

AGENDA

Planning and Zoning Commission Regular Meeting
March 27, 2012 – 7:00 p.m.
Evans Community Complex – 1100 37th Street

Planning and Zoning packets are prepared several days prior to the meetings. This information is reviewed and studied by the Commission, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items do not reflect lack of thought or analysis. An informational packet is available for public inspection on the website at www.cityofevans.org.

1) CALL TO ORDER

2) ROLL CALL:

Chairman: Randall Bisel
Vice-Chairman: Mark Brothe
Commissioners: Robert S. Phillips, III
Jerry Numoto

3) APPROVAL OF MINUTES

a. Minutes of February 28, 2012

4) APPROVAL OF THE AGENDA

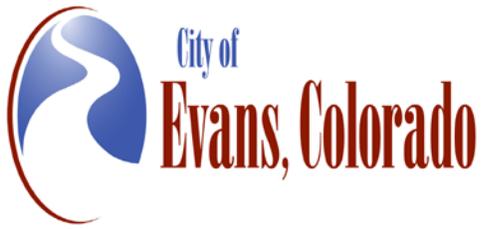
5) AGENDA ITEMS:

a. Public Hearing – Use by Special Review – Shed Construction – 3202 11th Avenue – Campus Crest

6) AUDIENCE PARTICIPATION:

(This portion of the Agenda is provided to allow members of the audience to provide comments to the Planning Commission on items that were not considered on the current Agenda.)

7) GENERAL DISCUSSION:



8) ADJOURNMENT

MINUTES
EVANS PLANNING COMMISSION
Regular Meeting
February 28, 2012 – 7:00 p.m.

CALL TO ORDER

Chairperson Bisel called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Chairperson Bisel, Vice Chairperson Brothe, Commissioner Phillips

Absent: Commissioner Numoto

APPROVAL OF MINUTES

Commissioner Phillips moved, seconded by Commissioner Brothe, to approve the January 24, 2012 minutes as presented. Motion passed with all voting in favor thereof.

APPROVAL OF AGENDA

The agenda was approved as submitted.

AGENDA ITEMS

Public Hearing – Zoning Amendment – 35th Avenue and 34th Street, Evans, Colorado– Ashcroft Park Apartments

Jason Sherrill with Landmark approached the Planning Commission to show presentation for Land Use. Present with Jason is Scott Ehrlich. There was a recent study done about the need for apartments in Greeley and Evans. The study showed the typical home buyer is looking for apartment quality living more than residential single family dwellings due to the economy. There are no other structures in the area to meet the demand because there is a low/no vacancy rate. Landmark wants to complement lifestyle of future renters.

Commissioner Brothe asked about clubhouse being part of the plan. Jason has included a proposed clubhouse. He wants to make sure there is enough use/need to build a clubhouse. There may be a pool.

Commissioner Brothe asked if the builder has polled homeowners adjacent to property about what they think. Ms. Trent responded that this is rezone issue only, and the notice was mailed to surrounding landowners with no comments being presented to the City. Should the project come through a site plan review, additional neighborhood meetings will take place.

Chairperson Bisel stated we aren't considering the way it looks at this time, only if it is the appropriate use for the land.

Commissioner Phillips asked how many apartments per building. Mr. Sherrill responded that the apartments will be two-story with 16 units per building that would include 1,2, & 3 bedrooms.

Commissioner Phillips asked about the parking for the structures. There will be 370 parking spaces for use, which exceeds the requirement of 350 spaces.

Commissioner Phillips is considered that parking for single-family dwellings will be impacted. Mr. Sherrill said will address those issues at a later time, if approved. Commissioner Brothe asked for anyone opposed from public. No one came forth.

The public hearing was then closed by Chairperson Bisel.

Comments: Commissioner Brothe said it does make sense for the use of the land. Chair Bisel read the code for single-family housing. Commissioner Brothe thinks the only use that wouldn't be sensible is farming zoning.

Commissioner Phillips moved to approve the land use for this site. Commissioner Brothe seconded the motion. Motion passed with all voting in favor thereof.

Public Hearing – Use by Special Review – Installation of carports – 3202 11th Avenue – Campus Crest

Ms. Trent indicated that this request for carport will not comply with code, and that the ZBA denied variance. The applicant, Campus Crest, wants to table the idea and start over.

Commissioner Phillips moved to approve the request to table. Commissioner Brothe seconded the motion. Motion passed with all voting in favor thereof.

AUDIENCE PARTICIPATION:

There were no comments from the audience.

GENERAL DISCUSSION:

PC asked to see if they would like to go to ZBA Thursday, April 5th, for work session setting.

Chairperson Bisel gave a report about the District 6 meeting.

The next meeting was set for March 27, 2012 at 7:00 pm.

ADJOURNMENT:

Chairperson Bisel adjourned the meeting at 7:47 p.m.

**PLANNING & ZONING COMMISSION
INFORMATION SHEET**

AGENDA ITEM A

DATE: March 27, 2012

SUBJECT: Public Hearing – Use by Special Review – Construction of Attached Sheds – 3202 11th Avenue – Campus Crest

PRESENTED BY: Sheryl Trent, Community and Economic Development Director

ACTION: Recommendation to City Council

CITY COUNCIL DATE: Tuesday, April 17, 2012 at 7:30 pm

BACKGROUND INFORMATION		
Location:	3202 11 th Avenue	
Applicants:	Campus Crest, Owner SolarCity Corp, Applicant	
Existing Land Use:	C-3 High Intensity Commercial	
Proposed Land Use:	Same	
Surrounding Land Use:	North	Commercial vacant land to be developed, church
	South	Post Office, Moose Lodge
	East	Ditch, storage and industrial uses
	West	Residential
Existing Zoning:	C-3	
Proposed Zoning:	Same	
Surrounding Zoning:	North	C-3
	South	C-3
	East	C-3
	West	R-1, R-2, C-1
Future Land Use Designation:	Commercial	

PROJECT DESCRIPTION: The City has received an application from Campus Crest, land owner, represented by SolarCity Corp, for a Use by Special Review for construction of attached sheds to protect and conceal the electronics for the solar panels which are mounted on the roof of the buildings.

The reason this is a Use by Special Review is that the entire project as constructed was approved by USR and any material changes or additions must also be approved by USR. Please see the attached vicinity map and the attached application for the property location, which is 3202 11th Avenue in Evans, commonly referred to as The Grove.

SolarCity is proposing to install these sheds on the indented corners of the buildings that house the solar roof panels. They will be constructed of the same materials as the outside of the building and any landscaping will be moved to other areas on the site.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

The development was originally constructed in 2005 with a Use by Special Review as allowed under the code. High Intensity Commercial land, as this is zoned, allows multi family housing to be constructed pursuant to the USR. As such, any changes to that use, including the installation of sheds, must also be approved through a Use by Special Review.

2. Section 19.44 of the Evans Municipal Code:

Below are the Criteria for approval of a USR per Section 19.44.020.

Chapter 19.44
Approval of Special Uses

19.44.020 Criteria for Use by Special Review.

A. All special uses are listed within each zoning district. If a use is proposed that is not defined within the Evans Municipal Code and does not reasonably fall within the definition of any defined use in the Municipal Code, the property owner may apply for use by special review approval in accordance with this chapter.

B. Criteria. The following criteria shall be used to evaluate use by special review requests:

1. The proposed use is found to be unlikely to harm the health, safety, or welfare of the City or its residents. **Staff finds that this criteria can be met.**

2. The proposed use would benefit the City in terms of employment, tax revenue, or other similar effects, as compared to the absence of the proposed use. **Staff finds that this criteria can be met.**
3. The proposed use shall be consistent with the Evans Comprehensive Plan and shall be compatible with the surrounding area. **Staff finds that this criteria can be met.**
4. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and proposed future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts. **Staff finds that this criteria can be met.**
5. The site shall be physically suitable for the type and intensity of the proposed land use. **Staff finds that this criteria can be met.**
6. The proposed land use shall not adversely affect traffic flow and parking in the neighborhood. **Staff finds that this criteria can be met.**
7. The location of other approved uses by special review in the neighborhood shall be determined, in order to avoid an over-concentration of such uses. **Staff finds that this criteria can be met.**

3. Issues:

The main concern with the application is the adjacency and compatibility with the existing structure and the surrounding land uses. The applicant has submitted photos of where and how the sheds would be constructed and how they would improve the look and safety of the buildings

Notice of this public hearing was provided in accordance with Chapter 19.64 of the Municipal Code.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Campus Crest USR for installation of carports the following findings of fact and conclusions have been determined:

The review criteria in Sections 19.44 of the Evans Municipal Code have been appropriately and sufficiently met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested USR with no conditions.

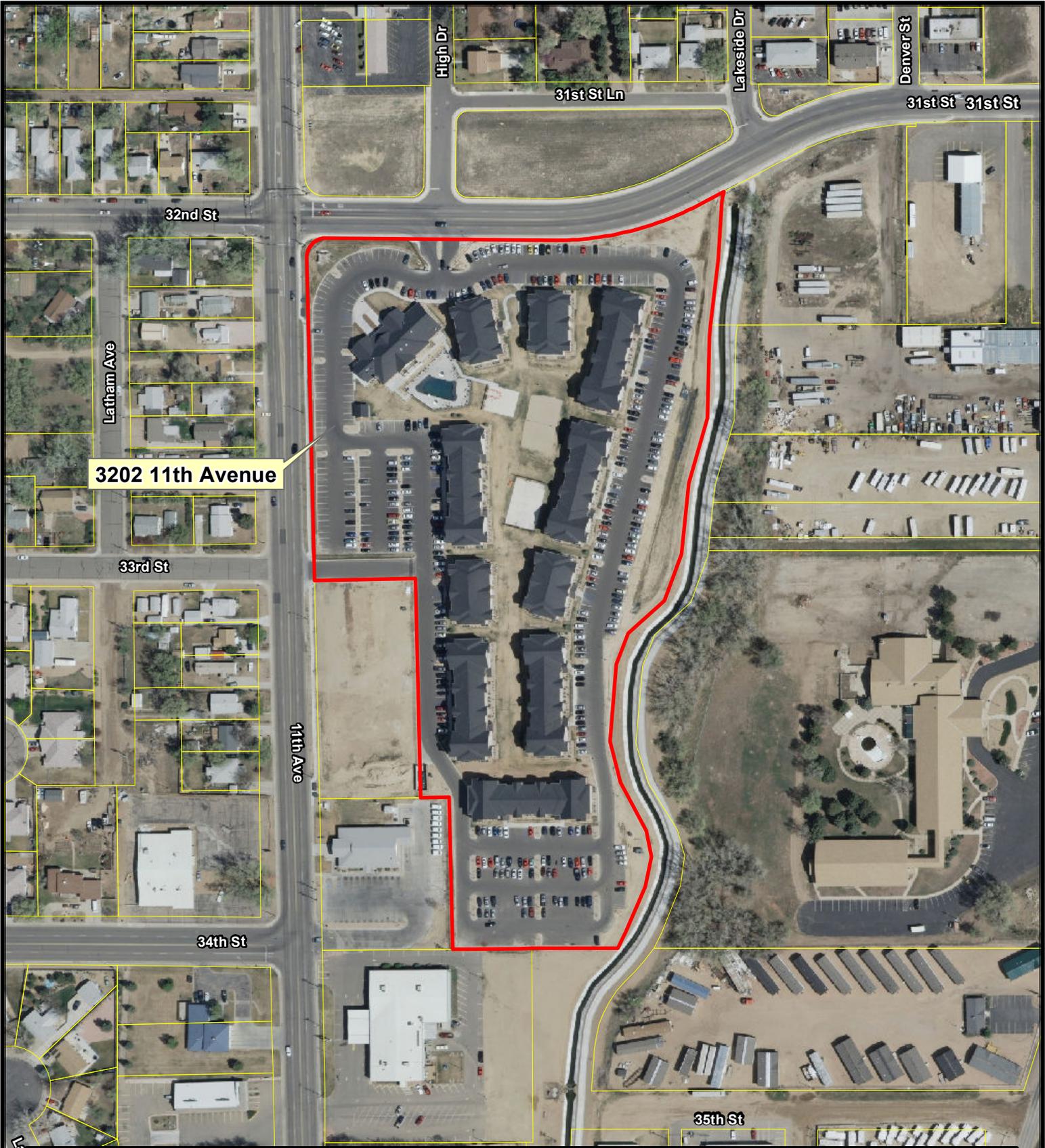
RECOMMENDED PLANNING COMMISSION MOTION:

“Mr. Chairman, on the issue of the Campus Crest Use by Special Review for construction of sheds, I move that the Planning Commission forward a recommendation

of approval because it meets the criteria outlined in Sections 19.44 of the Municipal Code.”

“Mr. Chairman, on the issue of the Campus Crest Use by Special Review for construction of sheds, I move to recommend approval conditioned on _____ because _____.”

“Mr. Chairman, on the issue of the Campus Crest Use by Special Review for construction of sheds, I move that the Planning Commission forward a recommendation of denial because it does not meet the criteria outlined in Sections 19.44 of the Municipal Code.”



3202 11th Avenue

Legend



Evans
City Limits

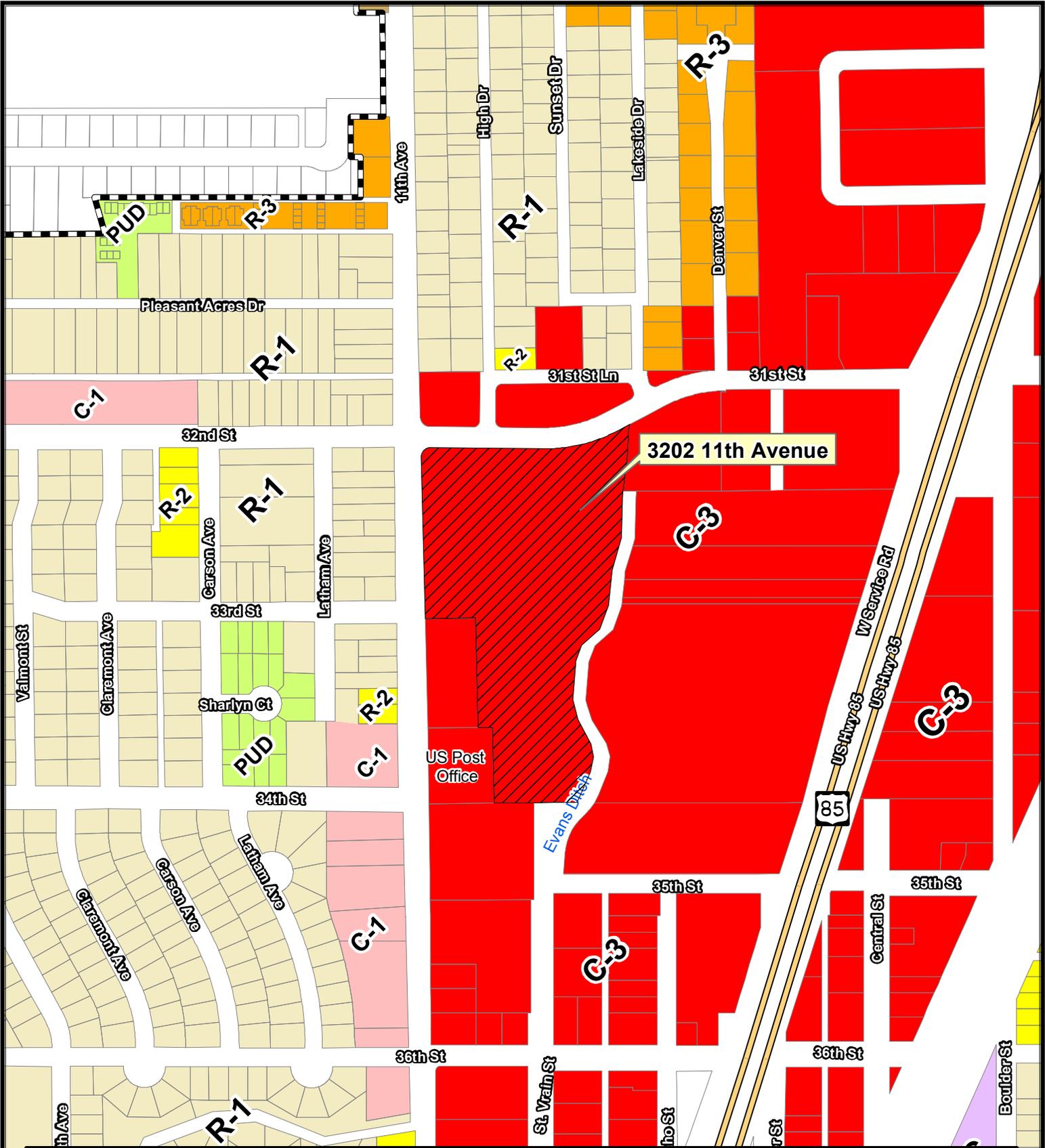


Project Site

Aerial Map

USR -
3202 11th Avenue





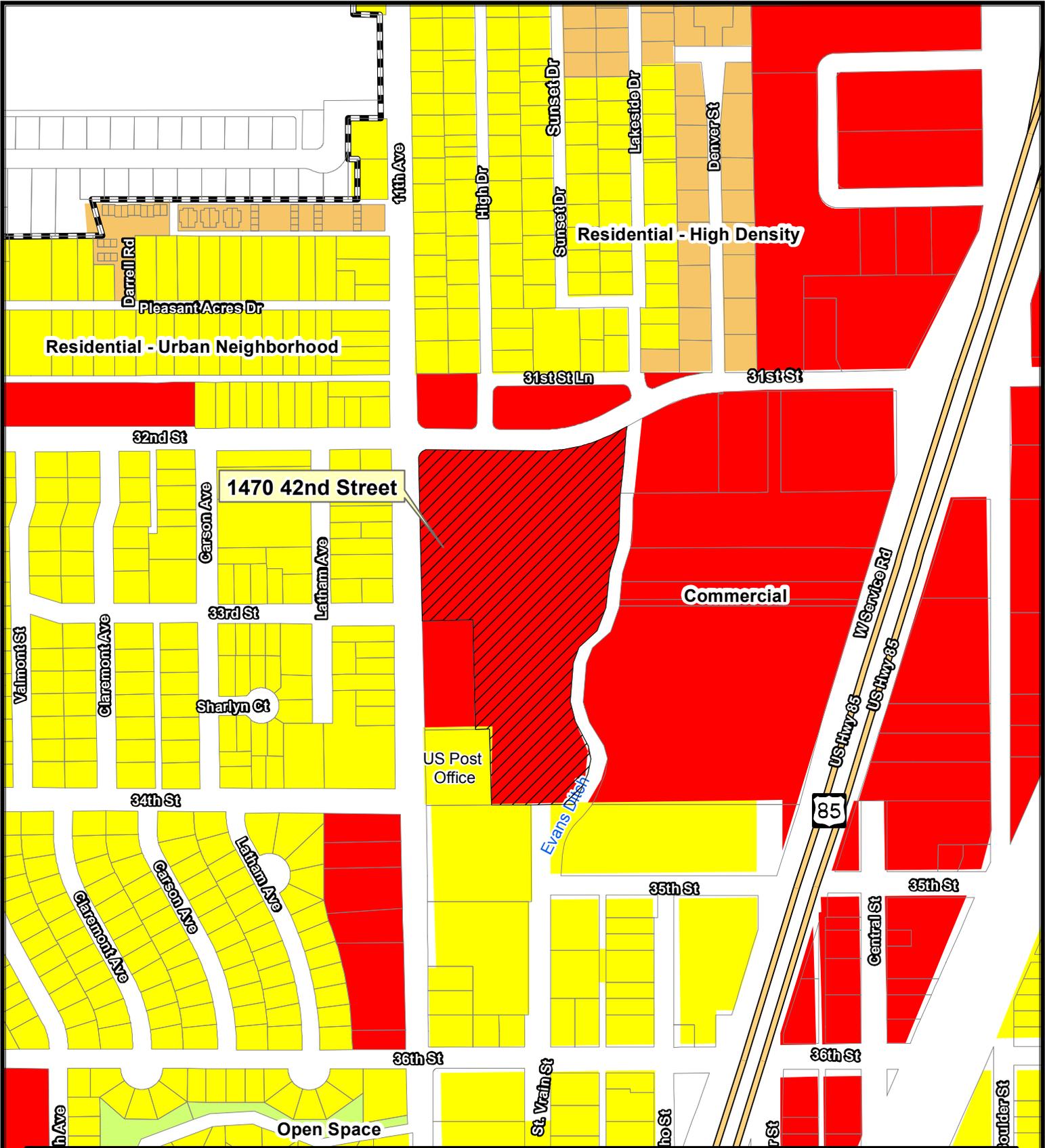
Legend

- Evans City Limits
- Project Site

Zoning Map

USR -

3202 11th Avenue



1470 42nd Street

Commercial

Residential - High Density

Residential - Urban Neighborhood

US Post Office

Open Space

Legend

-  Evans City Limits
-  Project Site

Future Land Use Map

USR -
3202 11th Avenue



Reference No. _____ (Office Use)



LAND USE APPLICATION FORM (effective January 1, 2010)

APPLICANT: Please print or type and attach additional information as necessary. Applications cannot be processed until all required information is provided. (Application requirements are on reverse side.)

GENERAL DATA REQUIRED

Name of Owner: Campus Crest Telephone: 704-496-2559 Email: twr@gxcapital.com
Address, City/State/Zip: 3202 11th Ave, Evans, CO 80620
Name of Applicant: SolarCity Corp. Telephone: 720-879-1149 Email: desposita@solarcity.com
Address, City/State/Zip: 490 E. 76th Ave, Unit C, Denver, CO 80229
Name of Development: The Grove
Property Address/General Location: same

Description of Proposal (Attach a separate sheet if necessary): Construction of electrical equipment sheds to house electrical equipment in association with roof top solar installations.

Table with 3 columns: Circle Action(s) Requested, FEE SCHEDULE, OFFICE USE ONLY. Includes rows for Zoning Amendment, Use by Special Review, Variance, etc., and a section for AMOUNT DUE.

*If recording, publication, or postage fees exceed amount collected, you will be billed for and agree to pay the additional amount.

CERTIFICATION (Must be signed by owner or applicant)
I certify that the application submitted herewith is true to the best of my knowledge and that in filing the application I am acting with the consent and knowledge of the property owner(s).

BY SIGNING BELOW I INDICATE THAT I UNDERSTAND
I OR MY REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS
CONCERNING THIS APPLICATION. (See review schedule above.)

Signature line for Owner(s)/Applicant(s)



March 9, 2012

**Derek Esposito,
Project Manager
SolarCity Corp.
490 E. 76th St. Unit C
Denver, CO 80229**

**City of Evans Planning & Zoning
c/o Sheryl Trent
1100 37th St
Evans, CO 80620**

Letter of Intent regarding USR Application for Electrical Equipment Sheds at The Grove, 3202 11th Ave, Evans, CO

SolarCity is proposing to construct Electrical Equipment Sheds at The Grove, Campus Crest's multi-family housing complex located at 3200-3300 11th Ave. These sheds are proposed to house the extensive amount of electrical equipment that is being mounted on the exterior building walls in conjunction with the previously-approved roof-mounted solar systems.



The electrical equipment is to be mounted in the exterior inverted corners of each building (yellow boxes). The sheds would enclose this area (red). Any landscaping affected would be moved to the outside of the sheds.

The proposed Electrical Equipment Sheds will serve several purposes:

1. Aesthetic enhancement to the site: an extensive amount of electrical equipment on the exterior building walls is needed to complete each solar installation (see photo).



The equipment at left is for one 5kW installation. The Grove has 3-12 5kW installations per building.

The sheds will house all of this electrical equipment with an exterior brick finish that matches the existing buildings.

2. Better performance: The equipment sheds will shield the electronic equipment from direct sunlight and adverse weather. Although the coverings of all of the electronic equipment are outdoor-rated, the equipment itself will perform more efficiently if kept out of direct sunlight.
3. Safer installations: The locked sheds will provide an additional barrier to residents and visitors to The Grove from accessing any live electrical circuits.

This project fully complies with Section 19.44.020 – Criteria for Use by Special Review – of the Municipal Code, according to the following criteria:

1. The proposed use is found to be unlikely to harm the health, safety, or welfare of the City or its residents.
The proposed use helps to protect the residents and visitors to The Grove by providing an additional barrier to the public from accessing live electrical equipment.
2. The proposed use would benefit the City in terms of employment, tax revenue, or other similar effects, as compared to the absence of the proposed use.
Indeed, the proposed use would require building permit fees to be paid to the City of Evans as well as creating work for local carpenters, excavators, and landscapers.
3. The proposed use shall be consistent with the Evans Comprehensive Plan and shall be compatible with the surrounding area.
The proposal is consistent with the Evans Comprehensive Plan. All exterior finishes will match the existing buildings in order to be compatible with the surrounding area.
4. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and proposed future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity.
The proposed use will be compatible with the existing structures and will therefore not significantly alter the existing landscape.
5. The site shall be physically suitable for the type and intensity of the proposed land use.
The site is suitable.
6. The proposed land use shall not adversely affect traffic flow and parking in the neighborhood.
Traffic flow and parking will not be affected by the proposed use.

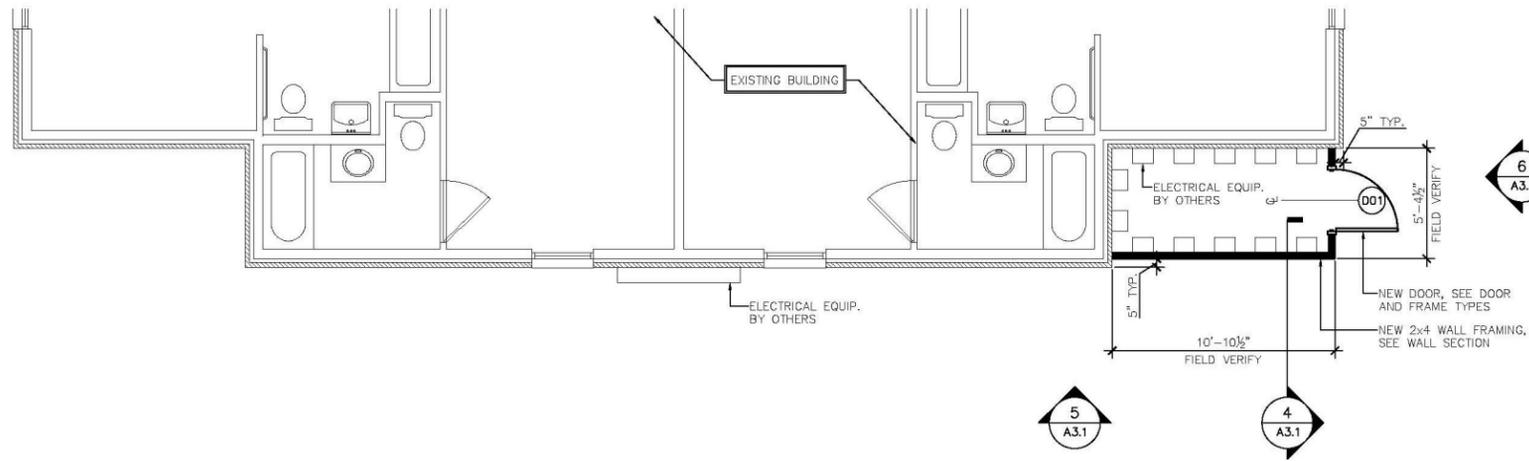
In addition to this letter, please find the supporting documents consisting of architectural drawings of the proposed electrical equipment sheds.

Sincerely yours,

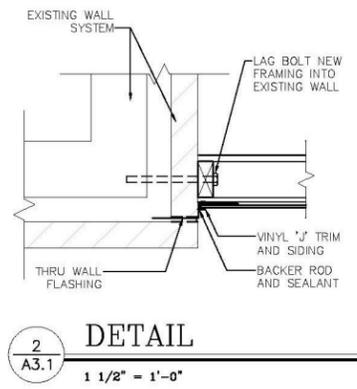
Derek Esposito
Project Manager, SolarCity

DOOR SCHEDULE																
DOOR NO.	TYPE	DOOR				FRAME				ASSEMBLY						
		W	H	T	MAT.	FIN.	GL. TYPE	LVR.	TYPE	H	J	S	MAT.	FIN.	FIRE RTG.	REMARKS
D01	A	3'-0"	6'-8"	1 3/4"	HM	PT	--	YES	1	1/A3.2	2/A3.2	3/A3.2	HM	PT	--	DEADBOLT AND CLOSER

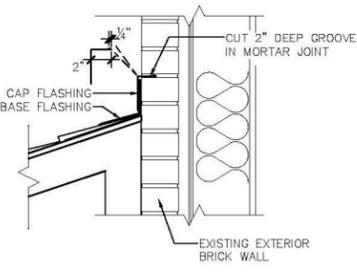
TYPICAL DOOR AND FRAME TYPE:



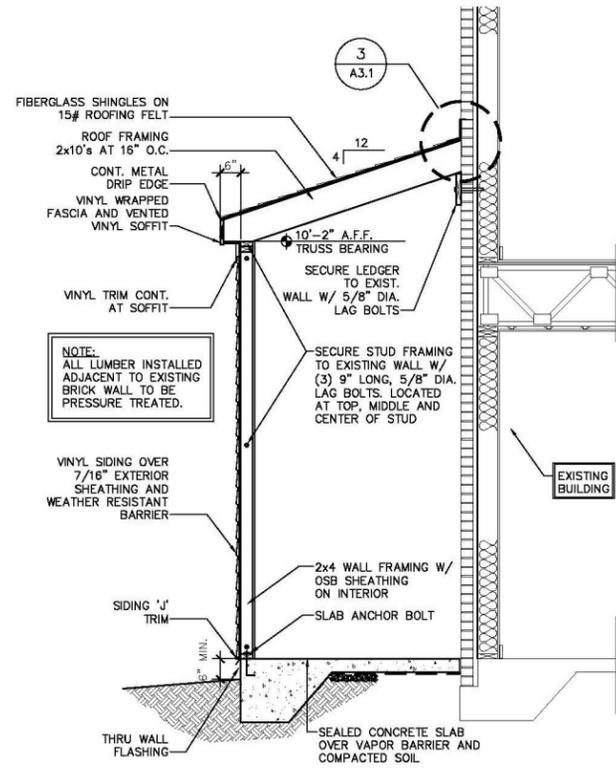
1 PLAN AT INVERTER CLOSET
1/4" = 1'-0"



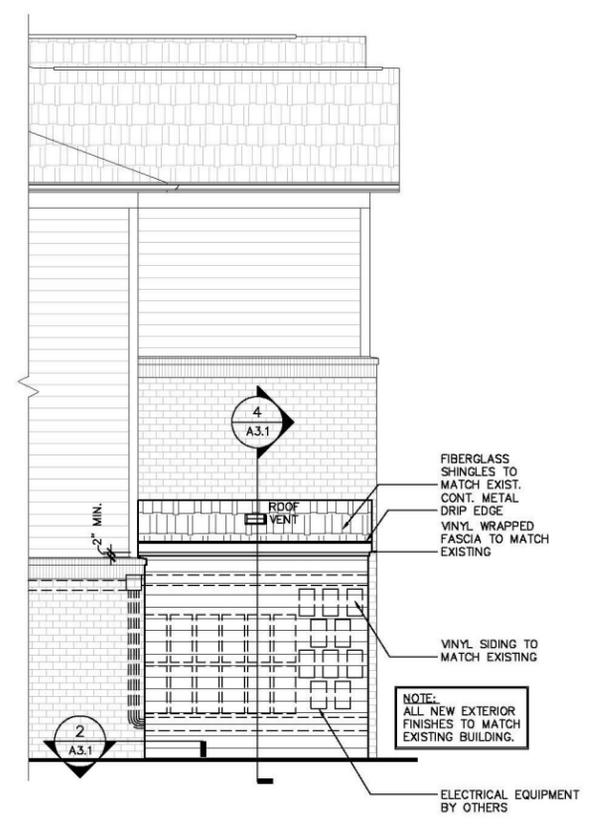
2 DETAIL
1 1/2" = 1'-0"



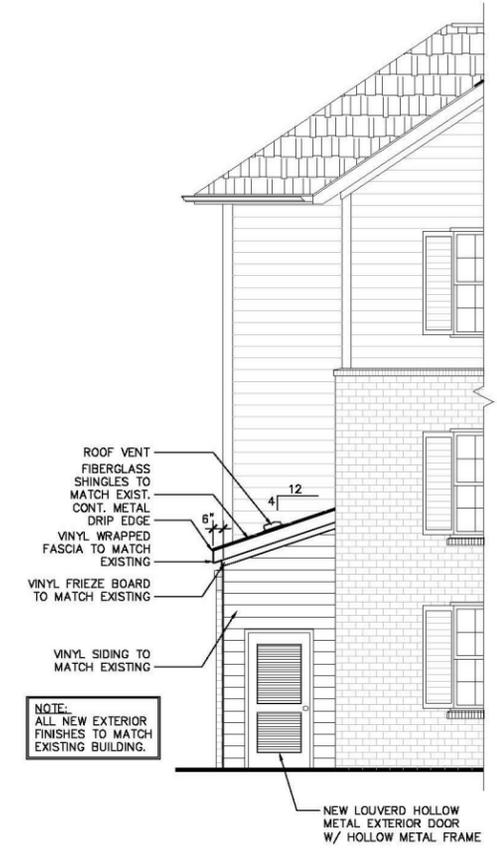
3 DETAIL
1 1/2" = 1'-0"



4 WALL SECTION
1/2" = 1'-0"



5 ELEVATION AT INVERTER CLOSET
1/4" = 1'-0"



6 ELEVATION AT INVERTER CLOSET
1/4" = 1'-0"

DATE	PRINTED	NOTE: All drawings, specifications, and schedules are the property of gary b. coursey & associates architects, inc. for this project only and shall not be used for any other project without the written consent of gary b. coursey & associates architects, inc. Copyright © as of date of drawings.
DATE: DECEMBER 19, 2011	COMMISSION #: 2011-94	DRAWN BY: A. ELDRETH
		CHECKED BY: G. COURSEY
THE GROVE EVANS, COLORADO 		
INVERTER CLOSET PLANS, ELEVATIONS AND DETAILS		
sheet A3.1		