

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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MINUTES

DESIGN REVIEW COMMITTEE (DRC)

March 18th, 2021

DRC On-line Attendees: Wes Bellamy, Ben White, Eric Shull, Travis Hall, Catherine Powell

Public Attendees: Andrew Hadley, Kyle with Hadley Architects, Willy Truettner, Tim Williamson, Rob Fessenden, Mellissa Stewart, Dave Neben, Matt Sleightholm, Mark Trittipio, Steven Stewart

Staff Attendees: Dom Eymere

Call to Order: 6:08 pm

Roll Call and Quorum Achieved

Business: **Approve Minutes from February:** Eric Shull made a motion, Ben White seconded the motion and the motion passed unanimously.

Business: **Truettner, Commercial Building – Zuni Street Brewery,** Lot C17 and C18, Block 6, Filing #2, 235 and 247 Elcho Avenue

Discussion: Dom explained that a cluster of the lots will need to be done. 18,000 square foot building, two stories, bottom will include brewery and tap room as well as kitchen and garden space. Plan is to lease out the kitchen. Patio and deck will be on the second floor. Lots of windows, industrial look, but one that is open and airy. Operations include production and primary brew facility. Andrew Hadley talked about the project and the benefits that will be had in CB South. Atrium and visual layout that includes viewing for canning. South viewing deck for gathering. Parking was discussed. Pioneer Plaza approved 11 parking spaces in the common area to Pioneer Plaza. Andrew explained they will be used for public parking. 14 spaces are proposed in the back. Landscaping was discussed and include trees and shrubs, but Andrew commented that there are not a lot of requirements in the commercial area. Height is 25' 5'' to the top of the parapet. Grain silo will be included, but the height is undetermined. Snow storage was discussed, and it was noted that no snow storage plan is in place for the front. Andrew indicated that snow storage by Pioneer Plaza will need further discussion. South East site plan will have a drain area for the drainage. The infrastructure will be engineered as the project progresses. Elevations were discussed. No corner trim is being proposed. The windows will have 2' trim. Dark corrugated metal will be included in the siding. Setbacks were called out. Materials were called out. Garage doors will be integrated in the design. Solar gain was a primary consideration. Metal railing will be included. Concrete pavers will be used in the patios. The floor was given to the DRC. Ben raised the question about the parking calculations. Kyle has a Pioneer

Plaza requirement calculation tear sheet. Dom noted that 1 space per 300 square feet plus 1 space per 1000 square feet was used to calculate the parking requirements. Ben stated he would like to see the table of calculations. The table was shared with DRC and the total number of spaces required were 15 total. ADA access spot is accounted for. They are also working with Colorado Code Consultancy as well. Ben inquired if the parking requirements include the outdoor space. Andrew noted that it has been included and noted that the Town of CB calculates outdoor dining at ¼ of the requirement. Wes shared his concern over parking in general for the area. Willy noted that he and other business owners would like to see more public parking developed. Dom noted that 6 spots are being built across the street for public parking. He added that on-street parking inventory development is slated in the future. Andrew asked about head-in parking areas and if there was much discussion in that area. Siding on the grain silo was open for discussion. DRC had no comment. Ben moved to the formal review of the project and the checklist. The DRC agreed it was appropriate neighborhood context. Landscaping was flagged as a condition to review. Parking was discussed and Ben noted that the applicant is responsible for the ADA parking space and should be noted on the site plan. Parapet was discussed and is included to hide mechanical equipment. Ben would like to see the knee wall extend to cover more of the mechanicals. Catherine Powell joined the meeting. Fencing was discussed in relationship to the garbage enclosure. Elevations were reviewed and Ben noted that the elevations were well broken up in terms of mass. Eric clarified that the corrugated metal will be charcoal, and it was confirmed. Natural cedar will be 5” and quarter with a gap for the remainder of the siding. Ben reiterated the conditions: landscaping, ADA parking area, add parapet wall to above the kitchen, add snow storage calculations, note the fence construction around the dumpster. Travis asked about drainage in the commercial area. Dom noted the storm water drainage plan. Ben noted that there is a requirement for projects over 10,000 square feet. Ben indicated that its not in the purview of the DRC. The formal review ended.

Motion: Eric Shull made a motion to approve the project with the stated five conditions, Catherine seconded, and the motion passed unanimously.

Business: **Williamson, Accessory Dwelling Unit and Garage**, Lot C39, Block 5, Filing #2, 33 Gillaspey Avenue, Unit 1

Discussion: Dom noted it was a commercial lot and identified the location of the project. The floor was given to Wes Bellamy and he recused himself from the project since he was the designer on the project. Tim Williamson was present and talked through the project. In floor heating, shared driveway, access, parking, snow storage, roof pitch and finishes to match were presented. Dom asked for comments by the DRC. It was clarified that it is a residential structure under review by the Residential Design Guidelines, but that some commercial standards are in play, like setbacks for commercial lots. Eric asked about the snow shed on the driveway. Formal review ensued by Ben White, the chair, and the floor was yielded. The project was noted as appropriate, no landscaping is required, solar panels are proposed, no view issues were evident and snow storage area was clarified. Elevations were reviewed and it was noted that the colors will be to match the existing.

Motion: Travis made a motion to approve, Ben seconded the motion and the project passed unanimously.

Business: Fessenden, Multi Family Residence, Lot 18 Block 4, Filing # 4, 391 Cement Creek Road

Discussion: Dom introduced the project and identified the location. The floor was then given to Rob Fessenden to talk about the project. The four small units will be townhome designated. Each unit is small and built into the side hill. Siding is broken up and different from the others. Catherine expressed here displeasure with the look and expressed it looked like a fire station. She does not like the project. Travis noted that he has experience in projects like this and understands his intentions to provide for local housing. Rob stated he has tried to make the changes that were put forth by the DRC at the informal review las meeting. Catherine feels like they are very “monolithic” and she would like to see some changes to add more visual interest to the project. Rob noted that the neighborhood context is in-line with the adjacent properties. Wes noted that the length and sides of the buildings are an issue. Wes would like to see bump-outs, roof overhangs and broken wall planes to the project. Height was discussed. Ben began the formal review. Neighborhood context was discussed. Eric Shull noted that it is appropriate, and the DRC agreed. Site plan discussions included landscaping points, revegetation with wildflowers, etc... Catherine noted that she is starting to like the project. Parking and parking requirements were discussed, and Rob noted that it is only one bedroom per unit and he can fit two cars in the garages. Pedestrian easement and driveway were discussed. The landscape schedule was discussed at length. Wildflower revegetation is being proposed. Travis would like to see a swale on the driveway. Dom clarified the location of the pedestrian easement and suggested some barrier between the parking and easement. Wes seconded the suggestion. Building orientation was considered and Ben thought it was efficient use of space. Eric circled back to parking and would like to see an expanded plan to include more parking. Elevation drawings were then reviewed. Decks were suggested to break up the massing. Siding breaks should occur on the inside of corners and color swatches or samples will be required for approval. Garage doors were discussed in relation to the windows, color and size. Trim, roof pitch and material were covered, and the DRC would like to see it called out on the plans. Ben reviewed the conditions of approval. 1) parking 2) drainage 3) separation of easement and driveway 4) add parking on site plan 5) provide break in wall plane 6) provide colors 7) add height benchmark 8) note T and G 9) adjust garage doors. Eric noted that the roof plan was still not compliant and over the 32’foot requirement. Ben provided an example of previous approval definitions. No motion was made to approve and the project will be placed on the next agenda.

Business: Berry, Single-Family Residence, Lot 12 and 13, Block 29, Filing #4, 99 Neville Way

Discussion: Orientation to the location of the project was shown. Dom turned the discussion over. Wes will recluse himself from the project. Matt Sleightholm talked about the project. The project is a two-bedroom, two bath single-family residence. Fire protection district required an oversized turn around and the design had to accommodate this with a long driveway. Travis began the formal review and continued down the checklist. No public comments were made. The DRC deemed the project appropriate. Site plan was reviewed. A social trail is located on the site and was discussed. No issues were identified. Elevations were reviewed and again the DRC had no concerns about the project.

Motion: Ben made a motion to approve the project. Eric seconded the motion. All were in favor and the project was approved unanimously.

Business: **Preliminary Review of Haverly Townhomes, Lot C43, C44 and C45, Block 4, Filing #2,**

Discussion: Ben White is the architect on the project. Dom introduced the location. Mark Trittipio and Steven Stewart introduced themselves as the owners. Ben talked about the project and gave an overview of the design, and site plan. Height has been carefully considered and the commercial area master plan calls out the height measurement. Dave Neben made a comment about the height in relationship to the existing grade. Ben cited 8.10 – D in the CAMP. Ben calculated the finish and existing grade and used the more restrictive measurement. Wes commented that the three units were repetitive over the three lots. Travis concurred. Steven talked about the project in length and the intentions of the design and the units. Formal review will occur during the April meeting. Dave comment that he had a list of questions that he will save for next month. He felt this sort of density was a bit much in his opinion and that the project does not fit with the neighborhood and should be further over toward the other multi-family units. Travis noted the DRC should be prepared to review more projects like this in the commercial area. Dom commented that a two-month review may be needed for a project of this scope. Ben was adamant about moving the project forward with DRC at the next meeting. Eric agreed on the 14-day public comment period and one month review should be sufficient. Travis agreed. Clarification was given about the application submittal and the preliminary review. Dom acknowledged that no public comments have been made, but the process has not begun because it is not up for formal review and has not been totally submitted to this point. Discussion on the capacity for the DRC to review this project next month in relationship to the agenda.

Adjourn: 10:46 pm

Discussion: **Parking was discussed by the DRC**