

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, December 3rd, 2019
Regular Meeting; 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL: Chairperson: Doug Canright, Commissioners: Tessa Cheek, John Clark, Thomas Emilson, Larry Falk, Bill Liske, and Jennifer Nelson

PUBLIC HEARINGS:

1. **Application:** Variance for Parking Regulations, Variance for Building Height, Variance for Building Area and Conditional Use for Building Area; **Location:** Block 34, east 92 feet of Lots 11-12, Lots 13-15; **Address:** 185 North Lena Street and TBD North Lena/Clinton Street; **Zone:** Historic Business (HB); **Applicant:** Conterra Workshop; **Owners:** Catherine and Steven Chevalier, Firehouse Investment Real Estate LLC

OTHER BUSINESS:

2. Land Use Code, updates to address housing – project update
3. Ouray County Multi-Hazard Mitigation Plan, 2019 update

APPROVAL OF MINUTES:

4. Minutes from the meeting of September 24, 2019
5. Minutes from the meeting of October 29, 2019

ADJOURN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** at the Town Hall Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, December 3rd, 2019 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: **Variance for Parking Regulations, Variance for Building Height, Variance for Building Area and Conditional Use for Building Area**

Location: **Block 34, east 92 feet of Lots 11-12, Lots 13-15**

Address: **185 North Lena Street and TBD North Lena/Clinton Street**

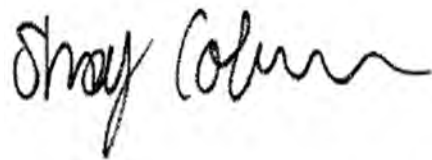
Zoned: **Historic Business (HB)**

Applicant: **Conterra Workshop**

Property Owners: **Cathrine and Steven Chevalier, Firehouse Investment Real Estate LLC**

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal, to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: November 22, 2019

Shay Coburn, Town Planner



Official Use Only

Receipt # _____

Date Received: _____

Initials: _____

Planning Commission Hearing Request

General Information

Applicant Name **CONTERRA WORKSHOP**

Application Date _____

Mailing Address **Box 401 RIDGWAY CO 81432**

Phone Number **626-4471**

Email _____

Owner Name **FIREHOUSE INVESTMENT REAL ESTATE, LLC**

Phone Number _____

Email _____

Address of Property for Hearing **185 & 195 NORTH Lela STREET**

Zoning District **HB**

Brief Description of Requested Action

VARIANCE & CONDITIONAL USE REQUEST FOR A MIXED-USE DEVELOPMENT IN CENTRAL RIDGWAY.

Action Requested and Required Fee Payable to the Town of Ridgway

- | | |
|---|----------|
| <input type="checkbox"/> Temporary Use Permit per 7-3-13(C) | \$150.00 |
| <input checked="" type="checkbox"/> Conditional Use per 7-3-14 | \$250.00 |
| <input type="checkbox"/> Change in Nonconforming Use per 7-3-15 | \$150.00 |
| <input checked="" type="checkbox"/> Variances & Appeals per 7-3-16 | \$250.00 |
| <input type="checkbox"/> Rezoning per 7-3-17 | \$250.00 |
| <input type="checkbox"/> Other Reviews Pursuant to 7-3-18 | \$250.00 |
| <input type="checkbox"/> Variance to Floodplain Reg. per 6-2 | \$150.00 |
| <input type="checkbox"/> Master Sign Plan Pursuant to 7-3-12 | \$150.00 |
| <input type="checkbox"/> Deviations from Single Family Design Standards per 6-6 | \$175.00 |
| <input type="checkbox"/> Other | \$ _____ |

Subdivisions per 7-4 unless noted

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Sketch Plan | \$300.00 (+ \$10.00/lot or unit) |
| <input type="checkbox"/> Preliminary Plat | \$1,500.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Preliminary Plat resubmittal | \$750.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Final Plat | \$600.00 |
| <input type="checkbox"/> Minor Subdivision | \$450.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Lot Split | \$450.00 |
| <input type="checkbox"/> Replat | \$150.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Plat Amendment | \$250.00 |
| <input type="checkbox"/> Planned Unit Dev. per 7-3-11 | See Preliminary and Final Plat |
| <input type="checkbox"/> Statutory Vested Rights per 7-5 | \$1,500.00 |

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

For Conditional Use Permits

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected.

Applicant Signature

JOHN BASKFIELD, COMTECH
WORKSHOP, LTD.

Date

11/22/19

Owner Signature

Date



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

AUTHORIZATION OF AGENT

I/we, the undersigned owner/s of the following described real property located in the Town of Ridgway, Ridgway, Colorado, hereby authorize:

Conterra Workshop, LLC

(Name of Authorized Agent)

To act in my /our behalf in applying for the following permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Legal property description (include: lot, block, subdivision, physical address):

Lots: 13, 14, 15, Block: 34, Subdivision: Town of Ridgway,
185 N Lena Street, Ridgway CO, 81432

Signature: Patrick B. O'Leary
(Property Owner of Record)

Date: 11/22/2019

Signature: _____
(Property Owner of Record)

Date: _____

Signature: _____
(Property Owner of Record)

Date: _____



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

AUTHORIZATION OF AGENT

I/we, the undersigned owner/s of the following described real property located in the Town of Ridgway, Ridgway, Colorado, hereby authorize:

Firehouse Investment Real Estate, LLC and Conterra Workshop, LLC
(Name of Authorized Agent)

To act in my /our behalf in applying for the following permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Legal property description (include: lot, block, subdivision, physical address):

East 92 Feet of Lots 11 and 12, in Block 34, Town of Ridgway,
County Ouray, State of Colorado

Signature: Steven R. Chavlin, JT
(Property Owner of Record)

Date: Nov. 21, 2019

Signature: Christine M. Yarbrough, JT
(Property Owner of Record)

Date: Nov. 21, 2019

Signature: _____
(Property Owner of Record)

Date: _____



OLD FIREHOUSE

What is the Old Firehouse Project?

The Old Firehouse Project is a mixed-use development that seeks to further the creative initiatives put forward by the town of Ridgway while at the same time preserving one of Ridgway's most iconic historic buildings, the "Old Firehouse".

Commercial:

The proposed project will feature an innovative culinary arts complex that includes a cooking school, restaurant, tavern, commercial kitchen, event/flex space, and beautiful year-round gardens which, when combined, hold the potential to become a new creative nexus for our region while providing lifelong learning opportunities for area residents and visitors alike.

The Old Firehouse and its 130 year-old stonewalls will be carefully rehabilitated to serve as a prime example of adaptive re-use that preserves and revitalizes one of the most important historical properties in the town of Ridgway. The building will see new life as a tavern, event space, and vertical gardens. The Old Firehouse combined with the adjacent commercial kitchen and flex space will provide the Ridgway market with an intimate event space for community functions. The adjacent public sculpture garden, affectionately known as "Lucy's Garden", will be enhanced to continue offering visitors a peaceful respite within the town core.

The project will also offer two new, attractive commercial retail spaces along Clinton Street, one of which may become Ridgway's very own Grammy museum.

Residential:

With a unique residential unit mix, the Old Firehouse project will achieve the income diversity encouraged by the Town of Ridgway's Master Plan. Three (3) comfortably-sized residential units on the second and third floors, along Clinton Street, will provide up-market housing. These will be made available as condominium units for sale upon completion of construction.

Affordable Employee Housing: Five (5) second floor residential apartment units along the south and west elevations will first be made available to employees of the project's culinary business components. Should vacancy remain, the units will be offered to those of Ridgway's workforce who qualify for attainable housing.

Developer's Layout:

Our proposed project unifies five (5) in-town lots into a singular, full-block development. While composed of only one building, it will give the appearance of more than one two and three story, thoughtfully articulated, attached structures. The new construction, totaling 27,450 square feet, will "hug" the Old Firehouse while still allowing the historic building to retain prominence.

The public facades are showcased along Lena (east) and Clinton (north) Streets. At-grade parking for residents is provided along the alleys (to the south and west) behind the building mass and Lucy's Garden. Resident access is available via north, west, and south ground level entrances. The second and third floors are accessed by both stairs and elevator so all three floors are handicap accessible.



OLD FIREHOUSE

Commercial/retail space is presented on the north and northeast aspects of the building, helping visitors to “turn the corner” onto Clinton Street to further explore Ridgway’s emerging pedestrian main street. A new restaurant along Lena Street faces the Town Park with patio seating that provides articulation on the east elevation and reveals a portion of the north stone wall of the Old Firehouse. The interior commercial kitchen is centrally located to provide for the restaurant, tavern and cooking school.

The rear (western) third of the Old Firehouse roof will be elevated in the form of a glass atrium that will serve as a stunning backdrop to the iconic Firehouse and its cupola. The atrium will allow natural light into the interior portion of the building which connects to the flex space. The flex space can expand in fair-weather months via an outdoor patio into Lucy’s Garden. This public sculpture garden, which was recently re-dedicated to honor long-time Firehouse occupant and creative artist/gardener Lucy Boody, also showcases the original bronze artwork “*The Catch*” by former owner/artist, Michael McCullough. The cooking school is purposely located on the forward portion of the second floor overlooking Lucy’s Garden in order to provide unencumbered, stunning views of town park and the Cimarron Mountains for students and patrons.

The main features on the third floor include: an exciting rooftop deck, bar/cafe, gardens and greenhouses, all supported by accessory service areas. The rooftop deck will provide great views of Town Park as well as the Cimarron and San Juan Mountain Ranges.

The third floor will also include extensions of the second floor residential units on the north end. These elevated extensions will be thoughtfully ensconced in outdoor patios and gardens.

Trash and other service functions will be accessed from the alleys to the west and south. The developer will pave the alleys that abut the property and relocate the existing overhead utilities underground. New water, gas and electrical utilities will be provided, including separate metering for all residential and commercial units.

Energy Efficiency/Light Pollution:

Conservation, energy efficiency and a low carbon footprint will be high priorities in relation to heating, cooling, lighting and water usage. In evening hours, the project’s energy management system will mitigate light pollution as much as possible so as to adhere to Ridgway’s Dark Sky regulations. The developer will seek the highest *LEEDS* designation obtainable that overall project economics will allow.

Off-site Public Benefits:

In addition to the developer paving the public alleys, the Old Firehouse project has inspired an agreement with Century Link to reduce the mass of the microwave tower on Clinton Street as well as make visual improvements to the existing structure. Century Link is in the process of finalizing plans to remove the higher/larger microwave drum and replace it by sliding up the lower/smaller drum up in its place.

Another public benefit involves the relocation of the old Ridgway Jail behind the Old Firehouse to a more prominent public location so that this telling piece of history may be more fully



OLD FIREHOUSE

appreciated by the general public. FIRE, LLC's owner-developer is willing to donate the historic jail and bear the expense for its safe relocation to another site in the Town of Ridgway.

Conclusion:

Even at this early stage of conceptual planning, the Old Firehouse project demonstrates great potential for becoming a valuable asset to the community and instrumental in energizing our town core. The property sits in the perfect location to help visitors to Ridgway "turn the corner" from Lena Street for a lively stroll up a revitalized Clinton Street to enjoy its array of dining and entertainment offerings. Not only does our project vision align closely with the town's goals for economic development, density/infill, and attainable housing; it will also be a significant new anchor with drawing power for Ridgway's growing creative district.



Old FireHouse: 185 & 195 N Lena Street Ridgway, Colorado

Compliance Summary

Date: 11/22/2019

MUNICIPAL CODE SECTION	DESCRIPTION	REGULATION	COMPLIANCE
7-3-8 (E) (4) (a)	Residential Parking in HB Zone	HB: (2) spaces per DU > 600 sf; (1) space per DU < 600 sf	Residential parking provided onsite per RMC. <u>Total residential parking spaces required = 11, 11 spaces provided</u> [Project Complies]
7-3-8 (E) (4) (b)	Commercial Parking in HB Zone	HB: 1 space per 1650 sf of commercial space; First (3) spaces provided on-site	First (3) commercial parking spaces NOT provided on-site [Variance] subject to PC Approval.
7-3-8 (E) (4) (d)	Commercial Parking in HB Zone	HB: 1 space per 1650 sf of commercial space	<u>Total non-residential parking spaces required = 13, 13 spaces provided.</u> Note: All commercial parking spaces provided off-site per RMC 7-3-8 (E) (4) (d). [Project complies if above variance granted]
7-3-8 (C) (4) and 7-3-8 (E) (5)	Maximum Gross Floor Area (GFA) in HB Zone	HB: Buildings with GFA > 7500 sf are conditional use. Buildings with GFA > 15,000 sf not allowed	<u>Gross Floor Area = 29,350 sf</u> [Variance and conditional use] subject to PC Approval
7-3-10	HB Dimensional & Parking Requirements	HB: Minimum Setbacks	Rear = 2' min. if alley; sides and front = 0' if conditions met. [Project Complies]
7-3-10	HB Dimensional & Parking Requirements	HB: 35' structure max height	<u>Structure Height = 39'</u> [Variance] subject to PC Approval
7-3-10	HB Dimensional & Parking Requirements	HB: 3rd Story Setbacks: 8' additional side & 15' additional front setback for 3rd story	Additional 3rd story setbacks may be reduced when 3rd story design provides visual relief: 3rd story setbacks eliminated [Variance] subject to PC Approval



OLD FIREHOUSE

November 22, 2019

Ms. Shay Coburn,
Town Planner
Town of Ridgway
PO Box 10
201 N. Railroad Street
Ridgway, CO 81432

RE: Old Firehouse Project: 185 and 195 N Lena Street, Ridgway Colorado 81432
Criteria for Variances and Conditional Use

Dear Shay:

Please see below for a summary of the requested variances and conditional use for the Old Firehouse Project (the "Project"), including our position on how the Project, as submitted, meets the criteria for the granting of variances pursuant to Section 7-3-16 of the Ridgway Municipal Code (the "Code"). This summary is being submitted along with an overview description of the Project which is incorporated into this summary as if set out in full.

I. **Variance from the Off-Street Parking Requirements for the HB Zoning District.**

A variance requested is to waive the requirement that the first three (3) non-residential parking spaces be provided on-site, as required by Code Section 7-3-8(E)(4)(b). We are proposing that all required non-residential parking spaces be satisfied through a money payment per 7-3-8(E)(4)(d).

If this variance is granted, all required residential parking spaces will be provided on-site, and all non-residential parking requirements will be satisfied through money payment. This request is made pursuant to Section 7-3-16(B) of the Code. This Code section provides that variances the off-street parking requirements in the HB District shall be granted "if the spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance and any one of the following criteria are met:

(1) The variance is requested for an addition to an existing building or the construction of a purely accessory structure and these modifications will have a *de minimus* effect on traffic and parking; or,

(2) The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas; or,

(3) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Off-Street Parking Requirements.”

For brevity and clarity, in our discussion below, we will be referring to each of the above criteria by its subsection number under Section 7-3-16(B), 1, 2 or 3. It does not appear that subsection 1 is applicable to this application.

There are practical difficulties in complying with the strict parking requirements for the Project in its location within the Historic Business (“HB”) district. Both the Old Firehouse building and the existing CenturyLink buildings are positioned such that they limit surface parking for the project, especially parking accessed from alleys, as required by the Code.¹ Compliance with the strict letter of the Off-Street Parking Requirements would, at minimum, require a more substantial portion of the street level, on-site, be devoted to parking. This would result in the near or total loss of “Lucy’s Garden,” an important green and public art space.² The spirit of the parking ordinance is observed by providing residential off-street parking spaces, which are accessed via alleys and visually screened from streets behind building and landscape elements.³

II. Variances from Dimensional Requirements for the HB Zoning District

Two variances are requested in relation to dimensional requirements for the Project. The first request is for a maximum structure height of thirty-nine (39) feet, which would be an increase of four (4) feet over the maximum thirty-five (35) foot height limit pursuant to Section 7-3-10 of the Code. The second request is for a variance to eliminate the third story setbacks as required by Section 7-3-10(A)(3).⁴ These requests are made pursuant Section 7-3-16(A) of the Code. This Code Section provides that these requested variances shall be granted only if all of the following criteria are met:

(1) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance, and

(2) The spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance.

As was done above, for brevity and clarity, in our discussion below, we will be referring to each of the above criteria by its subsection number under Section 7-3-16(A), 1 and 2.

¹ See Criterion No. 3

² See Criterion No. 2

³ See Criteria Nos. 2 and 3

⁴ This Section of the Code requires a fifteen (15) foot front setback and eight (8) foot side setback for any third story. It should be noted however that this Section also provides that these third story setbacks may be reduced or eliminated where design of the third story provides architectural features that are aesthetically attractive to provide visual relief and contrast as an alternative to monolithic three-story façade surfaces. These features may include, without limitation, integration of third stories into roof lines, multiple roof lines and angles, windows, doors and balconies, and fenestration and façade designs that make a distinction between upper and lower floors, such as horizontal banding and varied building materials.

Regarding both requests for variances from the height limitation and third story setback requirements, there are obvious practical difficulties in carrying out the strict letter of the Zoning Ordinance as required by Criterion 1. From its inception, an overriding goal with the design of the Project is to preserve the Old Firehouse in its current location. Preserving the Old Firehouse in its current position substantially limits the maximum *horizontal* size of areas developed adjacent to it, requiring the commercial elements of the Project to “stack” *vertically* on two stories. For any areas on the third story, suitable ceiling heights cannot be practically achieved below a maximum of 35 feet when we account for floor thickness, mechanical clearances and a roof parapet. It should be noted that third story construction is only proposed in limited areas, where portions of a residential unit and also the rear service core are (3) stories where they abut the Centurylink property or alley to the west. The design proposed, with variances granted, will meet the spirit of the Zoning Ordinance and will meet the requirements of Section 7-3-10(A)(3), cited above, by providing architectural relief and variations in overall height along the facades, continuing a theme in the HB District.

III. Variance from Gross Floor Area & Conditional Use to Increase Gross Floor Area

The Code provides that buildings with a maximum gross floor area (“GFA”) of greater than 7,500 square feet within the HB District require a conditional use permit. See Code Section 7-3-8(C)(4). Buildings containing more than 15,000 square feet of GFA are not allowed. See Code Section 7-3-8(E)(5). A variance for GFA greater than 15,000 square feet is being requested, based on the above-cited criteria of Code Section 7-3-16(A), as well as a conditional use permit for GFA greater than 7,500 square feet pursuant to Code Section 7-3-14. The variance and conditional use request are for a total GFA of up to 30,000 square feet.

Section 7-3-14 provides that conditional uses are allowable if the Planning Commission determines, following review, that the following criteria are substantially met with respect to the type of use and its dimensions:

- (1) The use will not be contrary to the public health, safety, or welfare.
- (2) The use is not materially adverse to the Town’s Master Plan.
- (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
- (4) The use is compatible with existing uses in the area and other allowed uses in the District.
- (5) The use will not have an adverse effect upon other property values.
- (6) The location of curb cuts and access to the premises will not create traffic hazards.
- (7) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of other property in the area.
- (8) Visual impact due to the building’s size shall be mitigated by means of design, landscaping, berming, and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and scale of buildings in the Town generally.

The mixed uses of residential and commercial cannot practically fit into a building that is limited to 15,000 square feet. The residential component of the Project (which provides attainable housing in keeping with the Goals and Policies of the Master Plan), would not be possible. The spirit of the ordinance is observed in the creative articulation of the building masses and facades, which step in/out in deference to the historic Old Firehouse. While the preservation of the Old Firehouse adds substantial cost to the Project, it also adds substantial character to both the development and the downtown streetscape. Articulation of the new building elements around the firehouse will provide architectural interest, celebrate the Old Firehouse building, and convey the appearance of attached buildings. The project combines five lots into one parcel, which if they were kept separate and five separate buildings were constructed on each of them, the building footprints would be comparable or greater in total size.

Regarding the conditional use criteria, set out above, Nos. 1 and 2 are addressed below, along with addressing Variance criteria No. 2. Conditional use criterion No. 3 is met, because the Project is located in the Town core, with adequate streets, pedestrian facilities, and bikeways already in place. Conditional use criterion No. 4 is met in that the Project's proposed mixed uses are totally consistent and compatible with existing uses in the HB District. Conditional use criterion No. 5 is met for the same reason. An extension of compatible uses in the District will not adversely affect other property values. Conditional use criterion No. 6 is met in that no additional curb cuts will be required, and no access related traffic hazards will be created by the Project. Conditional use criterion No. 7 is met due to the fact that no light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of other property in the area will be generated by the Project. Conditional use criterion No. 8 is met by the fact that the building will be consistent with other buildings in the District, including the Space to Create building. We feel the visual impact of the building's mass is greatly mitigated by articulations in height, horizontal relief and the preservation of the Old Firehouse, resulting in a project that contributes greatly to the architectural character of Ridgway, celebrating both Ridgway's historical legacy and its creative future in the downtown core.

IV. Meeting the Spirit of the Zoning Ordinance, Securing Public Health, Safety and Welfare, and Doing Substantial Justice.

In looking at the above cited Code requirements, we must show that the granting of any variance and conditional use permit must meet the spirit of the ordinance, secure the public health, safety and welfare, and serve substantial justice. To meet this burden, we would refer you to the Town of Ridgway Master Plan. The Goals and Policies set forth in the Master Plan provide guidance for how the Town will work to achieve the community vision, as set forth therein, as part of its day-to-day actions and decision making and are "reflective of the community's vision and the community values they share." It is respectfully submitted that the Project, with the granted variances and conditional use meets the following Goals and Policies as set forth in the Master Plan, and consequently by granting our requests, we will meet the spirit of the Zoning Ordinance, secure the public's health, safety and welfare, and serve substantial justice.

Goal Env-5: Community Forest – Protect, preserve, and enhance Ridgway's community forest, maximizing tree canopy cover across the community where financially and ecologically possible.

Goal Com-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

Policy Com-1.1: Workforce Housing.

Policy Com-1.2: Private Sector Responsibilities – Acknowledge the role of private sector as a necessary partner in addressing the community’s affordable and workforce housing needs.

Policy Com-1.5: Distributed Approach – Take advantage of all opportunities to add needed affordable and workforce housing to Ridgway and the surrounding area while being mindful of the community’s desire to avoid overconcentration in any one neighborhood.

Goal Com-2: Encourage a diversity of housing options that meet the needs of residents.

Policy Com-2.1: Diversity of Housing Types – Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities and prices.

Policy Com-2.2: Housing Options – Support the development of a range of housing options in Ridgway, as appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and small-scale apartments or condominiums.

Policy Com-2.3: Resident-Occupied Housing – Support strategies that help maintain resident-occupied housing in Ridgway, rather than housing occupied by second-homeowners.

Policy Com-6.4: Lifelong Learning Opportunities – Encourage the growth of programming and events that provide opportunities for learning throughout all stages of life.

Goal CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.

Policy CHR-1: Neighborhood Character – Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design, cohesive materials, and integration of natural features.

Goal CHR-2: Protect and preserve Ridgway’s historic assets.

Policy CHR 2.1: Historic Resources and Heritage. Promote and build awareness of significant resource associated with people and events important to the Town’s, County’s, or State’s history.

Policy CHR 2.2: Historic Preservation. Encourage the designation of historically significant buildings.

Policy CHR 2.3: Preservation Tools. Support protection of the Town’s historic resources, including the original Town Core.

Goal CHR-5: Promote a range of opportunities and spaces for community gatherings and interactions.

Policy CHR 5.1: Community Spaces. Emphasize the importance of community spaces throughout Town to reinforce Ridgway’s character, identity, and social fabric and continue to creatively develop these spaces.

Goal Eco-1: Create a vibrant, diverse, and sustainable year-round local economy that reflects Ridgway's social fabric, values, and character.

Policy Eco-1.3: Economic diversity – Encourage light manufacturing, creative industries, renewable energy, outdoor recreation, and agricultural-or ranching-related industries that complement the community's vision for Ridgway and do not negatively impact the community or environment.

Policy Eco-1.5: Historic Downtown Ridgway – Continue to enhance the Historic Town Core as the economic center of Ridgway, enriching its vibrancy.

Goal Eco-2: Support the retention and expansion of local businesses.

Policy Eco-2.4: Ease of Doing Business – Improve the ease of doing business in Ridgway through transparent and predictable regulations and development review/permitting processes.

Policy Eco-2.5: Regulations – Ensure regulations, including land use regulations, support and nurture a successful business environment and do not unnecessarily impede desirable industrial or employment uses, or compromise other community goals and priorities.

Goal Eco-3: Balance the need to preserve quality of life for residents with business needs.

Policy Eco-3.1: Locals-serving Businesses and Services – Develop strategies to grow or attract appropriately-scaled businesses that provide needed goods and services to local residents and “fit” the character of the community.

Goal Gro-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.

Policy Gro-1.1: Directed Growth – Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscapes.

Policy Gro-1.2: Balanced Mix of Uses – Accommodate a balanced mix of residential, employment, retail and commercial services, and institutional uses that allows residents to live, work, play, learn and conduct more of their daily business in Ridgway.

Policy Gro-1.3: Mixed Use Development – Promote vertically or horizontally mixed-use development, where appropriate, to encourage more opportunities to live and work in Ridgway, and to add vibrancy and diversity to existing centers.

Policy Gro-1.4: Underutilized Areas – Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of underutilized parcels or structures in the Historic Town Core or other areas where infrastructure and services are already in place.

Policy Gro-1.5: Design of New Development – Ensure new development and infill/development is compatible with the surrounding area or neighborhood, particularly in the Historic Town Core where maintaining the historic character of Ridgway is desired.

Goal Gro-5: Utilize Ridgway's parking resources effectively.

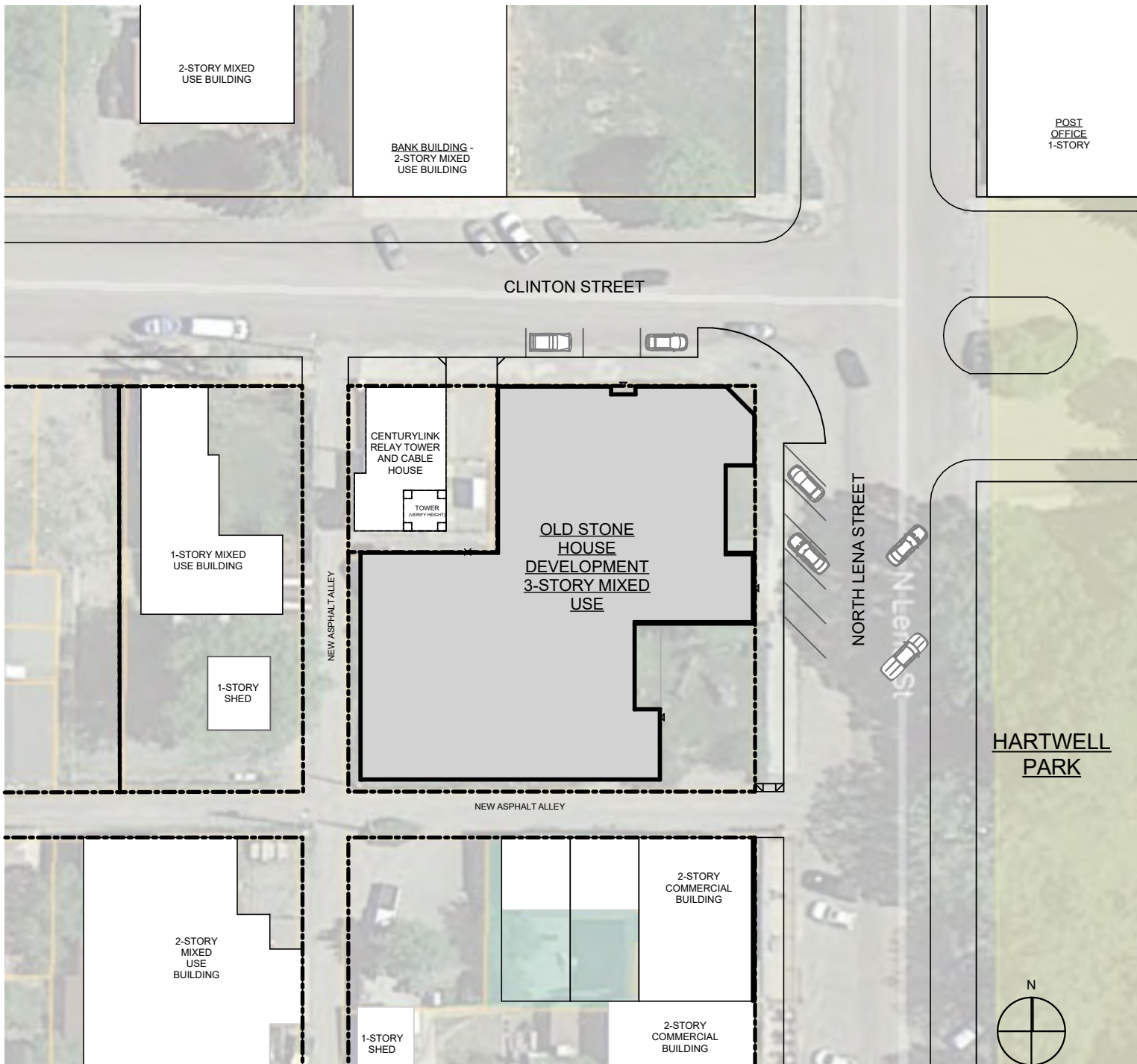
Policy Gro-5.4: Parking Requirements – Support the use of shared parking, on-street parking and other strategies to maximize the use of available resources and support local businesses.

We are excited about the scope and creative breadth of the Firehouse Project and sincerely believe that it will be a valuable addition to the development and growth of Ridgway's historic Town core. We look forward to discussing this Project with the Planning Commission on December 3, 2019.

Respectfully submitted

Patrick O'Leary,
Managing Member
Firehouse Investment Real Estate, LLC
poleary1975@gmail.com
(312) 952-5409

xc: John Baskfield
Conterra Workshop
conterraworkshop@gmail.com
(970) 646-4471



VICINITY MAP

SCALE: 1:50

OLD FIREHOUSE BUILDING

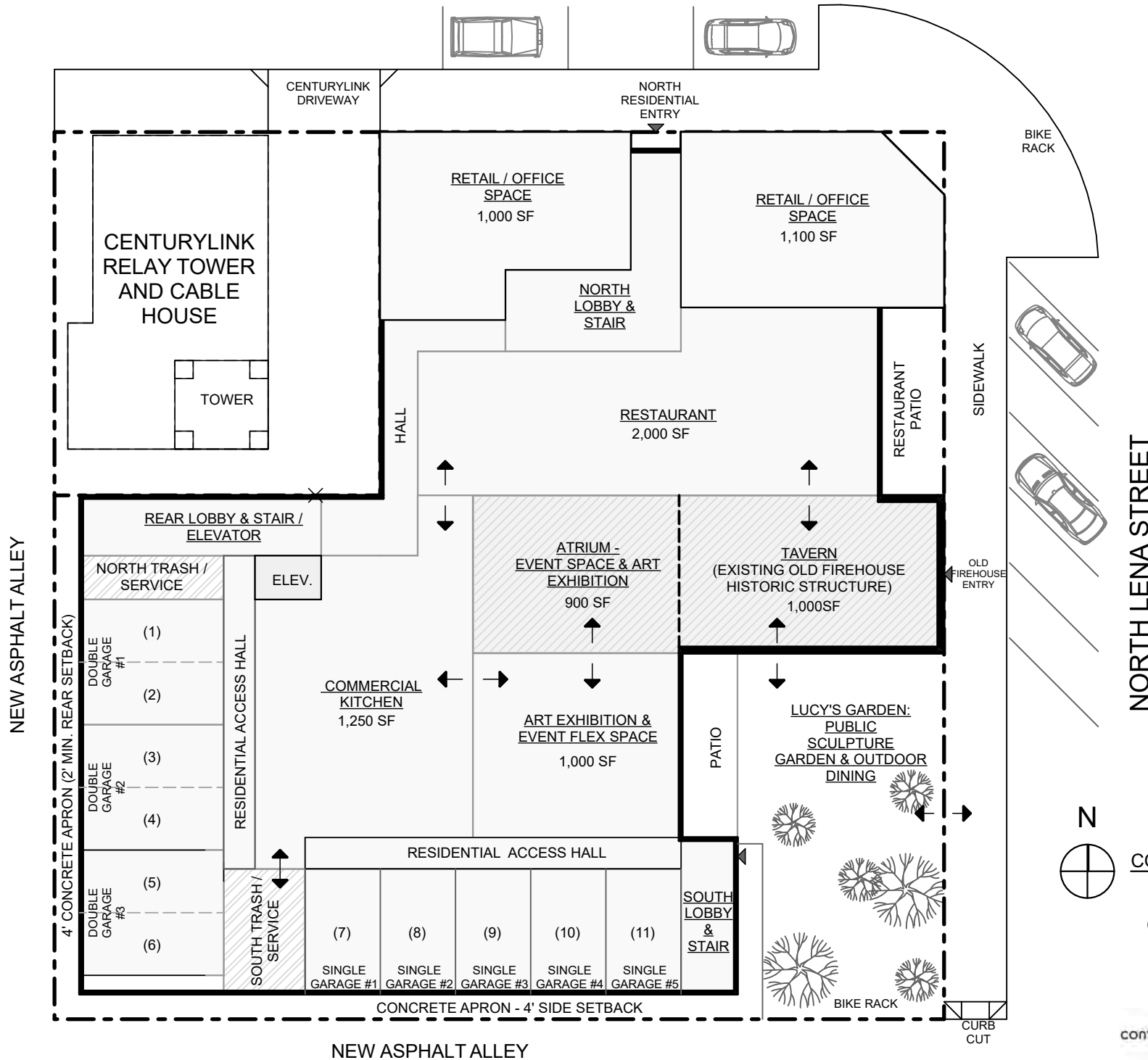
185 & 195 N. LENA STREET
RIDGWAY, COLO.
81432



conterraworkshop.com
(970) 626-4471

11/22/2019

CLINTON STREET



OLD FIREHOUSE DATA:

PROJECT DATA:

RESIDENTIAL GROSS SF: 7,820 SF
 COMMERCIAL GROSS SF: 16,480 SF
 PROJECT GROSS SF: 29,750 SF

PARKING REQUIREMENTS:

COMMERCIAL:

1 SPACE/1650 GSF: 13

RESIDENTIAL (ON-SITE):

CONDO #1 > 600 GSF 2
 CONDO #2 > 600 GSF 2
 CONDO #2 > 600 GSF 2
 APT #1 <= 600 GSF 1
 APT #2 <= 600 GSF 1
 APT #3 <= 600 GSF 1
 APT #4 <= 600 GSF 1
 APT #5 <= 600 GSF 1

TOTAL RESIDENTIAL SPACES: 11

STREET LEVEL

COMMERCIAL GROSS SF: 10,780 SF
 GARAGE GROSS SF: 2,650 SF
 TOTAL GROSS SF: 13,430 SF

CONCEPT PLAN - STREET LEVEL

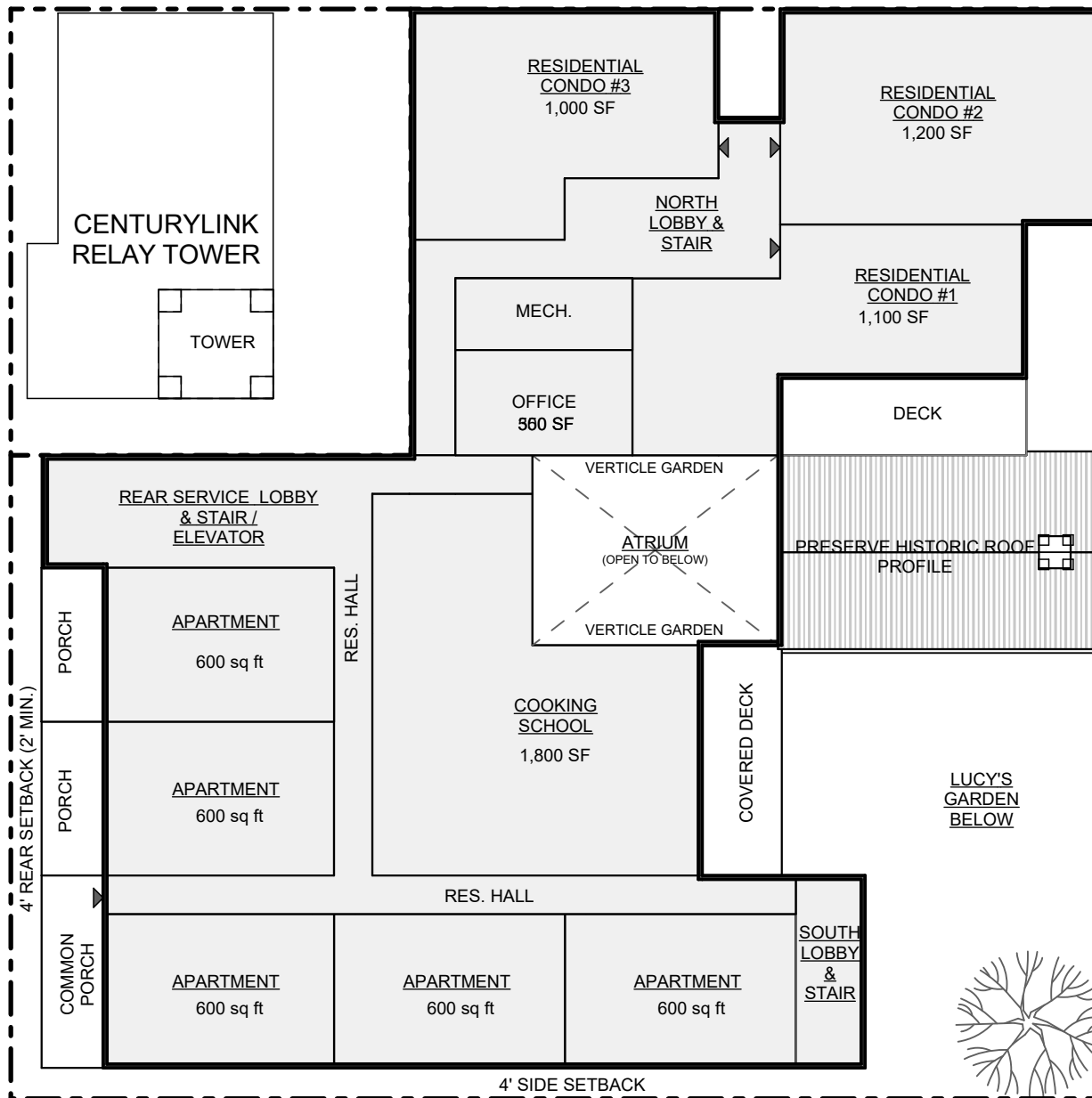
SCALE: 0' 5' 10' 20'

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 81432



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LEVEL 2:

RESIDENTIAL GROSS SF: 6,300 SF
COMMERCIAL GROSS SF: 1,700 SF
TOTAL GROSS SF 10,800 SF

CONCEPT PLAN - LEVEL 2

SCALE: 0' 5' 10' 20'

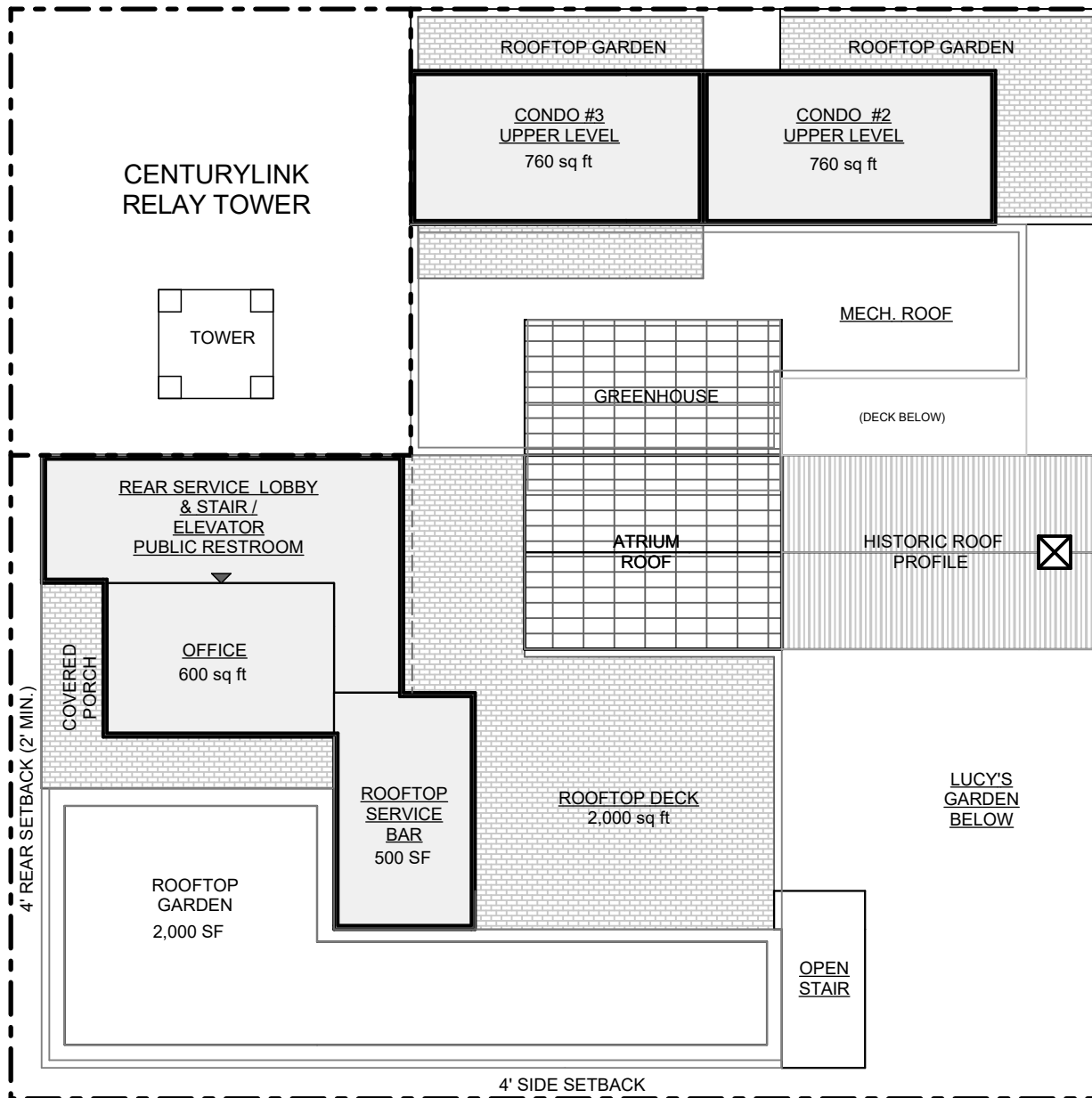
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LEVEL 3 / ROOFTOP:

RESIDENTIAL GROSS SF: 1,520 SF
 COMMERCIAL GROSS SF: 4000 SF
 TOTAL GROSS SF: 5,520 SF

CONCEPT PLAN - LEVEL 3/ROOFTOP

SCALE: 0' 5' 10' 20'

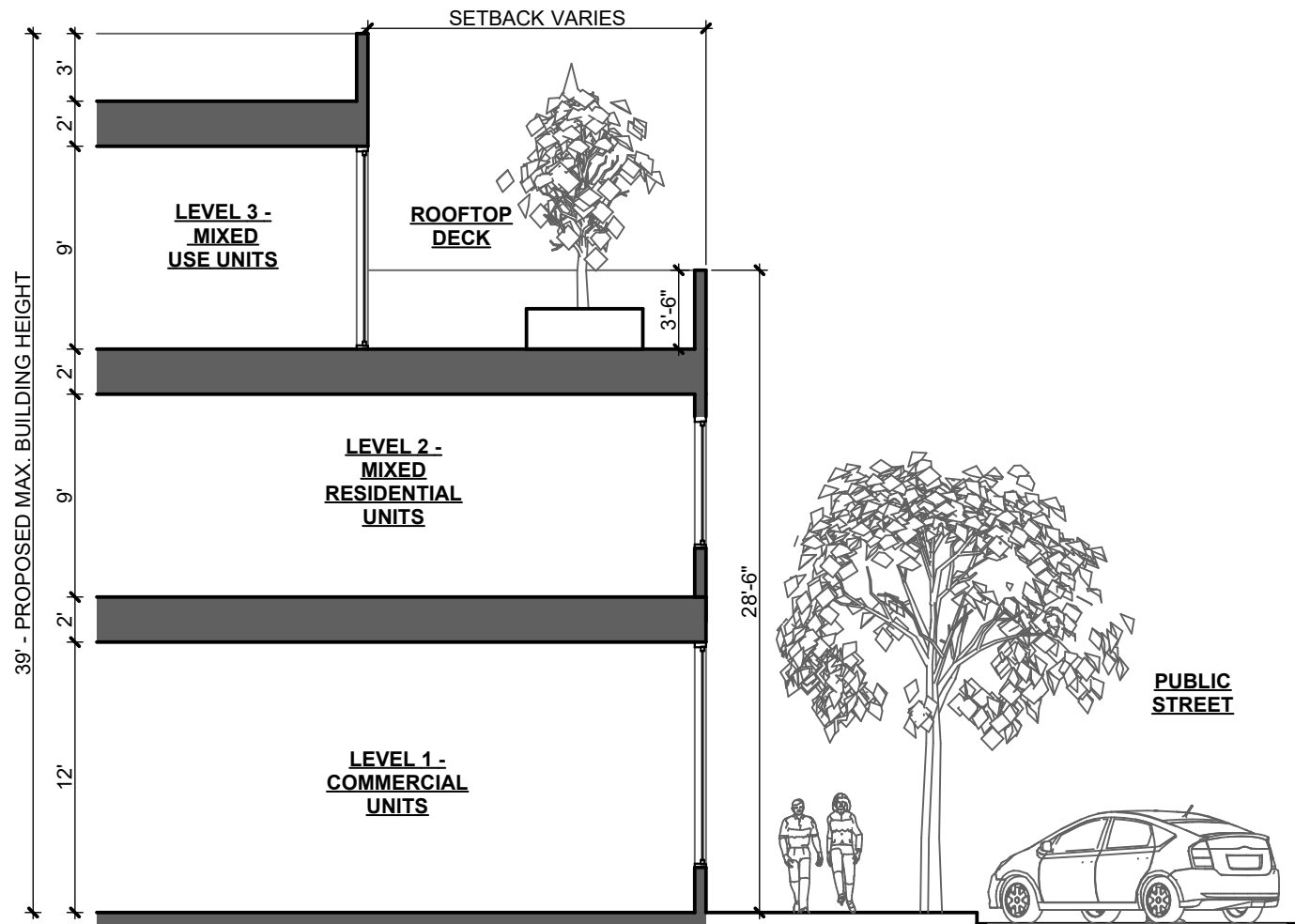
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 81432



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11/22/2019



① BUILDING HEIGHT @ LENA AND CLINTON STREETS
SCALE: 1/8" = 1'-0"

OLD FIREHOUSE BUILDING
185 & 195 N. LENA STREET
RIDGWAY, COLO.
81432

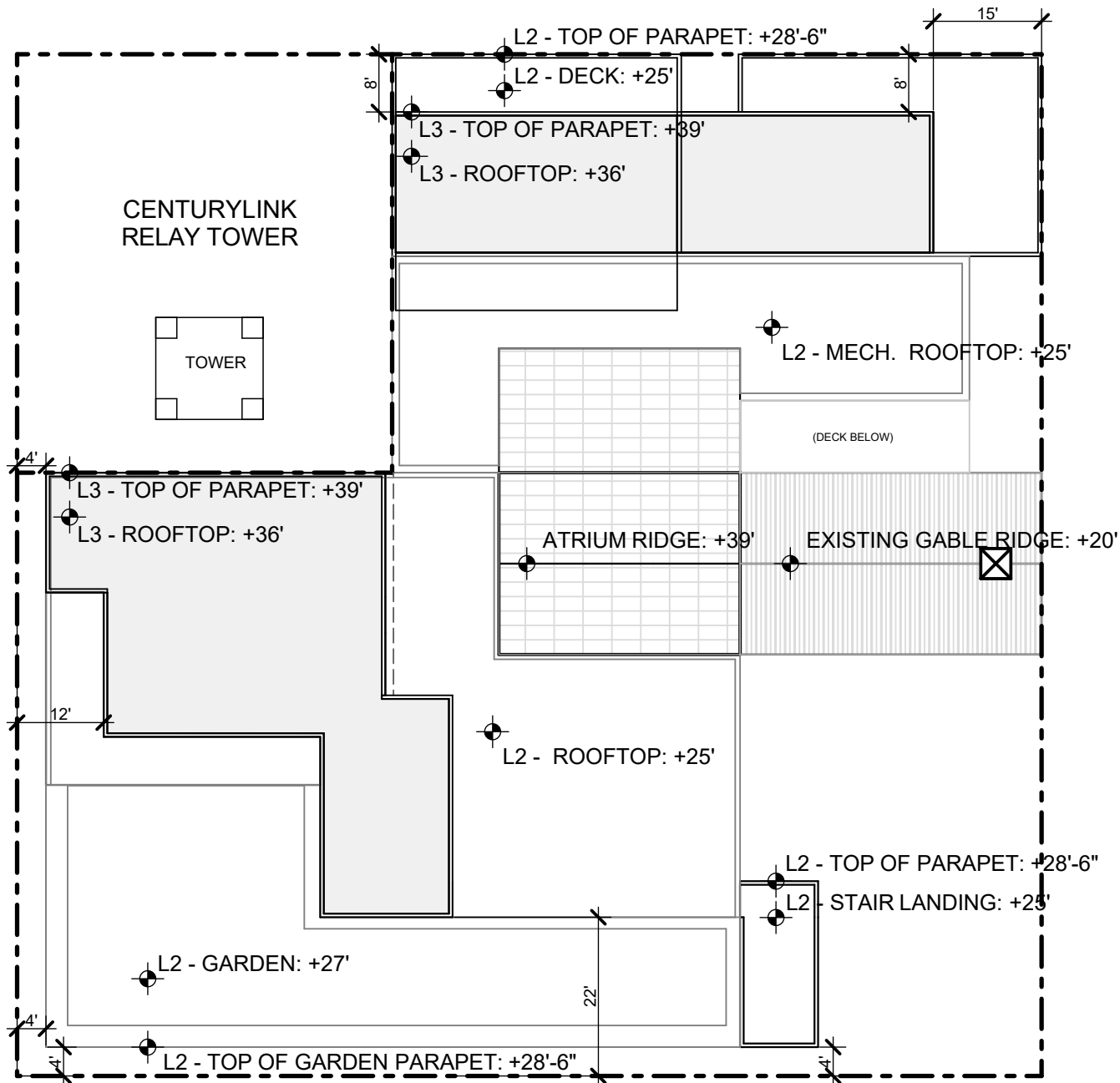


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(970) 626-4471

CLINTON STREET

PUBLIC ALLEY

NORTH LENA STREET



ROOF ELEVATIONS

SCALE: 0' 5' 10' 20'

OLD FIREHOUSE BUILDING

185 & 195 N. LENA STREET

RIDGWAY, COLO.

81432



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(970) 626-4471

11/22/2019

Volumes\Conterra\Projects\Old Stone House Development\DESIGN\Architecture\Project Plans\19 10 25 JB Elevations.pln



ELEVATION TO NORTH LENA STREET



ELEVATION TO CLINTON STREET

OLD FIREHOUSE

FIRE INVESTMENT
REAL ESTATE, LLC
185 N LENA STREET
RIDGWAY, CO. 81432

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY REVISIONS DATE

Date: 11/26/19

Scale: AS NOTED

Drawn:

Job:

Sheet

A4.01

Plotted On: 11/26/19









Conclusion

“Ample parking encourages driving that would not otherwise occur without it,” Jeff Speck, author of *Walkable City*.

A balance needs to be struck between building development and parking lots, walkability/biking and automobile use. Off-street parking requirements were mostly designed for development on open, unoccupied land. If off-street parking requirements are made to be too high, it can limit building square footage and encourage more sprawl development. Minimum parking requirements can have unintended consequences such as: encouraging driving, increasing the cost of developing a building, discouraging the reuse of historic structures, and breaking up the continuous storefront feel of a healthy downtown. Ridgway has numerous open parking lots in its downtown that most communities do not; therefore, it is important that as more developments occur in these parcels that the first priority is in the creation of vibrant structures that promote the community such as new businesses, mixed-use buildings, and residential dwelling units. Parking should meet code requirements, but not dominate these undeveloped spaces. Currently, growth is evident within downtown Ridgway in the form of several planned developments such as Space to Create (to be located at the corner of Clinton and Laura Streets) and the residential area to the north of Hartwell Park. With each new approved development (such as these aforementioned) is an opportunity for the Town of Ridgway to continue building upon the fun and vibrant atmosphere of downtown that was further enhanced by the recently completed streetscape improvements. The town’s historic architecture, intriguing storefronts, and human-scaled sidewalk environment are memorable and character-defining. The provision of an over-abundance of parking should not be the driving force that guides the development of downtown; any approved development should support and enhance the creation of an active and vibrant downtown. Furthermore, Ridgway’s current parking infrastructure would accommodate for years of future growth—allowing for building infill that does not require large additional parking lots.

Ridgway has a very walkable downtown. Residential areas are within close proximity to the core. Based on two types of evaluation – the current Town parking code and Parking Ratios (refer to pages 35 and 36 of this report), it is apparent that the current parking supply meets both code and current demand with room for growth. A healthy downtown has parking utilization of 85%-95%. Ridgway, on a typical day, averages less than 40% utilization of parking spaces in the core study area. Even in the more conservative parking ratio evaluation, the Town exceeds adequate parking levels even with 25%+ growth scenario. All of these spaces are within a 5 minute walk (1/4 mile or less) and most are with 1/8 of a mile (one block) of all of the existing identified hubs of activity. (See the Walkability & Bikeability map on page 13 of this document for these hubs of activity.) The hubs of activity, which are mostly related to restaurants/food service at certain times of the day, were the areas most discussed in public commentary - see stakeholder meeting notes from May 24, 2018 in the Appendix starting on page 53. Listed below are some attainable solutions for taking parking pressure off of these areas:

- **Education** – the Town and employers should work to educate employees to park in low usage areas to leave spaces for visitors.
- **Promoting Alternative Means of Transportation** – the Town and businesses should including incentives for walking and biking.
- **Shared Parking** – a partnership can be formed to share parking resources and maximize usage within Ridgway’s downtown; this partnership could be between private business owners or between the Town and an entity that might have underutilized parking during the week such as a church.
- **Time Limits at Hubs of Activity** – this is a longer term solution that can be evaluated as parking usage increases and includes two-hour parking limits at certain times of day/year. Other small communities that have active downtowns have implemented this method of parking control—including Carbondale and Salida. (Refer to the Appendix page 56 of this report for comparisons of parking between Ridgway and other similarly-sized small towns.) Implementing parking time limits can be focused in high-use areas to help encourage people who want to park all day to utilize outlying areas such as the underused street parking available on Laura St. Two-hour parking would require enforcement for it to be effective. Metered parking is not in the short-range plans and wouldn’t be needed until activity levels have increased to 85-95% utilization throughout the study area.

- **Manage Event Parking** – organizing gravel parking lots by incorporating striping and therefore directing people to park in the most efficient manner would be a significant improvement over the current unmarked gravel parking areas; this would increase the number of parking spaces available in such lots. Signage to overflow lots is also needed. (Refer to pages 45 and 46 and the Parking Recommendations wayfinding map on page 47 for proposed parking wayfinding.) A shuttle from the fairgrounds and nearby school parking lots during large events should be considered to reduce downtown vehicle traffic and parking congestion on event days.

As a whole, Ridgway has the resources to manage growth and parking through good planning. The current parking availability is beyond adequate and taking care of some of the specific issues will help improve problem areas.



Love Your Valley Festival The “Love Your Valley Festival,” which took place on Saturday May 12th of 2018, was a huge concert event for residents and visitors alike with brewery and food vendors in Hartwell Park right next to downtown.



John Baskfield <conterraworkshop@gmail.com>

Old Firehouse - Building Area Code Compliance

Kit Meckel <office2.conterra@gmail.com>

Fri, Nov 22, 2019 at 9:18 AM

To: John Baskfield <conterraworkshop@gmail.com>

Old Firehouse Development: Type IIIA construction
-Most restrictive occupancy determines mixed use structure, (A-2)

IBC Table 503 allows a Type IIIA building (non-comb cladding, wood framing) with A-2 occupancy to be 3 stories above grade and up to 14000SF per floor

Kit Meckel
Conterra Workshop, LLC
(970) 626-4471
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STAFF REPORT

Request: Variance for Parking Regulations, Variance for Building Height, Variance for Building Area and Conditional Use for Building Area
Legal: Block 34, east 92 feet of Lots 11-12, Lots 13-15
Addresses: 185 North Lena Street and TBD North Lena/Clinton Street
Parcel #: 430516213006 and 430516213001
Zone: Historic Business (HB)
Applicant: Conterra Workshop
Owner: Catherine and Steven Chevalier, Firehouse Investment Real Estate LLC
Initiated By: Shay Coburn, Town Planner
Date: December 3, 2019

REQUEST

The subject property is located in the Historic Business (HB) district near the center of town on North Lena and Clinton Streets. The property includes the old firehouse with accessory structures and surrounding vacant land.

This proposed project is a mixed-use development explained by the Applicant as a “culinary arts complex” including a restaurant, cooking school, tavern, commercial kitchen, event/flex space, gardens, and eight residential units. See the submitted project description included with the application.

The Applicant is requesting the following:

1. Variance for on-site parking regulations for required commercial parking spaces.
2. Variance for building height.
3. Variance for building size greater than 15,000 square feet and conditional use for building size over 7,500 square feet.

The Applicant submitted an application, Old Firehouse project description, code compliance summary, letter explaining request and required criteria, vicinity map, concept floor plans, elevation drawings, diagrams of building height, and 3D images. The property and hearing have been noticed and posted pursuant to the Town’s regulations.



CODE REQUIREMENTS

RMC §7-3-8 “HB” Historic Business District

(C) Conditional Uses

(4) Buildings with a gross floor area greater than 7,500 square feet.

(E) Performance Standards

(4) [Parking Requirements]

(a) Residential uses must provide off-street parking as required by Subsection 7-3-10(C)(1)(a) and Subsection 7-3-10(C)(1)(r). [see below]

(b) All non-residential uses must provide a minimum of one off-street parking space per 1650 square feet of gross floor area. Partial spaces will be rounded up to the next whole number of required parking spaces. If the structure contains both residential and non-residential uses, calculation of the gross floor area shall not include the residential area(s) for purposes of determining off-street parking pursuant to this paragraph. Also excluded from this calculation are enclosed parking and outdoor common areas. Parking spaces will be accessed only from an alley. The first three spaces must be provided on-site.

(c) In cases where mixed residential and non-residential uses occur within the same property, the residential parking requirements of Subsection (a) shall be in addition to the non-residential parking space requirement set forth in Subsection (b).

(d) In lieu of non-residential off-street parking requirements in excess of three spaces and pursuant to Subsection (b) above, a money payment of \$3,000 per space may be paid to the Town, which money shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District.

(5) Buildings containing more than 15,000 square feet of gross floor area shall not be allowed.

RMC §7-3-10 Dimensional & Off-Street Parking Requirements

(A) [Dimensional Requirements Table]

Structure height is limited to 35 feet in the HB district.

Front and side setbacks: *** These setbacks shall be determined as follows:

(1) The setback shall be 8 feet, unless snow and drainage from the roof is effectively directed away from the abutting property, in which case the setback can be as little as 4 feet.

(2) In those instances where snow and drainage is effectively directed away from the abutting property, and the foundation and wall of the structure are constructed so that a wall and foundation of a building on an abutting lot can be built up to, or abutting the property line, the setback can be eliminated.

(3) In buildings with three stories above ground, the third story shall be subject to a 15 foot front setback, and an 8 foot side setback for those sides facing a public street, in addition to other applicable setbacks as provided above. The third story setbacks as provided herein may be reduced or eliminated where design of the third story provides architectural features that are aesthetically attractive to provide visual relief and contrast as an alternative to monolithic three-story facade surfaces. For purposes of this provision, such features include, but are not limited to, integration of third stories into roof lines, multiple roof lines and angles, windows, doors and balconies, and fenestration and facade designs that make a distinction between upper and lower floors, such as horizontal banding and varied building materials.

(4) Any reduction of the setbacks as specifically provided in these Subsections (1), (2) and (3) shall be determined by the Town Planning Commission, pursuant to consideration of the criteria as set forth herein and in accordance with the review procedures as set forth in Subsection 7-3-18.

(C)(1) [Off-Street Parking Requirements]

(a) Residences 2 spaces per dwelling unit

(r) Studio residences 1 space per unit (600 sq. ft. total living area)

RMC §7-3-14 Conditional Uses

(A) *Uses listed as conditional uses for the various zoning districts provided in this Section shall be allowed only if the Planning Commission determines, following review pursuant to Subsection 7-3-18, that the following criteria are substantially met with respect to the type of use and its dimensions:*

- (1) The use will not be contrary to the public health, safety, or welfare.*
- (2) The use is not materially adverse to the Town's Master Plan.*
- (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.*
- (4) The use is compatible with existing uses in the area and other allowed uses in the District.*
- (5) The use will not have an adverse effect upon other property values.*
- (6) The location of curb cuts and access to the premises will not create traffic hazards.*
- (7) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of other property in the area.*
- (8) Visual impact due to a building's size shall be mitigated by means of design, landscaping, berming, and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and scale of buildings in the Town generally.*

(B) The burden shall be upon the applicant to prove that these requirements are met.

RMC §7-3-16 Variances and Appeals

Variances are considered under RMC §7-3-16 and reviewed under RMC §7-3-18. Applicable criteria include:

(A) The Planning Commission may grant a variance from the Dimensional Requirements, Sign Regulations, Design or Performance Standards and other provisions of these regulations not related to "use", and excluding Off-Street Parking Requirements, following the review procedure of Subsection 7-3-18, provided that the criteria of this Subsection will be met. No variance shall be granted from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district. Variances shall be granted only if all the following criteria are met:

- (1) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance, and*
- (2) The spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance.*

(B) The Planning Commission may grant a variance from the Off-Street Parking Requirements for the Historic Business Zoning District, following the review procedure of Subsection 7-3-18, provided that the criteria of this Subsection will be met. Variances shall be granted if the spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance and any one of the following criteria are met:

- (1) The variance is requested for an addition to an existing building or the construction of a purely accessory structure and these modifications will have a de minimis effect on traffic and parking; or*

(2) *The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas; or*

(3) *There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Off-Street Parking Requirements.*

(C) The burden shall be on the applicant to show that these criteria have been met.

(D) *No variance on appeal shall be granted with less than 4 concurring votes of the Planning Commission.*

ANALYSIS

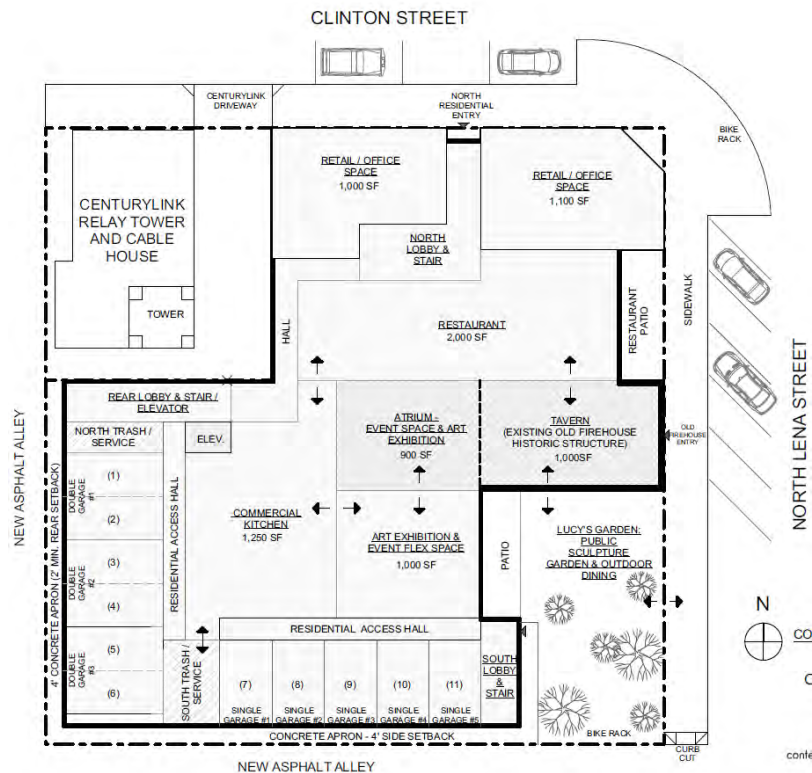
The criteria for each variance and the conditional use request are all somewhat related to each other and the overall goals of the project. The below analysis will go through each request and offer an explanation of the required criteria.

1. **Parking:** variance to provide first three commercial parking spaces on-site.

This proposed development includes a total of eight residential units - three units greater than 600 square feet (ranging from 1,000 sf to 1,200 sf) and five units at exactly 600 square feet. The parking required for these units is 11 spaces total. Exactly 11 spaces will be provided for the residential uses and no variance is being requested for the residential portion of the parking requirement.

Given the commercial uses in this proposed development, 13 commercial spaces are required, the first three must be provide on-site per the Town code. The Applicant is asking for a variance to this requirement and is proposing to pay the fee-in-lieu for all 13 required spaces. The code allows the owner/developer to pay a fee-in-lieu for all spaces, beyond the first 3 that are required to be on-site. The total number of parking spaces required was determined by the following calculations.

Use	Square Footage	# of Spaces Req'd.
Retail/office space	1,000 + 1,100 + 560 + 600	2
Restaurant, tavern	2,000 + 1,000	2
Atrium – event space, art exhibition, flex space	900 + 1,000	2
Commercial kitchen	1,250	1
Cooking school	1,800	2
Rooftop service bar, deck	500 + 2,000	2
Rooftop garden/greenhouse	2,000	2



Site plan showing garages along the alleys.

The Planning Commission may grant a variance from the parking requirements in the Historic Business district per 7-3-16(B), copied in above, if the spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance and one of the three criteria are met. The spirit of the ordinance may be considered to be observed by the development providing at least all required residential parking spaces on-site and proposing to pay the fee-in-lieu for all of the required commercial parking spaces. The public health, safety and welfare may be considered to be secured by the preservation of green space and a significant historic building. Substantial justice may be considered to be done by granting this variance because this development will help fill in the downtown area while preserving a valuable historic building, both goals of the Master Plan.

One of the three criteria in the code must be met and it appears as if criterion two is the only one that could apply to this variance request. This criterion reads, "The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas." The placement of on-site parking is challenging on this property due to its downtown location and restriction to add additional curb cuts. It would be undesirable for any on-site parking to be visible from the streets, interrupting the street wall. The Applicant has therefore placed 11 parking places for the residential units all along the alley. Staff is unsure that adding three more parking spaces would create an undesirable effect on the downtown streetscape. For example, did the applicant look at including tuck under parking or stacked parking spaces where the commercial kitchen and flex space is? It is understood that this could reduce the amount of square footage available to commercial uses thus increasing the overall cost of the project but cost is not part of the criteria. There may be constraints with layout due to the existing historic building on the site. Staff is unsure that this criterion has been clearly proven as it is likely that three more parking spaces could be provided on-site without creating an undesirable effect on the downtown streetscape. The Commission will want to discuss with this with the Applicant to see if he can provide additional information to prove this criterion has been met.

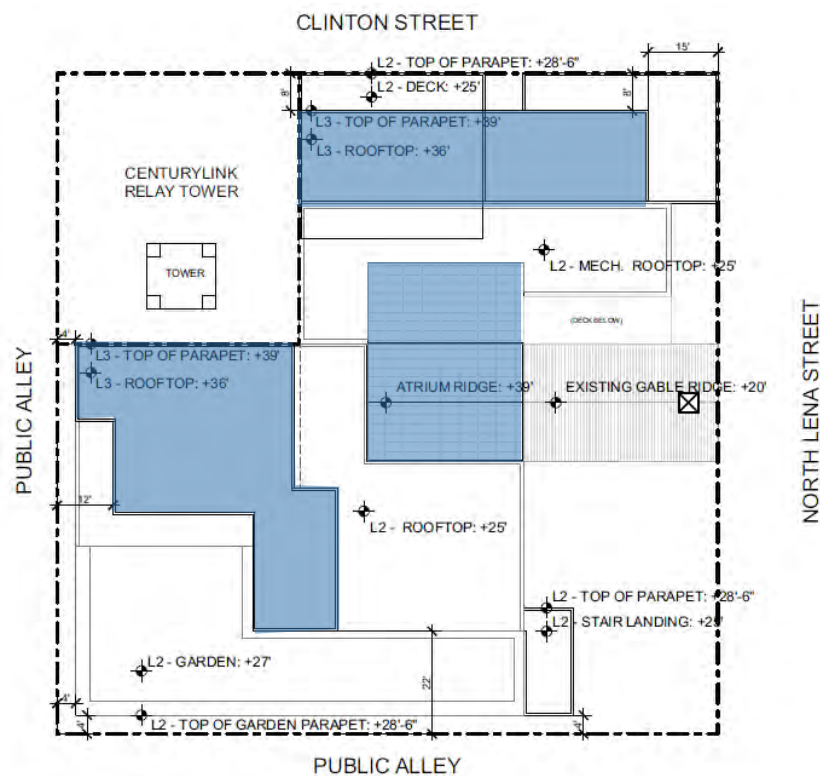
The Applicant explains in the letter that there is a practical difficulty per criterion 3 because they would place additional on-site parking on Lucy's Garden thus reducing green space. Staff does not feel that this is a practical difficulty as one could just as easily reduce the office, retail and other commercial uses on the ground floor to get at least some of the required commercial parking on-site. Staff does not feel this criterion has been met.

It should be noted that the Town had a Downtown Parking Assessment completed by consultants in 2018, which demonstrated no lack of available parking downtown. This report took a careful look at existing parking in the historic core taking into consideration future development. The report determined that the supply was more than adequate at most all times except during special events, like the four summer concert events. This area of town is one of the busiest. The study concluded that the Town has more than enough parking in this downtown area today and will continue to have enough until about 2044 based on current growth projections. See the page extracted from the Parking Assessment Recommendations and Conclusions in the application.

Of note are other recent variances issued to the parking regulations in the HB Zone with the Willow Creek Trading Subdivision, the Ridgway Fire Protection District building, the Silver San Juan PUD, and the Space to Create project. Overall, this project would enhance the vibrancy of downtown and staff is unsure that 3 parking spaces provided on-site would make a big difference in available parking. Other tactics suggested in the parking study could be helpful to employ here such as asking workers to park a block away when then come to work.

2. Building height: variance for building height.

Planning Commission may grant a variance from the dimensional requirements, including building height, if both of the criteria listed above are met. This variance request is for up to 39 feet for the areas where the 3rd floor will be fully built out, highlighted in blue below.



Floor plan of third floor.

For criterion 1, the Applicant explains that there is a practical difficulty due to the existing fire house building. Staff does not understand the explanation offered in the letter and feel that this criterion has not yet been met. In talking with the Applicant, it seems as though with the natural grades of the property, the area of 3rd floor that is closest to the alleys may not actually reach 39 feet from existing natural grade, which is how our code measures height. It is important to note that the code allows for terraced structures to be measured independently, so all 3 sections of the 3rd floor could be measured separately. It also appears as if the floor heights were set to work with existing natural grade and were based on having commercial uses also on the 2nd floor. Typically, commercial uses have taller ceilings than residential uses. The Commission will want to discuss this with the Applicant to be sure this criterion can be met.

To address criterion 2, this spirit of ordinance will be observed as the building is clearly designed to look like multiple separate buildings with a lot of architectural interest including varying roof heights and step backs. In addition, the full building is not taller than 35', just a few sections. The public health, safety and welfare could be considered to be secured and substantial justice could be considered to be done by granting this variance given this project includes community benefits such as Lucy's Garden and preservation of a historic building that may not otherwise be able to pencil out without a 3rd floor.



Elevation drawing showing height.

The Silver San Juan Building at the corner of South Cora and Sherman Streets received a variance for building height. In 2005, the Redcliff Two building received a variance to building height and building size. The neighboring three-story structure on the northwest corner of Clinton and North Cora Streets was built in 1990 and is estimated to be approximately 35' in height and 12,280 square feet on three historically platted lots. In addition, the Space to Create building received a variance for building height up to 39' for a few portions of the building.

3. Building area: variance for building area greater than 15,000 square feet and conditional use for building area over 7,500 square feet.

Per the performance standards in RMC 7-3-8(E)(5), buildings over 15,000 square feet are not allowed; however, variances are allowed to Dimensional Requirements and Performance Standards. The Planning Commission may grant a variance to this requirement if the two criteria of 7-3-16(A) are met. The proposed building will be up to 30,000 square feet.

To address criterion 1, the Applicant explains that the practical difficulty as "The mixed uses of residential and commercial cannot practically fit into a building that is limited to 15,000 square feet. The residential component of the Project (which provides attainable housing in keeping with the Goals and Policies of the Master Plan), would not be possible." Staff does not consider this to be a practical difficulty. This development could be split into multiple buildings but that would qualify this as a Multi-Site PUD which is

a longer and more complicated process. In addition, staff is unsure what the Applicant means by “attainable housing.” Does this mean a permanent deed restriction based on income? Staff does not feel this criterion has been met per the submitted letter. However, staff understands that this development is intended to be a “culinary arts complex” that seems like it will function a bit like a campus where all uses are somewhat related to each other. In order to achieve this campus-feel and multi-use of some areas like the commercial kitchen, it appears to work best as one structure. This is an efficient and innovative use of space. The Commission is encouraged to discuss this with the Applicant to better understand the practical difficulty or unnecessary hardship.

To address criterion 2, the spirit of the ordinance will be observed as the architect designed the building to appear as multiple smaller buildings. This is shown through changes in materials, setbacks, roof heights, and more. The public health, safety and welfare will be secured and substantial justice will be done by granting this variance because if these properties were developed as individual lots with no setbacks, as permitted by code, the result could be even more dense and appear much larger.



Building façade along Clinton Street



Building façade along North Lena Street

The Planning Commission may allow a conditional use if the above listed criteria, per 7-3-14, are met.

1. This use will not be contrary to the public health, safety or welfare as the proposed uses will provide vibrant commercial space in the downtown core as well as needed residential units.
2. The use is not materially adverse to the Town's Master Plan. In fact, this project directly supports multiple goals including encouraging a diversity of housing options, protecting and preserving Ridgway's historic assets, promoting Ridgway's identity as a creative and innovative community, creating a vibrant and sustainable year-round economy, and creating employment opportunities.
3. Streets, pedestrian facilities and bikeways in the area are adequate to handle traffic generated by this use with safety and convenience thanks to the newly installed downtown streetscape improvements. This area of town was designed with wider sidewalks, bike racks, on-street parking, and paved streets.
4. This proposed mixed-use project is compatible with existing uses in the district. It is similar to what exists in this area today – a mix of office, retail, restaurant and other commercial uses on ground floors with residential units and some commercial use on upper floors.
5. The use should not have an adverse impact on surrounding property values – this project is designed with quality and will add vibrancy to the area. Infill of this prominent lot downtown with the preservation of the fire house should, if anything, increase surrounding property values.
6. The location of curb cuts and access to the property will not create traffic hazards as this project will not add additional curb cuts. The existing alleys will be used to access the property, specifically the 11 residential parking spaces as well as the needed services. The Applicant should consider where the commercial uses will get deliveries and such to be sure there is space for this without blocking traffic. In addition, the Applicant has noted that they want to pave the neighboring alleys.
7. The use will not generate light, noise, odor, vibrations or other interferences with other property in the area. The most active uses, the restaurant/tavern and the cooking school are somewhat internal to the property thus creating a buffer on its own. These are very typical downtown uses and should not present any issues.
8. The visual impact of the building's size has been mitigated through design – the building has been designed to appear as multiple buildings, the materials vary throughout the building, roof lines change, and horizontal and vertical setbacks are incorporated to provide relief from massing.

As required by the Ridgway Municipal Code, the burden is on the Applicant to show all of the criteria have been met. While the letter addressing the criteria may lack some detail, the Commission should discuss these points with the Applicant to learn more.

STAFF RECOMMENDATION

As with any request for a variance or a conditional use, they need careful consideration. The subject property is right in the heart of the Town's historic business district, which is our most dense and vibrant district. While there are multiple requests for variances and one conditional use for this project, this is an exciting project that is in alignment with our new Master Plan.

Staff is making the following recommendations, note that 3 separate motions will be needed from the Planning Commission:

1. Variance for proving 3 commercial parking spaces on site – If the Applicant can better prove the criteria have been met as requested in this report, staff would recommend approval of this request.

2. Variance for building height – If the Applicant can better prove the criteria have been met as requested in this report, staff would recommend approval of this request.
3. Variance for building area greater than 15,000 square feet and conditional use for building area over 7,500 square feet – If the Applicant can better prove the criteria have been met as requested in this report, staff would recommend approval of this request.



Posted notice from N Lena Street looking northwest.



Posted notice from North Lena Street looking southwest.



Posted notice from Clinton Street looking south.

Agenda Item 2:

Land Use Code, updates to address housing

- To be discussed at January 7 Planning Commission meeting
- Workshop scheduled for February 11

Ouray County HMP Content

Hazard Mitigation Plan Update

Ouray County, in collaboration with the City of Ouray, Town of Ridgway, and Loghill Mesa Fire Protection District, have released the final draft of the updated Hazard Mitigation Plan. Comments will be accepted until Friday, December 6th.

The public can download a copy of the plan document here (URL link: https://cdrmaguireinc-my.sharepoint.com/:b:/g/personal/michael_garner_cdrmaguire_com/EVCbBRULB5BHxaO5Q_zWHgB5rcYfAq3uS4rsmgByE59LQ).

Comments can be submitted via an online survey (URL link: <https://forms.gle/TrwSqB5KmKB4MGma7>)

The local planning committee appreciates all of the public input received over the past nine months. This updated plan will remain active for five years, once approved by the State and FEMA.

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 24, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Nelson, Mayor Clark and Chairperson Canright in attendance. Councilor Cheek and Commissioners Falk and Liske were absent.

OTHER BUSINESS

1. Consideration of Residential Uses in the Industrial Districts

Memorandum dated September 22, 2019 regarding consideration if residential uses should be conditional uses in the Industrial Zone, prepared by the Town Planner, Town Manager, and Town Engineer.

Town Planner Shay Coburn presented the Memorandum dated September 22, 2019 highlighting the points for consideration. She explained that the Light Industrial 1 (LI1) and Light Industrial 2 (LI2) Districts, without the Town Public Works yard and SMPA, comprise only 1.4% of all the property within the Town so the balance of land zoned for residential and industrial use should be carefully considered. Compatibility of uses, proximity to the Town's wastewater treatment lagoons and the types of allowed residential uses in the Industrial Districts should also be considered she continued.

SPEAKING FROM THE AUDIENCE

Pam Foyster asked if a development is being proposed in the Industrial Zone and found the development is what spurred the consideration.

Ben Jackson said he would like the Planning Commission to consider residential, live-work, multi-family and deed restricted lots as a conditional use in the Light Industrial Zones so that he can submit his proposed development plan.

Tim Gesse asked how much land would remain for industrial use if the proposed development were to be approved in the Industrial Zone and found that approximately half of the 1.4% available land would be reduced. Mr. Gesse also expressed his concern that future industrial development may be even more restrictive with the proposed neighboring residential development.

Pam Foyster asked if any other land in Town has been set aside for industrial use besides the LI1 & LI2 Districts and found that additional land has been designated on the Town's Future Land Use map, but it is outside the current Town boundary. Ms. Foyster also said she is not in favor of using any industrial land for residential use because the allocated land is finite and the proposed development does not comport with the Master Plan.

Tom McKenney said he is not in favor of residential use in an industrial zone, but is in favor of a live-work use in the LI1 location. McKenney also said if land is used for residential use in the Light Industrial Zone, that same amount of acreage should be replaced for industrial use elsewhere in Town.

The Commission discussed the complex issue. They expressed concerns that the industrial districts should be available for large and small employers in order to provide jobs and attract families to town; the boundaries for the wastewater lagoons may need to expand with growth and abutting to a residential district would be problematic. The Commission agreed that purely residential uses in the Industrial Zones should not be allowed as a conditional use. They also discussed work force and live-work uses on the second and third floors of Industrial District businesses and how that might be considered during upcoming code update discussions. The Commission also discussed how they are not favorable to rezone most of the industrial land, and the importance of pedestrian traffic safely flowing through the area.

SPEAKING FROM THE AUDIENCE

Pam Foyster commented that there must be careful planning to ensure that enough land is set aside for infrastructure growth.

Ben Jackson stated that large employers are not able to bring their businesses to Ridgway because there is nowhere to house their employees.

Planner Coburn commented that she has received complaints that the Industrial Zone regulations are already too restrictive, and housing on upper floors may not always be possible because many industrial businesses require high ceilings. Coburn noted that live-work may be able to be considered as a conditional use because a person in that instance is more aware of the impacts to the surrounding neighbors.

Ms. Coburn summarized the conversation and noted that a higher density residential district and defining other residential uses will be considered during the zoning review and code updates this year.

2. Ouray County Multi-Hazard Mitigation Plan, 2019 Update

The Town Planner explained that another survey has been developed. She provided the following link: <https://forms.gle/svMBG4PfwvGYTK6N9> for the Commissioners to take the survey about the County's mitigation measures. The Town Manager requested the Commissioners also take an affordable housing survey that is on the Town's website as well.

3. Reschedule November 26 and December 31 Regular Meetings

The Town Planner proposed rescheduling the November and December Regular Meetings due to the holiday schedule. The Planning Commission tentatively agreed to reschedule the November meeting to be held on December 3, and to rescheduling the December meeting to January 7, 2020.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 29, 2019

CALL TO ORDER

Mayor Clark called the meeting to order at 5:30 p.m., with Commissioners Emilson, Falk, Liske, Nelson, Councilor Cheek and Mayor Clark in attendance. Chairperson Canright was absent.

OTHER BUSINESS

1. Recommendation to adopt the 2018 International Building Codes

Memorandum dated October 25, 2019 regarding Building Code Updates - 2018 International Codes; draft of proposed Ridgway Municipal Code (RMC) Chapter 6-1 for Building Regulations, prepared by the Town Planner and Building Official.

Town Planner Shay Coburn explained consultant Dan Reardon from Colorado Code Consulting lead a task force consisting of staff, builders, designers and other building professionals for collaboration on the proposed revisions. Coburn further explained currently RMC 6-1 adopts some of the 2006 International Code Council Codes (ICC). The proposed revisions to RMC 6-1 will adopt the 2018 ICC Codes with amendments. She noted Ordinance 6-1 will need to be updated to reflect the proposed changes as well.

Mr. Reardon reviewed the proposed changes to RMC 6-1 and explained how the ICC codes were reconciled with Ridgway's location and local preferences. He commented the updated International Residential Code focuses on the cost of owning, maintaining and on the resale value of homes. The cost to build may increase but the overall lifetime cost should not.

The Commissioners discussed the proposed updates with Mr. Reardon, the Town Planner, the Town Building Official and Task Force members.

ACTION:

Councilor Cheek moved to recommend adopting the proposed changes for Ridgway Municipal Code 6-1 to the Town Council. Commissioner Liske seconded the motion, and it carried unanimously.

2. Informal Discussion-Triangle Subdivision Lot, 1

Architectural Sketch Plan for Cantor Real Estate dated October 29, 2019, from Hines Designs.

Sundra Hines of Hines Designs presented a proposed site plan for Lot 1 of the Triangle Subdivision which is in close proximity to the Town's gateway. The proposed plan would include a mix of three commercial buildings, and four residential buildings providing 36 units. The residential units ranging from 700 sq. ft. – 2,000 sq. ft., would be available for purchase and rental. Hines said the development comports with the goals set forth in the 2019 Ridgway Master Plan because it provides diverse housing, innovation, has pedestrian friendly connectivity, provides outdoor recreation and has a "park-like feel." Ms. Hines commented that she is working with the Colorado Department of Transportation regarding the developments' highway connectivity and the various sized units would target specific people for the affordable housing market.

There was consensus with the Commissioners that the concept would be a good solution to develop the parcel and assist in the community's housing needs. The Commissioners also agreed that connectivity and access as well as the potential for ADUs to townhouse units would need careful thought; short term rental units should be limited for the parcel; and four deed restricted residential units should be allocated within the development as well.

Commissioner Emilson excused himself from the hearing at 8:15 p.m.

3. Project Update-Municipal Codes for Housing

Planner Coburn said an agreement has been signed with Clarion Associates and they will provide the code updates. Updates for live/work uses in the Industrial District and a proposed higher density residential district will also be discussed as part of the code update process she noted.

4. 2019 Ouray County Multi-Hazard Mitigation Plan Update

Ms. Coburn informed the Commission the Mitigation Plan is near completion. The Committee is currently working on mitigation action in the preventative sense which will mostly be taken from the Town's various comprehensive plan documents. A draft plan will be presented in December for approval which will provide an avenue for potential funding as needed with Federal Emergency Management Agency.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of July 30, 2019

ACTION:

Commissioner Nelson moved to approve the Minutes from July 30, 2019. Commissioner Liske seconded the motion, with Commissioner Emilson and Mayor Clark abstaining, and it carried unanimously.

6. Approval of the Minutes from the Meeting of August 27, 2019

ACTION:

Councilor Cheek moved to approve the Minutes from August 27, 2019. Commissioner Nelson seconded the motion, with Commissioner Liske abstaining, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk