

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, April 24, 2018**

Minutes

- I. The meeting was called to order at 8:00 am.
- II. Roll Call indicated present: Brad Holzwarth, Johnathan Larson, Roger Kish, David Barker, Mike Davlin, George Stevens, and Doug Robbins.
- III. Town Hall Meeting – Kathy Wheeler asked about Idlewild FDP and was given the information that the official discussion would be held on May 8 at the next Planning Commission Meeting.
- IV. Commissioner Davlin moved, and Commissioner Kish seconded a motion to approve the minutes from March 27, 2018. Motion carried: 7-0.
- V. Conflicts of Interest – no comments were received.
- VI. NEW BUSINESS:

- A. Design Review – Xcel Energy Building in Hideaway Station

Community Development Director Shockey presented his staff report.

Xcel Energy has submitted revised drawings based on the denial that was issued by the Commission in August, 2017.

In July, 2017, the Planning Commission reviewed a design for a regulator station/trash enclosure at Hideaway Station (formerly Sitzmark South). That design included a variety of materials, variations in the roof design and a design that fit with the overall theme of the development. The Commission approved the design on July 25, 2017.

On August 22, 2017, Xcel Energy submitted a revised design that did not include the trash enclosure. The design was very simplistic and was denied by the Commission for the following reasons –

1. The trash enclosure was not shown on the drawings. It was indicated in Jeff Vogel's email that it is part of the overall building design and the Commission felt it should be shown as a complete design.
2. The corrugated panel, galvalum color, is not in compliance with the design guidelines for the Town. This material was originally called out as a rusted corrugated panel.
3. There is no variation in the proposed roofline as shown in the original design.
4. Only one type of material was shown for the entire structure. The design guidelines discuss the need to use a variety of materials to provide scale and lend visual interest to the building façade.
5. The design guidelines discuss the need to use stone or masonry base to visually ground the building.

Xcel Energy has submitted a revised drawing. The design is very similar to the previous design that was denied. Based on the conditions above, staff has the following comments –

1. The regulator station and trash enclosure have been separated due to conflicts with other underground utilities in the area. The regulator station has been located to the north portion of the property.
2. The corrugated panel has been revised. It is now called out as a corrugated panel, rustic steel. This is in conformance with town design guidelines.
3. This condition has not been addressed. The roof line is the same as the previous design in August.
4. The design now includes two materials, corrugated rustic steel and concrete panels. The steel will be placed on the sides and roof. The 2” thick concrete panels will be placed on the bottom of the structure.
5. The design includes concrete panels with cedar plank texture to simulate a concrete base for this structure. The base is designed to go four feet from the ground.

The Planning Commission denied a very similar design in August 2017. While the applicant has modified the design, they have not addressed one of the major concerns, the roof. The developers of Hideaway Station have approved the design. They feel the simplistic nature of the design is a benefit to the structure as it is a small building and having multiple colors and textures would cutter the design.

Being the applicant has not fully addressed the concerns of the Commission, staff is recommended the design be denied.

Discussion was held by Commission

- The siding material was discussed. Painted rusted vs natural rusted.
- Need more information about the sky light, what type of material. Could it faded over time?
- The color of the door was discussed, it was not identified on the plans.
- Landscaping was not shown on the plans.
- There is no eve’s shown on plans, it makes it seems more like a shed than a traditional building.
- The plans seem to have regressed from the first version that was approved by the Commission
- Xcel meets guidelines in other towns so they should be held to the Winter Park Standards.

Commissioner Larson moved and Commissioner Stevens seconded the denial of the Design Review. Motion Carried: 7-0.

B. Design Review – 323 Arapaho Rd, Lot 10, Hideaway Village South

Planning Technician Evans presented the staff report.

This is a single-family home that has a building square footage of 2,122 plus a detached garage of 880 square feet.

Hideaway Village South does not have an HOA.

The materials board and elevations for the material list were presented.

- The rusty corrugated steel will need to be pre-rusted.

Exterior lighting will be installed at each entryway including the garage door and on the deck. The applicant states the fixtures will comply with Town guidelines and are dark sky compliant.

Building height complies with Town standards. The maximum building height overall is 29' 1 3/4" which is permitted based on the building height definition.

Adequate parking has been provided in compliance with Town standards. The design includes a garage plus two exterior parking areas.

The landscape plan addresses revegetation of disturbed areas, which complies with Town standards.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

Staff is satisfied with the overall design.

The structure is located within required setbacks.

Building coverage is 28% building to open space.

A site inspection of the property has not been performed by staff.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

The driveway has been designed with a 4.3% grade which is in compliance with Town Standards. The plans show two exits onto Alpine Way where only one is allowed. With the driveway existing onto Alpine Way a new address will be issued in the future.

- A stabilized construction entrance shall be installed prior to ground disturbance.
- Only one driveway allowed.

The erosion and drainage plan complies with Town standards.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Staff recommended the Planning Commission approve the single-family design for Lot 10, Hideaway Village South Subdivision with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- The rusty corrugated steel will need to be pre-rusted.
- Only one driveway allowed.

Required Permits:

- ✓ Building Permit
- ✓ Single Family / Duplex Deposit Agreement
- ✓ Driveway Permit

Discussion was held, the Commission wanted more information on the driveway, this would be a staff decision to follow up on their concerns.

Commissioner Davlin moved and Commissioner Robbins seconded approval of the design review with the conditions listed. In addition, staff shall receive additional information on the driveway location prior to issuance of a building permit. Motion Carried: 7-0.

STAFF UPDATE

- Master Plan
- Hideaway Station
- Next meeting Commission would like to see a sign-up sheet for people interested in talking and limit speaking to three minutes per person for the Idlewild FDP agenda item.
- The developers for Idlewild are having a Community Meeting and staff recommended the Commission not attend due to quasi-judicial regulations.

Upon a previously adopted motion, the meeting was adjourned at 8:40 a.m.