

PLANNING AND ZONING COMMISSION
MAY 9, 2012 MEETING PACKET
TABLE OF CONTENTS

Page #	Description
1	Agenda
3-7	April 25, 2012 Meeting Minutes
9	Memo from Steve Westbay Regarding Large Scale Retail Development Standards
11-21	Draft Section 4.10 of the <i>Land Development Code</i> – Large Scale Retail

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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 5/4/2012**

DATE: WEDNESDAY, MAY 9, 2012
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

- 7:00pm**
- I. CALL TO ORDER**
 - II. PLEDGE OF ALLEGIANCE TO THE FLAG**
 - III. CONSIDERATION OF THE APRIL 25, 2012 MEETING MINUTES**
 - IV. UNSCHEDULED CITIZENS**
 - V. COUNCIL UPDATE**
 - VI. COMMISSIONER COMMENTS**
 - VII. PLANNING STAFF UPDATE**
 - VIII. ADJOURN TO WORK SESSION**

WORK SESSION

- I. DISCUSSION OF THE DRAFT LAND DEVELOPMENT CODE –
LARGE SCALE RETAIL**

**TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL
NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON
COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090**

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

**ALL PLANNING & ZONING COMMISSION MEETINGS
ARE USUALLY BROADCAST LIVE ON LOCAL CABLE CHANNEL 15**

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MEMBERS	PRESENT	ABSENT	EXCUSED
Bob Beda, Chair	X		
Dusty Szymanski	X		
Erich Ferchau			X
Stu Ferguson	X		
Carolyn Riggs			X
Greg Larson	X		
Councilor Ed Seymour	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Kathleen MacCarthy, Nathan Seward, Sara Phillips, and Deborah Callihan.

I. CALL TO ORDER AT 7:00 PM BY CHAIR BOB BEDA

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING AND POSSIBLE ACTION: CONDITIONAL USE APPLICATION CU 12-2, SUBMITTED BY KATHLEEN MACCARTHY FOR THE OPERATION OF A VETERINARY CLINIC IN THE COMMERCIAL (C) DISTRICT.

Open Public Hearing. Chair Bob Beda opened the public hearing at approximately 7:02 p.m.

Proof of publication was shown for the record.

Review of Process. Planner Ruggera gave an overview of the process of a Conditional Use application. The applicant, Kathleen MacCarthy, DVM, is requesting the operation of a veterinary clinic at 509 West Virginia Avenue which is located in the Commercial (C) district. The legal description of the property is Virginia Business Park Condos, Unit B, Reception #564384, located in Block 13, West Gunnison Addition, City and County of Gunnison, Colorado.

Applicant Presentation. Ms. MacCarthy addressed the Commission. She stated that she is starting to put together a veterinary practice that will have more office space and treatment facilities for special procedures, dentistry, etc.

Commissioner Szymanski asked if she is currently practicing. Ms. MacCarthy replied that she has been practicing as a mobile vet is working with someone doing large animal care.

Chair Beda asked if her practice will be a veterinary clinic or a veterinary hospital. Ms. MacCarthy replied that her accreditation is for a clinic, she may try to do a veterinary hospital down the line. Chair Beda asked what the hours of operation would be. Ms. McCarthy responded that the normal hours would be Monday through Friday from 8:00 a.m. to 5:00 p.m., but there might be occasions that customers can't leave work and an appointment might be after 5:00 p.m. There may be occasional Saturday mornings as well.

Public Input. Chair Beda asked if anyone from the public wished to speak.

Bill Matthews, owner of a Smith Opera House condo, stated he had received a notice in the mail. He asked a good friend, Pam Christian, about the need [veterinary clinic] and she said it would be a

good addition to the city and service to the community. He said he doesn't think there would be any issues or conflict and likes the use.

Sara Phillips – resides at 119 North 14th Street [the adobe house next door to the proposed site]. Ms. Phillips stated she is pro-business but her bedroom is about ten feet away from the proposed veterinary clinic. She asked if there would be sound mitigation for overnight care of animals. She is concerned about noise, but thinks it sounds like a great business.

Deborah Callihan, from the Gunnison Valley Animal Welfare League (GVAWL), addressed the Commission. She said the GVAWL has complete and utter support for the proposed veterinary clinic. She said the first thing Ms. MacCarthy did [when she moved to Gunnison] was contact GVAWL. She said that Ms. MacCarthy has been running around to do right by GVAWL and her business is primarily mobile. She continued by saying that Ms. MacCarthy is well-educated and she is pleased to have her in the community.

Ms. MacCarthy said that she did talk about some sound proofing with the owners of the building and they agreed something could be worked out. She said she is aware of the concerns and will work with Ms. Phillips to mitigate noise if it necessary.

Staff Presentation. Planner Ruggera gave an overview of the application. In 2005 a Conditional Use was approved at this site to allow a three-unit structure specifically permitting two contractors' offices. The subject site was proposed as a medical or dental office and parking requirements were based off that use. The similarities of the proposed use to a medical or dental office were discussed. A review of the staff observations and the review standards were provided.

Commission Discussion. The Commission discussed the hours of operation and amended the finding of fact regarding clinic hours to include flexibility for periodic after hour and Saturday activities.

Councilor Seymour said he has no concerns and thanked Ms. McCarthy for bringing her business here.

Chair Beda said that there is a veterinary clinic on South 11th and there have been no issues that we know of and that they do boarding of animals. There also used to be a vet clinic at 611 West Virginia as well. Commissioner Beda thanked staff.

Chair Beda closed the public hearing at 7:18 p.m.

ACTION

During the regular Planning and Zoning Commission meeting held on April 25, 2012, Commissioner Larson moved, and Commissioner Szymanski seconded, and the Commission voted to APPROVE Conditional Use application CU 12-2, submitted by Kathleen MacCarthy, DVM for the operation of a veterinary clinic at 509 West Virginia Avenue, Unit B, located in the Commercial zone district, based on the following Findings of Fact and Condition:

Findings of Fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public

Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan 2007*.

2. The Planning Commission finds that this Conditional Use application is for the operation of a veterinary clinic in the Commercial zone district.
3. The Planning and Zoning Commission finds that a veterinary clinic is compatible with the neighborhood uses and is similar to professional service-oriented uses operating at the site in the past.
4. The Planning and Zoning Commission finds that the four off-street parking spaces required for this Conditional Use are present on the parcel.
5. The Planning and Zoning Commission finds that the clinic hours are Monday through Friday, 8 a.m. to 5 p.m. with periodic Saturday or after hour activity.
6. The Planning and Zoning Commission finds that boarding and kenneling of animals will be limited to occasional observation/hospitalization emergency cases.
7. The Planning and Zoning Commission finds that the operation of a veterinary clinic will not be a detriment to the community's health, safety and welfare as long as the following condition is fulfilled.

Condition: Boarding and kenneling of animals shall be limited to occasional observation/hospitalization of emergency care cases.

Roll Call Yes: Dusty, Stu, Bob, Greg and Ed
 Roll Call No:
 Roll Call Abstain:
 Motion carried

IV. THREE-MILE COUNTY REFERRAL, VISTA BUSINESS CENTER SUBDIVISION.

Director Westbay gave an overview of the application and staff report. Staff has prepared a draft letter to the Gunnison County Planning Commission.

Commissioner Ferguson inquired on the proposed uses and if retail sales were a component.
 Director Westbay said he doesn't see anything that raises a red flag or any retail uses.
 Commissioner Ferguson said he is concerned with retail sales.

Commissioner Szymanski said he is concerned with water quality impacts and would like to drive out to the site and look at the lay of the land.

Commissioner Ferguson said that the site is very close to Tomichi Creek and would like to call the County's attention to the concern of stormwater runoff and the creation of an ISDS on each lot.

Director Westbay explained the sewer system for Gunnison Rising and said that sewer mains will extend through Gunnison Rising to Dick Bratton's house. There was a conceptual discussion about a larger line size to the RV site and then decreasing the line as it goes towards Bratton's residential area. The County may contemplate sewer lines out to the Industrial area, but the contemplated

capacities on Rio Grande are restricted with the Annexation Land Use. It would be cost prohibitive and it is doubtful the County would add on to the sewer system.

Commissioner Ferguson inquired on the use of a sewer package plant on the site. Director Westbay replied that the State doesn't allow the small plants anymore.

The Commission discussed the proposed industrial uses and the availability of industrial zoned vacant land within the City limits. Commissioner Ferguson stated some of the proposed used he would not like to see within the City.

Commissioner Beda stated some of the uses don't seem like light industrial. During the Gunnison Rising Annexation there was concern of the annexation being too far out and now we are putting it [industrial uses] back out there. There were many objections in the annexation discussions of the proposed industrial area. What if uses change in the subdivision? Will the ISDS still fit the use?

The Commission discussed the draft letter to the County Planning Commission and made some revisions stating the City's concern for stormwater, buffering and screening of Highway 50, access and the opposition to retail sales.

ACTION: Councilor Ferguson moved and Councilor Larson seconded and the Commission voted to approve the letter to the Gunnison County Planning Commission, as amended and to authorize Chair Beda to sign the letter.

Roll Call Yes: Dusty, Bob, Stu, Greg, Ed.
Roll Call No:
Roll Call Abstain:
Motion carried

V. CONSIDERATION OF THE APRIL 11, 2012 MEETING MINUTES.

Commissioner Szymanski moved to approve the April 11, 2012 meeting minutes as corrected. Chair Beda seconded the motion.

Roll Call Yes: Ed, Bob and Dusty
Roll Call No:
Roll Call Abstain: Stu, Greg
Motion carried

VI. CONSIDERATION OF THE APRIL 18, 2012 MEETING MINUTES.

Chair Beda moved to approve the April 18, 2012 meeting minutes as corrected. Councilor Seymour seconded the motion.

Roll Call Yes: Ed and Bob
Roll Call No:
Roll Call Abstain: Dusty, Stu, Greg
Motion carried

VII. MOTION TO EXCUSE COMMISSIONERS FERCHAU AND RIGGS.

Commissioner Larson moved and Commissioner Ferguson seconded to excuse Commissioners Ferchau and Riggs.

Roll Call Yes: Dusty, Stu, Bob, Greg, Ed
Roll Call No:

Roll Call Abstain:

Motion carried

VIII. UNSCHEDULED CITIZENS.

There were none

IX. COUNCIL UPDATE.

Councilor Seymour updated the Commission on recent Council business. The Council:

- Held interviews for City Attorney. It was an interesting process with five excellent candidates. Pending formal approval by Council, Kathy Fogo will be the City Attorney and John Schumacher will be the secondary City Attorney.
- Passed a resolution commending Jim Miles for his service as Fire Chief;
- Tweaked the VanTuyl Ranch lease after all parties came to some agreements;
 - Commissioner Ferguson said he has been walking on the VanTuyl Ranch trail and it is very pleasant and that Bill Parker and the City are doing a great job.
 - Councilor Seymour said that the fence improvements on the Ranch will eliminate a lot of issues;
- Approved an agreement with Red Cross to use the Community Center as an emergency shelter;
- Approved the use of reserve funds for street improvements: \$1 million from the General Fund for streets and alleys, \$141,000 for the Reed Street project and \$50,000 for sidewalk replacement;
 - Commissioner Larson inquired on repaving Escalante Drive for the ProCycling Challenge. Director Westbay replied that the City Public Works did patch some sections and will patch more by the Tenderfoot Daycare Center. An offer was put out to the college to cost share on repaving Escalante Drive, but the City hasn't heard anything yet.
- Jim Cochran gave an update on the Gunnison-sage Grouse. They will conduct a study early this fall for listing. They may come back to the City looking for grant money.

X. COMMISSIONER COMMENTS.

- Commissioner Larson stated that the report from Cathie Elliott regarding Government regulatory processes is complete. Before going public with the report, the Economic Development Council will talk to government managers and administrators.
- Chair Beda said that last weekend tons of people were using the VanTuyl Ranch trails.

XI. PLANNING STAFF UPDATE.

- Director Westbay said that the Council did an excellent job with the City Attorney interviews;
- Staff has been reviewing FEMA mapping;
- Staff is working on a boundary line adjustment for property east of the college;
- Staff provided Council with the *Sign Code* recommendation
- At coming meetings the P&Z discussions will be to move forward with working on the LDC.

XII. ADJOURN. Chair Beda adjourned the meeting at 8:15.

Attest:

Bob Beda, Chair

Andie Ruggera, secretary

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MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: May 9, 2012
RE: Large Scale Retail Development Standards

Development of the city's Large Scale Retail Development Standards was initiated in 2004 with pressure from the community to address the design issues for big-box development. In June, 2005 the existing standards were adopted by the city. The Standards were developed by Richard Grice (4-Corners Planning) and the Planning and Zoning Commission in a process that lasted approximately one year.

The existing development standards apply to buildings with a gross floor area of 50,000+ square feet. Adopted standards also contemplate mall developments that have an anchor retail and subsidiary (liner) retail buildings. Various standards apply to include the following:

- Building orientation and location standards;
- Parking lot orientation;
- Vehicular circulation;
- Pedestrian circulation;
- Buffer of any adjacent residential development;
- Building design standard; and
- Waiver provisions.

Wal-Mart was asked to comment during the development of the design standards. They provided numerous comments including a review of the standards by Kimley-Horn and Associates, who were hired by Wal-Mart. The city also hired Leslie Bethel, an urban design consultant from the Roaring Fork Valley to critique the design standards. The resulting standards were subjected to critical assessment from architects, planning consultants, Wal-Mart representatives and larger communities.

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§4.10 LARGE SCALE RETAIL

A. Purpose. These standards are intended to ensure that large scale retail establishment development is compatible with its surrounding area and contributes to the unique community character of Gunnison.

B. Applicability. The standards of this Section shall apply to all retail uses in structures with more than 50,000 gross square feet, including single or multi-building developments with more than 50,000 square feet in any one structure. Large retail sales developments include;

1. single large retail sales buildings;
2. multiple large retail sales buildings; or
3. large retail sales building(s) with pad/liner sites comprising a complex that is planned, developed, owned, or managed as a single association.

C. Single Building Site Development Intent. The single building site design standards are intended to create an attractive building in an appealing and functional setting. The integration of structure, surfaces, and natural site features will:

1. respect the surrounding commercial and residential neighborhoods by appropriate buffering, screening, and lighting;
2. achieve defined edges with landscape, streetscape, and signage to frame a building that uses a variety of architectural features to reflect the character of the community;
3. establish a safe and coherent pedestrian and vehicular network within the site and between adjacent neighborhoods in accord with existing and projected traffic patterns;
4. provide for energy conservation and efficient use of utility services, minimizing adverse environmental impacts from such effects as storm-water runoff, light pollution, noise, odor, and waste; and
5. comply with the *City of Gunnison Master Plan*.

D. Single Building Site Development Standards

1. **General.** Site development shall be designed and constructed in accordance with all of the provisions of Section 4. , General Development Standards, as well as all other applicable standards of the *LDC*.
2. **Orientation.** Building wall planes shall be oriented parallel to primary street frontages and accessways.
3. **Front Parking.** No more than 50 percent of the required off-street spaces shall be located between the front lot line and a line segment parallel to the entire lot frontage and intersecting the closest point of the building front. All remaining off-street parking shall be located outside of the area delineated by this standard.

E. Multiple Building Site Development Intent. The multiple building site design standards are intended to create attractive primary and secondary retail buildings in an appealing and functional setting. The integration of structures, surfaces, and natural site features will:

1. respect the surrounding commercial and residential neighborhoods by appropriate buffering, screening, and lighting;
2. achieve defined edges by the use of landscape, streetscape, signage, and siting of secondary buildings to frame the primary building. All buildings shall use a variety of architectural features in a common theme;
3. establish a safe and coherent pedestrian and vehicular network within the site and between adjacent neighborhoods in accord with existing and projected traffic patterns;
4. provide for energy conservation and efficient use of utility services, minimizing adverse environmental impacts from such effects as storm-water runoff, light pollution, noise, odor, and waste;
5. comply with the *City of Gunnison Master Plan*; and
6. provide that primary commercial buildings serve as “anchors” for commercial and mixed-use zones. Anchor buildings may be flanked by a variety of supporting, pedestrian-oriented retail storefronts and secondary commercial uses located on pad sites provided that they meet the following design elements:
 - a. The siting and design of smaller retail stores (pad sites or liner buildings) creates an inviting appearance along arterial and highway corridors and within the neighborhood by reducing the project's apparent visual scale and by expanding the range of activities and businesses found within the neighborhood.
 - b. The layout of pad site or liner buildings relate coherently to the public streets and surroundings (outward) as well as to the main center (inward), and specific siting decisions shall further the general intent of creating a sense of place, focal points, community amenities, and arrival into a commercial center.
 - c. The location, orientation of the entry, and architecture of pad site buildings frame the entry into the neighborhood and contribute to the development's aesthetic appeal by placing storefront spaces closer to the street and creating a street scene.
 - d. Smaller retail stores are sited in a liner building configuration or on discrete pads or building pad groups that complement overall site layout and function; they shall not be randomly sited inconsistently with other site plan elements.
 - e. The architecture of pad site structures or liner buildings is compatible with the development's anchor buildings.

F. Multiple Building Site Development Standards. Where multiple buildings are proposed, the building footprints may be configured as individual pads, pads wrapping the anchor(s), or contiguous liner buildings wrapping edges of the development. Multiple building layouts shall be

completed in accordance with the following requirements.

1. **Location Standards.** Pad sites shall be clustered together to define street edges and entry points or to enclose and create community amenities and visual interest between buildings. Pad site building wall planes shall be no more than 100 feet from primary street frontages, major collector streets, or entrance driveway. Isolated pad buildings will be reviewed on a case-by-case basis but shall be adjacent to roads or entrance driveways as required herein.
2. **Orientation.** Buildings shall be oriented parallel or perpendicular to primary street frontages or entrance driveways.
3. **Front Parking.** No more than 20 percent of the required off-street spaces of any pad site building shall be located between the front lot line and the building's front elevation. All remaining off-street parking shall be located outside of the area delineated by this standard. Additionally, no more than 50 percent of the parking dedicated to the large scale retail establishment (anchor building) shall be located between the front lot line and that building's front elevation.
4. **Phasing.** If a large retail sales development is built in phases, the phasing shall be established as part of the design review. Site improvements for phased developments including, but not limited to landscaping, circulation, parking, and drainage shall be guaranteed by a development improvement agreement secured by corporate surety bond, irrevocable letter of credit, cash, and/or other means acceptable to the Director. The applicant shall submit to the Director estimates of the cost of completion of each required improvement, made by the applicant's engineer, along with the schedule of construction and completion thereof. The collateral amount shall equal 125 percent of the prescribed cost as determined to be satisfactory by the Director of Community Development.

G. Vehicular Circulation

1. **Transportation Impact Study Requirements.** A detailed Transportation Impact Analysis (TIA) shall be prepared in accordance with §4.1 H. of this LDC. Those guidelines include a description of all necessary procedures and analysis as well as steps to identify any transportation mitigation measures.

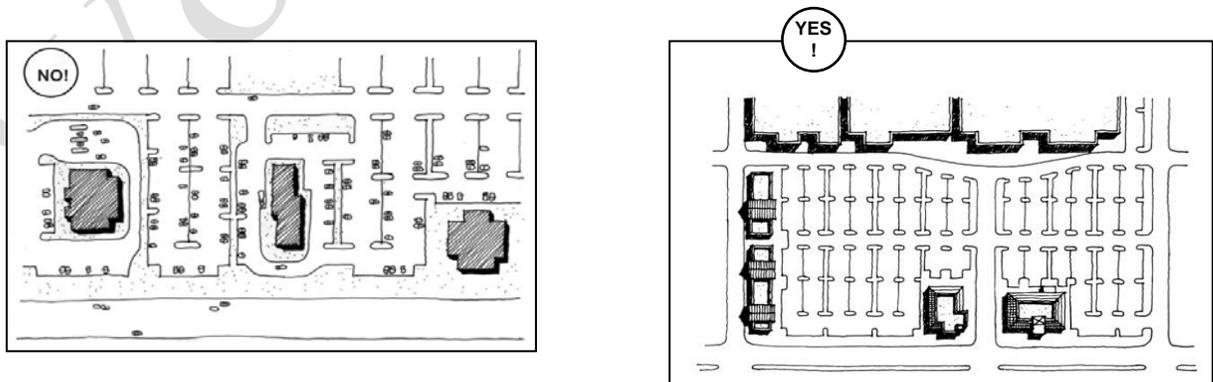


FIGURE 19 BUILDING ORIENTATION FOR MULTIPLE BUILDING DEVELOPMENT

2. **Access to Collector Streets.** Access onto collector streets that serve adjacent residential areas is prohibited unless it can be shown that the site traffic will not have a negative impact on adjacent residential areas and the access is approved by the City. Additionally, the City may require a license plate cut-through traffic study to be completed after the project completion if residential neighborhood traffic is perceived to have significantly increased. Negative impacts on adjacent residential areas are defined to include but not be limited to:
 - a. any increase in delivery truck traffic in the adjacent residential area (10 or more delivery truck trips per day serving the development); and
 - b. an increase in cut-through traffic in the adjacent residential area by those that do not live within the adjacent residential area that exceeds the greater of: (a) 20 percent of the existing residential traffic volume on a given roadway or (b) 200 cars per day.
 - c. Traffic impacts that exceed either of the thresholds in 1 and 2 above will require mitigation of the impact or the closure of the access in question. The costs of cut-through and/or truck monitoring study and any mitigating measures shall be the responsibility of the owner or owners of the large scale retail establishment.
3. **Internal Drive Connectivity.** Any building, lot, parcel, or other real property that is intended to serve the general public, and that is designed as part of the development plan for a large scale retail establishment, shall be provided with vehicular access from the internal circulation system.

4. **Passenger Loading Zones**

- a. In addition to passenger loading zones required by the *International Building Code* as amended and adopted by the city, each large scale retail establishment shall provide at least one pull-up space directly adjacent to the large scale retail establishment main entrance. Specific location shall be coordinated with the City Fire Marshal.
 - b. The loading zone length shall be a minimum 50 feet length and 10 feet width. The loading zone shall be signed as a physically disabled loading zone.
5. **Traffic Control.** All accesses shall be designed and constructed with appropriate traffic control and signage conforming to the *Federal Highway Administration Manual on Uniform Traffic Control Devices*, latest edition.

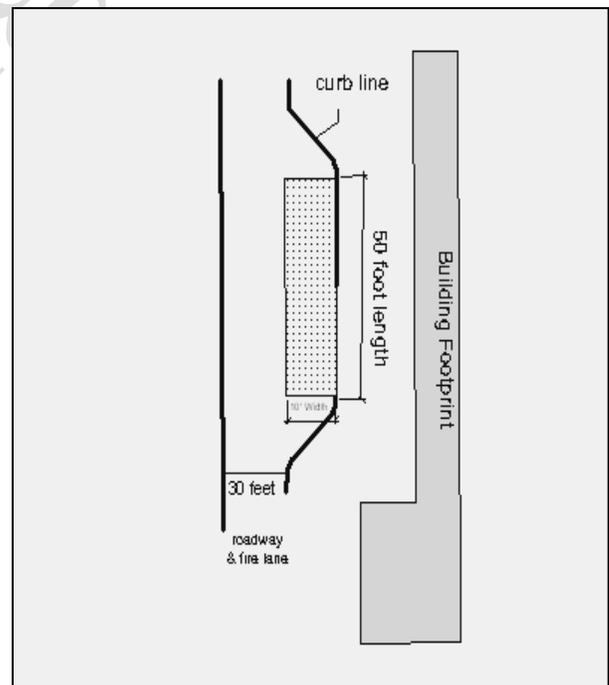


FIGURE 20 PASSENGER LOADING ZONES

6. **Speed Change Lanes.** Speed change lanes shall be required on collector or arterial roadways when the design hour traffic volume to or from the access will equal or exceed the standards

in the *Colorado State Highway Access Code*, assuming the most appropriate access category. The design of any required speed change lanes shall also comply with the recommendations of the *Colorado State Highway Access Code*.

7. **Restricted Turning Movements.** Where a site driveway accesses an arterial roadway, left turning movements into and/or out of the driveway may need to be restricted based on the findings of the approved traffic study. The preferred method for restricting left turns is the construction of a median that limits the driveway to a one-half or three quarter access. Turn restriction islands in the throat of a driveway may only be considered if median construction is not possible (e.g., adequate right-of-way width is not available and cannot be acquired; adjacent mature trees would have to be removed). The decision to consider a turn restriction island instead of the construction of a median shall be made by the decision-making authority. If allowed, the design of a turn restriction island must be approved by a representative of the City who is a licensed civil engineer with a specialty in traffic engineering.

H. Pedestrian Circulation Facilities

1. **Connectivity.** New developments shall be laid out and designed to provide sidewalks, accessways, bikeways, and multi-use trails that connect with existing or planned sidewalks, multi-use trails, and destinations such as parks, schools, and shopping areas. Accessways shall connect building fronts within a site, building fronts on adjacent sites where cross-site access is possible, and from public rights-of-way onto the large scale retail development.
2. **Easements and Multi-use Trails.** Multi-use trails, where required, shall have a minimum 15 foot wide, public right-of-way or easement for bicycle and pedestrian uses dedicated to the public. A 10 foot wide treadway shall be constructed in the center of the right-of-way or easement conforming to the City standards.
3. **Multi-Use Trail Location Guidelines.** Bikeways shall be located to integrate with the existing and future city street and park system. Important criteria used in determining facility types and locations follow.
 - a. compatibility with adopted plans, including, but not limited to, the *City of Gunnison Master Plan* and the *Parks, Recreation and Open Space Master Plan*;
 - b. safety in terms of existing street width;
 - c. existing and potential demand for use;
 - d. spacing in relation to other pedestrian circulation facilities;
 - e. location of schools and other public facilities frequented by bicycle riders; and
 - f. location of parks.
4. **Bike Racks.** Bike racks shall be provided at the rate specified in §4.4 F.10. The location of required bike racks shall be based on consideration of the safety and convenience of users. Bicycle racks should be of the “Cora” type as depicted in the *Transportation Element of the Gunnison Master Plan* or as approved by the decision-making body. Cut sheets may be

required prior to approval.

5. Internal Pedestrian Circulation Design Standards. Unless otherwise modified herein, pedestrian circulation facilities shall comply with §4.5, Pedestrian Circulation Facilities. If there are any conflicts between these standards and §4.5, the more restrictive standard shall apply.

- a. Detached sidewalks at least eight feet in width shall be provided along all lot boundaries that abut public streets. These sidewalks shall be detached a minimum of ten feet from all collector and arterial streets, and six feet from all other streets.
- b. Multi-use trails shall be constructed in accordance with the adopted provisions of the *Gunnison Trails Master Plan* as amended. The City may also require multi-use trails along the front lot line or front yard of any large retail sales development along either Highway 50 or Highway 135 frontage, or in a configuration that connects with *City of Gunnison Trails Master Plan*.
- c. Continuous internal accessways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large scale retail establishments and pad or liner buildings on the site. At a minimum, accessways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building, and store entry points.
- d. Snow shedding from roof structures adjacent to sidewalks or accessways is prohibited. Cold roof designs that retain snow on the roof or avalanche guards are required on all roof planes that may shed snow on sidewalks or walkways. Additional mitigation may be required where icicles may form on eaves adjacent to walkways or sidewalks.
- e. Any large scale retail establishment development sharing a common lot line with another nonresidential district parcel shall provide an internal pedestrian walkway to the common property boundary.
- f. Continuous sidewalks in conjunction with walkways across the internal access roads shall connect internally and externally to all buildings (pad sites, liner buildings, and anchor buildings) proposed by the site development plan.
- g. Accessways, no less than eight feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Additional sidewalk width shall be provided as needed to accommodate outdoor seating areas adjacent to restaurants to maintain an eight foot wide clear pedestrian circulation area.
- h. All internal accessways shall be distinguished from driving surfaces through the use of durable, low-maintenance, surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

I. Central Features and Community Space. Each retail sales establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating area, pedestrian plaza or pocket park with benches, commuter parking area, window shopping walkway, outdoor playground area,

informational kiosk area, water feature, clock tower, or other such deliberately shaped area, focal feature, or amenity that, in the judgment of the decision-making body, enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscaping.

J. Residential Protection. The provisions of this Section are specifically designed to mitigate impact of large scale retail establishments and related development on existing residential uses and all residential districts (R-1, R-1M, R-2, RMU, or R-3 district).

- 1. Building Location.** No building shall be erected within 100 feet of the lot line of property that is in a residential zone district or that contains a single-family, attached single-family or duplex use; provided, however, that this provision shall not apply across the street from a residential zone district.
- 2. Buffering and Landscaping.** Buffers shall provide sufficient landscaping to protect adjacent land uses. Buffers may include walls, fences, and berms. Landscaping and buffering shall comply with the standards of §4.6 and shall be provided across the street from or adjacent to any property located in a residential district or containing a single-family, attached single-family or duplex dwelling.

K. Building Design Standards

- 1. Intent.** Building design shall be tailored specifically to the site, the neighborhood and the physical context of the general area. The use of building wall and roof articulation, materials, architectural elements, color, and texture features shall ensure visual interest and compatibility with the surrounding neighborhood and comply with Section 6. , Development Review Procedures; §4.10 C, Single Building Development Intent; and, §4.10 E, Multiple Building Site Development Intent.
- 2. Ground Floor Façades**
 - a.** Ground floor façades abutting public streets and/or parking lots shall have arcades, display windows, entry areas, awnings, or other such features. Animating features such as these must total no less than 60 percent of the horizontal length of the façade.
 - b.** Liner and pad site buildings shall have separate, exterior customer/resident entrances. Such entrances are preferred on both street and parking lot sides. The street level façade of liner or pad site buildings shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building façade of such additional stores.



FIGURE 21 GROUND FLOOR FACADES

3. Articulation

- a. Exterior Wall Plane.** No single exterior wall plane shall constitute more than 60 percent of any primary facade of 100 feet or more in length. Variations of less than one foot in depth are not considered to break the plane.
- b. Primary Façades.** Any primary façade shall include projections or recesses (articulation) in accordance with this subsection. No uninterrupted horizontal length or uninterrupted curve of such facade shall exceed the lengths set forth below:

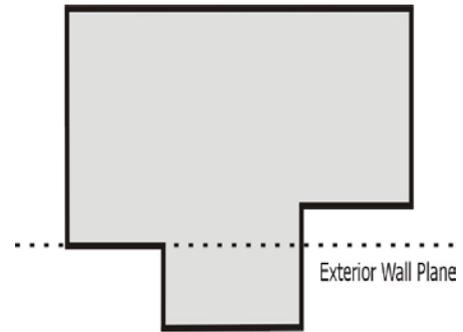


FIGURE 22 EXTERIOR WALL PLANE

- i.** Buildings of less than 20,000 square feet in floor area shall require one articulation of not less than five feet in depth for every 50 feet in length. Such articulation shall extend at least five feet horizontally.
- ii.** Buildings 20,000 square feet or more in floor area shall require one articulation of not less than 10 feet in depth for every 100 feet in length. Such articulation shall extend at least 10 feet horizontally.
- c. Secondary Façades.** Any façade, other than a primary façade, shall include no less than three of the following elements:

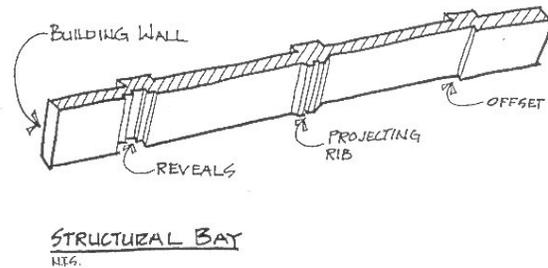


FIGURE 23 SECONDARY FAÇADE

- i.** an expression of architectural or structural bays through a change in plane of no less than 12 inches in width, such as an offset, reveal or projecting rib, as shown in Figure 23;
- ii.** horizontal separation between projecting ribs, reveals and offsets may vary depending on the building wall manufacture specifications, but shall not be greater than 20 feet on center;
- iii.** material module change;
- iv.** color change; or
- v.** textural change.

- L. Architectural Elements.** Primary facades of large scale retail establishments shall have clearly defined architectural detail featuring no less than three of the following:



FIGURE 24 ARCHITECTURAL ELEMENTS

1. canopies or porticos;
2. overhangs;
3. recesses and projections;
4. arcades;
5. raised, corniced parapets over the door;
6. peaked roof forms;
7. arches;
8. outdoor patios;
9. display windows;
10. architectural details such as tile work, architectural banding, and moldings, which are integrated into the building structure and design; or
11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

M. Building Entrances. The public access points of large scale retail establishments shall have clearly defined, highly visible entrances featuring at least three of the following elements:

1. canopies or porticos;
2. overhangs;
3. recesses and projections;
4. arcades;
5. raised, corniced, parapets over the door;
6. peaked roof forms;
7. arches;
8. outdoor patios;
9. display windows;
10. architectural details such as tile work, architectural banding, and moldings, which are integrated into the building structure and design; or
11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.



FIGURE 25 BUILDINGS ENTRANCES

N. Materials and Colors

1. Predominant exterior building materials on all sides shall be of high quality, including the following or other materials of similar appearance and characteristics: brick, sandstone, other native stone; tinted/textured concrete masonry units; brick, stone or native veneer; architectural concrete with form, line, texture, mass, and space (negative and positive) elements that establish aesthetic quality; metal for beams, lintels, trim elements and ornaments; wood and log; and glass.
2. Color shades shall be used to unify the development. Façade colors shall be low reflectance, subtle, neutral, earth tone colors. The use of high-intensity colors, metallic colors, black, or fluorescent colors shall be prohibited.
3. Building trim and accent areas may feature brighter colors, including primary colors.
4. Wall surface materials shall not include smooth-faced concrete block, smooth-faced concrete panels or other similar products, aluminum or vinyl siding, or prefabricated steel panels.
5. Metal may be utilized as a roofing material and/or as an accent to other siding materials, provided that all such metal materials used shall have a non-metallic luster.
6. Use of neon as an architectural building accent is prohibited.

O. Roofs. Roofs shall comply with the provisions of §4.6.I.4., and shall have no less than two of the following features:

1. parapets, the average height of which shall not exceed 15 percent of the height of the supporting wall, shall not at any point exceed one-third of the height of the supporting wall, and shall feature three-dimensional cornice treatment;
2. overhanging eaves, extending no less than three feet past the supporting walls;
3. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every four feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run;
4. three or more roof slope planes.

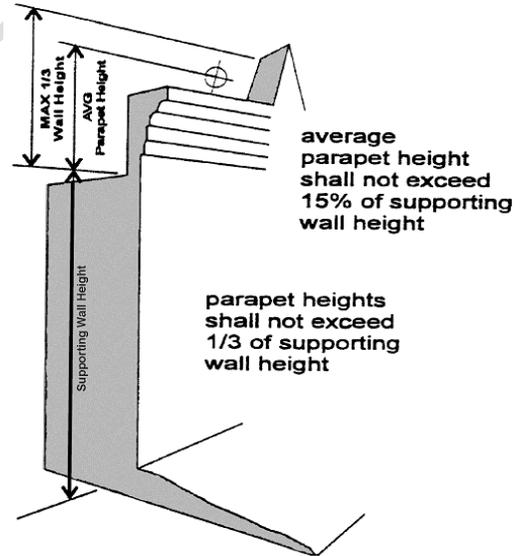


FIGURE 26 PARAPETS

P. Abandoned Buildings. No certificate of occupancy shall be issued for any new building or space that is subject to the provisions of this Section, without compliance with the following requirements. All properties developed for commercial purposes including those abandoned by the applicant in favor of new development regulated by this section, whether they are occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect. This maintenance requirement shall be established by a covenant or other document considered satisfactory to the City Attorney,

memorializing this requirement. At a minimum the following maintenance functions shall occur:

1. the building shall remain fully illuminated inside within 100 feet of all public entrances, and outside including all parking lot areas, consistent with the historic practice;
2. glazing shall not be boarded and broken windows shall be replaced immediately;
3. vegetated landscaping shall be watered, trimmed and mowed during the growing season;
4. dead vegetation shall be replaced immediately;
5. graffiti shall be immediately removed from the site;
6. painted or stained building surfaces shall be painted or stained at least every three years or when the surface starts to peel, crack, or fade;
7. snow removal shall occur within 24 hours after all snow storms.

§4.11 DEVELOPMENT STANDARDS WAIVER

In order to provide flexibility in the administration of this *LDC* by the City certain development standards contained in this Section 4. may be considered for a waiver pursuant to the directives established in §8.10 of this *Land Development Code*.