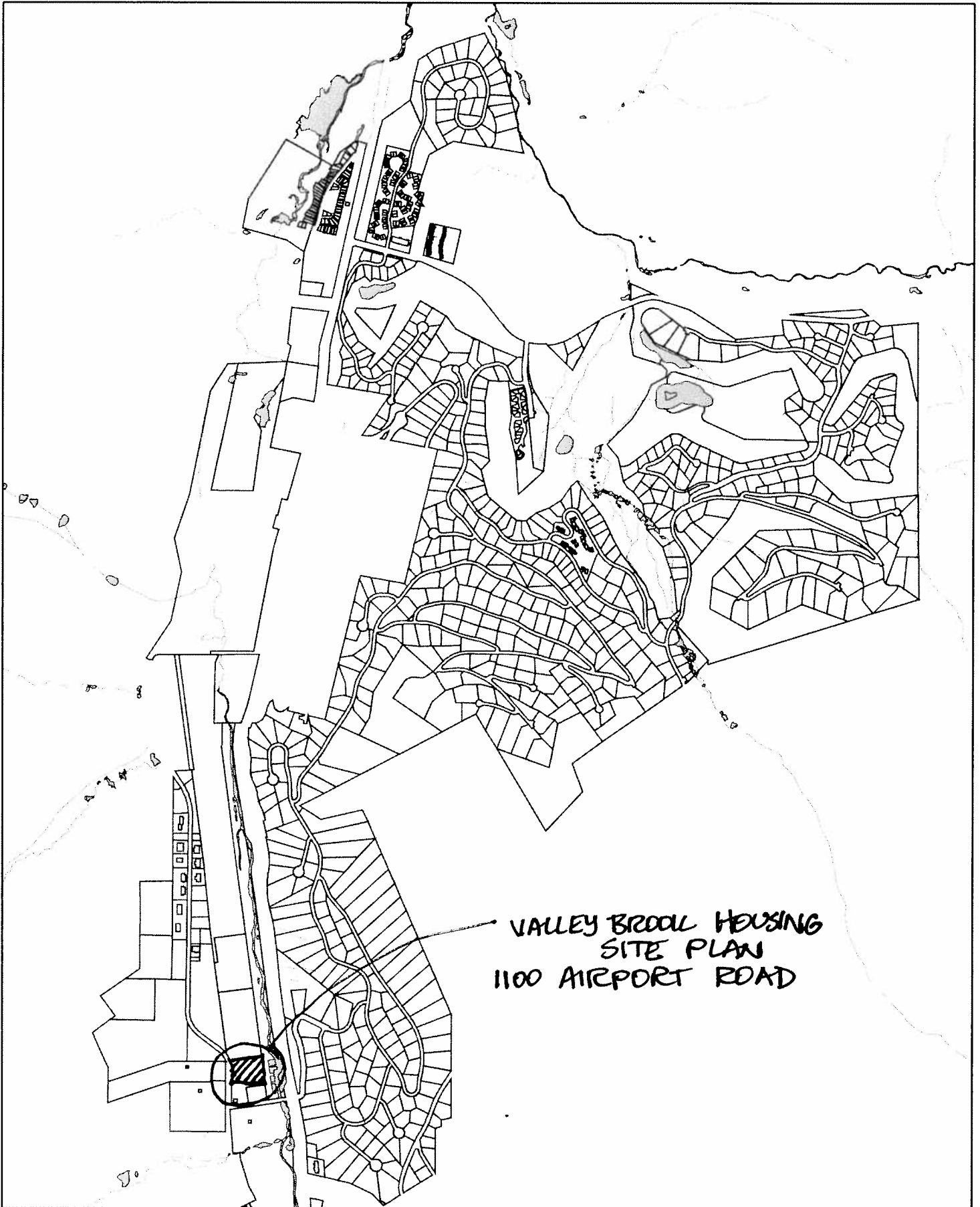


Town of Breckenridge
Planning Commission Agenda
Tuesday, January 6, 2009
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the January 6, 2009 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes December 2, 2008 Regular Meeting Approval of Agenda</i>	4
7:05	<i>Consent Calendar</i>	
	1. Miner's Candle Dormer Addition (CK) PC#2008119 106 Broken Lance Drive	8
	2. Andorra Condominiums Exterior Remodel (CK) PC#2008124 325 North French Street	18
	3. Motherlode Condominiums Exterior Remodel (CK) PC#2008125 800 Columbine Road	26
7:15	<i>Worksession</i>	
	1. Valleybrook Housing Site Plan (JP)	34
8:45	<i>Town Council Report</i>	
8:55	<i>Other Matters</i>	
9:00	<i>Adjournment</i>	

For further information, please contact the Planning Department at 970/453-3160.

**The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.*

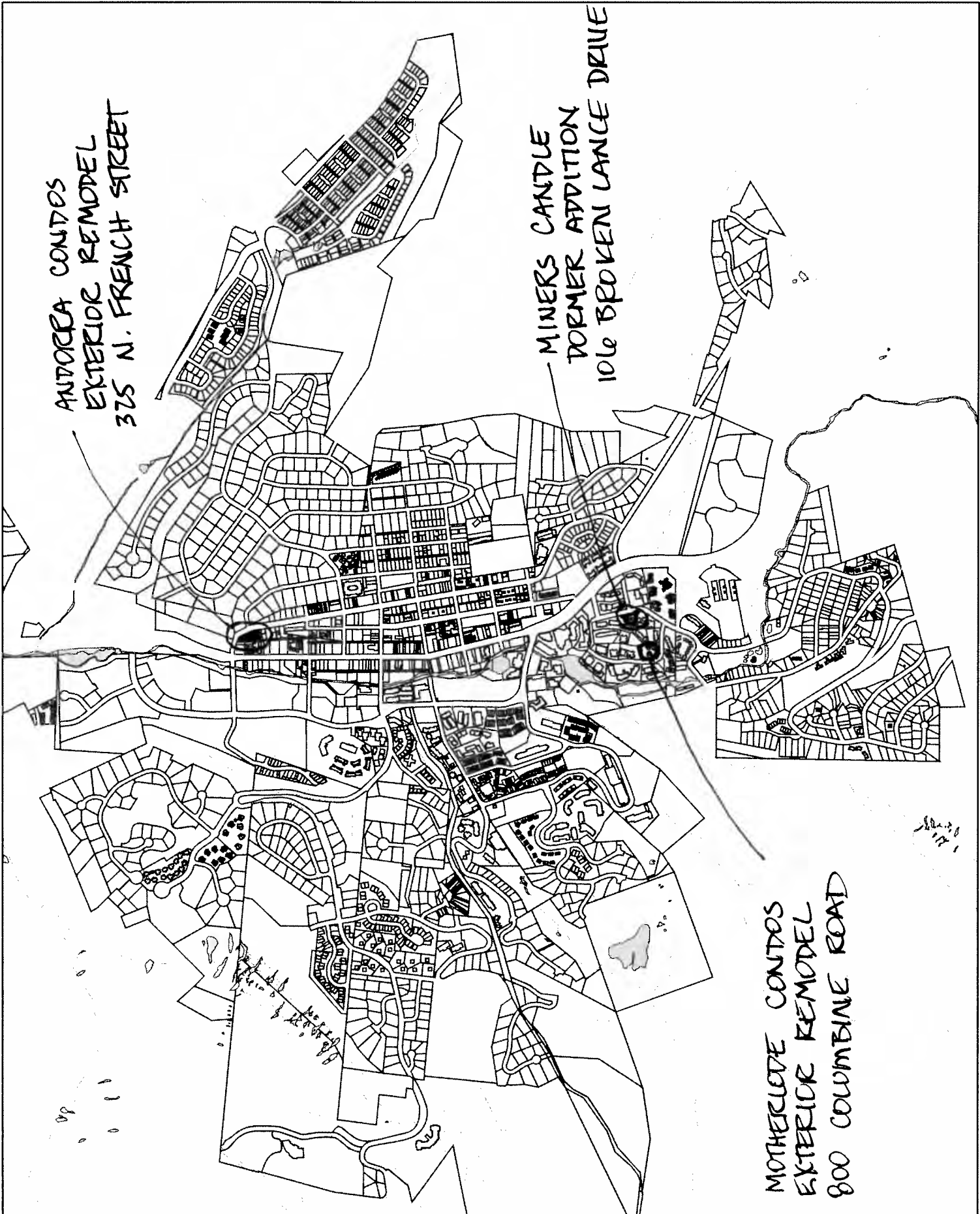


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Breckenridge North

printed 2007

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ANTOCCA CONDOS
EXTERIOR REMODEL
375 N. FRENCH STREET

MINERS CANDLE
FORMER ADDITION
106 BROKEN LANCE DRIVE

MOTHERLODE CONDOS
EXTERIOR REMODEL
800 COLUMBIANE ROAD



Town of Breckenridge and Summit County governments
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Breckenridge South

printed 2007



PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:02 P.M.

ROLL CALL

Dan Schroder	Leigh Girvin	Michael Bertaux
Jim Lamb	JB Katz	Rodney Allen
Dave Pringle arrived @ 7:28pm		

Eric Mamula, Town Council Liaison, arrived at 7:30pm for the worksessions.

APPROVAL OF MINUTES

Page 5: Per staff, change SFE allocation for Commercial at Peak 7 & 8 from 21.5 SFEs to 19.5 SFEs at the top of page. Staff already fixed this error in staff report.

Page 8: Change “Ski and Rackets” to “Ski and Racquet”.

With two changes, the minutes of the November 18, 2008 Planning Commission minutes were approved unanimously (6-0).

APPROVAL OF AGENDA

With no changes, the Agenda for the December 2, 2008 Planning Commission agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Mountainwood Condominiums Exterior Remodel and Addition (CK) PC#2008120; 1900 Airport Road
2. Snowdrop Condominiums Exterior Remodel and Addition (CK) PC#2008121; 180 Broken Lance Drive

Mr. Allen made a motion to call up the Mountainwood Condominiums Remodel and Addition (CK) PC#2008120; 1900 Airport Road, to discuss the density multiplier. Mr. Lamb seconded, and the motion was approved unanimously (6-0).

Commissioner Questions/Comments:

Mr. Allen: Sought clarification regarding the 900 square foot multiplier. (Staff explained how the number being used was derived. Staff explained at the time the project was built, a 1200 square foot multiplier was in existence in the development code, but this multiplier was not called out in the master plan. Therefore the SFEs called out in the master plan are vested but not the 1,200 square foot multiplier. Since staff erroneously told applicant that 1,200 was the multiplier, and design was based on this information, Town Attorney has advised staff to honor 1,200 square foot multiplier. Staff further explained the benefits of the Air Lock as proposed. It improves energy efficiency and aesthetics.)

Mr. Lamb: Asked staff if the 530 square feet in Mountainwood was mass and with Snowdrop (deck space) was density? (Staff agreed with Mr. Lamb’s assumptions about mass and density in the two proposals.)

Mr. Allen opened the hearing for public comment: There was no public comment and the hearing was closed.

Mr. Lamb made a motion to approve the Mountainwood Condominiums Remodel and Addition (CK) PC#2008120; 1900 Airport Road, with the presented findings and conditions. Ms. Katz seconded, and the motion was approved unanimously (6-0).

With no other motions for call-up, the remainder of the Consent Calendar was approved as presented.

COMBINED HEARINGS:

1. Resubdivision of Rock Pile Ranch Condominiums (CN) PC#2008123; 1900 Airport Road

Mr. Neubecker presented a proposal to subdivide property to create a 0.582 acre parcel (Lot 2C) at the north end of the lot. This parcel would then be transferred to the Town of Breckenridge in exchange for a similarly sized piece of Town owned land behind (east of) Rock Pile Ranch. The property received by the Town will be used as a turn-around for Town operated transit vehicles.

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions/Comments:

Ms. Girvin: Final Comments: Seemed straightforward and has common cents.

Mr. Schroder: Final Comments: Sought clarification regarding pedestrian traffic. (Staff pointed out pedestrian traffic is always considered in a subdivision review, but no definite plans exist for this property.)

Ms. Katz: Final Comments: Looks good.

Mr. Bertaux: Final Comments: It's fine.

Mr. Bertaux made a motion to approve the Resubdivision of Rockpile Ranch Condominiums, PC#2008123, 1900 Airport Road, with the presented findings and conditions. Ms. Katz seconded, and the motion was approved unanimously (6-0).

2. Resubdivision of Tract A, Runway Subdivision (CN) PC#2008122

Mr. Neubecker presented a proposal to subdivide the property to create a 0.582 acre parcel immediately east of Rock Pile Ranch at the west end of the lot. This parcel would then be transferred from the Town to the Rock Pile Ranch Owners Association in exchange for a similarly sized piece of land at the north end of Rock Pile Ranch. The land will eventually be used only for parking and landscaping for Rock Pile Ranch Condominiums.

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

Mr. Bertaux made a motion to approve the Resubdivision of Tract A, Runway Subdivision, PC#2008122, with the presented findings and conditions. Ms. Katz seconded, and the motion was approved unanimously (6-0).

WORKSESSION:

1. Neighborhood Preservation Policy

Ms. Puester presented a memo on the Neighborhood Preservation Policy.

At the September 11, 2007 meeting, the Town Council voiced concerns regarding the increasing number of large homes in Town. The Council indicated their desire to maintain and preserve the character of Town and its older, established neighborhoods. Teardowns and new construction resulting in large homes could pose a threat to the existing character of these neighborhood and Town environments. Staff has since been working with citizens (special meetings and comment requests), the Planning Commission (worksessions November 29 (2007), February 5 (2008), August 16, and October 14) and the Town Council (worksessions February 12, (2008), May 27, July 22, and October 28) in determining a favored approach to the identified concerns.

The Council agreed with the Commissioners that a Floor Area Ratio (FAR) should be applied with a maximum limit which is relative to the existing above ground character in the respective subdivisions. The Council also agreed and emphasized that additional meetings should be held with potentially affected property owners.

Staff has drafted policy language addressing the above ground square footage utilizing an FAR calculation as well as a maximum square footage limitation based on existing conditions in each subdivision. The FAR and square footage are relative to the existing neighborhood character for those subdivisions outside of the Conservation District without platted envelopes. As proposed, below ground square footage would be unlimited as it does not directly affect the appearance of the area.

- Does the Commission prefer an 80th or 90th percentile conformance rate and square footage limitation?
- Should the square footage limitation be in 500 square foot increments?
- Are the proposed floor area ratios appropriate?

Commissioner Questions/Comments:

Mr. Allen: Sought clarification regarding setbacks and if they existed now. Supported this concept but not what is in front of the commission tonight. Thought it was too restrictive. The community doesn't want to see large homes on small lots; however a large home on a large lot should be allowed. Suggested presenting options to the public to choose from during the open houses. Also suggested inquiring

with the public about property values. Regarding setbacks he would like to suggest a 50ft sideyard setback. Agreed with FAR. Maximums and minimums are way too low. Warriors Mark should not be more restrictive than the annexation agreement provided for. Liked rounding up to get to the maximum.

Ms. Girvin: Sought clarification regarding the below ground density; concerned that someone would have a large basement (larger than home footprint) which could create site disturbance and not allow new growth because of the basement shell interfering with root systems. (Ms. Puester commented that this policy was drafted to only apply to above ground density to address visual character impacts. Other issues such as buffering would have to meet code requirements.) (Mr. Neubecker added that the Staff could be stricter on the application of Policy 7, which already addresses these issues.). Concerned someone would build a huge part of the home underground disturbing the site. Make sure that what is important to the neighborhood is kept. When public input is sought, ask the public to define their neighborhood character, since character comes from more than home size. Really appreciated the council taking a hard look at this. Supported this program and direction it is going. Would be willing to go to an 85th percentile. Agreed with square footage measurements but would recommend 250 increments rather than 500 for visual massing purposes. Floor area ratios are appropriate. Capture the public comments about what they like about their neighborhood and use these comments for “whereas” reasoning in the document.

Mr. Schroder: Interested in further public comment. Supported 80th percentile and 500 square foot rounding. Smaller is better. When presenting this to residents, should be presented as “preserving neighborhood”.

Ms. Katz: Asked for clarification on Sunrise Point above ground square footage. (Staff explained the extreme steep slope conditions.) You never think that a house will be built bigger than the extreme example but then there is always someone who comes along and builds bigger. This is a start that needs to happen. Need to do something and do it fast. Pointed out that this policy would apply to all neighborhoods in town and opting out wouldn't be an option for one particular neighborhood. It applies to all or none. Supported the policy and thinks it's important. Felt council has to move forward to this policy. There are ways to improve a home without making it bigger. Over time, enlargements become bigger and bigger and change the character. The size keeps creeping upward. Would like to see 80th percentile but would be fine with going to 85 or 90. Could be an absolute number with the option to move up with negative points. Fine with the 500 square foot increments. FARs would be appropriate. Would be ok with allowing folks to add a bathroom to their home. Would be alright with always allowing a 250 square foot addition. But for some families that need a bigger house than is allowed, they may need to look elsewhere.

Mr. Bertaux: Sought clarification regarding public open houses to seek public input. (Staff explained the format and plan to seek public input.) This policy did not seem to address scrape offs, which I would like to see addressed. Limiting the size is a good start. Owners would have to meet all other aspects of the code (landscape buffering etc.). Supported 80th percentile, could be flexible to the 90th percentile size. FAR would be in line with existing subdivisions as presented tonight. The research is there. 500 square foot increments would be fine. Looked forward to further public input.

Mr. Lamb: This policy is a good start, can't get a policy like this to be perfect for all. How did we come up with 1,500 square foot minimum? (Staff explained some oddly small lots lead to this number to allow a decent sized home, even on a tiny lot.) Would support the minimum being at 2,000 square feet. At the Warrior's Mark annexation, the residents wanted more restrictions that come along with being in town. This policy would be easy to present to the public as it is much simpler now; liked the memo. Supported 80th percentile and 500 square foot rounding up. Felt FAR would be appropriate.

Mr. Pringle: Any elaboration helps make this policy more palatable to the community. Get this out to the public as many ways as possible. Suggested contacting the newspaper to write a story on this topic. How does this policy address the natural evolution of a neighborhood when it would otherwise reach 110 percent of existing size? Pointed out how homes have grown in certain neighborhoods which has been socially acceptable. (Mr. Truckey: explained how the different percentiles worked and how they would be applied to set maxim cap.) The existing code's flexibility has served the town well and would like to see this policy have some flexibility. Commended Ms. Puester's efforts and supported in theory everything presented tonight. 500 square foot is fine as well as FARs recommended. Cautioned council to be careful with an absolute policy for single family homes when absolutes aren't used for other land uses. Thought the town needs to evolve naturally and thus

needs to be cautious. Therefore this policy needs flexibility. Was in favor of this policy but not if it is absolute but allow for the evolution of the town which is constantly moving.

Mr. Mamula: Changing setback for each subdivision would be really subjective and what the rest of the code is for. Changing setbacks in each neighborhood would be a huge mess. Council wants to know if the public is ok with limiting the size of homes in their neighborhood; is it alright to limit home sizes where there is no building envelope? The town attorney is satisfied with this policy as is because it eliminates a takings issue. If there is neighborhood pushback on a large scale the council will back off. It would either apply to all subdivisions without envelopes, or to none. Council is leaning towards the 80th percentile but if the Commission thinks that 100% is better, then let them know. Didn't feel home values will be negatively affected but rather property values will be positively affected, by preserving character. Encouraged as many town officials to show up to future public hearings as possible. Would be alright with a 250 square foot allowance above the max.

Mr. Allen opened the hearing to public comment.

Kem Swartz (Lives in Warrior's Mark): Citizens within Warrior's Mark just found out about this in September 2008 and Ms. Puester has spent a lot of time with me explaining the policy. Glad to hear that more public comment will be sought. Ms. Puester is planning to have a special meeting with Warrior's Mark too. Wanted to make sure that Warrior's Mark issues would be incorporated. Pointed out height restrictions didn't apply to Warrior's Mark per the annexation agreement. Suggested allowing subdivisions to opt out of this policy. Pointed out that recent additions to his neighborhood wouldn't have always been allowed under this policy and the additions completed to date have enhanced the community. Adding on to an existing home does not change the character. Warrior's Mark would feel better about it if there was the 250 square foot flexibility over the max.

There was no more public comment, and the hearing was closed.

TOWN COUNCIL REPORT:

None

OTHER MATTERS:

None

ADJOURNMENT:

The meeting was adjourned at 8:48p.m.

Rodney Allen, Chair

Planning Commission Staff Report

- Project Manager:** Chris Kulick, Planner I
- Date:** November 14, 2008 (For meeting of January 6, 2009)
- Subject:** Unit 6, Miner's Candle Condominium Dormer Addition
(Class C Minor, PC# 2008119)
- Applicant/Owner:** Miner's Candle Condominium Homeowner's Association
- Agent:** Noah Klug, Bauer & Burns, P.C.
- Proposal:** This application is a request for approval of a dormer window for unit #6 of the Miner's Candle Condominiums.
- Address:** 106 Broken Lance Drive
- Legal Description:** Miner's Candle Condominiums
- Site Area:** 0.443 acres (approximately 19,290 sq. ft.)
- Land Use District:** 24, Multi-family, 20 UPA
- Site Conditions:** The site has one two-story existing structure containing 12 residential condominium units. Surface parking is located in front of the building and the site has some existing landscaping.
- Adjacent Uses:** Residential
- Density/Mass:** No change
- Height:** No change
- Parking:** No change
- New Landscaping:** No change

Item History

The Miner's Candle Condominiums were constructed in 1973, and contain 12 residential units. On the January 3, 2008 Planning Commission meeting an exterior renovation of the existing Miner's Candle Condominium building was approved. The approved exterior renovation included new roof and entry elements, basement egress windows, replacement of the roof on the east side, and circulation changes to the front decks. The total scope of the project included the installation of new siding, railings, rock base on the north side and new paint colors. The Miner's Candle remodel project is currently under construction.

Staff Comments

The owner of unit 6, Miner's Candle is requesting to add a dormer window to the upstairs bedroom of their unit to allow for better light infiltration and views. This proposed dormer is an application by the HOA on behalf of a single owner and not part of a comprehensive architectural plan for the condominium complex.

Architectural Compatibility (5/A & 5/R): The proposed dormer window for unit 6 of Miner's Candle Condominiums is not architecturally compatible with the existing building, land use district and surrounding residential. The proposed addition of one single dormer to the primary façade of a multi-family building, with no other dormers, creates an unbalanced, piece-meal appearance that is in conflict with policy 5R. Specifically policy 5R states:

3(+2/-2) The town hereby finds that excessive similarity, dissimilarity, or poor quality design of any building adversely affects the desirability of the immediate area and the community as a whole, and by so doing impairs the benefits of existing property owners, the stability and value of real property, produces degeneration of property with attendant deterioration of conditions affecting health, safety, and general welfare of the community, and destroys a proper relationship between the taxable value of real property and the cost of municipal services provided therefor. Features of design include, but are not limited to: size, shape, scale, proportions, solid to void ratios, texture, pattern and color of materials, and architectural elements and details. (Ord. 10, Series 1990)

Measured against the Code, Staff finds the proposed addition of this single dormer to be *excessively dissimilar* and *un-proportionate* to the remainder of the building. Staff further finds the proposal to be of *poor quality design*, where none of the other units of this multi-family complex are taken into consideration in the design, to create a more balanced appearance, on a highly visible facade. Based on not meeting the criteria of the code, Staff recommends assessing negative three (-3) points under policy 5R: Architectural Compatibility.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis for the Unit 6, Miner's Candle Condominium Dormer Addition and found it to incur negative three (-3) points under Policy 5R: Architectural Compatibility. The project fails the point analysis with a score of negative three (-3) points

Staff Action

Staff has denied the Unit 6, Miner's Candle Condominium Dormer Addition, PC#2008119, located at 106 Broken Lance Drive, Miner's Candle Condominiums, with the attached findings and conditions. Due to Staff's recommended denial, the applicant has requested a call-up.

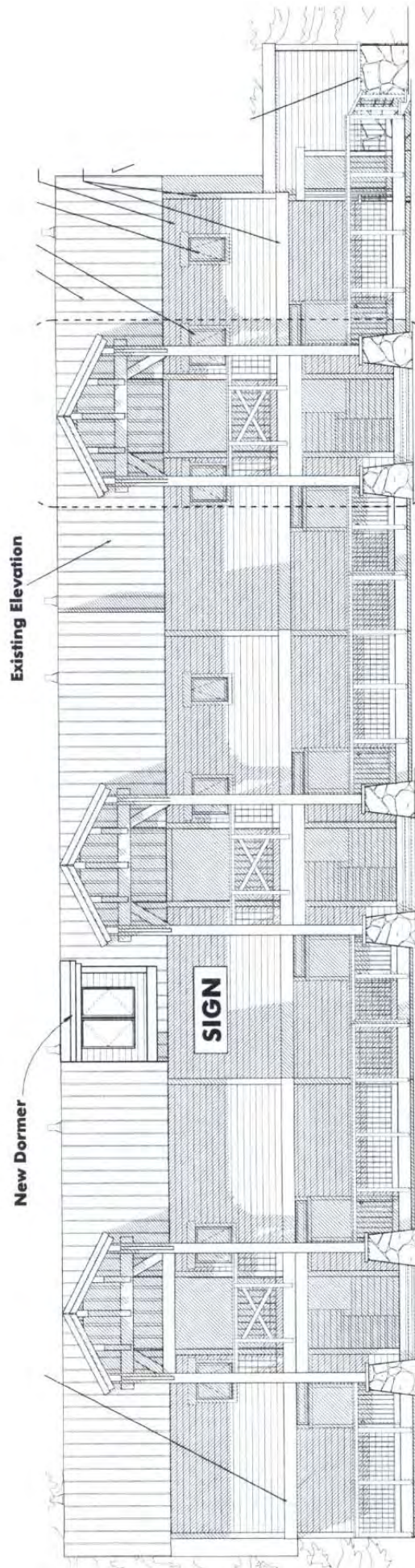
TOWN OF BRECKENRIDGE

Unit 6, Miner's Candle Condominium
Dormer Addition
106 Broken Lance Drive
PC#2008119

STAFF RECOMMENDATION: The staff recommends the Planning Commission deny this application with the following Findings.

FINDINGS

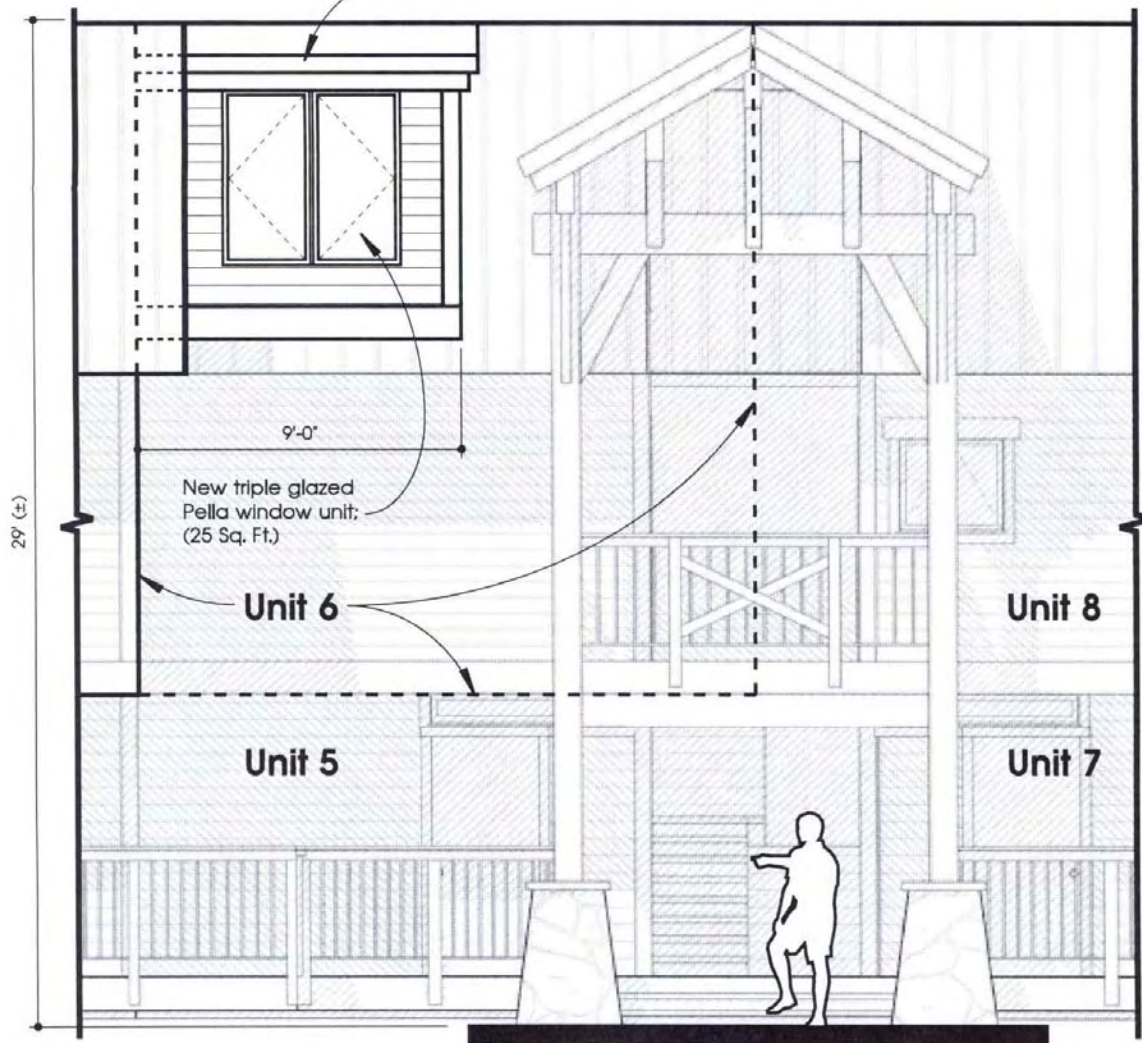
1. The proposed project is not in accord with the "desired character and function," and general design criteria expressed in the Breckenridge Development Code.
2. The proposed project is not in accord with the relative policies 5/R, Architectural Compatibility and results in a failing score on a point analysis.
3. The proposed project would have a significant adverse aesthetic effect.

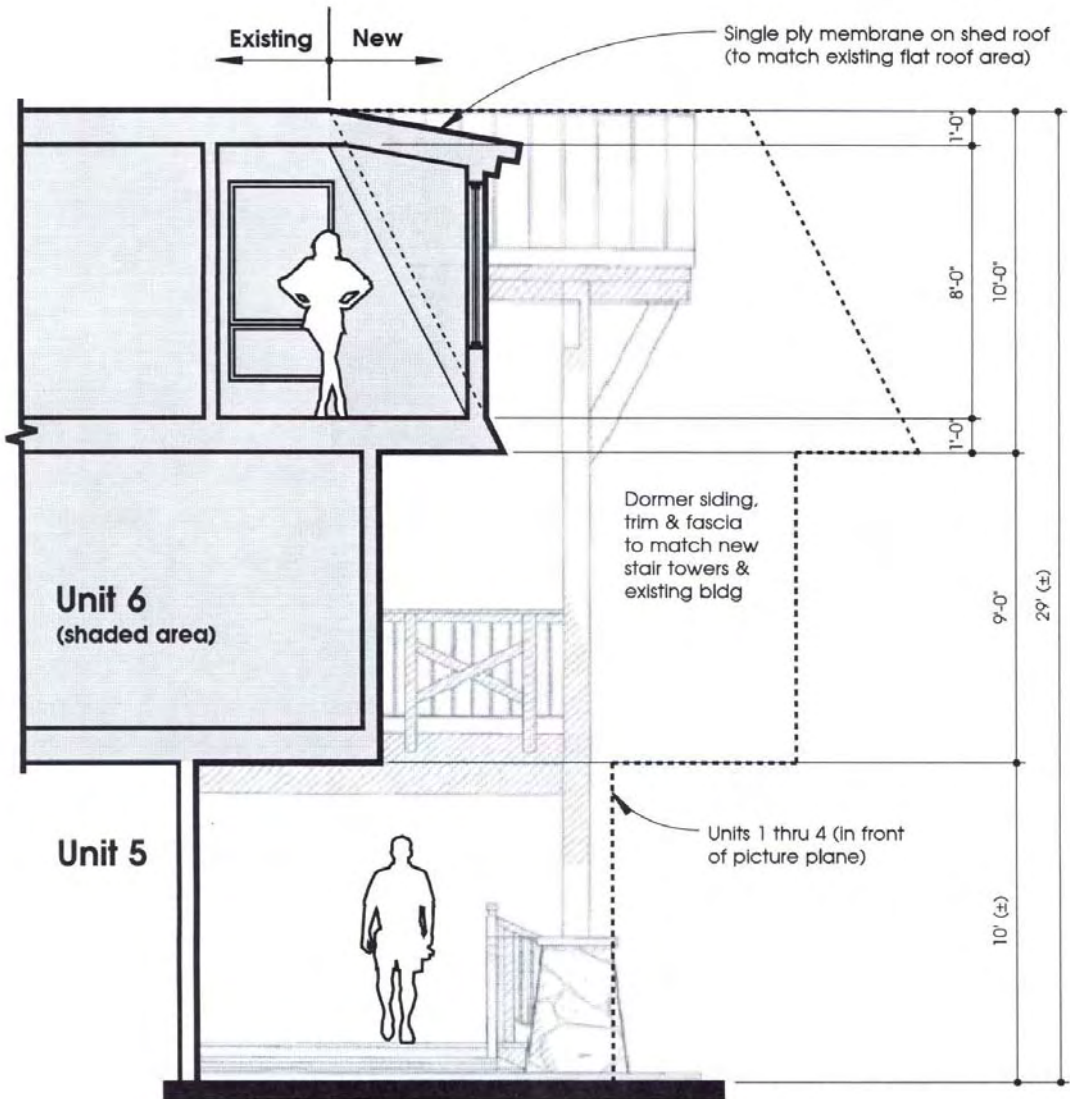


Front Elevation

1/4" = 1'-0"

New Dormer (Unit 6)





Side Elev/Section

MEMO

TO: Planning Commission

FROM: Tim Berry, Town Attorney

RE: Cohn - Miner's Candle Application

DATE: December 30, 2008 (for January 6th meeting)

Marianne Cohn's Class C application to install a dormer at her unit at Miner's Candle is on the Consent Calendar for your January 6, 2009 meeting. For the reasons set forth below, it is my request that the Commission's consideration of this application be continued to your meeting on February 17, 2009.

By way of brief background, this application was originally filed as a Class D, but was reclassified by the Director to a Class C as authorized by the Development Code. The Director reviewed and then denied the application. The Development Code requires that his decision denying the application be forwarded to you at the Commission's "next regularly scheduled meeting". Here, that means that the Director's decision should have been forwarded to you at your December 2, 2008 meeting.

The Director's decision was not submitted to you on December 2 because the applicant wanted time to try to resolve the Director's concerns with the application before the decision was forwarded to you, and the staff had no objection to a delay in presenting the Director's decision to you. However, because of the explicit timing requirements of the Development Code I have insisted that the Director's decision on the application be placed on the Consent Calendar for your next meeting on January 6th.

Unfortunately, the applicant will be out of Town on January 6th and unable to attend the meeting. In addition, the applicant still wants time to meet with the staff to try to resolve the Director's concerns with the application. Neither the staff nor I have any objection to the Commission's initial discussion of the application being postponed as the applicant has requested. I also believe that fundamental fairness requires the continuance of the matter until the applicant can attend the hearing.

For these reasons, I request that the Commission's initial review of the application, and any discussion of possibly calling up the Director's decision with respect to this application, be continued to your meeting of February 17, 2009. I am authorized by Ms. Cohn to state that she joins me in making this request. I would ask that you consider this request before any discussion is held concerning the merits of the application and the Director's decision. Since the applicant will not be able to attend the meeting on January 6th, I would recommend that the only aspect of the matter that is discussed by the Planning Commission next Tuesday be the request to continue the application to the February 17 meeting.

A suggested motion to grant the requested continuance is as follows:

“I move that the Planning Commission’s initial consideration of the Director’s decision on PC application No. 2008119, including, but not limited to, any decision about whether to call up the Director’s decision on such application, be continued to the Commission’s February 17, 2009 meeting.”

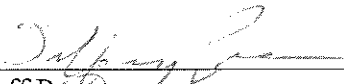
I will be present at your meeting next Tuesday and will be happy to discuss this matter with you then.

MINER'S CANDLE CONDOMINIUM ASSOCIATION
P.O. BOX 2654
BRECKENRIDGE, CO 80424


We, the undersigned Board of Miner's Candle Condominium Association, hereby indicate that we have no objection to the pending application for a dormer and window for Unit #6, which is owned by Marianne Cohn. On behalf of ourselves and the Association, we hereby waive any legal claims that might exist now or in the future against the Town of Breckenridge relating to this application.

MINER'S CANDLE CONDOMINIUM
ASSOCIATION, a Colorado nonprofit
Corporation


BOARD OF DIRECTORS:

 11/20/08

Jeff Pearson

 11/20/08

George Ottenoff

 11/21/08

Kelso Lynn

Chris Kurlick
Town of Breckenridge
P. O. Box 168
Breckenridge, CO 80424

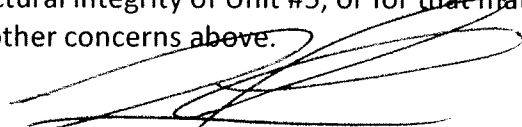
Re: Miner's Candle Unit #6.

Ladies and Gentlemen:

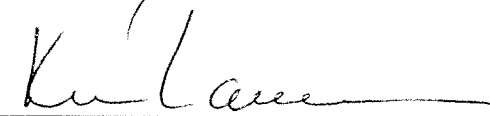
This letter is sent on behalf of Broken Lance LTD the owner of Miner's Candle Unit #5. Unit #5 is located directly below Unit #6. The Unit #6 owners are seeking a modification of the currently approved plans for Miner's Candle and propose the addition of a large dormer in the roof above Units # 5 and #6.

We want to express our grave concerns over the following enumerated matters: 1) The additional weight that the proposed large dormer will place on the existing structure which was not originally designed for such a weight load. 2) The dormer will increase the snow load on the roof as the dormer will obstruct the natural shedding of snow which is part of the current roof design. 3) The proposed dormer violates the integrity of the roof and creates a substantial risk of water leaking into Units #5 and #6. 4) The proposed dormer may concentrate snow when it does shed from the roof at the entrance to Unit #5 blocking the entrance and or creating hazard to those below. 5) The proposed dormer violates the architectural integrity and appearance of the current building design.

We ask you to carefully review the engineering plans submitted to insure that the additional loads will be accommodated under all snow and wind conditions, will not cause structural damage or weaken the structural integrity of Unit #5, or for that matter Unit #6 and to insure the plans address the other concerns above.



Kenneth F. Lind



Kim R. Lawrence

Planning Commission Staff Report

Project Manager: Chris Kulick, Planner I

Date: December 22, 2008 (For meeting of January 6, 2009)

Subject: Andorra Condominiums Exterior Remodel (Class C Minor, PC# 2008124)

Applicant/Owner: Andorra Condominiums Homeowner's Association

Agent: Robbie Dickson, Equinox Architecture

Proposal: This is an exterior renovation of the existing Andorra Condominium building. New entry shed/gable elements will be added to the front (east) and rear (west) of the building. A new hot-tub enclosure will be added adjacent to the south side of the building. Total scope of the project includes the installation of new asphalt paving, concrete sidewalks, windows, patio doors, light fixtures, decking & railings, metal siding accents, garage doors and new paint colors. A material and color sample board will be available for review at the meeting.

Address: 325 North French Street

Legal Description: Andorra Condominiums

Site Area: 0.596 acres (approximately 25,960 sq. ft.)

Land Use District: 18: Residential, 12 UPA (9. North Main Transition Area)

Site Conditions: The site has one three-story existing structure containing nine residential condominium units. Extra surface parking is located in the rear of the building and the site has some existing landscaping.

Adjacent Uses: Residential

Density/Mass: No change

Height: No change

Parking: No change

New Landscaping: No change

Item History

The Andorra Condominiums were constructed in 1982, and contains nine residential units.

Staff Comments

Project Description: The exterior materials are outdated and the HOA would like to update their building and property with a more contemporary appearance. The building's exterior remodel and modification consists of:

- New asphalt paving & concrete sidewalks
- New windows and patio doors.
- New exterior lighting.
- New railings & decking.
- New shed/gable entry elements.
- New hot tub enclosure.
- New metal siding accents.
- New garage doors.
- New color scheme

Architectural Compatibility (5/A & 5/R): The Andorra Condominiums remodel will be architecturally compatible with the land use district and surrounding residential, bringing with it an updated look to the area.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis for the Andorra Condominiums remodel project and found it to pass all applicable Absolute and Relative Policies of the Development Code.

Staff Recommendation

Staff has approved the Andorra Condominiums Remodel, PC#2008124, located at 325 North French Street, Lot 9, Andorra Condominiums, with the standard findings and conditions.

TOWN OF BRECKENRIDGE

Andorra Condominiums Exterior Remodel
325 N. French St.
PERMIT #2008124

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **December 22, 2008**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 6, 2009**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **July 13, 2010**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

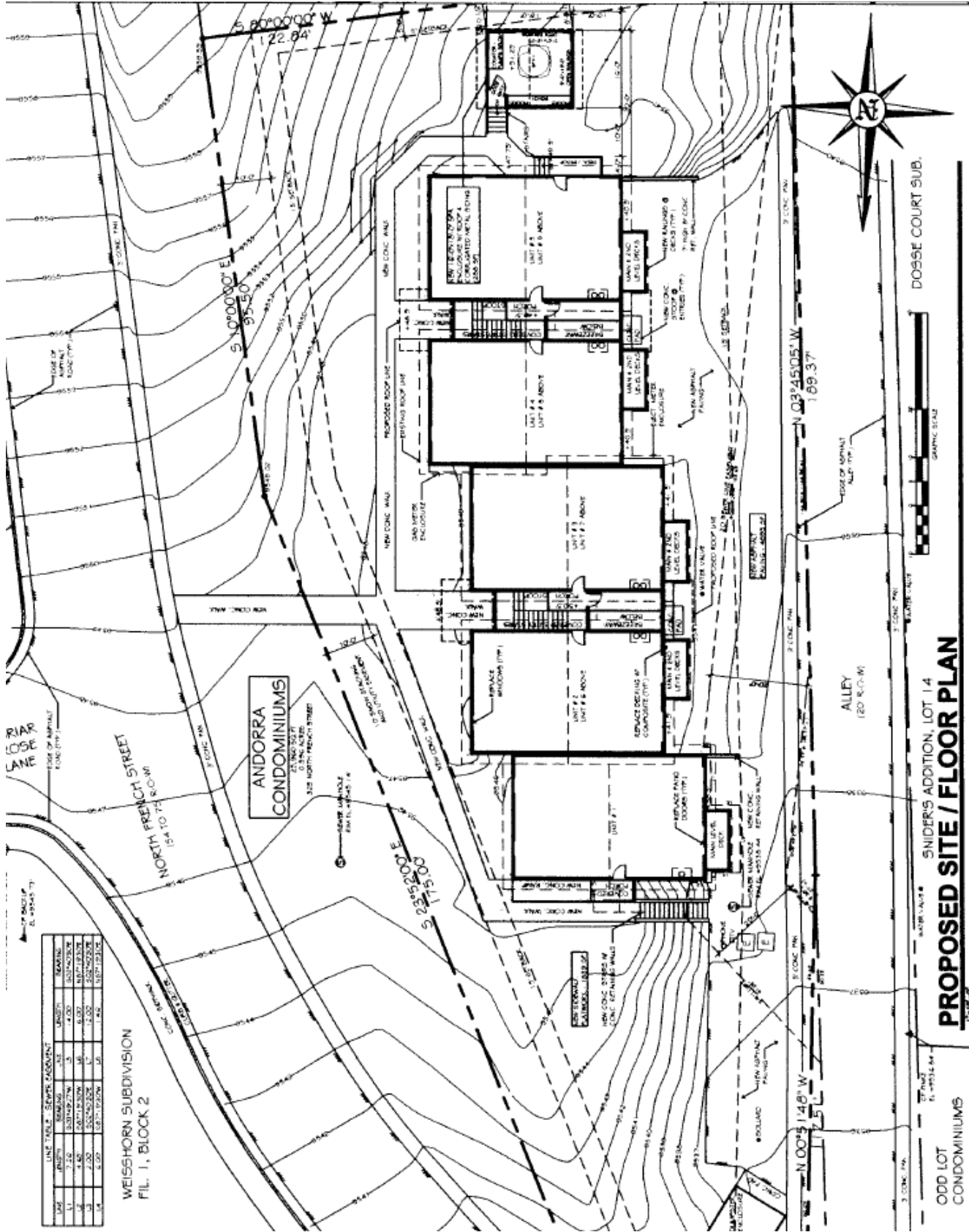
5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
9. **No existing trees are authorized for removal with this plan. Applicant shall preserve all existing trees on site.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
12. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
13. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
14. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. **No staging is permitted within public right of way without Town permission.** Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
15. Applicant shall execute a License Agreement running with the land, in a form acceptable to the Town Attorney, for all improvements within the Town owned Rights-of-Way.
16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are replaced. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
18. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
19. Applicant shall screen all utilities, to match the building.
20. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
22. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
23. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



LINE TABLE - SEWERS ENCUMBRANCE

LINE	DESCRIPTION	DATE	LENGTH	REMARKS
1	1.45	06/27/19	4.00	EXISTING
2	1.45	06/27/19	12.00	EXISTING
3	1.45	06/27/19	12.00	EXISTING
4	1.45	06/27/19	12.00	EXISTING
5	1.45	06/27/19	12.00	EXISTING
6	1.45	06/27/19	12.00	EXISTING
7	1.45	06/27/19	12.00	EXISTING
8	1.45	06/27/19	12.00	EXISTING
9	1.45	06/27/19	12.00	EXISTING
10	1.45	06/27/19	12.00	EXISTING
11	1.45	06/27/19	12.00	EXISTING
12	1.45	06/27/19	12.00	EXISTING
13	1.45	06/27/19	12.00	EXISTING
14	1.45	06/27/19	12.00	EXISTING
15	1.45	06/27/19	12.00	EXISTING
16	1.45	06/27/19	12.00	EXISTING
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46	1.45	06/27/19	12.00	EXISTING
47	1.45	06/27/19	12.00	EXISTING
48	1.45	06/27/19	12.00	EXISTING
49	1.45	06/27/19	12.00	EXISTING
50	1.45	06/27/19	12.00	EXISTING

WEISSHORN SUBDIVISION
FIL. 1, BLOCK 2

ANDORRA
CONDOMINIUMS

ODD LOT
CONDOMINIUMS

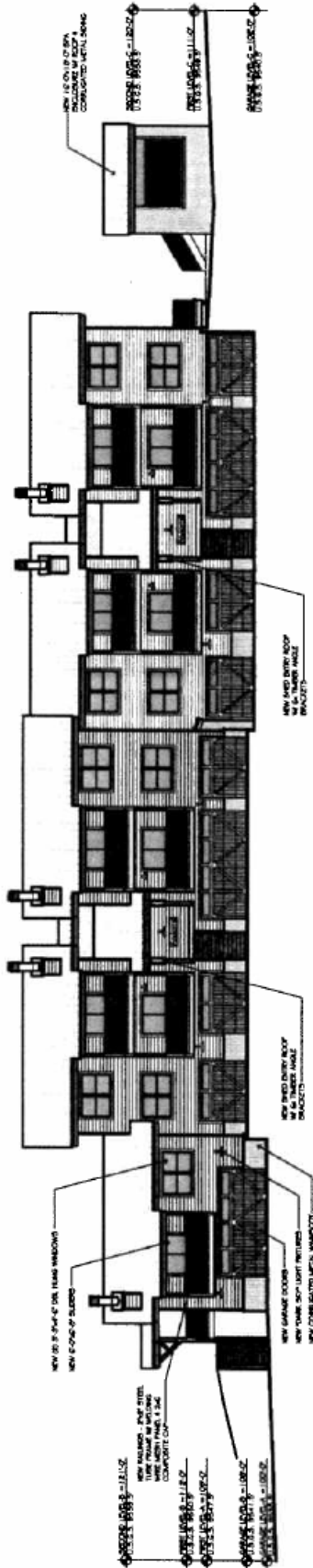
SNIDER'S ADDITION, LOT 14

PROPOSED SITE / FLOOR PLAN

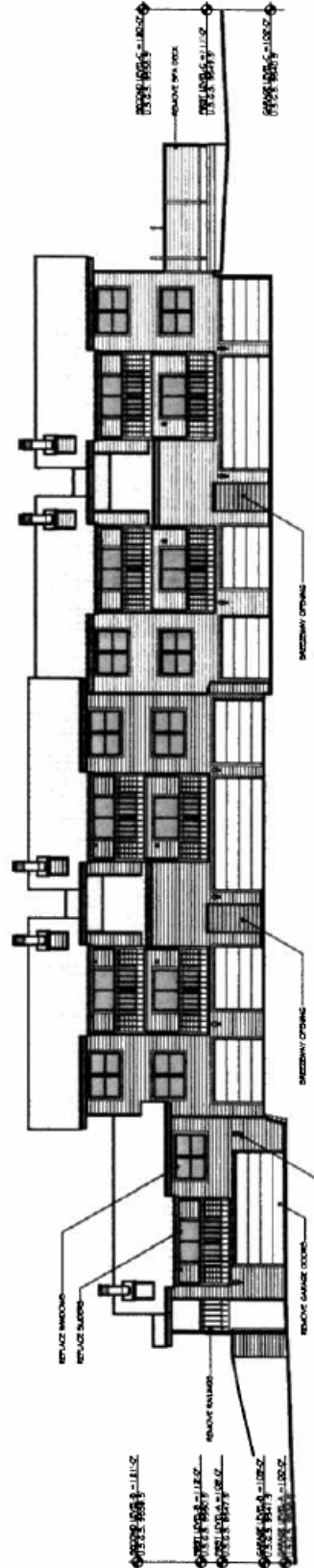
1989

DOSSE COURT SUB.

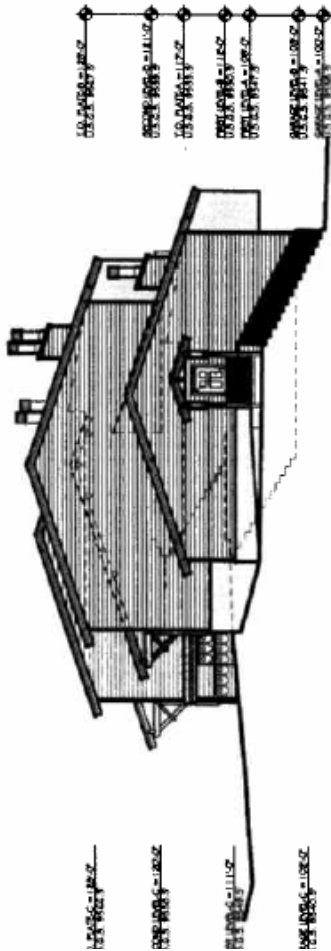
GRAPHIC SCALE



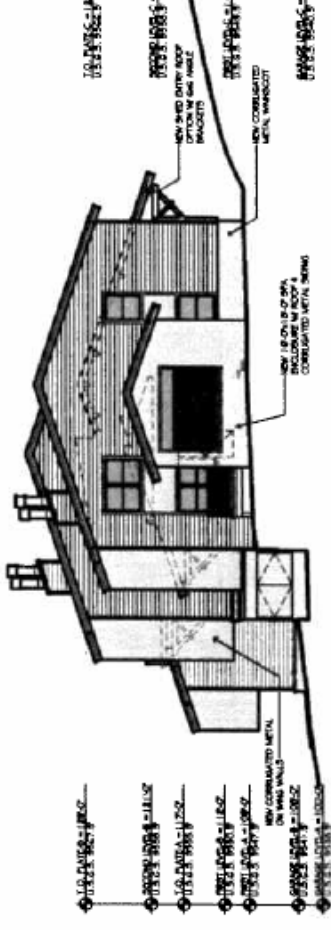
PROPOSED WEST (ALLEY) ELEVATION



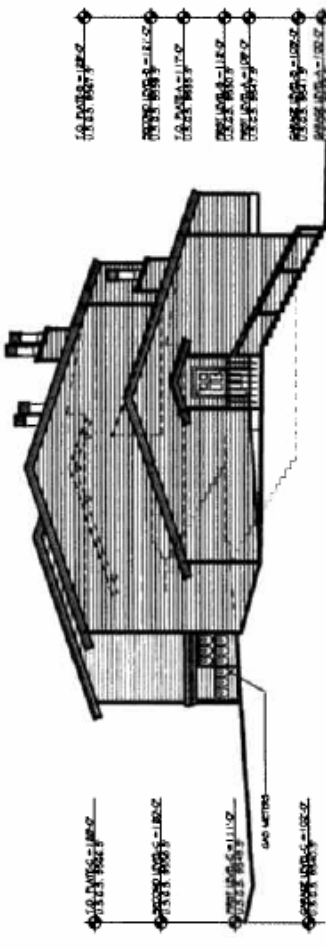
EXISTING WEST (ALLEY) ELEVATION



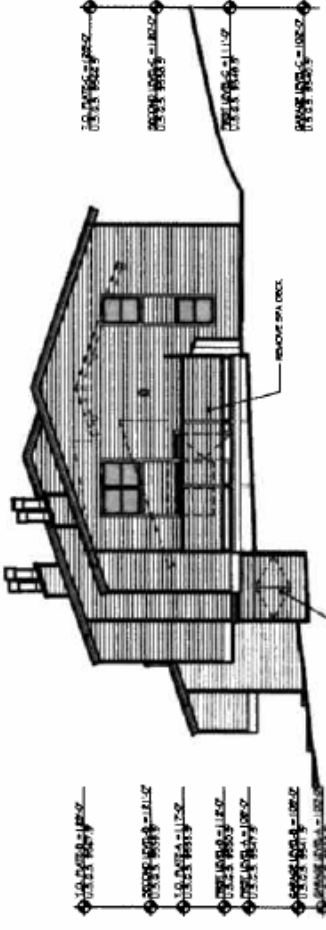
PROPOSED NORTH (FRONT) ELEVATION
1/8"=1'-0"



PROPOSED SOUTH (BACK) ELEVATION
1/8"=1'-0"



EXISTING NORTH (FRONT) ELEVATION
1/8"=1'-0"



EXISTING SOUTH (BACK) ELEVATION
1/8"=1'-0"

Planning Commission Staff Report

Project Manager: Chris Kulick, Planner I

Date: December 22, 2008 (For meeting of January 6, 2009)

Subject: Mother Lode Condominiums Exterior Remodel (Class C Minor, PC# 2008125)

Applicant/Owner: Mother Lode Condominiums Homeowner's Association

Agent: Bobby Craig, Arapahoe Architects

Proposal: This is an exterior renovation of the existing Mother Lode Condominium buildings. This proposal includes a complete exterior remodel and a rebuilding of one stairwell per building. Total scope of the project includes the installation of new 12" hand hewn wood horizontal siding, wood shake shingle accent siding, cementitious board & batton siding (< 25%), windows, patio doors, exterior light fixtures, decking & railings, natural rock base and new paint colors. A material and color sample board will be available for review at the meeting.

Address: 800 Columbine Road

Legal Description: Mother Lode Condominiums

Site Area: 1.139 acres (approximately 49,621 sq. ft.)

Land Use District: 24: Residential, 20 UPA

Site Conditions: The site has 3, 3.5-story existing structures containing 35 residential condominium units. Surface parking is located to the north of the buildings and the remainder of the site has some existing landscaping and mature lodge-pole pine trees.

Adjacent Uses: Residential

Density/Mass: No change

Height: No change

Parking: No change

New Landscaping: No change

Item History

The Mother Lode Condominiums were constructed in 1974, and contain 35 residential units.

Staff Comments

Project Description: The exterior materials are outdated and the HOA would like to update their building and property with a more contemporary appearance. The building's exterior remodel and modification consists of:

- New 12” hand hewn wood horizontal siding
- New wood, shake shingle accent siding
- New cementitious board & batton siding (< 25%)
- New exterior lighting.
- New railings & decking.
- New natural rock base
- New color scheme
- New windows & patio doors
- Redesigned stairways (one per building)

Architectural Compatibility (5/A & 5/R): The Mother Lode Condominiums remodel will be architecturally compatible with the land use district and surrounding residential, bringing with it an updated look to the area.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis for the Mother Lode Condominiums remodel project and found it to pass all applicable Absolute Policies of the Development Code and no reason to assign negative points under any relative policies.

Staff Recommendation

Staff has approved the Mother Lode Condominiums Remodel, PC#2008125, located at 800 Columbine Road, Andorra Condominiums, with the standard findings and conditions.

TOWN OF BRECKENRIDGE

Mother Lode Condominiums Exterior Remodel
800 Columbine Road
PERMIT #2008125

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **December 22, 2008**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 6, 2009**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **July 13, 2010**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
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23. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



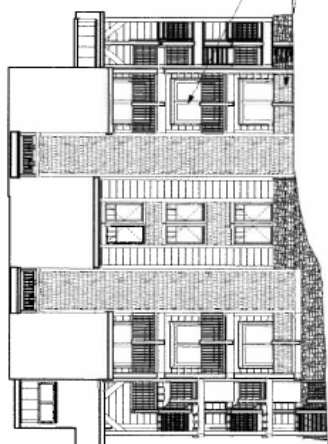
- PLEASE INCLUDE EACH ITEM IN GENERAL PROJECT SCOPE
1. NEW GUTTER AND DOWNSPOUTS SYSTEM AT ALL LEAVES.
 2. NEW GUTTER AND DOWNSPOUTS SYSTEM AT ALL LEAVES.
 3. NEW DEDICATED COMMON ELECTRIC METER FOR NEW JERSEY CHIMNEY CAP AT ALL CHIMNEYS
 4. REPLACE EXISTING EXTERIOR LIGHTING FIXTURES WITH NEW EXTERIOR LIGHTING FIXTURES
 5. REMOVE ALL EXISTING SIGNING FROM THE EXISTING CONDUSTER DRED AND INSTALL NEW SIGNING AS SHOWN IN EXISTING SIGNING, ACCENT SIGNING, AND A PRICABLE TRIMBOARDS
 6. REMOVE EXISTING MOTHERLODE CONDOMINIUM SIGN AND INSTALL NEW SIGN
- ALTERNATES TO BE DELETED:**
- PLEASE INCLUDE COST AND TIME SAVINGS FOR ELIMINATING EACH ITEM FROM GENERAL PROJECT SCOPE
1. DELETE NEW STAIRS, EXISTING STAIR STRUCTURE TO REMAIN, REBUILD EXISTING SOLID GUARD RAIL AND REPLACE WITH OPEN COMPOSITE WOOD RAILING
 2. DELETE EXISTING RAILING
 3. DELETE ALL CHIMNEY CAPS
 4. DELETE ELECTRIC SHOW/MEET SYSTEM
 5. DELETE ALL INTERIOR WORK



2 EAST ELEVATION BUILDING A
A.4 1/2" = 1"

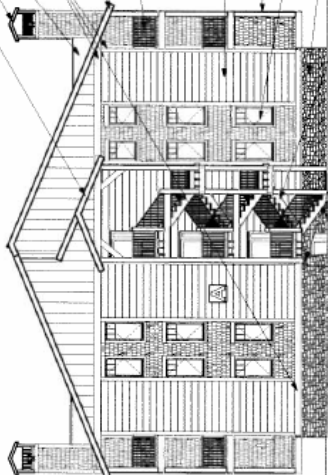
ITEM	EXTERIOR MATERIALS SCHEDULE	COLOR
ROOF	- ASPHALT/FLY ASH SHINGLES WITH NEW WRAP - NEW COMP. AIRSPACE ROOF CO. MALLOR - FINISH AT NEW ROOF AREAS	
PRIMARY SIDING	- 2X12 HORIZONTAL HEMLOCK SIDING	
ACCENT SIDING	- 1" SUGGLED SOLID SHINE SHINGLES WOOD	
2" FLOOR SIDING	- 1" SUGGLED SOLID SHINE SHINGLES WOOD WITH BATTEN AT 16" O.C.	
TRIM AND TRIM BOARD	- 2x6 ON 2x12 WOOD FASCIA - 2x4 WOOD CORNER TRIM - 1" SUGGLED SOLID SHINE SHINGLES WOOD WITH BATTEN AT 16" O.C.	SEE FLOOR PLAN
EXPOSED BRANCOLO	- HEAVY COLUMNS AND BRACE	
PIERS AND WAINSCOT	- REAL REDWOOD 2x4 VIGAS WITH 1x4 MORTAR JOINT	
WINDOWS	- SLOTTED EDGES STONE CAP	
DOORS	- ALUMINUM CLAD WOOD	
RAILINGS	- 2x4 WOOD RAILS AND NEWELS WITH METAL BALUSTERS	

NEW DOORS: REMOVE ALL EXISTING DOORS AND REPLACE WITH NEW SIDING DOORS PER DOOR SCHEDULE. REMOVE EXISTING SOLID RAILING AND REPLACE WITH ELEVATED SOLID RAILING ON 1ST FLOOR ONLY PER ELEVATIONS AND EXTERIOR MATERIAL SCHEDULE



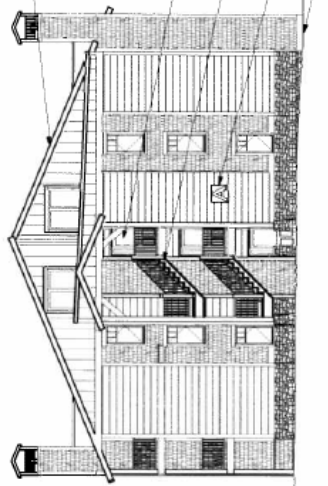
4 WEST ELEVATION BUILDING A
A.4 1/2" = 1"

- NEW GABLE ROOF: INSTALL NEW GABLE ROOF OVER ALL STAIRWELLS
- NEW CHIMNEY CAP: INSTALL NEW METAL CHIMNEY CAP AT ALL CHIMNEYS
- NEW CRICKET: INSTALL NEW ENLARGED 1/2" CRICKET AT ALL CHIMNEYS
- NEW TRIM AND BRANCOLO: INSTALL NEW 2X TRIM AND BRANCOLO TO MATCH EXISTING TRIM AND BRANCOLO. REMOVE EXISTING TRIM AND BRANCOLO AT ALL CORNERS. INSTALL NEW 2X12 EXTENDED EAVES AND RAISES WITH 2x6 ON 2x12 WOOD
- NEW RAILING: REMOVE EXISTING SOLID RAILING AND REPLACE WITH NEW METAL RAILING PER MATERIAL SCHEDULE
- NEW SIDING: REMOVE ALL EXISTING EXTERIOR SIDING AND REPLACE WITH NEW EXTERIOR MATERIALS PER MATERIAL SCHEDULE
- NEW TRIMMER: INSTALL NEW HEAVY TRIMMER STRUCTURAL MEMBER AT ALL CORNER DECKS
- NEW WINDOWS: INSTALL NEW WINDOWS AT ALL EXISTING WINDOW OPENINGS WITH NEW 2X TRIM
- NEW ROCKBASE: WAINSCOT, NEW REAL ELEVATIONS
- NEW STAIRS: REMOVE ALL EXISTING STAIRS AND STRUCTURE. INSTALL NEW STAIRS WITH NEW METAL GRIP STRUT TREADS AND LANDINGS
- NEW ROCKBASE PIER: INSTALL NEW ROCKBASE PIER AND HEAVY TRIMMER ELEMENTS AS NEW STAIR STRUCTURE



1 NORTH ELEVATION BUILDING A
A.4 1/2" = 1"

- EXIST. ROOF TO REMAIN
- NEW DOORS: REMOVE ALL EXISTING COMMON-USE DOORS AND REPLACE WITH NEW DOORS WITH TEMPLER GLASS SIDELIGHT PER DOOR SCHEDULE
- NEW STAIRS: EXIST. STAIR STRUCTURE TO REMAIN. INSTALL NEW COMPOSITE RAILINGS AND NEWELS AND NEW METAL GRIP STRUT TREADS AND LANDINGS
- NEW TRIMMER: REMOVE EXISTING TRIMMER AND INSTALL NEW WOOD BUILDING LETTER ON NEW WOOD PLAQUE WITH LIGHT FINISH (NOT SHOWN)
- NEW TRIM AND BRANCOLO: REMOVE EXISTING TRIM AND BRANCOLO AND INSTALL NEW BRANCOLO UNDER 2x12 WOOD BRANCOLO



3 SOUTH ELEVATION BUILDING A
A.4 1/2" = 1"

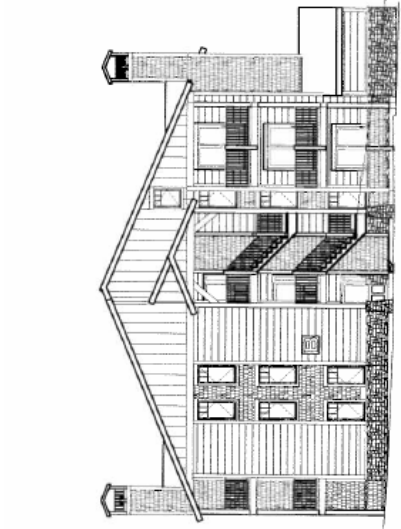
- NEW WINDOW MATERIALS**
PLEASE INCLUDE EACH ITEM IN GENERAL PROJECT SCOPE
1. NEW CRICKET AND DOWNPOUT SYSTEM AT ALL LEAVES
 2. NEW CRICKET AND DOWNPOUT SYSTEMS AT ALL LEAVES
 3. NEW CRICKET AND DOWNPOUT SYSTEMS AT ALL LEAVES
 4. REPLACE EXISTING EXTERIOR LIGHTING FIXTURES WITH NEW EXTERIOR LIGHTING FIXTURES
 5. REMOVE ALL EXISTING SIDING FROM THE EXISTING DUMPSTER-SHED AND REPLACE WITH NEW EXTERIOR SIDING - ACCENT SIDING AND APPLICABLE TRIM/BASES
 6. REMOVE EXISTING ANOTHER LODGE CONDOMINIUM SIGN AND INSTALL NEW SIGN

- ALTERMENTS TO BE DELETED**
PLEASE INCLUDE EACH ITEM FROM GENERAL PROJECT SCOPE
1. DELETE NEW STAIRS - EXISTING STAIR STRUCTURE TO REMAIN. REBUILD EXISTING SOLID GUARD RAIL AND REPLACE WITH OPEN COMPOSITE TOP AND BOTTOM RAILING WITH METAL BALUSTERS AND NEW COMPOSITE NEWELS
 2. DELETE ALL CHIMNEY CAPS
 3. DELETE ALL CHIMNEY CAPS
 4. DELETE ALL CHIMNEY CAPS
 5. DELETE ALL INTERIOR WORK

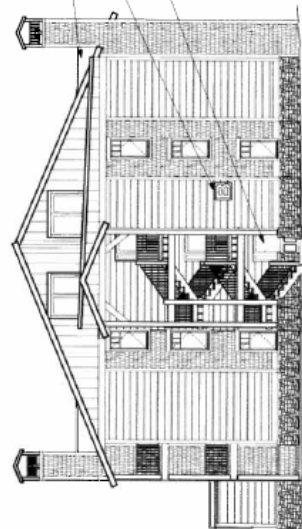
EXISTING STAIRS, STAIRS, STAIR BALUSTERS, NEWELS, AND NEW METAL GRIP STRUTS
REMAIN. INSTALL NEW COMPOSITE TRIM, TREADS AND LANDINGS

ITEM	MATERIAL	COLOR
ROOF	- EXIST. CRICKET STRIKE ROOF TO REMAIN - 2" X 4" RAFTERS TO REMAIN - 2" X 4" END BRIMS AT NEW ROOF AREA (W/STAGGERED)	
PRIMARY SIDING	- 2" X 4" HORIZONTAL HARD NEW SIDING (W/STAGGERED)	
ACCENT SIDING	- STAGGERED EDGE SHIMT SPRUCE WOOD MATCHING ALL EXISTING MATCHING ALL EXISTING	
2ND ACCENT SIDING	- 2" X 4" ON 2" X 4" WOOD PALKIN RASON AND TRIM BOARD	
SPROUT BOARDING	- 2" X 4" WOOD CORNER TRIM - 2" X 4" WOOD SATCH (2X4)	SEE COLOR BOARD
FIBER AND WOODWORK	- HEAVY TIMBER AND GULLUM - 2" X 4" WOOD CORNER TRIM - TRIM NOTIFY FOR - 4" SLOPPING LEDGE STONE CAP	
WINDOWS	- 4" LUMBER CLAD WOOD - 4" LUMBER CLAD WOOD - 4" LUMBER CLAD WOOD	

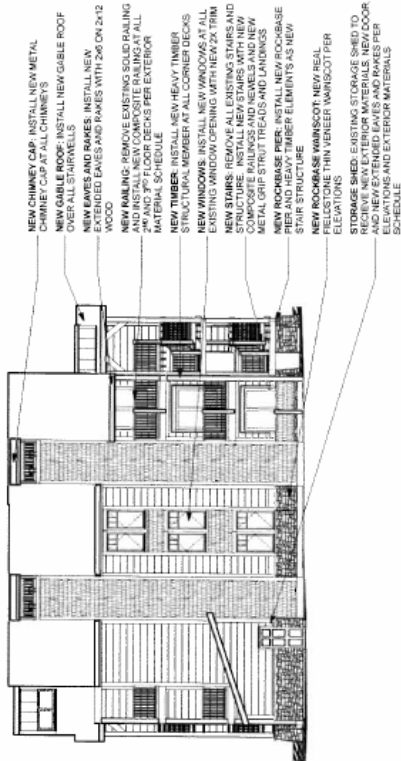
- NEW CRICKET** INSTALL NEW ENLARGED 12"12" CRICKET AT ALL CHIMNEYS
NEW BUILDING LETTER REMOVE EXISTING LETTER AND INSTALL NEW WOOD BUILDING LETTER (NOT SHOWN) PICTURE WITH LIGHT FEATURE (NOT SHOWN)
NEW ROOFING REMOVE ALL EXISTING COMMON-USE ROOFING AND REPLACE WITH NEW ROOFING PER DOOR SCHEDULE



2 EAST ELEVATION BUILDING B
AS 1/8" = 1'



4 WEST ELEVATION BUILDING B
AS 1/8" = 1'



1 NORTH ELEVATION BUILDING B
AS 1/8" = 1'



3 SOUTH ELEVATION BUILDING B
AS 1/8" = 1'

- NEW CHIMNEY CAP** - INSTALL NEW METAL CRICKET AND DOWNPOUT SYSTEMS OVER ALL STAIRWELLS
NEW SIDING - REMOVE EXISTING SIDING RAILING AND INSTALL NEW COMPOSITE RAILING AT ALL 2ND AND 3RD FLOOR DECKS PER EXTERIOR MATERIAL SCHEDULE
NEW TRIM - INSTALL NEW HEAVY TIMBER TRIM AND NEW METAL GRIP STRUTS AT ALL EXISTING WINDOW OPENING WITH NEW 2X TRIM
NEW STAIRS - REMOVE ALL EXISTING STAIRS AND STRUCTURE. INSTALL NEW STAIRS WITH NEW METAL GRIP STRUT TREADS AND LANDINGS
NEW ROOFBASE PER - INSTALL NEW ROOFBASE PER AND HEAVY TIMBER ELEMENTS AS NEW STAIR STRUCTURE
NEW WINDOW - NEW REAL ELEVATIONS THIN VENEER WANSKOT PER ELEVATIONS
STORAGE SHED - EXISTING STORAGE SHED TO REMAIN. REMOVE EXISTING SIDING AND NEW EXTENDED LEAVES AND PARASPER ELEVATIONS AND EXTERIOR MATERIALS SCHEDULE

- EXIST. ROOF TO REMAIN**
NEW CRICKETS. INSTALL NEW 2X TRIM AT ALL NEW AND EXISTING DOORS TO REMAIN BETWEEN ALL MATERIAL CHANGES AND MATCH EXISTING MATERIALS PER ELEVATIONS
NEW SIDING - REMOVE ALL EXISTING EXTERIOR SIDING AND REPLACE WITH NEW EXTERIOR SIDING PER MATERIALS SCHEDULE
NEW SOLID GUARD RAIL - REMOVE EXISTING SOLID RAILING AND REPLACE WITH ELEVATED SOLID RAILING ON 1ST FLOOR ONLY PER MATERIALS SCHEDULE
NEW DOORS - REMOVE ALL EXISTING SLIDING DOORS AND REPLACE WITH NEW SLIDING DOORS PER DOOR SCHEDULE

Planning Commission Worksession Staff Report

Project Manager: Julia Puester, AICP

Date: December 31, 2008 (For meeting of January 6, 2008)

Subject: Valleybrook Housing - Worksession

Applicant/Owner: Mercy Housing and Town of Breckenridge

Proposal: This is a worksession on the Valleybrook Housing affordable townhome development with public park which includes 28 2-bedroom/2-bathroom units and 14 3-bedroom/2-bathroom units at a mix of 80%, 100% and 120% AMI.

Address: 1100 Airport Road

Legal Description: Unsubdivided portion of Block 11.

Site Area: 4.75 acres (206,891 sq. ft.)

Land Use District: 31: Commercial and Industrial
In addition, LUD 31 (ii) is designated as open space/facilities/schools with density (FAR) of zero (0). (*Please see Land Use comments below.*)

Site Conditions: This site consists of primarily dredge rock, raised above the elevations of the adjacent developed sites. A dense stand of evergreen trees run along Airport Road, acting as a buffer to the northern section of the site. The Blue River runs along the east side of the property.

Adjacent Uses: North: Breckenridge Elementary
South: Timberline Learning Daycare Center and Police Station
East: Blue River
West: Public Works Department

Lot Coverage:

Building / non-Permeable:	41,896 sq. ft. (20% of site)
Hard Surface / non-Permeable:	38,000 sq. ft. (18% of site)
Open Space / Permeable Area:	126,995 sq. ft. (60% of site; 20,473 sq. ft. of public park area)

Parking:

Required:	68 spaces (1.5 spaces per unit plus 1 space for 5 accessory studio units)
Proposed:	98 spaces (84 spaces on premise; 14 visitor spaces)

Snowstack:

Required:	9,500 sq. ft. (25%)
Proposed:	12,965 sq. ft. (34%)

Setbacks:

Front:	90 ft.
Sides:	15 ft.
Rear:	15 ft.

Item History

The Town had identified this site for affordable housing. Mercy Housing Colorado, Inc. a non-profit affordable housing developer was selected to develop the site. They were selected based on their proposed program (type and price of housing), their commitment to quality, design, and livability, and their experience with funding and sale of affordable housing, particularly for lower income households. The Town has entered into a *Development and Charitable Contribution Agreement* with Mercy Housing Colorado to design, construct, and sell approximately 40 to 60 units on the site.

According to the Agreement, Mercy is required to work with Town Staff and the Council sub-committee to create an acceptable program, plan, proforma, and budget. These elements are all interrelated and the Town is responsible for funding the gap between the cost of the project and the proceeds from the project. Since the focus of the project is to create affordable price points for lower income households, the gap (required subsidy) can be significant. It is anticipated that the 80% AMI units will be priced around \$150,000 and the 120% AMI units will be priced around \$250,000. The Council sub-committee has reviewed and worked with Mercy on this plan to insure the Town's property is used efficiently and that costs are controlled while still creating a very desirable, affordable, and livable neighborhood.

The Valleybrook Housing development is a Town project which will be reviewed under the Town Project process (one public hearing before Planning Commission and Town Council scheduled for February). In addition, the Town will hold a Community Open House on January 21, 2009 and will continue to meet with the Town Housing Committee as the project progresses.

Staff Comments

Land Use (Policies 2/A & 2/R): The Land Use Guidelines for District 31 was originally created for the use of an airport and other related non-residential uses. As this area is no longer planned for an airport, the Land Use Guidelines for this district are being rewritten to allow for affordable housing uses once the Valleybrook plan has been approved. This will allow for the optimum site plan to be designed for Valleybrook, in conformance with the Block 11/Valleybrook Master Plan that was endorsed by the Town Council in 2007. The LUD guidelines will be rewritten to reflect this approved plan.

Density/Intensity (3/A & 3/R)/Mass (4/R): Per the Development Code, townhomes have a conversion rate of 1,600 square feet per Unit. Based on the Valleybrook plan, a new density requirement of units per acre (UPA) will be written into the LUGs. The final density and mass square footage will be included in the subsequent staff report submittal.

Architectural Compatibility (5/A & 5/R): Preliminary architectural elevations have been included in this worksession report. The elevations are conceptual only at this level and exact materials have not been specified. However, staff would like to hear any comments that the Commission may have. On a conceptual level, Staff has no issues with the proposed elevations.

Building Height (6/A & 6/R): Building height has not been specified other than the units will be two-stories. The rooflines have been broken up with gables according to the preliminary elevations. Staff will have more data at the next review.

Site and Environmental Design (7/R): The site's existing grade sits above the adjacent properties. The concept is to re-grade and lower the site to relate better with the surrounding area. The proposed density

and related site improvements (parking, snow stack, etc.) cover the majority of the site. However, there is a 0.47 acre public park site to be dedicated to the Town as well as a 0.43 private open space area in the center of the site which may act as a gathering place and recreation area for the residents of the project. Soft surface pathways go through the center of the site for internal access between buildings and to the park.

There is setback area along Airport Road to keep the existing treed buffer. The exact dimensions will depend on the final grading and drainage plan. There is less buffering area shown between the site to the west, north and south property lines. A landscape plan has not yet been submitted and will be reviewed with the next submittal. Does the Commission have any concerns with the overall intensity of the development with regard to the site impacts?

Placement of Structures (9/A & 9/R): Structures have been placed to allow for the majority of units to have passive solar access (in addition, locations for solar panels have been noted and the units will be pre-wired). The application meets the suggested building setbacks as called out in the approved Block 11/Valleybrook Master Plan and Development Code. The garages have not been setback 20 feet from the property line as the Development Code suggests. The required parking per unit is provided for in the garages. (*See discussion below.*) Thus, a waiver from this requirement will be sought with the next review.

Snow Removal and Storage (13/R): Adequate snow storage has been shown along the one-way roadway with additional areas planned for the driveways and corners of the site. The Public Works Department has reviewed this site plan and does not have concerns with the snow storage areas shown. Staff has no concerns.

Refuse (15/A & 15/R): Per this section of the Code: *“The town finds that individual refuse pick up for multi-unit residential developments of more than six (6) units, and developments of more than three (3) duplexes, is inconvenient, inefficient and potentially hazardous in a community with a high percentage of short term rental units. Multiunit residential developments of more than six (6) units, and developments of more than three (3) duplexes shall provide a trash dumpster or compactor with an approved trash dumpster enclosure.”* (Highlight added.)

Though suggested by the Development Code, the applicants have not provided for dumpster enclosures for the multi-unit project. As the units are well spread throughout the site, the proposal is for residents to utilize roll off containers similar to the Wellington Neighborhood.

Because the nature of this development will be all employee units with no second homeowners or short term rentals present, Staff finds that this policy does not apply to this project and supports a variance to allow for individual trash containers. Would the Commission support a variance to Policy 15/A in this case?

Access / Circulation (16/A & 16/R; 17/A & 17/R): The applicant is proposing an 18-foot one-way loop road through the site with a 38-foot ROW, with one access point from Airport Road. This allows for a denser project while maintaining safety and maintenance needs. The road also provides a connection to the childcare center site to the south. The applicant has consulted with the Red, White and Blue Fire District, Engineering Department and Public Works Department on the street section designs and has received preliminary approvals.

Parking (18/A & 18/R): The minimum parking requirement is exceeded with this application. Two tandem parking spaces have been provided for each unit within each garage. Per past precedent, the Town has

allowed tandem parking for residential use only. As the required parking is tandem, there should be a covenant requiring that there must be space for two vehicles within each garage (to avoid required parking encroaching into the ROW). Fourteen guest parking spaces at three locations are also provided for visitors. We have no concerns.

There is 18-feet of “parking area” from the front of each garage to the edge of the paving in the ROW which could possibly be used for extra parking space. This situation would be similar to the situation existing at next to each green at the Wellington Neighborhood. There would be no overnight parking that would interfere with the removal of snow during winter months. The Public Works and Engineering Department find this situation acceptable if the applicants enter into a restrictive covenant or license agreement regarding release of damage to vehicles which encroach into the ROW.

Landscaping (22/A & 22/R): All landscaping will be reviewed at the next submittal.

Social Community / Employee Housing (24/A & 24/R): All units will be deed restricted. As a result, the application will receive positive ten (+10) points at final review.

Utilities Infrastructure (26/A & 26/R; 28/A): Utilities will be reviewed at the next submittal.

Drainage (27/A & 27/R): The drainage and grading plan have not been included at the worksession level.

Staff Recommendation / Decision

Staff would like to have the Planning Commission share any comments on the Valleybrook Housing site plan and elevations, including the four questions staff has below.

1. Does the Commission have any concerns with the intensity of the development with regard to the site plan?
2. Does the Commission find that there are generally adequate site buffers?
3. Does the Commission have any concerns on the conceptual elevations?
4. Does the Commission support a variance to Policy 15A and waiver to Policy 9A?

PROJECT SUMMARY

- (5) 4-PLEX "A" 20 UNITS
- (1) 4-PLEX "B" 4 UNITS
- (1) 4-PLEX "C" 4 UNITS
- (2) 5-PLEX "D" 10 UNITS
- (1) 4-PLEX "E" 4 UNITS
- 10 BUILDINGS 42 UNITS

58 TOTAL PARKING SPACES (2.3 PER UNIT)
(15 GUEST PARKING SPACES)

SITE SUMMARY

TOTAL SITE AREA	4.75 ACRES (206,891 S.F.)
BUILDING AREA	44,818 S.F.
ROAD AREA	25,560 S.F.
SIDEWALKS	5,240 S.F.
DRIVEWAYS	7,200 S.F.
TOTAL PAVED AREA	38,000 S.F.

SNOW STORAGE REQUIRED
25% OF TOTAL PAVED SURFACE
38,000 S.F. x 25% = 9,500

SNOW STORAGE AREA PROVIDED
SNOW STORAGE AREA 1 1,040 S.F.
SNOW STORAGE AREA 2 1,000 S.F.
SNOW THROW AREA
(ADJACENT TO ROAD) 10,925 S.F.
TOTAL SNOW STORAGE 12,965 S.F.

VALLEY BROOK
Breckenridge, CO
Mercy Housing



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DENVER
20090575 12.17.2008



DATE: _____
KTGY JOB # _____
DATE: _____
REVISIONS: _____

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SECTION AA
SECTION BB
STREET SECTIONS - ONE WAY LOOP

SCALE: 1/8" = 1'-0"
 STREET CROSS-SECTIONS



DATE	KTGY JOB #	REVISIONS

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VALLEY BROOK
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 Mercy Housing



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4-PLEX "A" - CONCEPT ELEVATION

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4-PLEX "A" - ALTERNATE CONCEPT ELEVATION

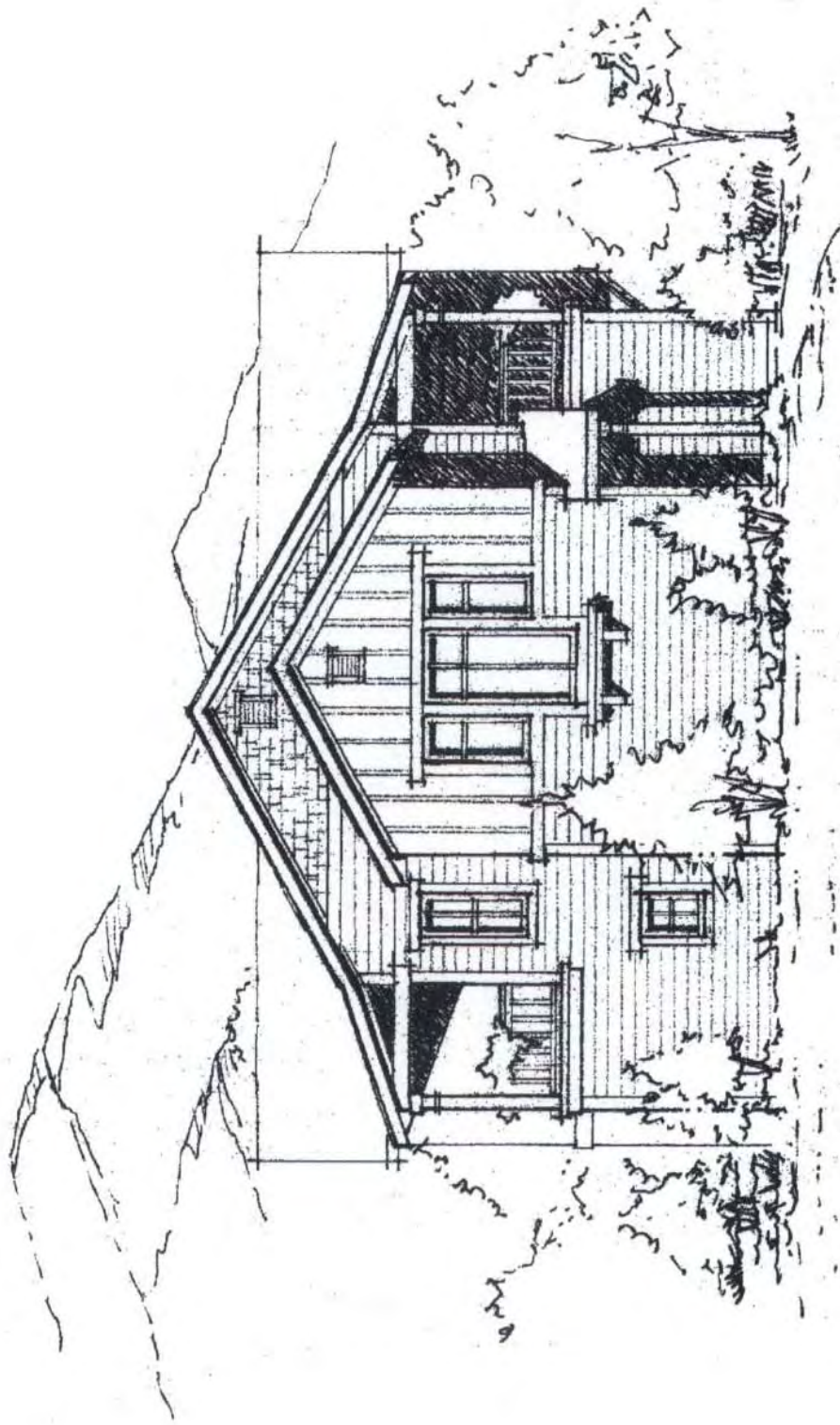




**VALLEY BROOK
BRECKENRIDGE, CO
MERCY HOUSING**

5-PLEX "D" CONCEPT ELEVATION

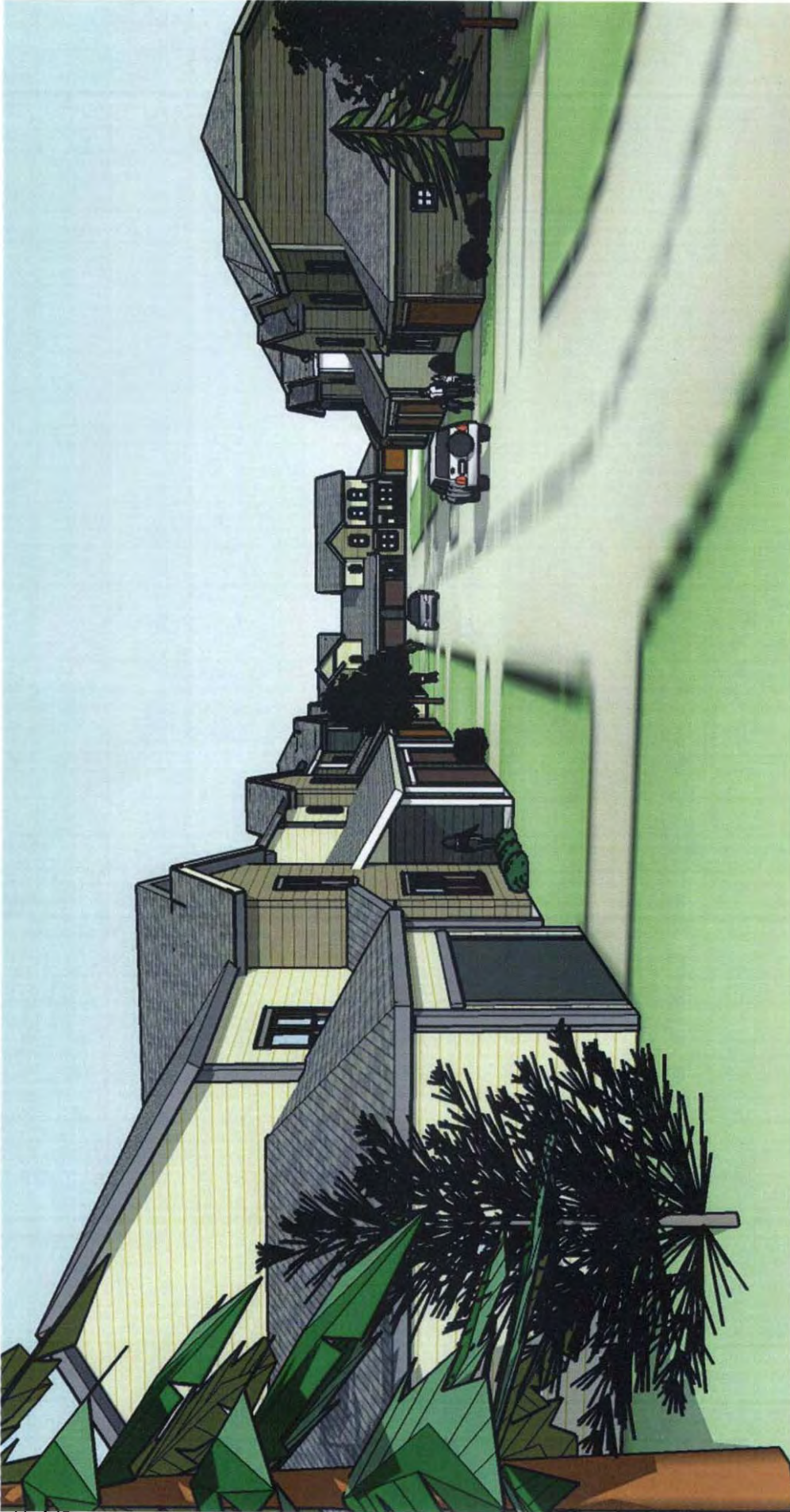




**VALLEY BROOK
BRECKENRIDGE, CO**

MERCY HOUSING

4-PLEX "B" / 5-PLEX "D" - CONCEPT ELEVATION



STREET VIEW

**VALLEY BROOK
BRECKENRIDGE, CO**

MERCY HOUSING



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AIRPORT ROAD VIEW

**VALLEY BROOK
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