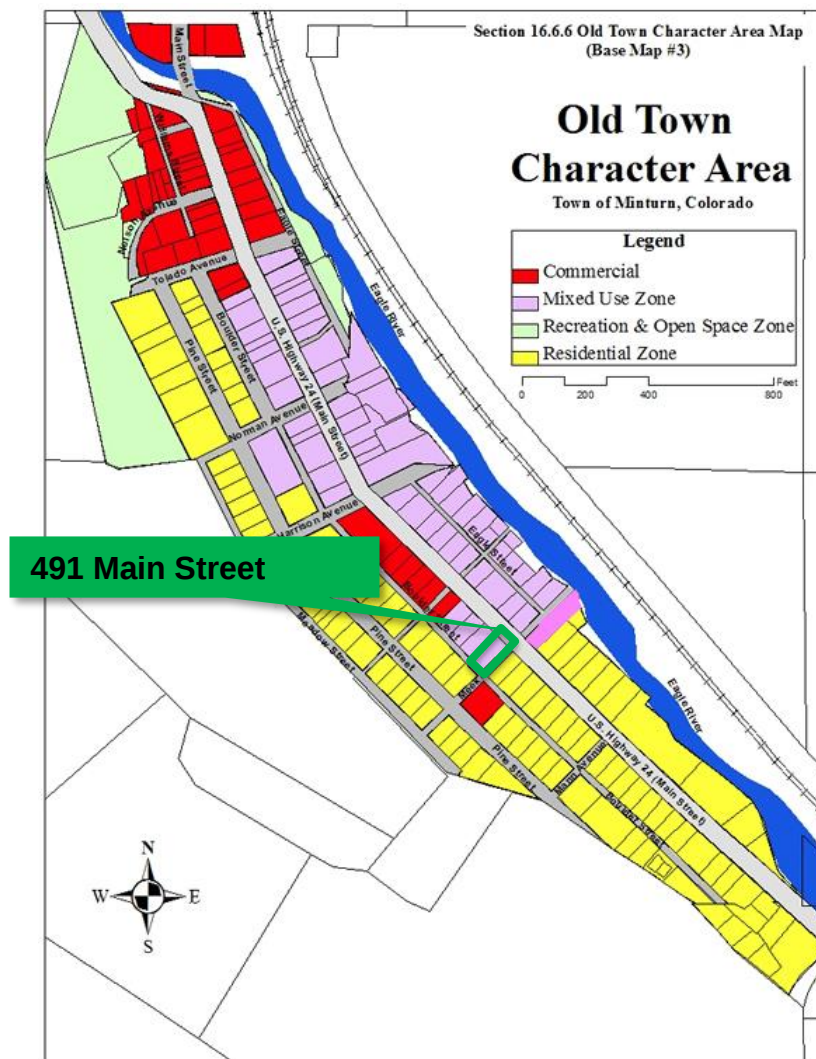
IV. Zoning Analysis:

Zoning

The subject property is located within the “Old Town Character Area” Mixed Use Zone District, described as follows:

- (a) *This area allows a compatible mix of **residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. **The Old Town Mixed-Use Zone can accommodate various types of development** if found not to significantly impact nearby properties.*
- (b) *The Old Town Mixed-Use Zone is **intended to provide sites for** combined **residential** and low-impact commercial and service uses which maintain a predominantly residential appearance. **This area can accommodate reasonable growth** where land and services are available and when services and amenities are needed for residents and visitors.*

Figure 1: Old Town 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 to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	4,801 sq. ft. (.110 ac.)
Maximum Building Height:	28 feet	25 feet – 8 inches
Minimum Front Setback:	10 feet	10+ feet
Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	45% (2,160.45 sq. ft.)	1,425 sq. ft. (29.68%) Proposed
Maximum Impervious Coverage:	55% (2,640.55 sq. ft.)	2,300 sq. ft. (47.91%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (4,801 sq. ft. x .05 = 240.05 sq. ft.)	250 sq. ft.
Parking:	3 spaces	3 spaces

V. 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.

VI. Items of Note:

Items of Note

Any items of note in the previous iteration of the staff report have been addressed.

VII. Staff Recommendation:

Staff suggests that the Final Plans for 491 Main Street 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.