



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MAY 23, 2023
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person and via Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82711625725?pwd=RlVhanZQNWZpR0NaWk0xMFhObE1zQT09>

Passcode: 177366

Telephone:

+1 719 359 4580 US

2 Roll Call

3 Conflicts of Interest

4 Receipt of the Minutes

- A. April 25, 2023 Planning and Zoning Commission Meeting Draft Minutes

5 Comments from citizens appearing for items not on the agenda

6 New Items

- A. Planning File #01-23, Sign Variances for Walmart
B. Planning File #20-23, Variance to Glenwood Meadows Master Sign Plan
C. Amendments to Title 070 of the Municipal Code related to site and building design standards and the variety of housing types.

7 Commissioner Comments

8 Director Comments

9 Adjournment



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
April 25, 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

1) Roll Call

Present: Commissioners Amy Connerton, Carolyn Cipperly, Peter Waller, Chair George Shaver, Amber Wissing, Joy White, April Davey, Gregory Cowan, Matthew Simms.

Also Present: Director of Community and Economic Development Hannah Klausman, Assistant City Attorney Richard Peterson-Kremer, Long Range Principal Planner Jim Hardcastle.

Commissioner Shaver motioned to seat alternate Commissioner April Davey to the vacant seat. Commissioner Waller seconded the motion.

- 2) Receipt of the Minutes:** January 24, 2023 Planning and Zoning Commission Minutes Draft
Commissioner Waller motioned to approve. Commissioner Connerton seconded the motion.
Motion passes Unanimously 6-0.

3) Comments from citizens appearing for items not on the agenda

No public Comment

4) New Items

a. Comprehensive Plan Update 2023 Brief to the Comprehensive Plan Update 2023

Principal Planner Jim Hardcastle presented the Comprehensive Plan Update 2023 Brief document and its intended uses. Mr. Hardcastle explained that the Brief document was a longer executive summary of the Comprehensive Plan and provides a user's guide to the larger document.

Commissioner comments included:

- Will the Comprehensive Plan Brief document be linked to the larger Plan document?
- Will there be a search function in the Brief document like what is used in the municipal code?
- Who wrote the Glenwood Character section of the Plan?
 - How was this section compiled?
 - Where will it be housed?

- Why is there a disconnect between actual page numbers and windowpane numbers when looking at the Plan?
- Item 4.5a regarding paid parking may not have been promoting pedestrian-friendly action. It sounds like a smaller action item.

Staff explained that the brief will not include clickable links to the Comprehensive Plan, only page number references. Staff collaborated to complete the Glenwood Character section of the Comprehensive Plan and was pulled from the originally approved plan dated March 16, 2023. It was accomplished by searching through the document in the narrative sections where staff then logged references to eleven different character value topics.

The approved Comprehensive Plan available online currently through the City's website is a "page" version PDF and does precisely align actual page numbers of the Plan to the windowpane numbers in the online viewer. The discrepancy arose through a different version we were all using during review of the draft document prior to approval known as "sheet" which doubled up pages in the pane.

Commissioner Waller motioned to approve. Commissioner White seconded the motion. Motion passes unanimously with a vote of 7-0.

b. Land Use and Quasi-Judicial Hearings Training

Assistant City Attorney Richard Peterson-Kremer presented Colorado Municipal League information on Quasi-Judicial and legislative proceedings at the Planning and Zoning Commission level.

Commissioner questions and comments included:

- Clarification on the difference between legislative and quasi-judicial proceedings and how to interact with the information.
- Clarification on the ability to attend other public engagement activities.
- What to do when receiving a public notification to their property on an item, and whether, if recusal is necessary whether representing as a member of the public is allowed.
- Suggestion of adding Conflicts of Interest to the agenda as a reminder to disclose any necessary information.

c. Housing Update

Director Hannah Klausman gave a presentation on the City's housing policies and programmatic data on affordable housing development. Director Klausman provided the following data:

- Voluntary Deed Restriction Program Units
- Inclusionary Housing Units
- Vacation Rental Permits
- Information on housing policies implemented by the City since 2018 including accessory dwelling unit code updates, and Parking standard updates.

5) Commissioner Comments

A suggestion that Dark Sky regulations be reviewed for incorporation.

Commissioners asked to see any new Traffic Studies that have come out with the City.

Comments about street lights on Midland being too bright.

6) Director Comments

Director Klausman thanked Mitchell Weimer for his service on the Planning and Zoning Commission and congratulated him on his election to City Council.

Mrs. Klausman outlined applications for the next meeting including possibly the Strategic Housing Plan update and Sign variances.

7) Adjournment

Meeting adjourned at 8:05PM

Planning and Zoning Commission Report

Date: May 23, 2023
To: Planning & Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Planning File 01-23, Sign Variances for Walmart at 3010 Blake Avenue

REQUESTS	Consideration of five (5) variances from Municipal Code section 070.040.110 to exceed limit of two attached signs in a multi-tenant building; to allow a sign on a wall that is not building frontage; to exceed the maximum total sign area; to exceed the maximum height limitation for a pole sign of 20 feet; and to utilize a pole sign with two supporting poles
APPLICANT	LK Architecture on behalf of Walmart
OWNER	Walmart Real Estate Business Trust
LOCATION	3010 Blake Avenue, parcel number 218522206017
ZONE	Planned Unit Development (PUD)
SURROUNDING LAND USES	North: Residential South: Commercial East: Vacant West: Commercial
LOT SIZE	28,087 square feet

ACTION ITEMS

Action 1 – Variance Request – to allow applicant to exceed limit of two total wall, projecting, or roof signs, with up to one per building frontage, in a single-tenant building as limited by Section 070.040.110(i)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8-10.*

Action 2 – Variance Request – to allow a wall sign on a wall that is not considered building frontage, as limited by Section 070.040.110(i)(2) and 070.70.030

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8-10.*

Action 3 – Variance Request – to exceed the maximum total sign area established by Section 070.040.110(i)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8-10.*

Action 4 – Variance Request – to exceed the maximum height limitation for a pole sign established by Section 070.040.110(i)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8-10.*

Action 5 – Variance Request – to utilize a pole sign with two supporting poles as prohibited by Section 070.040.110(h)(3)(c)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8-10.*

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (the P&Z) is the deciding body for Variance Requests.

BACKGROUND

Project Summary

The application was submitted by LK Architecture on behalf of Walmart. The applicant seeks to replace six of the seven existing wall signs, add one additional sign, and replace the existing pole sign. There are currently seven wall signs and a pole sign, and all are nonconforming in various ways. Before installing new signs, the installer or owner must be issued a sign permit in accordance with section 070.040.110 of the land use code. The sign permits for these signs were not granted because a review determined that they do not meet current code standards, necessitating variances before the sign permits can be issued.



Above: Location of Walmart at 3010 Blake Ave.

Location and Background

Walmart is located at 3010 Blake Avenue, situated on Lot L of the Glenwood Shopping Center subdivision and planned unit development. It is surrounded by other commercial uses on the south and west sides. To the north there is additional parking, and to the east there are undeveloped steep hillsides that are not incorporated into Glenwood Springs.

The Walmart store is part of the Glenwood Shopping Center Planned Unit Development, or PUD. The PUD and its associated agreements and plats date back to the 1980s, with the most recent development agreement finalized in 1984. While the development agreement states what uses are allowed in the Glenwood Shopping Center and contains some other requirements for development, neither this development agreement nor any of the other PUD documents regulate signage in a way that has a bearing on this proposal. Paragraph 3 (e) of the 1984 development agreement notes that traffic signage must be in compliance with the City's Engineering requirements. Due to the lack of specificity regarding signage in the PUD, signage requirements revert to the City's Municipal Code requirements.

According to available City records, new signage was installed in 2018, 2009, 2006, 1992, and 1987. Walmart has added progressively more and larger wall signs. The pole sign appears to date back to 1992, when the municipal code did not have the same requirements and limitations for pole signs. The most recent sign permit was issued in early 2018, before the City's new land use code was

adopted.



Existing signage looking north (the south elevation of the building)

Project Analysis

Analysis of requested variance items as follows:

Number of Wall Signs

Walmart currently has a combined seven (7) wall signs on the north, west, and south faces of the building. Current code requirements limit single tenant buildings used for nonresidential purposes to two total wall, projecting, or roof signs, with a limit of one per building frontage, meaning the proposed signage exceeds the allowed number of wall signs by five signs. While the existing signage is noncompliant with the current land use code, both face changes to existing signs and routine maintenance of existing signs are allowed. However, what is proposed is a replacement of the signs shown in the drawings, which triggers the need for a sign permit and corresponding code compliance.

Size of Wall Signs

Wall signs are allowed for single-tenant nonresidential buildings at a rate of one square foot per one linear foot of building frontage. Both the north and west frontages (see following section on building frontages for additional important details) accommodate the area of the proposed signage. However, the proposed area of signage for the south building frontage exceeds the allowable amount by approximately 25 square feet. See the chart below for exact figures describing signage areas and building frontage lengths.

Building frontage – length (feet)	Existing signage area (square feet)	Proposed signage area (square feet)	Allowance remaining (over limit), square feet
North – 259’7”	185.67 square feet (sf)	224.47 sf	35 sf
West – 417’11”	144.11 sf	198.26 sf	N/A
South – 259’11”	215 sf	285.76 sf – exceeds allowance	(26 sf over limit)

Pole Sign

The existing pole sign is 26 feet tall and is supported by two poles, meaning it is not in compliance with current requirements in two ways: it exceeds the 20-foot maximum height limit for pole signs, and pole signs are required to be supported by only one pole. While the applicant does not propose modifying the pole sign structure, the sign cabinet will be replaced to make the sign internally-illuminated. Because this is a replacement of a nonconforming sign, even though the pole height and two supporting poles will not be modified, a sign permit in compliance with the current sign code or a variance from the current requirements is required.

There are other potential options for replacing the sign without the need for a variance. Sign face changes, when there is signage on a removable panel that is swapped out, are allowed on nonconforming signs with no variance. However, what is proposed is a full sign replacement, including changing the illumination scheme and the sign cabinet. The applicant could also elect to replace the nonconforming pole sign with a new pole sign structure. A new pole structure and pole sign, regardless of nonconformities of the other signs on the site, could be permitted without a variance if the new sign and pole structure met current requirements.

Section 070.40.110(m) of the land use code allows existing signs that exceed the maximum height limitation by no more than 10% to be considered a conforming sign, negating the need for a variance to receive a new sign permit. However, 10% above 20 feet does not cover the existing 26-foot pole sign and also does not address the two-pole nonconformity.

While maintaining the current nonconforming pole sign is allowed, the proposal involves a replacement of the sign and sign cabinet and triggers the need for a sign permit and corresponding code compliance for its two nonconformities.

Signage on Building Frontage

Wall signs are only allowed by code on “building frontages.” Code defines building frontages as “the horizontal, linear dimension of that side of a building that abuts a street, parking area, mall or other circulation area open to the general public and that has either a main window display of the business or a public entrance to the building.” Because the west frontage of Walmart does not have a display window or a public entrance, this side of the building cannot be considered building frontage and is therefore ineligible to have a wall sign. The existing wall sign on the west frontage can be maintained and would be eligible for a face change, but the applicants propose replacing the sign, triggering the need for a sign permit and compliance with the current land use code.

VARIANCE CRITERIA

There are seven criteria for variance approval, all of which must be met. Staff finds that this application meets two of the seven criteria which is why staff has recommended denial.

Analysis of the criteria below.

VARIANCE CRITERIA	
✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

There are many lots in the City with sloping hillsides and grade differences like Walmart's site. The property has the unusual, but not one-of-a-kind, condition of having entrances on two sides of the building. However, Staff is not aware of a similar commercial building with large building frontages and public entrances on two sides.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the code could allow one sign on each building frontage and allow significant square footage for these signs, due to the building's large dimensions. The site is elevated above Blake Avenue and Glen Avenue, so the proposed additional height of the pole sign is less necessary than if the site were situated at or below street level. Because code compliant alternatives exist, strict application of the Code standards does not produce undue hardship.

3. The applicant did not create the hardship by his/her own actions

When the applicant originally installed the signage, it appears to have been approved. Although it has been the change in Municipal Code which has made these signs nonconforming, the applicant has created the hardship by proposing the sign plan exceeding the required number of signs (and proposing an additional sign from what is existing), exceeding the allowed area of signage on one frontage, proposing a sign on a side of the building not permitted to have signage, and proposing a new sign on a nonconforming pole sign.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

The variance requested does not harm the public. However, it does impair the intent or purposes of this code, which is to minimize the visual clutter of excessive signage. In the case of the pole sign, the proposal of maintaining the existing current pole structure impairs the intent of the code in that the code seeks to reduce the “looming” effect of tall signs.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. As discussed, code-compliant alternatives exist for the site, including maintenance of existing nonconforming signs.

6. The variance request will not violate building or fire code requirements

The requested variances would not violate building or fire code requirements. Any new signage would require an approved sign permit prior to installation which would be reviewed by City staff for building and fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is not the minimum variance that will afford relief of the subject standards of the Code. The applicant has code-compliant alternatives for advertising on both frontages, could replace the noncompliant pole sign with a new pole sign, and could maintain existing nonconforming signage.

REVIEWING AGENCY COMMENTS

No reviewing agency comments received.

PUBLIC COMMENT

No public comment has been submitted.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

Action 1 – Variance Request – to allow applicant to exceed limit of two wall, projecting, or roof sign per tenant or use of a single-tenant building as limited by Section 070.040.110(i)(2);

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The strict application of the Code standards for which a variance is sought would not produce undue hardship because signage options exist that are code compliant.
2. The applicant created the hardship by his/her own actions, specifically the applicant's desire to install signage in excess of the number of signs allowed.
3. The variance requested harms the public and the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested would further the visual impact of excessive signage.
4. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. No hardship exists because code-compliant options exist for new signage.
5. The variance is not the minimum variance that will afford relief of the subject standards of the code. Code-compliant alternatives exist for the applicant.

Action 2 – Variance Request – to allow a wall sign on a wall that is not considered building frontage, as limited by Section 070.040.110(i)(2) and 070.70.030;

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The strict application of the Code standards for which a variance is sought would not produce undue hardship because signage is available for two other sides of the building.
2. The applicant created the hardship by his/her own actions by proposing the replacement

of a nonconforming sign.

3. The variance requested harms the public and the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested would further the visual impact of excessive signage.
4. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden because other code-compliant options exist.
5. The variance is not the minimum variance that will afford relief of the subject standards of the code. Code-compliant alternatives exist for the applicant.

Action 3 – Variance Request – to exceed the maximum total sign area established by Section 070.040.110(i)(2) for the south building frontage;

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The strict application of the Code standards for which a variance is sought would not produce undue hardship. A smaller sign area would not significantly impede the visibility of the signage.
2. The applicant created the hardship by his/her own actions by proposing to replace the existing signage with larger signage.
3. The variance requested harms the public and the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested would further the visual impact of excessive signage.
4. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden because other code-compliant options exist.
5. The variance is not the minimum variance that will afford relief of the subject standards of the code. Code-compliant alternatives exist for the applicant.

Action 4 – Variance Request – to exceed the maximum height limitation for a pole sign established by Section 070.040.110(i)(2);

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The strict application of the Code standards for which a variance is sought would not produce undue hardship. Reduced height of the pole sign would still result in functional signage, especially given the elevated site location.
2. The applicant created the hardship by his/her own actions because the applicant proposes to replace the existing, nonconforming sign, but not the pole structure.
3. The variance requested harms the public and the intent or purposes of this Code, goals, and

policies, including the specific regulation for which the variance is sought. Specifically, the variance requested would further the visual impact of a tall and nonconforming sign.

4. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. The applicant could replace the existing, nonconforming pole sign with a new pole sign.
5. The variance is not the minimum variance that will afford relief of the subject standards of the code. Code-compliant alternatives exist for the applicant.

Action 5 – Variance Request – to utilize a pole sign with two supporting poles in contrast with the requirements of Section 070.040.110(h)(3)(c)(2);

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The strict application of the Code standards for which a variance is sought would not produce undue hardship because a one-pole sign would not impede the functionality of the sign.
2. The applicant created the hardship by his/her own actions. The applicant proposes maintaining the existing, nonconforming pole sign structure rather than replacing it with a conforming one.
3. The variance requested harms the public and the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested would maintain the undesired visual impact of the pole sign structure.
4. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. The applicant could replace the existing, nonconforming pole sign structure with a conforming structure.
5. The variance is not the minimum variance that will afford relief of the subject standards of the code. Code-compliant alternatives exist for the applicant.

Alternative Motions

*** If the Planning & Zoning Commission finds any of these action items meet all seven criteria for variance approval, an alternative motion for approval may be made based on findings for how the item meets all seven of the variance criteria. An example motion shown below:

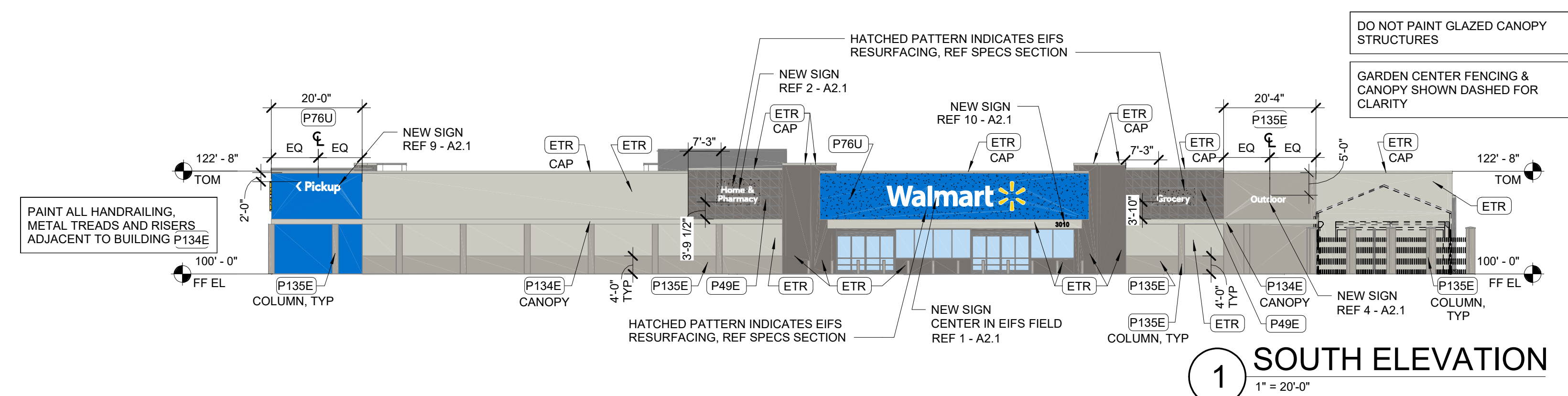
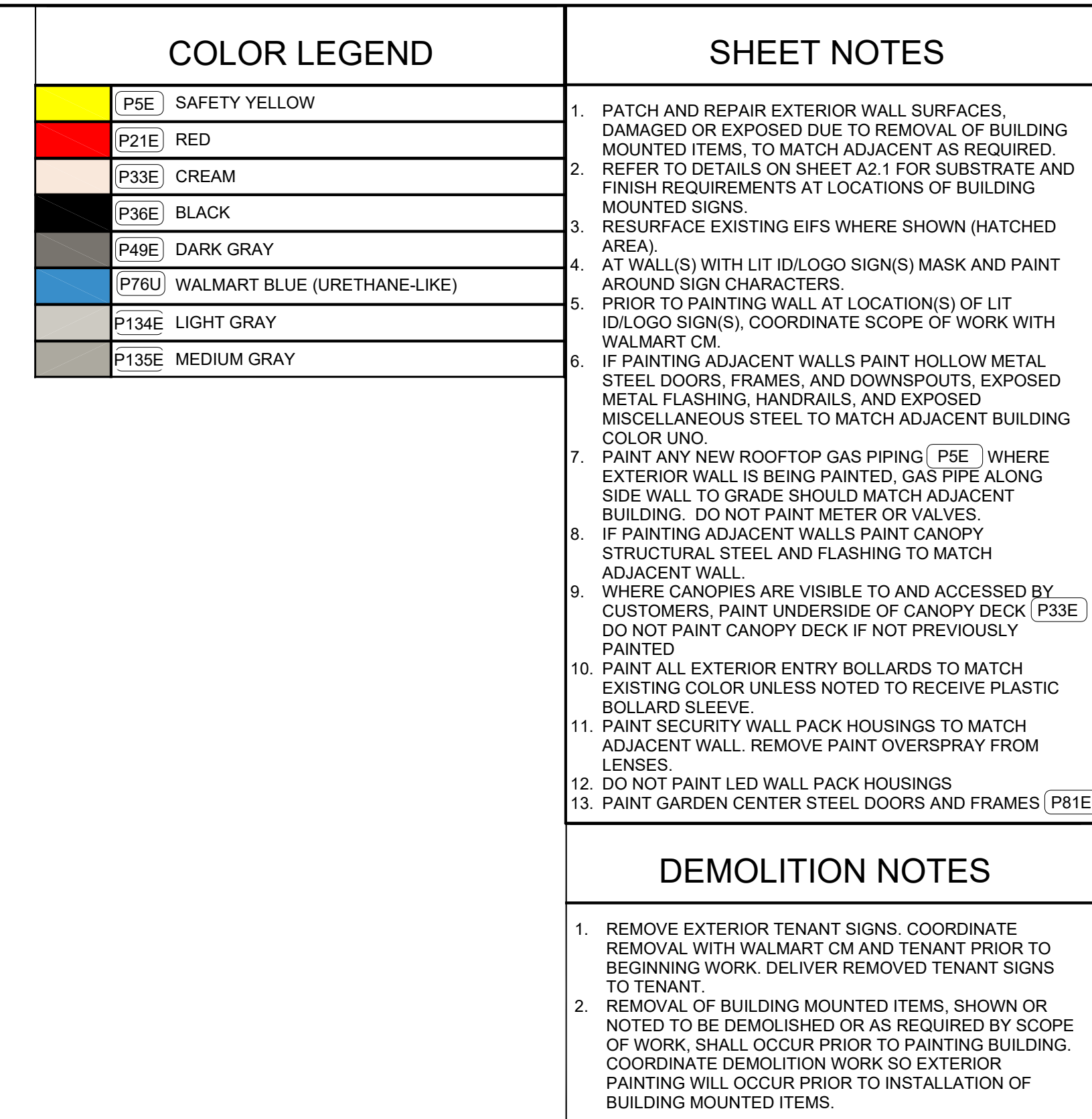
MOTION TO APPROVE

Consideration of a variance for Action Item _____, I move to **APPROVE** finding that –

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district because _____.

2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship because _____.
3. The applicant has **not** had a part in the creation of the hardship by their own actions because _____.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought because _____.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden because _____.
6. The variance request **will not** violate building or fire code requirements because _____.
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code because _____.

Findings should be made for how the proposal meets the seven criteria for each of the five action items the P&Z desires to approve.



1/30/2023 1:51:28 PM
C:\Users\jmc\Documents\Walmart\WalmartSigns\CD_150_B_Arch\2023_WalmartSigns.dwg

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION TYP

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS. EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI

17 SIGN ATTACHMENT AT CMU WALL

1 1/2" = 1'-0"

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

EXISTING EIFS

FULL BED OF MULTI-COMPONENT SEALANT AT PERIMETER OF SPACER, TYP

1" OD NEOPRENE/SS BONDED WASHER FURNISHED BY WALMART INSTALLED IN BED OF CONTINUOUS MULTI-COMPONENT SEALANT BY SIGN CONTRACTOR

PVC SPACER TO PREVENT COMPRESSION OF WALL PANEL, 3/4" OUTER DIAMETER AND 5/8" INSIDE DIAMETER, TYP

INDIVIDUAL PLASTIC ILLUMINATED CHANNEL LETTERS BY SIGN SUPPLIER

INSTALL LETTER FACES W/ SET SCREWS, TYP BY SIGN INSTALLER

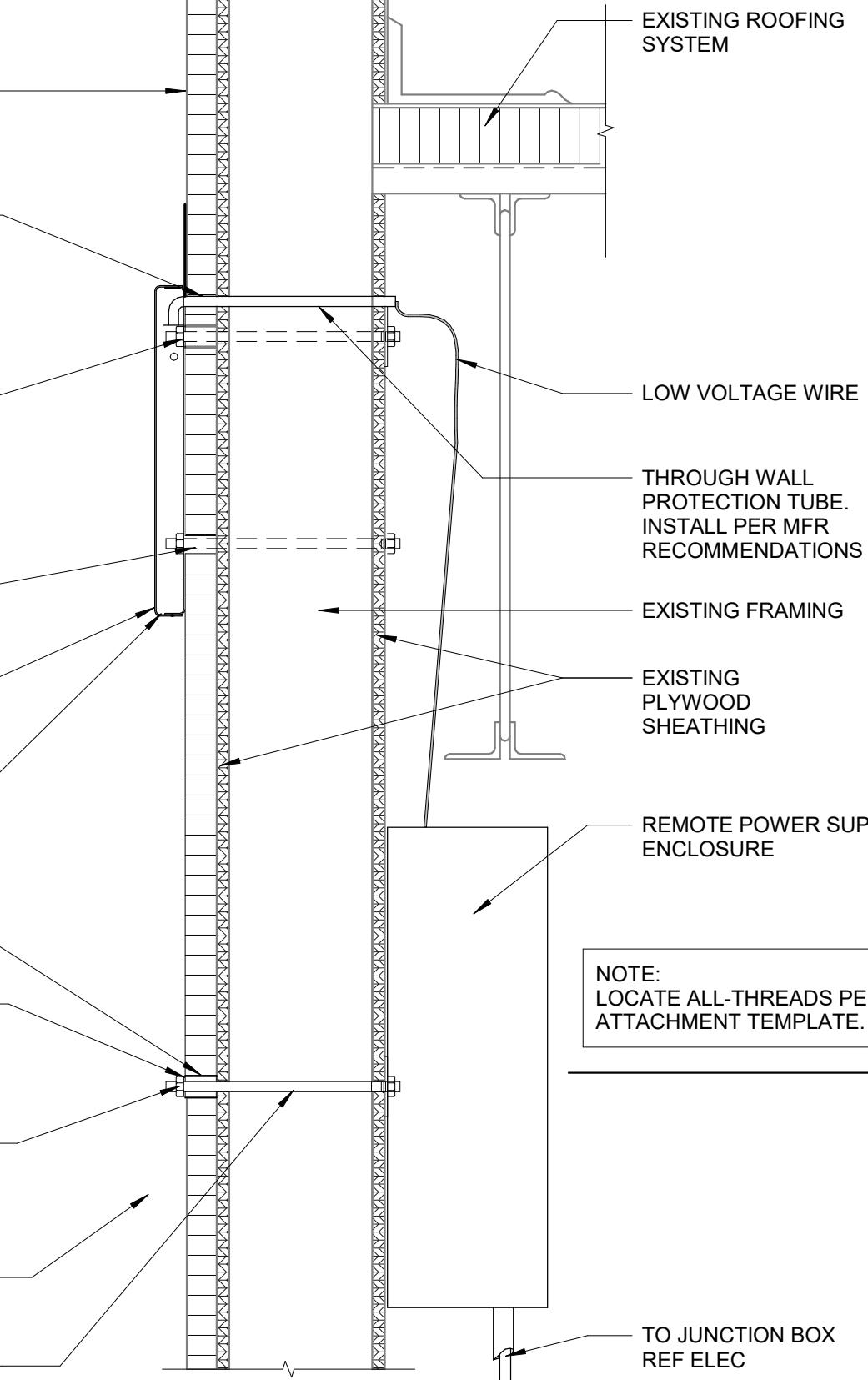
PVC SPACER TO PREVENT COMPRESSION OF EIFS, 3/4" OUTER DIAMETER AND 5/8" INSIDE DIAMETER, TYP

FULL BED OF MULTI-COMPONENT SEALANT AT PERIMETER OF SPACER, TYP

1" OD NEOPRENE/SS BONDED WASHER PROVIDED BY WALMART IN BED OF CONTINUOUS MULTI-COMPONENT SEALANT BY GC

SIGN CAN WITH .080 ALUMINUM BACKING

1/2" ALL-THREAD CUT TO WITHIN 1/4" OF NUT AND GRIND END SMOOTH, TYP



NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

1" OD NEOPRENE/SS BONDED WASHER PROVIDED BY WALMART IN BED OF CONTINUOUS MULTI-COMPONENT SEALANT BY GC

HILTI HLC-H 16X14/90 SLEEVE ANCHOR FURNISHED BY WALMART AT EA SIGN CONNECTION POINT INSTALLED BY GC

SIGN CAN WITH .080 ALUMINUM BACKING

REF BLDG EL BO SIGNAGE

NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

14 SIGN ATTACHMENT AT CMU WALL ABOVE ROOF LINE(WEST)

1 1/2" = 1'-0"

PRIOR TO PERFORMING THIS WORK, VERIFY EXISTING SUBSTRATE MATERIAL. IF EXISTING SUBSTRATE IS CMU OR PLYWOOD (5/8" OR THICKER), SUBSTRATE REPLACEMENT IS NOT REQ'D

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS, TYP

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS. EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI

13 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL

1 1/2" = 1'-0"

11 NOT USED

BLACK LETTERS

NOTE: SQUARE FOOTAGE NOT INCLUDED IN BUILDING SIGNAGE SCHEDULE

10 1'-0" ADDRESS

1/4" = 1'-0"

EXISTING WATERPROOFING MEMBRANE

SEALANT AT PERIMETER AND ANCHORS OF REMOTE POWER SUPPLY ENCLOSURE

REMOTE POWER SUPPLY ENCLOSURE

SEALANT AT PERIMETER AND ANCHORS OF REMOTE POWER SUPPLY ENCLOSURE

LOW VOLTAGE WIRE

3/4" LIQUID TIGHT FLEXIBLE METAL CONDUIT REF FOR ROOF PENETRATION DETAIL

SEALANT AT LOW VOLTAGE WIRE PENETRATIONS

EXISTING ROOFING SYSTEM

EXISTING CMU

NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

EXISTING ROOFING SYSTEM

EXISTING CMU

NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

REF BLDG EL BO SIGNAGE

NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

12 SIGNAGE ATTACHMENT (SOUTH)

1 1/2" = 1'-0"

THROUGH WALL PROTECTION TUBE FURNISHED BY WALMART INSTALLED BY GC PER MFR RECOMMENDATIONS

FULL BED OF MULTI-COMPONENT SEALANT AT PERIMETER OF CONDUIT

INSTALL LETTER BACK PRIOR TO INSTALLATION

HILTI HPS 1/4" X 1 5/8" SLEEVE ANCHOR PROVIDED BY WALMART AT EACH SIGN CONNECTION POINT INSTALLED BY GC

INDIVIDUAL PLASTIC ILLUMINATED CHANNEL LETTERS

INSTALL LETTER FACES W/ SET SCREWS, TYP

SEALANT ALL AROUND

LOW VOLTAGE WIRE

REMOTE POWER SUPPLY ENCLOSURE

ELECTRICAL TO JUNCTION BOX

12 SIGNAGE ATTACHMENT (SOUTH)

1 1/2" = 1'-0"

11 NOT USED

NOTE TO SIGN INSTALLER: ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.

NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

9 2'-0" PICKUP ARROW

1/4" = 1'-0"

SIGNAGE GENERAL NOTES

- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC.
- ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ON SITE. THE EXISTING SIGNAGE WILL THEN BE REMOVED. PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS. AND NEW SIGNAGE WILL BE INSTALLED PER PLANS.
- A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED.
- TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
- EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
- GENERAL CONTRACTOR RESPONSIBILITIES
- A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
- B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS.
- C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING SIGNAGE MAY BE REUSED.
- D. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL.
- E. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
- F. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
- G. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
- H. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
- I. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
- J. INSTALL SIGNAGE PER DETAILS.

EXISTING SIGNAGE SCHEDULE

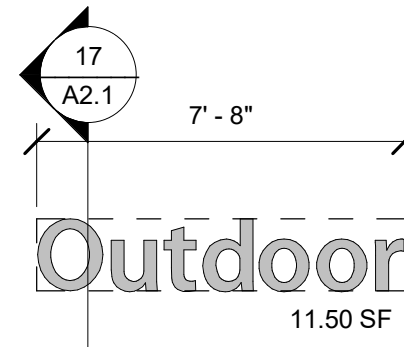
(FOR REFERENCE ONLY)

SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
SOUTH (FRONT) SIGNAGE					
WALMART	1	WHITE	4'-6"	144.11 SF	144.11 SF
* (SPARK)	1	YELLOW	6'-6"	14.77 SF	14.77 SF
GROCERY	1	WHITE	2'-0"	35.02 SF	35.02 SF
HOME & PHARMACY	1	WHITE	2'-0"	35.02 SF	35.02 SF
TOTAL FRONT SIGNAGE					
				193.90 SF	
NORTH SIGNAGE					
WALMART	1	WHITE	4'-6"	144.11 SF	144.11 SF
* (SPARK)	1	YELLOW	6'-6"	14.77 SF	14.77 SF
PICKUP	1	WHITE	2'-0"	41.86 SF	41.86 SF
* (SPARK)	1	YELLOW	4'-0"		
TOTAL NORTH SIGNAGE					
				185.67 SF	
WEST SIGNAGE					
WALMART	1	WHITE	4'-6"	144.11 SF	144.11 SF
* (SPARK)	1	YELLOW	6'-6"		
TOTAL BUILDING SIGNAGE					
				523.68 SF	

PROPOSED SIGNAGE SCHEDULE

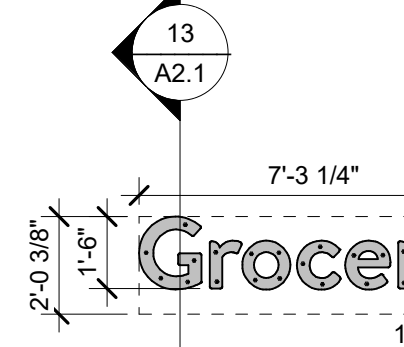
(FOR REFERENCE ONLY)

SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
SOUTH (FRONT) SIGNAGE					
WALMART	1	WHITE	4'-6"	198.26 SF	198.26 SF
* (SPARK)	1	YELLOW	6'-6"	26.21 SF	26.21 SF
PICKUP	1	WHITE	2'-0"	14.77 SF	14.77 SF
GROCERY	1	WHITE	1'-6"	35.02 SF	35.02 SF
HOME & PHARMACY	1	WHITE	1'-6"	11.50 SF	11.50 SF
OUTDOOR	1	WHITE	1'-6"		
TOTAL FRONT SIGNAGE					
				285.76 SF	
NORTH SIGNAGE					
WALMART	1	WHITE	4'-6"	198.26 SF	198.26 SF
* (SPARK)	1	YELLOW	6'-6"	26.21 SF	26.21 SF
PICKUP	1	WHITE	2'-0"	26.21 SF	26.21 SF
* (SPARK)	1	YELLOW	4'-0"		
TOTAL NORTH SIGNAGE					
				224.47 SF	
WEST SIGNAGE					
WALMART	1	WHITE	4'-6"	198.26 SF	198.26 SF
* (SPARK)	1	YELLOW	6'-6"		
TOTAL BUILDING SIGNAGE					
				708.49 SF	



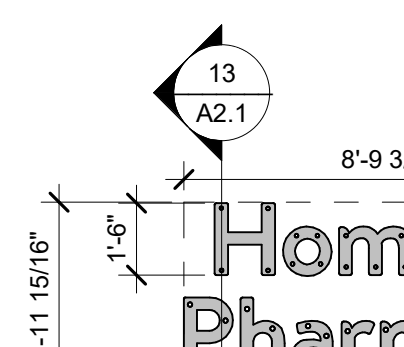
4 1'-6" OUTDOOR

1/4" = 1'-0"



3 1'-6" GROCERY

1/4" = 1'-0"



2 1'-6" HOME & PHARMACY

1/4" = 1'-0"

8 NOT USED

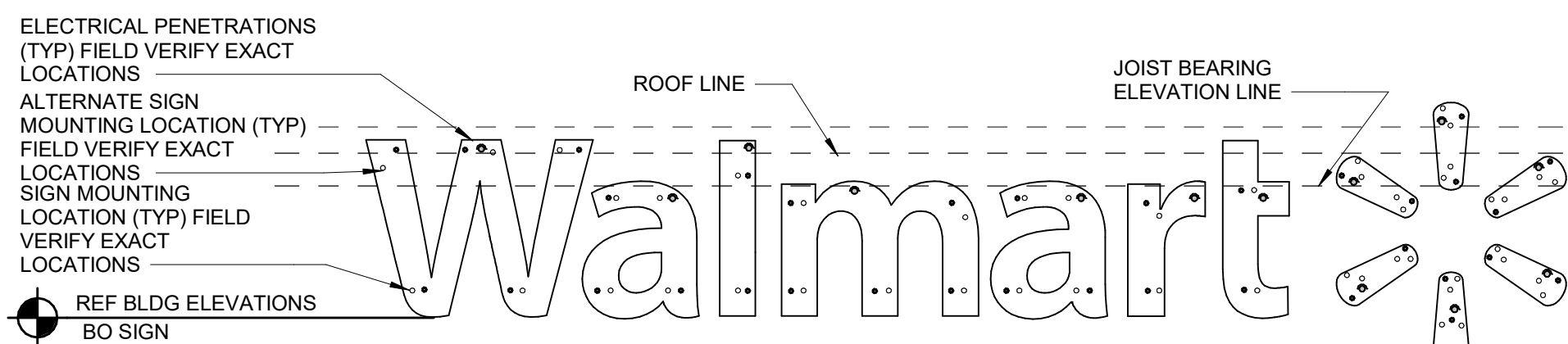
7 NOT USED

6 NOT USED

5 NOT USED

NOTE TO SIGN INSTALLER: ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.

NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

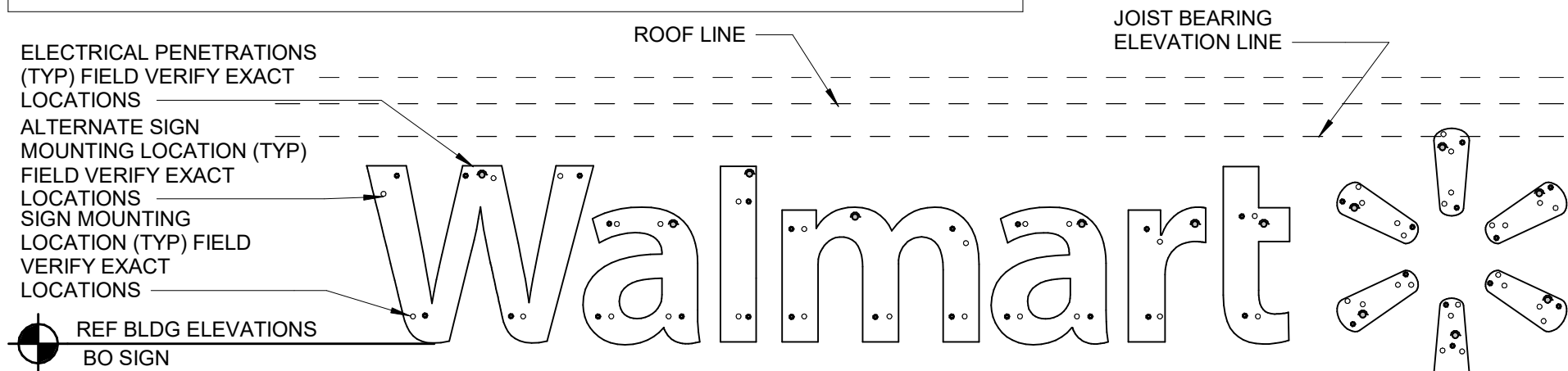


1B 4'-6" WALMART SIGN MOUNTING DIAGRAM(WEST)

1/4" = 1'-0"

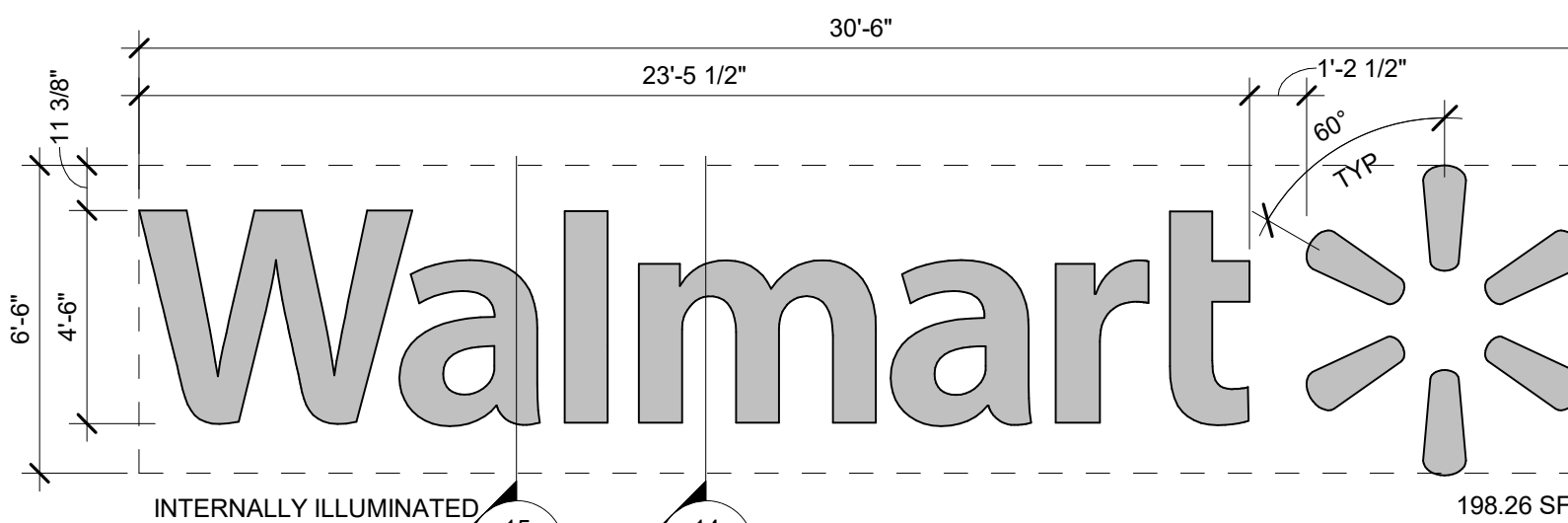
NOTE TO SIGN INSTALLER: ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.

NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK



1A 4'-6" WALMART SIGN MOUNTING DIAGRAM(NORTH-SOUTH)

1/4" = 1'-0"



1 4'-6" WALMART SIGN

1/4" = 1'-0"

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE SPECIFIC PROJECT AND SITE. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LK ARCHITECTURE AND ENGINEERING, PC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LK ARCHITECTURE AND ENGINEERING, PC, IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

CONSULTANTS

Walmart
GLENWOOD SPRINGS, CO
3010 BLAKE AVE
STORE NO: 01095.277
JOB NUMBER: 22138 | PHOTO: 110

ISSUE BLOCK

CHECKED BY: CAS

DRAWN BY: LDT

PROTO CYCLE: 09/30/22

DOCUMENT DATE: 11/10/22

IMPORTANT NOTICE:
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED, SIGNED AND DATED BY THE LICENSEE IN RESPONSIBLE CHARGE (AOR/EOR).

EXTERIOR DETAILS AND SIGNAGE

SHEET:

A2.1

January 30th, 2023

Watkins Fulk-Gray
City of Glenwood Springs
Economic and Community Development
101 W 8th Street
Glenwood Springs, CO 81601

Re: Wal-Mart Store #01095.277
3010 Blake Ave

Mr. Fulk-Gray:

On behalf of our client, Walmart Stores, we would like to apply for a Sign Variance. We are requesting a review of the current building signage that has been updated to reflect the latest brand developments for Walmart. I have attached the completed application, color elevations, sign details, as well as a site plan for your review.

We are currently looking to update the eight existing signs on the exterior of the building. It is our understanding that the number of signs on the façade of the building, area of signage, allowed signage location, pylon sign height and pylon sign number of will require a Sign Variance via Plan Commission approval. Please let us know when it will be necessary for representation for the Sign Variance process.

Consideration of variance applications are reviewed and decided upon by the Planning and Zoning Commission. Variance requests must meet all seven of the following criteria:

- 1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district:**
 - a. The topography of the building is unique as it is on the side slope. With parking and entrances to the store located on both the north and south, additional signage is necessary to aid in the flow of traffic. Pickup is located at the entrance on the north side, so Pickup signs with the arrows, pointing in the direction of where pickup is located, will aid in reducing traffic concerns with people in the area. There are two pickup signs located on both the north and south in order to help direct traffic to the correct entrance. The additional signage on the west elevation will aid in helping the traffic driving on the main road locate the store. The signage on the south elevation will help in aiding on which side of the building certain merchandise is located. The Walmart is located on the side road off Highway 82, with a pylon sign that is not visible from the highway. Because of the height and square footage of the sign, a two pole pylon size has been put in place. Other retailers and signage block the direct view of the store from the highway, so a taller sign aids in locating of the store.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship:

- a. Currently there are seven signs on the exterior of the building. The current code reduces that number to two, as we have two main entrances into the building. Vehicle and foot traffic will need clear direction on where to go for ease of entering and shopping within the store. Having only one dedicated sign on the building would undoubtedly cause hardship whether it be wayward or directional. The double store entrance compounds the need for additional signage to direct people to their destination to expedite their shopping.
- b. Having a shorter pylon sign would make locating the store less visible from the highway. A larger and taller pylon sign will aid in traffic's ability to locate the store quickly and efficiently.

3. The applicant did not create the hardship by his/her own actions:

- a. The current number of existing signage, square footage of signs, and pylon sign height and pole amounts were legally approved in 2018. The current sign ordinance has changed since then, whereas the applicant did not cause the hardship. The applicant is trying to mitigate the hardship and maintain a standard of care for the Walmart Brand and the customer to begin a pleasant shopping experience before they even enter the building.

4. The variance requested does not harm the public and does not impair the intent or purposes of this code, goals, and policies, including the specific regulation for which the variance is sought:

- a. There are currently seven signs existing on the building:
 - i. Currently there are two signs existing on the North Elevation, the "Walmart Spark", and "Pickup Spark".
 1. The "Walmart Spark" sign will be replaced with the same signage, updated to latest brand.
 2. The Pickup Spark sign will be replaced with a "Pickup Arrow" sign.
 3. This wall will have two signs once work is completed. The Pickup Arrow is to direct people to their designated parking stalls for Walmart Associates to deliver groceries to the customer. We will be over the maximum allowed number of signs by one, but we remain under the total allowed square footage of signs for this side of the building.
 - ii. Currently there is one sign on the west elevation, the "Walmart Spark" sign.
 1. This will be updated to a new sign, same wording. It will remain the same height but take up a larger individual area.
 2. This wall will still have one sign remaining, which is over the allowed number of signs for the side of the building.
 3. This sign is under the linear square feet allowed for signage.
 - i. Currently there are four signs on the south elevation, "Lawn and Garden", "Grocery", and "Walmart Spark", "Home and Pharmacy"
 - a. The "Lawn and Garden" will be replaced with an "Outdoor" sign to minimize signage square footage.
 - b. The "Grocery" sign will be updated to a new sign, same wording and size remaining the same
 - c. The "Walmart Spark" will be updated to a new sign, same wording. The overall size (height) will remain the same, but the square footage of the signage will increase.
 - d. The "Home and Pharmacy" will be updated to a new sign, same wording. The size is increasing by 6" but a total area remaining the same.

- e. The "Pickup Arrow" sign will be added as shown on the documents to direct the customer to the appropriate parking stall for grocery delivery. The size and area are the smallest while still being visible to customers from the side of the building to aid in location of pickup parking.
 - f. Once completed this wall will have five signs, which is four over the allowed amount of signage, and larger than the one square foot per linear foot of building frontage by 26.65 feet.
- b. Our total overall signage will be updated to eight signs, two on the north elevation, one on the west elevation, and five on the south elevation. In total this is 6 signs over the allowed amount per the city code. We are under the signage area on two of the three sides with signage. The new signage will match what is in character for the neighborhood. The proposed signs are earth tones and five will be internally illuminated.
- c. The Pylon sign will remain as a two-pole pylon sign at the current existing height (26'-0" OAH (overall height)).
 - i. We are only replacing the cabinet with internally illuminated cabinet sign and painting the support poles to updated brand colors.
 - ii. The sign currently stands at 6'-0" too tall according to the allowed amount for a pylon sign. We believe that this is acceptable as the Walmart is located from the main highway 82 and has other places of business obstructing the view of the store/signage.
 - iii. The current number of pole amounts were legally approved in 2018 when the signage was originally installed. The current sign ordinance has changed since then, whereas the applicant did not cause the hardship.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden:

- a. Signage on our store help with two separate purposes. Walmart pickup, which is a high source of income for this store, is located on one side of the store. The proposed signage will aid in reducing possible traffic concerns for those unfamiliar with the pickup location. It is not only the intent to show existing customers where the Pickup parking is located, but also to aid in having new customers understand where to park for their grocery purchases as well. The remaining signage that is not related to pickup will allow for the store to be identifiable, and displays the types of product being sold (outdoor, grocery, home and pharmacy). With some of our customers using the pharmacy that is located within the store, we want to be able to make it as convenient as possible for our elderly customers to make it in and out of the store quickly and efficiently. This store does not offer drive-thru pharmacy, so we believe that the signage will help in identifying where the pharmacy is located as well as the store offering pharmacy services.

6. The variance request will not violate building or fire code requirements:

- a. The requested variance will need the submission of a sign permit application, which will be reviewed for compliance with the regulations stated. All signs are engineered and manufactured to meet building code and fire code requirements. The additional proposed signage on the building would benefit the Fire department and first responders. The pylon sign would not be in violation of building or fire codes.

7. **The variance is the minimum variance that will afford relief of the subject standards of the code:**
- a. The proposed signage is increasing in the minimum number of signs and overall size possible. The requested signage is not overbearing or merely adding signage to a building for no intended purpose. Each sign is part of a concerted effort to bring the customer to the store, direct them to go where they need to go as expeditiously as possible and have them continue to come back to the store for a positive shopping experience.

Please let me know if you need anything else to process the application.

Sincerely,

Caity Simpson
Project Manager

LK ARCHITECTURE



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
☐		☐	Location & Extent
Subdivisions		☐	Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☐	Preliminary Plat	☐	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☒	Variance
☐		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Caity Simpson - LK Architecture		Walmart Real Estate Business Trust	
Applicant		Owner	
Architect			
Relationship to Owner		Owner	
345 Riverview, Suite 200, Wichita, KS 67202		PO Box 8050, Bentonville, AR 72712	
Applicant Address		Owner Address	
	additional email contact: jcabala@lk-architecture.com		
Phone (316) 268-0230	Email Address csimpson@lk-architecture.com	Phone (405) 651-6310	Email Address christopher.cook@walmart.com

Property Information:	
3010 Blake Ave	218522206017
Address	Parcel Number
Subdivision	Lot and Block Number
Zone District	Existing Land Use

General Project Description:
Replacement of building wall and site signage.

Signatures:	
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	
Caity Simpson Digitally signed by Caity Simpson DN: C=US, E=csimpson@lk-architecture.com, OU=LK Architecture, CN=Caity Simpson Reason: I am approving this document Date: 2022.11.07 14:03:49-06'00'	Date
Applicant	11/7/2022
DocuSigned by: Chris Cook 3C05FC0A0260467...	Date
Owner	

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner	Date

Planning and Zoning Commission Report

Date: May 23, 2023
To: Planning & Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Planning File 20-23, Sign Variances for the Glenwood Meadows Master Sign Plan

REQUESTS	Consideration of a variance to change a provision of the Glenwood Meadows Master Sign Plan regarding internally-illuminated channel-cut letters
APPLICANT	Scott Goldammer
OWNER	WMG Meadows, LLC
LOCATION	Glenwood Meadows
ZONE	M1 (Mixed Use Corridor), M2 Mixed Use Central Core, HP (Hillside Preservation), RE (Resort)
SURROUNDING LAND USES	North: City and railroad right-of-way South: Wulfsohn trail network East: Community center, City and railroad right-of-way West: Wulfsohn trail network and vacant land
LOT SIZE	Many lots; area is approx. 2.44 acres

ACTION ITEMS

Action 1 – Variance Request – to eliminate a requirement on sheet 3.1 of the Glenwood Meadows Master Sign Plan involving the return colors for signs with internally-illuminated individual pan channel letters.

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 6-7.*

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (the P&Z) is the deciding body for variance requests.

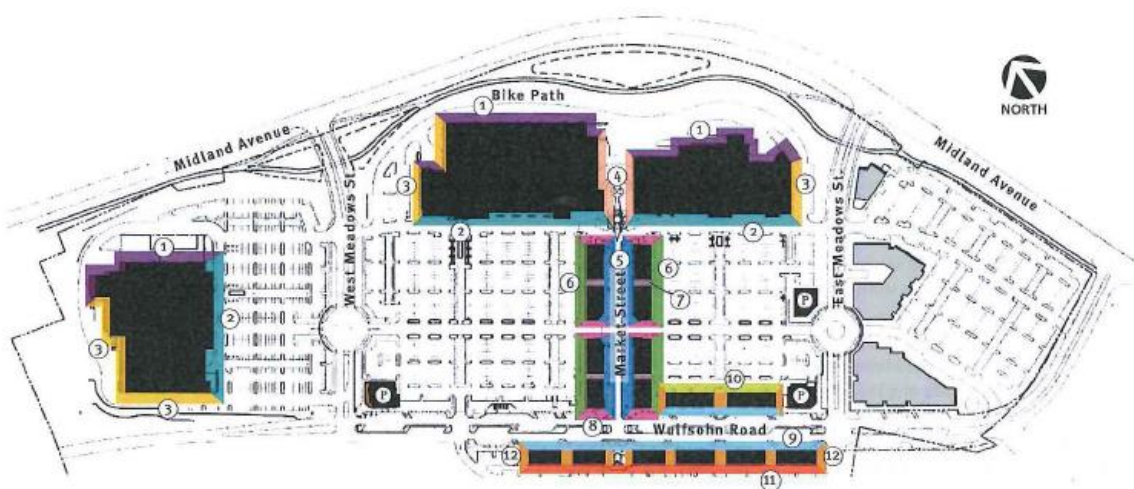
BACKGROUND

Project Summary

A sign permit was recently received for the retail shop Claire’s that proposed internally illuminated individual pan channel letters. The sign’s design involved blue letters with white “returns,” which

refers to the sides or sidewalls of the letters. Pan channel letters refers to signs in which there are separate letter forms, rather than other types of signs in which the letters are printed onto a panel and mounted onto a wall. Staff informed the applicant that the white returns would have to be changed to match the primary color of the building's masonry, as the Glenwood Meadows Master Sign Plan (GMMSP) requires. The applicant and landowner's representative deemed that this would not be an aesthetic combination and began the process of changing the requirement for return colors stated on sheet 3.1 of the GMMSP. This request and associated action item are therefore not specific to any one sign or Glenwood Meadows tenant; the request in this application is to change the GMMSP for all future sign permit applications.

According to the annexation agreement that was recorded in 2002, relief from the development plan approved as part of the annexation must come through the City's variance process. This is why the applicant's request to change the GMMSP is being processed as a variance.



Above: Glenwood Meadows area map

Location and Background

The Glenwood Meadows district was approved around the year 2002 as an annexation and major development permit. Much of the Meadows is owned today by WMG Meadows, LLC, who is represented by the applicant Scott Goldammer.

Signage within the Glenwood Meadows district is regulated by the Glenwood Meadows Master Sign Plan (GMMSP), which was approved as part of the major development permit and later by variances granted in 2003. The plan categorizes signage as either "primary" or "secondary," and within both contains several further categories of signage. Primary signage types in the GMMSP are fascia (meaning "wall") signs, canopy signs, feature signs, awning signs, and monument signs.

In 2016 a variance was granted by the Planning & Zoning Commission for a change to how the

area of awning signs is calculated. This 2016 variance was approved specifically as a “sign variance,” which was a distinct type of variance available under the zoning regulations at that time with approval criteria different from other kinds of variances. The current code only differentiates design variances from standard variances, but the proposed change is not something eligible to be reviewed under the design variance criteria, which is why the seven standard variance criteria are used for analysis of this request.



Above: A sampling of wall signs in the Meadows with channel-cut letters which show the return colors of the letters. Some signs comply with the return color requirement and others do not. Note: only internally illuminated wall signs with channel-cut letters are required to have returns that match the primary masonry color.

Project Analysis

Analysis of requested variance items as follows:

Letter return colors

The GMMSP states on sheet 3.1 that for internally illuminated pan channel letters with acrylic faces, “The letter returns shall be painted to match a building standard color that generally matches the building’s primary masonry color.” As mentioned earlier pan channel letters are letters in a sign that are separate from each other. The “letter returns” refers to the sides, or sidewalls, of the letters, which are visible from some vantage points. The primary masonry color of the shops on Market Street is a reddish orange, which the applicant has noted would clash with the color scheme of many brands. Other buildings in Glenwood Meadows have different primary masonry colors. This very specific requirement does not have an analogous requirement for other kinds of primary signs in the GMMSP.

Effect of prior sign permit approvals not in compliance with returns requirement

Many sign permits have been issued over the years in Glenwood Meadows. Some wall signs with channel-cut letters that are in place today have letter returns matching the color of the primary masonry and many do not. Some signs do not have matching letter returns, but are not internally illuminated, and thus are not subject to the color return requirement. For Glenwood Meadows tenants to install signs with internally illuminated individual pan channel letters with different return colors, the master sign plan must be changed. The applicant has stated that signs with internally illuminated individual pan channel letters are the preferred sign type for Glenwood Meadows. Staff believes that the appropriate path forward is update the GMMSP’s requirements.

VARIANCE CRITERIA

There are seven criteria for variance approval, all of which must be met. Staff finds that this application meets all seven of the seven criteria, which is why staff has recommended approval. Analysis of the criteria below.

VARIANCE CRITERIA	
✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship
✓	The applicant did not create the hardship by his/her own actions
✓	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
✓	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The Glenwood Meadows district does not have physical site conditions that are particularly different from other areas in the same zone districts, but it is unique for the particular constraints on signage that Glenwood Meadows has, constraints which apply to buildings of varied scales. The GMMSP has requirements that go above and beyond the City's base requirements for signs.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

The code standards that would produce a hardship are the variance approval standards themselves. Without the granting of a variance, these standards in a de facto manner hold the signage requirements in Glenwood Meadows to a stricter standard than the Municipal Code does for signage, without the possibility for flexibility. This threshold for changing the signage requirements in Glenwood Meadows stands in significant contrast to the process for changing Planned Unit Developments (PUDs) and even changes to the Municipal Code.

3. The applicant did not create the hardship by his/her own actions

Through no action or involvement by the applicant or owner, the approval criteria of variances for signs have changed since the GMMSP was created. It is likely the GMMSP or the process for changing it would have been different if the current regulations were in effect at the time of the GMMSP's creation.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

Staff does not believe the proposed change will have any effect on the public's wellbeing. The design requirements for signage at Glenwood Meadows will still go above and beyond the City's requirements if the proposal is approved.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

Staff does not believe that the request to not match the letter return colors to the building masonry is made out of convenience or for financial reasons. The request is made out of aesthetic concerns and concern for the future of the commercial area.

6. The variance request will not violate building or fire code requirements

Building and fire officials do not believe the request violates building or fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The request seeks to only change one element of the GMMSP and Staff believes that this is the minimum request for addressing their concerns.

REVIEWING AGENCY COMMENTS

No reviewing agency comments received.

PUBLIC COMMENT

No public comment has been submitted.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

Action 1 – Variance Request – to eliminate a requirement on sheet 3.1 of the Glenwood Meadows Master Sign Plan involving the return colors for signs with internally-illuminated individual pan channel letters;

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district. The exceptional condition is the particular signage requirements that are only in place for Glenwood Meadows.
2. The strict application of the Code standards for which a variance is sought would produce undue hardship because a higher standard for signage would be imposed than the Municipal Code requires for signage in other locations, without an opportunity to change these standards found in the GMMSP.

3. The applicant did not create the hardship by his/her own actions. The hardship, the provisions of the GMMSP and the process for changing it, would have been addressed differently if the City's current variance process were in place at the time of the development of Glenwood Meadows.
4. The variance requested does not harm the public and the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. The request would still leave the signage requirements for Glenwood Meadows at a higher standard than the City's base signage requirements.
5. The variance requested demonstrates exceptional hardship not related to purposes of convenience or financial burden. Neither convenience nor a financial burden are the reasons for the request, but rather aesthetic concerns and concerns for the viability of the Glenwood Meadows district.
6. Both building and fire officials have reviewed the request and believe the variance request will not violate building or fire code requirements.
7. The variance is the minimum variance that will afford relief of the subject standards of the code. No lesser options exist to accomplish the goal of the request.

Alternative Motions

*** If the Planning & Zoning Commission finds any of these action items meet all seven criteria for variance approval, an alternative motion for approval may be made based on findings for how the item meets all seven of the variance criteria. An example motion shown below:

MOTION TO DENY

Consideration of a variance for Action Item One, I move to **DENY**, finding that –

1. The subject property **does not have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district because _____.
2. The strict application of the Code standards for which a variance is sought **would not** produce undue hardship because _____.
3. The applicant **has** played a part in the creation of the hardship by their own actions because _____.
4. The variance requested **does** harm the public and **does** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought because _____.
5. The variance request **does not demonstrate** exceptional hardship not related to purposes or convenience or financial burden because _____.
6. The variance request **will** violate building or fire code requirements because _____.
7. The variance **is not** the minimum variance that will afford relief of the subject standards of the Code because _____.

Because variance approvals must include findings of fact for how the application meets all seven variance criteria, a denial must include a finding that the application does not meet at least one criterium and an explanation for how the criterium/criteria are not met.



LAND USE APPLICATION

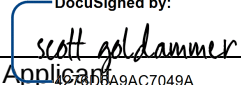
City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
☐		☐	Location & Extent
Subdivisions		☐	Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☐	Preliminary Plat	☐	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☒	Variance
☐		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Applicant		Owner	
Scott D. Goldammer, CPM		WMG Meadows, LLC	
Relationship to Owner		Owner	
Agent - Property Manager, Miller United Real Estate, LLC			
Applicant Address		Owner Address	
6900 E. Belleview Ave, Ste 300	Greenwood Village, CO 80111	6900 E. Belleview Ave, Ste 300	Greenwood Village, CO 80111
Phone 720-220-9743	Email Address sgoldammer@miller-united.com	Phone 303-996-6368	Email Address sgoldammer@miller-united.com

Property Information:	
Address	Parcel Number
10 - 45 Market Street & 150 West Meadows Drive	Lot 5, Blk 2
Subdivision	Lot and Block Number
Mixed Use C-2	Commercial Retail Shopping Center
Zone District	Existing Land Use

General Project Description:
Applicant requests a variance to the Master Sign Plan, that would delete the requirement in Section 3.1, under sign type (C) - The letter returns shall be painted to match a building standard color that generally matches the building's primary masonry color.

Signatures:		
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	DocuSigned by:	3/21/2023
		Date
	Applicant	4/06/2023
	Owner	Date

As agent for Owner

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner	Date 4/06/2023

As agent for Owner



April 6, 2023

Mr. Watkins Fulk-Gray, Senior Planner
City of Glenwood Springs, Economic and Community Development
101 W 8th Street
Glenwood Springs, CO 81601

Re: Zoning Variance Request – Illuminated Pan Channel Letter “return color”

Dear Watkins,

This letter is a formal application for a variance to the sign criteria at the Glenwood Meadows Shopping Center. It was recently discovered that the criteria contain a strict limitation of the color of the letter “return” on an internally illuminated individual pan channel letter sign type allowed in the Glenwood Meadows Master Sign Plan (MSP) attached as Exhibit “A”.

Sheet 3.1, Section C paragraph 4 of the MSP states, “The letter returns shall be painted to match a building standard color that generally matches the building’s primary masonry color”. This color constraint on the letter returns (sides of letter) applies to internally illuminated pan channel letters only. Other fascia sign types include dimensional letters or painted letters on continuous panels illuminated by point source lighting (section A), or reverse pan channel letters with halo illumination (section B) do not require the letter returns to match the building’s primary masonry color.

When it comes to Type A signs, this paragraph of the sign criteria is inflexible. National retailers require specific branding, whereby the individual letters are mounted to a back panel with the specific trade name and color. The best illustration of this are the signs for Ulta Beauty and T-Mobile, which have white letters and a unique colored back panel.

National Retailers Branding



The most recent sign application submitted by Claire's Boutique was denied permit because the proposed sign with white letter faces and white returns, mounted to a purple back panel did not have returns painted to match the building's primary masonry color, which is reddish brown.



Often, Merchants occupying the Market Street shops request internally illuminated letters on the rear side of the Market Street shop buildings to allow for maximum visibility and clarity for customers who park in the primary parking fields of the shopping center. These parking areas are utilized by customers shopping at large format retailers such as Target, Natural Grocers, Marshalls, and Petco. Signs with external illumination, or halo illumination have material constraints for both visibility and clarity at night from a distance as illustrated below:

External illumination



Halo illumination



Sheet 4.1 of the MSP, Retail Tenants of less than 10,000 square feet of leasable area states, "Total maximum allowable signage is not to exceed 1.0 square feet per lineal foot of tenant frontage for Primary Identification Signage. Retail tenants with less than 25 linear feet of frontage shall be permitted a sign area allowance of 25 square feet of Primary Identification Signage per frontage and 25 square feet of total Secondary Identification Signage." All signs on the Market Street shop frontages are limited to 2'0" maximum letter size, further limiting their visibility from the primary parking fields.

This request is consistent with the Planning and Zoning guidelines for variance considerations and has addressed each guideline as follows:

1. ***The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district:***
Response – Market Street retailers are afforded a minimum size of signage on the rear façade of their space. These signs face the primary parking fields, which are visible and viewed by customers both driving and walking from across the Primary Parking fields. Internally illuminated letters are the only sign type that are visible and clear from these distances at night, and that only properties with this specific type of sign – in Glenwood Meadows – are subject to this rule.

2. ***The strict application of the Code standards for which a variance is sought would produce an undue hardship:*** *Response* - Signage is an important marketing tool for all businesses. Because of the size limitation, specifically on the Market Street retail buildings, the sign with the greatest visibility is an internally illuminated pan channel letter. If tenants were forced to choose an alternate sign type, they risk not being seen from greater distances creating a hardship on their business.
3. ***The applicant did not create the hardship by his/her own actions:*** *Response* - The variance process through the City of Glenwood Springs has changed. Additionally, we have experienced much difficulty when repairing the split block masonry façade after tenants remove their signs. The number of holes left behind after each individual letter creates a serious repair constraint significantly lessening the aesthetic appearance of the building façade. Tenants are encouraged to incorporate the use of back panels, which significantly reduce the number of holes in the block masonry.
4. ***The variance requested does not harm the public and does not impair the intent or purpose of this Code, goals, and policies, including the specific regulation for which the variance is sought:*** *Response* - Changing the color of the letter returns does not harm the public and is generally consistent with the Glenwood Meadows Zoning and Development Plan which promotes appealing character and scale of small-town retail shops designed to invoke pedestrian oriented feeling enhanced by plazas, seating areas and public art. The colors, finishes and materials for fascia signs are an extension of design used for the tenant or building identity.
5. ***The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden:*** *Response* - Requiring the letter return (sides of letter) to match the building's primary masonry color requires national retailers such as Ulta Beauty, Big 5 Sporting Goods, T-Mobile, and Claire's Boutique to change their brand identity. Not being able to incorporate brand identity can have a detrimental revenue effect because of a lack of consumer recognition.
6. ***The variance request will not violate building or fire code requirements:*** *Response* - No impact on building or fire code requirements.
7. ***The variance is the minimum variance that will afford relief of the subject standards of the Code:*** *Response* - The variance only removes the requirement of the letter returns to match the building masonry color. It does not change the dimension, design or size requirements specified in the Master Sign Plan.

This variance request is to remove paragraph 4 of Sheet 3.1, Section C of the Master Sign Plan which states: **"The letter returns shall be painted to match a building standard color that generally matches the building's primary masonry color."**

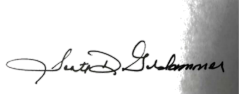
I have included several photos (attached as exhibit "E") of other façade signs on Market Street, illustrating that the proposed sign variance is consistent with the character of other existing, approved and permitted signage, and allows for greater diversity in design the aesthetic quality of this area of the shopping center.

Thank you for assisting me in this process. I look forward to receiving the public notice packet along with the notice requirements explanation.

Sincerely,

WMG Meadows, LLC

Miller United Real Estate, LLC

A handwritten signature in black ink, appearing to read "Scott D. Goldammer", is written over a grey rectangular redaction box.

Scott D. Goldammer
Director of Property Management

Enclosures:

Master Sign Plan – Exhibit "A"

Existing Sign Photos – Exhibit "B"

Planning Application

Application Fee in the amount of \$530.00

Sketch Plan of Property – specific to variance

WMG Meadows, LLC – Dead of Trust

Agent Authorization Memorandum



Planning and Zoning Commission Report

Date: May 23, 2023
To: Planning and Zoning Commission
From: Hannah Klausman, Director, Economic & Community Development
Subject: Amendments to Title 070 of the Municipal Code related to site and building design standards and the variety of housing types.

ACTION ITEMS

Consideration of amendments to Sections 070.040.080 Residential Site and Building Design and 070.040.090 Mixed Use Site and Building Design.

BACKGROUND

City Council directed Staff to review standards for Residential Building Design and Character in regard to housing variety. The newly adopted Comprehensive Plan includes the goal of Providing equitable and diverse housing for the entire community. Strategies for achieving that goal include providing diversity in housing types and promoting a mix of housing types. Currently, Title 070 of the Municipal Code includes standards for the provision of a variety of housing types for residential projects in Section 070.040.080(e)(3) Residential Building Design and Character. Staff is proposing new code language options to enhance the existing requirements.

PROJECT SUMMARY

Residential Site Design

The code states that residential building design standards are generally intended to:

1. Promote context-sensitive infill and redevelopment that complements, rather than detracts, from the City's small-town character;
2. Avoid repetitive patterns of residential development;
3. Reinforce the diversity of architectural styles that exists within Glenwood Springs;
4. Increase the predictability of infill and redevelopment requirements and resulting development for residents and the development community;
5. Maximize the quality, value, and longevity of Glenwood Springs' neighborhoods through the use of durable materials that will minimize maintenance costs and improve the overall appearance of the development;
6. Ensure that the massing and height of infill and redevelopment are compatible with neighboring residential development; and
7. Reduce the visual impacts of street-oriented garages and promote a more pedestrian-friendly environment in Glenwood Springs' residential neighborhoods.

Current code requirements for housing variety are triggered with residential projects proposed on large acre parcels. Development parcels encompassing more than three (3) acres shall incorporate a minimum of two (2) housing types. Development parcels larger than six (6) acres shall incorporate a minimum of three (3) housing types. The following housing types may be used to satisfy these standards:

- a. Detached single-family dwellings;
- b. Two-family dwellings;
- c. Single-family townhouse dwellings; or
- d. Multi-family dwellings other than two-family or townhouse dwellings.

As written, the code does not stipulate the amount or percentage that each housing type must be. This has resulted in projects that provide only one alternative unit to satisfy the criteria. Staff does not believe this meets the intent of the requirement and recommends setting thresholds for satisfying the criteria. One option would be to set a minimum percentage that the housing type must meet to qualify. For example, when required to provide a variety of housing types, each type must represent 10% of the total project units. That way, a 3-acre parcel project with 100 units would need to provide 10 units that were of a different type of housing. Staff has incorporated this suggestion into Exhibit A Code Language for Residential projects.

Staff also recommends considering bedroom type in the provision of housing variety as a means of satisfying the requirement. Staff has added "Inclusion of three different bedroom count configurations as a housing type category that can count towards providing a housing type. Staff has also added Live Work Units as a category.

In addition, staff recommends reviewing the parcel acreage threshold that triggers the requirement. The City of Glenwood Springs has very few remaining vacant parcels that are over 3 acres. Alternative thresholds could include the total number of units. For example, when a development includes 50 units or more, two housing varieties are required and a development that includes 100 units or more is required to provide three housing varieties.

Nonresidential and Mixed-Use Site Design

Site design standards for nonresidential and mixed-use projects do not include requirements for housing variety. Staff believes this is due to mixed-use projects already incorporating a mix of commercial and residential uses which lends itself to aesthetic architectural variety. To ensure a variety of residential unit types, staff has proposed language that would require a diversity of bedroom count configurations in projects that include 50 or more residential units. That proposed language is included below and attached as Exhibit B.

Development projects including more than 50 residential units shall incorporate a minimum of three (3) bedroom count configurations. Each configuration must represent a minimum of 10% of the total dwelling units provided. Where a fractional number results the number shall round up at .5 or higher.

A variety of bedroom count configurations provides a variety of housing options within a development, which creates social diversity as well as housing opportunities for different stages of life and family size.

Potential Impacts

Residential design requirements have substantial impacts on project cost and feasibility. Staff has received comments from developers that the housing variety requirement is challenging due to a significant cost increase for construction as a contiguous design is more efficient and cost-effective to build. Planning and Zoning Commission and Council should consider the balance between regulations that lead to higher building costs and the benefit to the community that the regulations provide.

REVIEW CRITERIA AND STAFF ANALYSIS

A Code amendment is a legislative decision by the City Council with a recommendation from the Planning and Zoning Commission. Prior to recommending approval or approving a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment meets the following five criteria. Staff analysis is included after each criterion.

i. Is consistent with the Comprehensive Plan and other City policies;

The proposed amendment supports several goals and strategies identified in the Comprehensive Plan. Those

include:

Goals

- Promote long-term, sustainable, and diverse economic development
- Provide equitable and diverse housing for the entire community
- Support social diversity

Strategies

- Promote Mixed-Use development
- Provide diversity in housing types

ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

Staff believes the code changes are compatible with the Code as they expand on an existing requirement, and maintain the intent as stated.

iii. Is necessary to address a demonstrated community need;

The City's housing needs are detailed in a 2019 Regional Housing study that identified the need for approximately 2,000 units across all income levels. A variety of housing types and configurations is needed to address that shortfall.

iv. Is necessary to respond to substantial changes in conditions and/or policy; and

The City of Glenwood Springs has seen an increase in large residential projects with homogenous housing types in the last five years. In order to provide better transparency to the development community and clarity of desired housing character in Glenwood Springs a code change is warranted.

v. Is consistent with the general purpose and intent of this Code.

The code amendments meet the stated intent of the residential building design standards and the general purpose of the Code.

REVIEWING AGENCY COMMENTS

None at this time.

ACTION ITEMS & STAFF RECOMMENDATIONS

Staff defers to Planning and Zoning Commission for direction on a recommendation to City Council. Should Planning and Zoning choose to approve the proposed amendments staff recommends the following findings.

Suggested Findings: The proposed amendment to section 070.040.080:

- Is consistent with the Comprehensive Plan and other City policies;
- Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- Is necessary to address a demonstrated community need;
- Is necessary to respond to substantial changes in conditions and/or policy; and
- Is consistent with the general purpose and intent of this Code.

070.040.080 Residential Site and Building Design.

(a) *Purpose.* This Section is intended to:

- (1) Promote high-quality residential development and construction;
- (2) Protect the character of Glenwood Springs' established residential neighborhoods;
- (3) Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
- (4) Encourage a variety of housing choices for Glenwood Springs residents;
- (5) Provide variety and visual interest in the exterior design of residential buildings;
- (6) Protect and enhance property values; and
- (7) Enhance the residential streetscape and diminish the prominence of garages and parking areas.

(b) *Applicability.*

(1) *General.*

a. This Section shall apply to:

1. Development of any structure that will contain only residential uses, including single-family detached dwellings, two-family dwellings, single-family townhouse dwellings, and multi-family dwellings;
2. An addition or renovation to an existing structure that will contain a residential use where the total gross floor area of the proposed addition is fifty (50) percent or more than that of the total gross floor area of the existing structure before addition or renovation; and
3. Structures that are exclusively residential and are included as part of a multi-building mixed-use development.

b. In cases where building modifications are subject to these standards, only the modification shall be subject to compliance with this Section. For purposes of this standard, "modifications" shall not include routine maintenance and repair of a building, changes to signage, or general repairs to a surface parking area, changes to landscaping, or other features on the parcel. The Director shall determine if a modification shall be subject to these standards.

c. All standards in this Section 070.040.080 that apply to "multi-family" shall apply to multi-family dwellings and single-family townhouse dwellings.

(2) *Exceptions.* This Section shall not apply to the following:

- a. Development of any structure that will contain a mix of nonresidential and residential uses (which are subject instead to Section 070.040.090, Nonresidential and Mixed-Use Site and Building Design), including live-work dwellings;
- b. An addition or renovation project where the total gross floor area of the proposed addition is less than fifty (50) percent of the total gross floor area of the existing structure before addition or renovation;
- c. Properties subject to the Hillside Development standards;
- d. Subdivision or condominiumization of existing structures;
- e. Properties subject to the Glenwood Meadows Annexation and Development Agreement; or

-
- f. Accessory dwelling units (which are subject to the standards in Subsection 070.030.040(d)(1), Accessory Dwelling Units).
- (3) *Planned Unit Developments.*
- a. Development of a residential structure within any new Planned Unit Development established after the effective date of this Code shall be subject to this Section 070.040.080, unless alternative residential site and building design standards are adopted as part of the PUD approval that, in the determination of the Director, are at least equal to the standards set forth in this Section.
 - b. Development of a residential structure within an existing Planned Unit Development established prior to the effective date of this Code is exempt from this Section 070.040.080.
- (c) *Administration.*
- (1) *Alternative Equivalent Compliance.*
- a. *Purpose and Scope.* To encourage creative and unique design, "alternative equivalent compliance" allows development to occur in a manner that meets the intent of this Section, yet through an alternative design that does not strictly adhere to the Section's standards. This is not a general waiver of regulations. Rather, this authorizes a site-specific plan that is equal to or better than the strict application of the standard.
 - b. *Applicability.* The alternative equivalent compliance procedure is available only for the standards in Subsection 070.040.080(e), Residential Building Design and Character, and Subsection 070.040.080(e)(10), Supplemental Architectural Design Standards: Downtown Core.
 - c. *Alternative Equivalent Compliance Meeting Required.* An applicant proposing alternative equivalent compliance shall request and attend an alternative equivalent compliance meeting prior to submitting application materials for the applicable permit(s), to determine the preliminary response from the Director. Based on the response, the application shall include sufficient explanation and justification, in both written and graphic form, for the requested alternative compliance. The Director may require that the applicant provide additional drawings and/or material samples in order to better understand the need for the proposed alternative.
 - d. *Decision-Making Responsibility.* Final approval of any proposed alternative compliance shall be the responsibility of the decision-making body responsible for deciding upon the application. Administratively approved projects proposing alternative compliance shall receive written approval of the alternative compliance from the Director.
 - e. *Criteria.* Alternative equivalent compliance may be approved if the applicant demonstrates that following criteria have been met by the proposed alternative:
 - 1. Achieves the intent of the subject standard to the same or better degree than the subject standard;
 - 2. Advances the goals and policies of this Code to the same or better degree than the subject standard;
 - 3. Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; and
 - 4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Code.
 - f. *Effect of Approval.* Alternative equivalent compliance shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

(2) *Site/Architectural Plan Review Process.*

- a. Review for compliance with these standards shall occur at the time of site/architectural plan review. Where site/architectural plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.
- b. Interpretations as to applicability or design requirements contained within this Section shall be the responsibility of the Director. Appeals of the Director's interpretations shall be heard according to the process set forth in Subsection 070.060.070(c), Appeals.

(d) *Residential Site Design Standards.*

(1) *General Intent.* These residential site design standards are generally intended to:

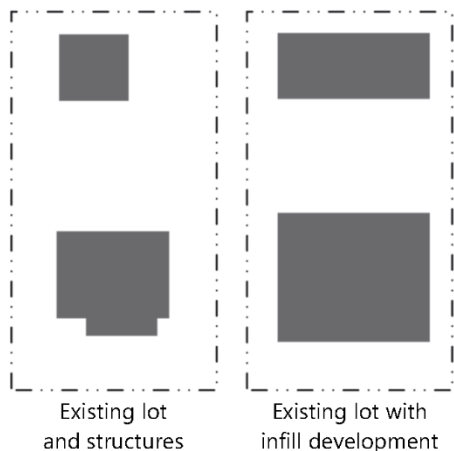
- a. Encourage the use of creative site planning and design techniques that complement Glenwood Springs' unique topographic features;
- b. Protect the established character of the City's residential neighborhoods while allowing for the natural evolution of the City's neighborhoods through renovations, infill, and redevelopment;
- c. Reinforce and continue to allow the variation in streetscape character found in Glenwood Springs' neighborhoods;
- d. Protect the privacy and solar access of neighboring residents in areas where infill and redevelopment and higher-density development are likely to occur over time;
- e. Promote a more compact and pedestrian-friendly pattern of residential development, especially in mixed-use areas and along travel corridors that have traditionally been occupied by auto-oriented commercial development; and
- f. Reduce the visual impacts of surface parking on the City's street frontages.

(2) *Dimensional Standards.*

- a. *Front Yard Setbacks.* For all residential development, front yard setbacks are based on the applicable zoning district and are set forth in Article 070.020: Zoning Districts.
- b. *Side Yard Setbacks.*
 - 1. For all residential development, side yard setbacks for primary structures are based on the applicable zoning district and are set forth in Article 070.020: Zoning Districts.
 - 2. Side yard setbacks for garages and other buildings accessory to residential uses shall be a minimum of five (5) feet, provided the garage does not exceed one (1) story in height. A zero-foot side setback may be used to accommodate a common garage that is shared across a side lot line. Garages that exceed one (1) story in height shall comply with the setback applicable to primary structures.
- c. *Rear Yard Setbacks.*
 - 1. For all residential development, rear yard setbacks are based on the applicable zoning district and are set forth in Article 070.020: Zoning Districts.
 - 2. An accessory structure that does not include a living unit may be located in a rear yard, provided that not more than forty (40) percent of the rear yard is covered. Such building shall observe a ten-foot setback from the rear lot line when such line abuts an alley, or a seven-and-one-half-foot setback where there is no alley.
- d. *Lot Coverage.*

1. **Maximum Lot Coverage.** For infill residential development, maximum lot coverage shall be fifty (50) percent of the total lot area, or twenty-five (25) percent above the existing lot coverage, whichever is less. (Figure 040-11: Maximum Lot Coverage Example Calculations)

Example A



Lot size: 6,000 sf

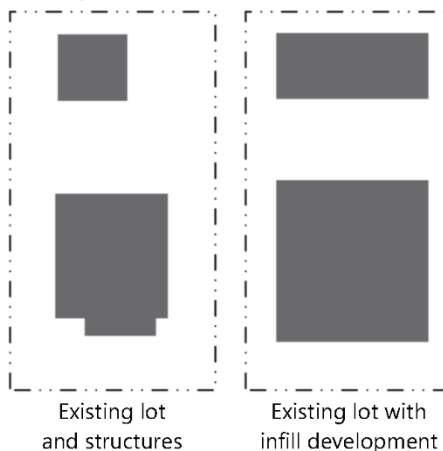
Existing lot coverage: $(1,250/6,000) = 21\%$

Allowable lot coverage: $21\% + 25\% = 46\%$

Allowable lot coverage in square feet:

$46\% \times 6,000\text{sf} = 2,800\text{ sf}$

Example B



Lot size: 6,000 sf

Existing lot coverage: $(1,850/6,000) = 30\%$

Allowable lot coverage: 50%

Allowable lot coverage in square feet:

$50\% \times 6,000\text{sf} = 3,000\text{sf}$

Figure 040-11: Maximum Lot Coverage Example Calculations

2. **Lot Coverage in Sensitive Areas.** In areas subject to Section 070.040.020, Sensitive Area Protection, lot coverage may be further limited by the establishment of limits of disturbance as required by Subsection 070.040.020(a)(4), Limits of Disturbance.
- (3) **Surface Parking Configuration and Location.**
- a. **Generally.**
 1. For all residential development, off-street parking within the front yard setback (not including parking within a driveway) is prohibited.
 2. For multi-building developments, surface parking lots shall be internalized in building groupings and located away from street frontages.

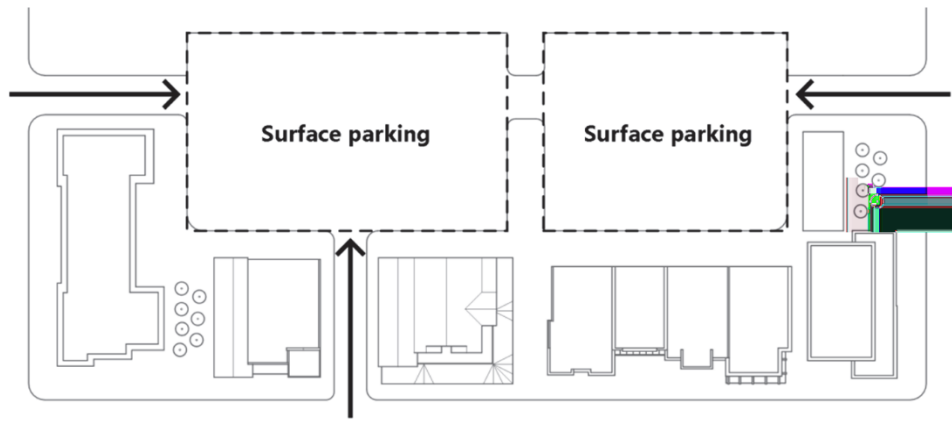


Figure 040-12: Surface Parking in Multi-Building Developments

3. No parking space shall be located closer than five (5) feet from a window or door of a habitable structure.
- b. *Additional Standards in the Downtown Core.*
 1. Established parallel or diagonal parking configurations along downtown residential streets, along with associated tree lawns, shall be maintained in new developments to help buffer automobile traffic and provide a safe environment for pedestrians on the sidewalk.
 2. Off-street parking areas that do not connect to an alley are prohibited within residential neighborhoods, in order to minimize disruption to the single-family character of the neighborhood.
 - i. If providing off-street parking is unavoidable for multi-family residential located in a residential neighborhood, it shall be located behind or to the side of the building.
 - ii. New curb cuts and off-street parking and driveways located in front yard setbacks compromise the residential character of the street frontage and are prohibited.
 3. Front-loading garages are inconsistent with the historic character of downtown residential neighborhoods and are prohibited. New garages shall be set back from the primary structure and accessed from an alley.
- (4) *Refuse Containers.*
 - a. *General.* Refuse containers shall comply with Article 100.010 of the Municipal Code.
 - b. *Design and Materials: Multi-family.* Dumpsters and refuse containers shall be located within the footprint of a building, or shall meet the following standards:
 1. Dumpsters and refuse containers shall be located on a non-porous surface and within a four-sided, opaque enclosure that completely screens the dumpster or container and accumulated trash.
 2. Enclosures shall be a maximum of six (6) feet in height and shall have gated access for the collection of waste materials.

-
3. Dumpster and refuse container enclosures shall incorporate compatible materials, colors, and architectural details that are compatible with the primary associated residential buildings.
 4. The use of chain-link fencing as screening is prohibited.
 - c. *Location: Multi-family.* Enclosures shall be located to minimize visual and impacts and odors on the primary street frontage and neighboring residents to the maximum extent feasible.
- (e) *Residential Building Design and Character.*
- (1) *General Intent.* These residential building design standards are generally intended to:
 - a. Promote context-sensitive infill and redevelopment that complements, rather than detracts, from the City's small-town character;
 - b. Avoid repetitive patterns of residential development;
 - c. Reinforce the diversity of architectural styles that exists within Glenwood Springs;
 - d. Increase the predictability of infill and redevelopment requirements and resulting development for residents and the development community;
 - e. Maximize the quality, value, and longevity of Glenwood Springs' neighborhoods through the use of durable materials that will minimize maintenance costs and improve the overall appearance of the development;
 - f. Ensure that the massing and height of infill and redevelopment are compatible with neighboring residential development; and
 - g. Reduce the visual impacts of street-oriented garages and promote a more pedestrian-friendly environment in Glenwood Springs' residential neighborhoods.
 - (2) *Building Orientation.*
 - a. *Single-Family and Duplex Residential.*
 1. The orientation of the primary entrance and façade of single-family and duplex residential dwellings shall be consistent with the established pattern along the block face.
 2. No single-family residential structure shall be sited diagonally or otherwise skewed on the lot.
 - b. *Multi-Family Residential.*
 1. All units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages, as would be typical on a corner lot or with larger developments on corner lots, shall provide entrances to units along each street frontage.
 2. To the maximum extent feasible, the primary entrance and façade of individual buildings within a multi-family development shall be oriented towards:
 - i. Primary, internal or perimeter streets; or
 - ii. Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system. (Figure 040-13)

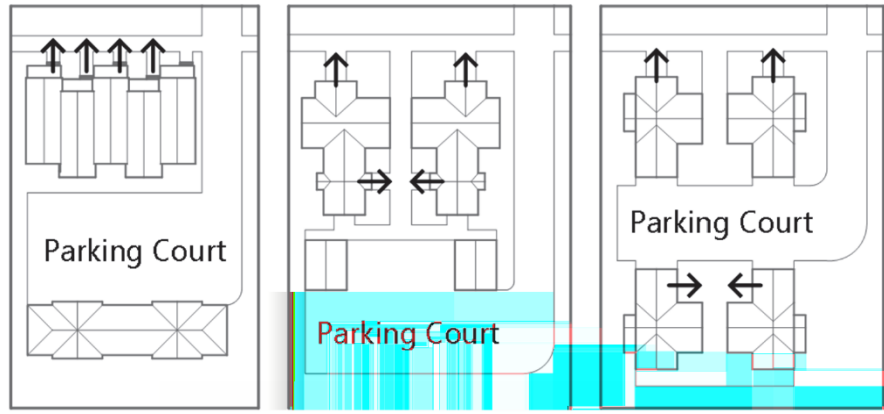


Figure 040-13: Building Orientation: Multi-Family

- (3) *Variety of Housing Types.* Development parcels encompassing more than three (3) acres shall incorporate a minimum of two (2) housing types. Development parcels larger than six (6) acres shall incorporate a minimum of three (3) housing types. Each type must represent a minimum of 10% of the total dwelling units provided. Where a fractional number results the number shall round up at .5 or higher. The following housing types may be used to satisfy these standards:
- a. Detached single-family dwellings;
 - b. Accessory dwelling units;
 - c. Two-family dwellings;
 - d. Single-family townhouse dwellings; or
 - e. Multi-family dwellings other than two-family or townhouse dwellings.
 - f. Live-work units.
 - g. Inclusion of three different bedroom count configurations. Each bedroom type shall be a minimum of 10% of the total dwelling units.

(Figure 040-14)



Figure 040-14: Variety of Housing Types

- (4) *Architectural Variety.* A continuous row of identical homes or multi-family buildings along a block is prohibited. Individual structures shall be differentiated through distinctions in the architectural features required in Subsection (5)c. below in combination with requirements for varied garage orientation in Subsection (9) below, Garages. (Figure 040-15) This provision is not intended to prohibit a row of attached townhouses, provided that each individual unit is architecturally distinguished from adjacent units through distinctions in the architectural features required in Subsection (5)c. below.



Figure 040-15: Architectural Variety

- (5) *Four-Sided Design.*
- a. Although the front facade of a building is expected to be the primary focal point in terms of level of architectural character and features, all sides of a residential building shall incorporate architectural detailing that complements the front facade and provides visual interest. Blank walls void of architectural detailing are prohibited except where required by the fire code. (Figure 040-16)

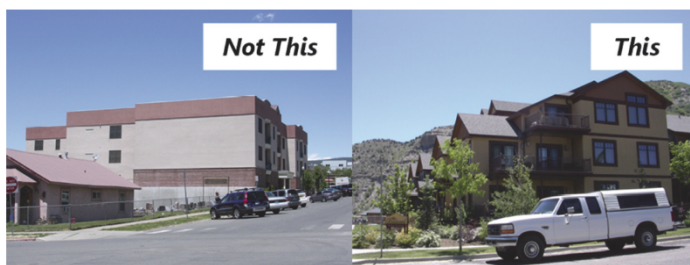


Figure 040-16: Four-Sided Design

- b. For the purposes of satisfying this standard, a minimum number of the architectural features listed below shall be incorporated into the overall design on each side of the building.
1. For each single-family residential structure, a minimum of three (3) different architectural features; and

-
2. For each multi-family residential structure, a minimum of five (5) different architectural features.
- c. Architectural features appropriate for achieving the standard in Paragraph b. above may include:
1. Covered porches;
 2. Balconies,
 3. Prominent entry features;
 4. Windows;
 5. Door openings,
 6. Distinct variations in color (not a slight variation of a similar hue, such as beige or pastel);
 7. Variations in materials;
 8. Variations in building height;
 9. Variation in roof form;
 10. Dormers;
 11. Projected or recessed building walls; or
 12. Another architectural feature as approved by the Director.
- (6) *Building Materials.*
- a. *Primary Materials.*
1. Primary building materials shall be selected for their ability to withstand Glenwood Springs' variable mountain climate. Materials with demonstrated durability include, but are not limited to:
 - i. Brick;
 - ii. Stone;
 - iii. Cementitious siding products;
 - iv. Wood and log construction;
 - v. Cast concrete; or
 - vi. Other comparable materials as approved by the Director.
 2. Exterior Insulation and Finish Systems (EIFS) shall not be utilized in high-traffic areas, such as at primary building entrances, where it may be easily damaged.
- b. *Accent Materials.* The creative use of accent building materials to provide variety and visual interest is encouraged.
- (7) *Building Colors (Multi-Family Only).*
- a. The predominant exterior colors on multi-family buildings shall be earth tones to minimize the visual impact of these buildings.
 - b. Darker accent colors shall be utilized on garage door surfaces to minimize their visual prominence.
 - c. White or other highly reflective colors are prohibited.

-
- d. The use of bright or highly reflective metal finishes shall be limited to accent materials.
- (8) *Transitions to Existing Residential.* Any new residential structure that will be located adjacent to an existing residential dwelling or residential zoning district shall comply with the standards in this Subsection, in addition to complying with all other general residential design standards above.
- a. *Minimization of Use Impacts.* New residential development shall be designed to minimize impacts on existing homes and the privacy of residents to the maximum extent feasible by:
1. Locating off-street surface parking lots, loading, and service areas away from a shared property line and screening them from neighboring residences;
 2. Locating sources of audible noise (e.g., heating and air conditioning units) away from building facades that face lower intensity uses;
 3. Placing windows on the new development so as to maintain privacy by avoiding direct lines of sight into neighboring homes; and
 4. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.
- b. *Height Transitions.* A new building with a height that exceeds that of an adjacent existing dwelling by one (1) story or more shall provide a transition using at least three (3) of the following techniques: (Figure 040-17)
1. "Stepping down" building height and mass along the shared property line to meet the height of the existing neighboring home along a minimum of fifty (50) percent of the new building's length. The "stepped-down" portion of the new building shall be a minimum of ten (10) feet in width and depth. This option is available only where the existing residential building is located along the property line adjacent to the new building;
 2. Providing variations in the side building wall and/or roof form so that new structures have a comparable scale as neighboring homes along the shared property line;
 3. Utilizing a roof pitch and overhang similar to that of the neighboring structures; and
 4. Utilizing dormers and sloping roofs to accommodate upper stories.

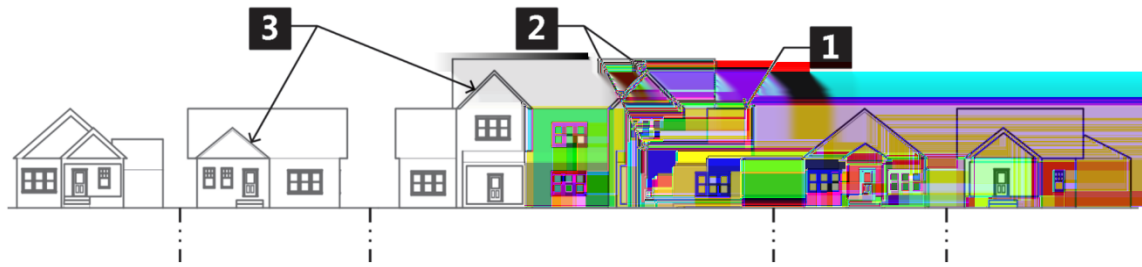


Figure 040-17: Height Transitions

- c. *Massing and Form: (Multi-Family Only).* Multi-family development located on a block face where more than seventy-five (75) percent of existing homes are single family shall employ one (1) or more of the following techniques to help reduce the overall bulk and mass of individual buildings and help maintain a lower-intensity residential character along the street frontage: (Figure 040-18)

1. Breaking up the mass of the multi-family building by stepping back the façade (minimum two (2) feet deep and one (1) foot wide) for every thirty (30) feet of building frontage, so that the building appears from the street to be separate homes;
2. Organizing units around a central courtyard that maintains the impression of the traditional side yard setback between units along the street frontage; or
3. Designing the multi-family building so that the massing, arrangement of architectural elements, and use of exterior materials gives the appearance of a large single-family home.



Figure 040-18: Massing and Form (Multi-Family Only)

(9) *Garages, Storage and Accessory Structures.*

- a. *Alley-oriented Garages.* Where an alley exists, new garages serving new residential development shall be located at the rear of the lot and accessed from the alley.
- b. *Street-oriented Garages.*
 1. For single-family residential dwellings, street-oriented garages shall not comprise more than fifty (50) percent of the front width of the front façade.
 2. For all residential development, garages that protrude towards the street in front of the primary façade of the structure are prohibited. All street-oriented garages shall be either: (Figure 040-19)
 - i. Recessed a minimum of ten (10) feet behind the front façade of the dwelling portion of the structure (including side-oriented garages) or a front porch or porte-cochere that is a minimum of five (5) feet deep by eight (8) feet long, or
 - ii. Recessed a minimum of two (2) feet beneath a second floor bay or balcony that extends the length of the garage door(s), roof overhang, or decorative roof element.
 3. Where attached garages are provided for multi-family dwellings, landscaped islands or peninsulas shall be provided between every two (2) units' garage doors unless the soils or geotechnical report does not permit landscaping near the foundation. Such islands or peninsulas shall have minimum dimensions of four (4) feet wide by ten (10) feet in length.
 4. Other garage configurations may be warranted by site constraints, such as topographic features and/or access limitations, and may be administratively approved as determined by the Director.



Figure 040-19: Street-Oriented Garages

c. *Additional Garage Standards for Multi-Family.*

1. *Garage Variety and Location.*

- i. Residential developments with five (5) or more units shall incorporate a variety of garage configurations (e.g., street-oriented, side-loaded, alley-loaded, tandem) to minimize the visual impact resulting from long, uninterrupted rows of garages.
- ii. For multi-building developments, garage entries shall be internalized in building groupings and located away from street frontages or accessed using an alley.

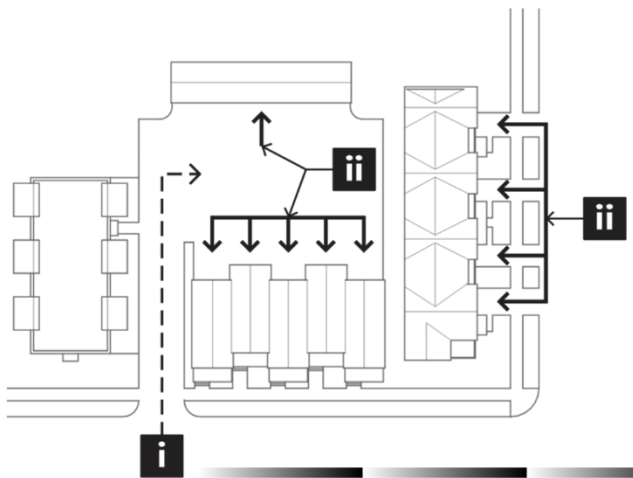


Figure 040-20: Garage Variety and Orientation

2. *Tuck-Under Garages.* Tuck-under garages for multi-family residential buildings shall be recessed a minimum of one (1) foot beneath a second floor bay or balcony that extends the length of the garage door(s).
3. *Free-standing Garage Structures.* Free-standing garage structures that have four (4) or more two-car garage bays and/or exceed ninety (90) feet in length shall incorporate one (1) or more of the following to break up their appearance and increase their functionality: (Figure 040-21)
 - i. Dwelling units above designated garage spaces;
 - ii. Storage facilities above designated garage spaces; or
 - iii. A 'green' or living roof on sites with varied topography, where:
 - a. Free-standing garage structures may be "tucked" into or are adjacent to a slope; or
 - b. Where roof surfaces are clearly visible from residences or a public right-of-way above.

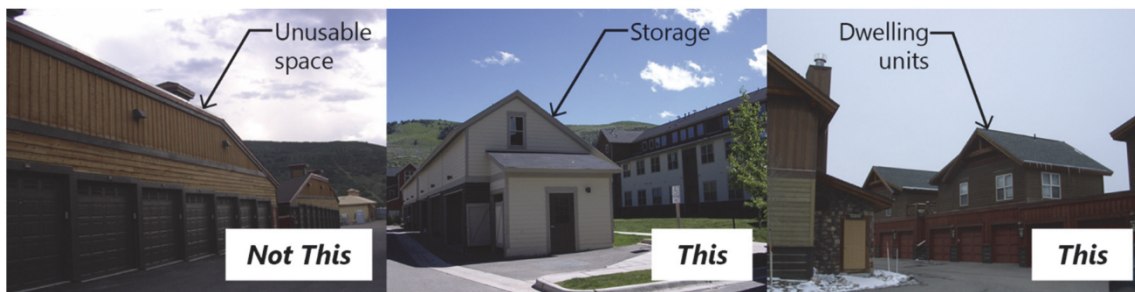


Figure 040-21: Free-Standing Garage Structures - Multi-Family

- d. *Other Accessory Buildings.* For multi-family development, free-standing garages and other accessory structures (including but not limited to grouped mailboxes, storage and maintenance facilities, recreational facilities, picnic shelters, and gazebos) shall incorporate materials, scale, colors, architectural details, and roof slopes that are compatible with the primary multi-family buildings, except that flat and shed roofs are prohibited.
 - e. *Storage Space.* Multi-family developments shall provide a minimum of one (1) cubic foot of enclosed storage space per three (3) square feet gross floor area per unit. Storage may be provided through one (1) or more of the following:
 1. Increased garage dimensions that allow for storage in front of parked vehicles;
 2. Storage units incorporated above detached garage structures or within the multi-family building;
 3. Storage closets within units, not including bedroom closets, kitchen cabinets, and food storage areas; or
 4. Detached storage buildings or sheds.
- (10) *Supplemental Architectural Design Standards: Downtown Core.* In addition to complying with the above standards that are generally applicable to all residential development, development of any residential structure in the Downtown Core shall comply with the following standards. For the purposes of evaluating the surrounding neighborhood context for these standards, consideration shall be given to

predominant characteristics of existing structures along the same block face of the subject application. Where any standards in this Subsection conflict with the standards generally applicable to all residential development, the standards in this Subsection shall control.

- a. *Building Height, Scale, Massing, and Form.* New structures and additions shall be simple rectangular forms similar to those found historically. A similarity of building forms contributes to the visual continuity of downtown residential neighborhoods. New structures shall maintain a similar lot coverage and width of existing homes along the same block face to respect the traditional single-family scale of downtown neighborhoods.
- b. *Building Additions.*
 1. Additions shall be distinguishable from the original building through subtle changes in material or construction techniques.
 2. Additions shall appear visually subordinate to the original building.
 3. When additions taller than the main building are necessary, they shall be set back from the front façade.
- c. *Architectural Details.*
 1. Projects shall incorporate architectural details compatible with the existing historic buildings in the surrounding neighborhoods.
 2. All elevations on new buildings shall be articulated with windows, insets and other architectural details compatible with the character of surrounding development.



Figure 040-22: Architectural Details

3. Solid walls without windows on any side of a structure are prohibited, except where required by the fire code.
4. Multi-family dwellings in the Downtown Core shall have the appearance of being a single-family dwelling, with similar structural proportions, window spacing, and decorative elements. Building fronts of new multi-family developments shall include articulations such as bays, insets and porches traditionally found on historic homes in the Downtown Core. For purposes of this Section, "historic homes" includes individual landmarks, contributing properties to designated historic districts, and properties that are eligible for listing in the National Register of Historic Places.
5. Roof forms shall appear similar to those seen traditionally in downtown neighborhoods (Figure 040-23).
 - i. Sloping roofs such as shed, gabled, and hipped roofs with a minimum roof pitch of 6:12 are appropriate roof forms.

-
- ii. Flat or mansard rooflines as a primary roof form detract from the neighborhood's visual continuity and shall not be used. The Director may consider exceptions for proposed new structures that will replicate historic styles such as Art Deco or Moderne, which have flat roofs.

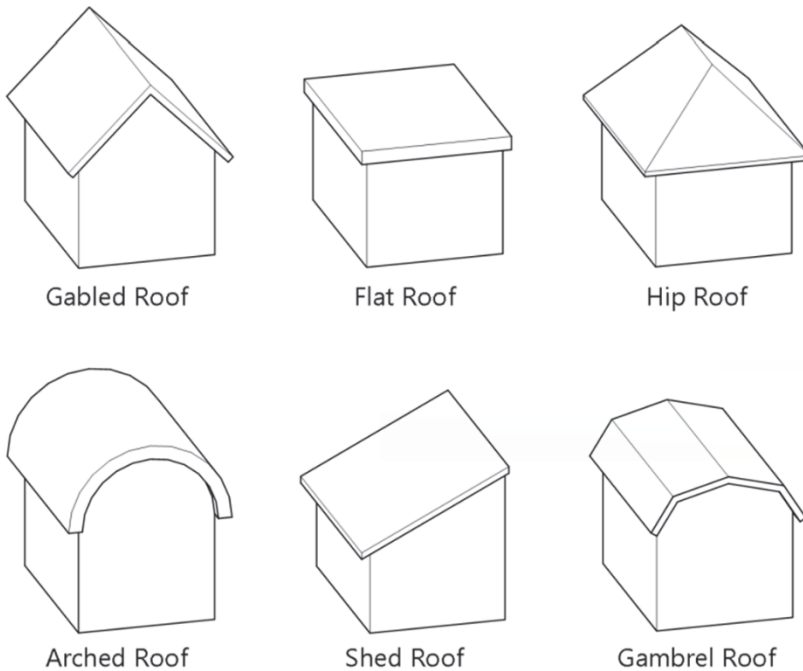


Figure 040-23: Roof Forms

d. *Building Materials.*

1. Exterior wall finishes for new buildings shall utilize building materials similar in scale, texture, and finish to those found on historic homes within the Downtown Core. New materials of similar scale, texture, and finish are also appropriate.
2. Horizontal clapboard siding or brick is appropriate for use in residential infill projects.
3. The use of decorative shingles shall be limited to use on dormers or in gables.

e. *Color.*

1. White, off-white, fluorescent, metallic, or other high-intensity colors are prohibited.
2. The use of bright or highly reflective metal finishes shall be limited to accent materials.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 8-2020 , § 2(Exh. A), 5-7-2020; Ord. No. 15-2020 , § 2(Exh. A), 7-2-2020; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)

070.040.090 Nonresidential and Mixed-Use Site and Building Design.

- (a) *Purpose.* This Section is intended to promote high-quality building design and is intended to:
- (1) Protect and enhance the visual interest, character, and quality of nonresidential and mixed-use areas;
 - (2) Ensure compatibility between residential neighborhoods and adjacent commercial and mixed-use areas;
 - (3) Mitigate negative impacts created by the scale and bulk of large buildings;
 - (4) Promote an environment that is friendly toward multiple modes of transportation and accommodates varying ages and abilities; and
 - (5) Protect and enhance property values and encourage further investment and reinvestment.
- (b) *Applicability.*
- (1) *General Applicability.* This Section shall apply to the following:
 - a. Development of any structure that will contain a nonresidential use or a mix of nonresidential and residential uses; and
 - b. An addition or renovation to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is fifty (50) percent or more than that of the total gross floor area of the existing structure before addition or renovation. In cases where modifications are subject to these standards, only the modification shall be subject to compliance with this Section. For purposes of this standard, "modifications" shall not include routine maintenance and repair of a building, changes to signage, or general repairs to a surface parking area, changes to landscaping, or other features on the parcel. The Director shall determine if a modification shall be subject to these standards.
 - (2) *Exemptions.* This Section shall not apply to the following:
 - a. An addition or renovation project to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is less than fifty (50) percent of the total gross floor area of the existing structure before addition or renovation; and
 - b. Properties subject to the Glenwood Meadows Annexation and Development Agreement.
 - (3) *Special Review Uses.* All nonresidential special review uses located within the zone districts enumerated in Article 070.030: Use Regulations, shall comply with this Section 070.040.090, in addition to any special review use performance standards of the applicable zone district, and the general special review approval criteria in Subsection 070.060.050(e)(3)e.2.
 - (4) *Planned Unit Developments.*
 - a. Development of a nonresidential or mixed-use structure within any new Planned Unit Development established after the effective date of this Code shall be subject to this Section, unless alternative nonresidential/mixed-use site and building design standards are adopted as part of the PUD approval that, in the determination of the Director, are at least equal to the standards set forth in this Section.
 - b. Development of a residential structure within an existing Planned Unit Development established prior to the effective date of this Code is exempt from this Section.
- (c) *Administration.*
- (1) *Site/Architectural Plan Review Process.*

-
- a. Review for compliance with these standards shall occur at the time of site/architectural plan review. Where site/architectural plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.
 - b. Interpretations as to applicability or design requirements contained within this Section shall be the responsibility of the Director. Appeals of the Director's interpretations shall be heard according to the process set forth in Subsection 070.060.070(c), Appeals.

(2) *Alternative Equivalent Compliance.*

- a. *Purpose and Scope.* To encourage creative and unique design, "alternative equivalent compliance" allows development to occur in a manner that meets the intent of this Section, yet through an alternative design that does not strictly adhere to the Section's standards. This is not a general waiver of regulations. Rather, this authorizes a site-specific plan that is equal to or better than the strict application of the standard.
- b. *Applicability.* The alternative equivalent compliance procedure is available only for the standards in Section 070.040.090, Nonresidential and Mixed-Use Site and Building Design.
- c. *Alternative Equivalent Compliance Meeting Required.* An applicant proposing alternative equivalent compliance shall request and attend an alternative equivalent compliance meeting prior to submitting application materials for the applicable permit(s), to determine the preliminary response from the Director. Based on the response, the application shall include sufficient explanation and justification, in both written and graphic form, for the requested alternative compliance. The Director may require that the applicant provide additional drawings and/or material samples in order to better understand the need for the proposed alternative.
- d. *Decision-Making Responsibility.* Final approval of any proposed alternative compliance shall be the responsibility of the decision-making body responsible for deciding upon the application. Administratively approved projects proposing alternative compliance shall receive written approval of the alternative compliance from the Director.
- e. *Criteria.* Alternative equivalent compliance may be approved if the applicant demonstrates that following criteria have been met by the proposed alternative:
 - 1. Achieves the intent of the subject standard to the same or better degree than the subject standard;
 - 2. Advances the goals and policies of this Code to the same or better degree than the subject standard;
 - 3. Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; and
 - 4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Code.
- f. *Effect of Approval.* Alternative equivalent compliance shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

(d) *Nonresidential and Mixed-Use Site Design Standards.*

(1) *General Intent.* The general intent of these site design standards is to:

- a. Ensure development relates to the physical characteristics of the site;
- b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;

-
- c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;
 - d. Promote design environments built to "human scale," which means that buildings and objects are designed in size and shape to be optimized for pedestrian use;
 - e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
 - f. Ensure safe and efficient access between buildings and parking areas.
- (2) *Building Organization and Location.*
- a. *Building Orientation.* Buildings shall be sited parallel to public rights-of-way, to the maximum extent practicable.
 - b. *Climatic Conditions.* Local climatic conditions shall be considered when designing the orientation of new buildings. For example, north-facing facades are especially susceptible to winter snow and ice accumulation, and entries may require special treatment. Snow shed from roofs and snowpiling zones along streets shall be considered in arranging building elements on the site. Adequate solar access shall be considered when planning outdoor spaces, with shade and relief from glare provided by landscaping and overhead structures.
 - c. *Primary Entrance.*
 - 1. The primary entrances to a building shall be clearly identified.
 - 2. Buildings shall be oriented so that the principal building entrance faces the principal street or the street providing main access to the site.
 - 3. Where there are multiple buildings on a development parcel, at least one (1) building shall be oriented with an entrance facing the principal street or the street providing main access to the site.
 - 4. A corner site may orient its primary entry towards the corner for emphasis.
 - d. *Corner Lots.*
 - 1. *Scale and Massing.* Structures shall relate to the scale and massing of the buildings on each of the respective streets.
 - 2. *Building Entries.* When a structure is located on a corner lot, prominent entries shall be designed for both façades along the street edge or a single prominent entry shall be turned forty-five (45) degrees to face the corner. The primary entrance shall not be oriented to an interior court.
 - 3. *Courtyards.* When designing interior courtyards for buildings on corner lots, a minimal amount of street frontage shall be utilized. Courtyards shall not extend across the entire front of the property. Instead, a building shall be located flush with the property line on the street side.
 - 4. *Focal Points.*
 - i. To visually and physically anchor street intersections, buildings located on corner lots shall provide a focal point within a box formed from lines extending thirty (30) feet away from intersecting property lines. The focal point shall include one (1) or more of the following elements:

-
- a. A primary building. In the case where a primary building includes drive-in and/or drive-through lanes, or gasoline pumping bays, the bays and/or queuing lanes shall not be located within the focal point.
 - b. Decorative architectural wall that is between thirty (30) and thirty-six (36) inches tall and complies with any other sight distance triangle restrictions in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.
 - c. An architectural feature that is a minimum of the height of the building and a maximum of the height restriction for the zoning district (for example, a clock tower, spire, or other decorative roof form). These architectural features shall not contain signs or logos in any form.
 - d. Public art or sculpture within a landscaped area.
 - e. Fountains or other water feature within a landscaped area.
 - f. Public plaza or open space with landscaping, a low decorative wall to visually and physically separate the space from nearby traffic lanes, and other pedestrian-oriented amenities such as benches. The low decorative wall shall match or complement the building exterior in materials and colors.
- ii. Signs may be located within this focal point area provided that they are incorporated with another focal point element enumerated above. Signs shall comply with Section 070.040.110, Signs.
 - iii. For all focal point options, the sufficiency of proposed pedestrian-oriented amenities and landscaping shall be determined by the Director. All such features shall meet all applicable requirements of this Code, including but not limited to the general landscaping, building materials and color, and signage standards.
 - iv. The Alternative Equivalent Compliance process in Subsection 070.040.090(c)(2) may be used to consider alternatives from this requirement where strict compliance would result in unsafe or inadequate access, where the lot has less than fifty (50) linear feet of frontage, and/or where the site has unique topographical characteristics that make it infeasible to locate at least one (1) of the listed focal point elements. (Figure 040-24)

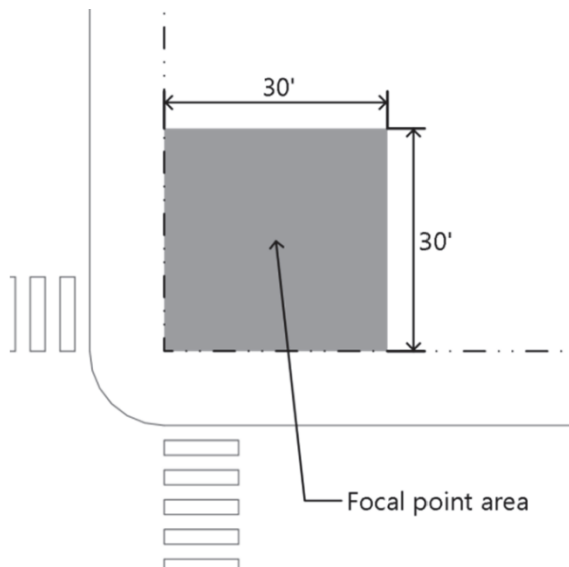


Figure 040-24: Focal Points

(3) *Surface Parking Configuration and Location.*

- a. In the mixed-use and other nonresidential districts, except in the Downtown Core, no more than thirty (30) percent of the total number of off-street parking spaces provided shall be located between the principal building and the front property line.
- b. No parking space shall be located closer than five (5) feet from a window or door of a habitable structure.
- c. No portion of a parking space, loading space, or maneuvering area shall be provided in any required landscape area, sidewalk, or other pedestrian or bicycle path.
- d. Surface parking shall not be located in a focal point area.

(4) *Parking Structures.* The visual impacts of a parking structure shall be minimized through compliance with the standards in Subsection 070.040.060(h)(8), Parking Structures.

(5) *Refuse Containers.*

- a. *General.* Refuse containers shall comply with Article 100.010 of the Municipal Code.
- b. *Design and Materials.* Dumpsters and refuse containers shall be located within the footprint of a building, or shall meet the following standards:
 1. Dumpsters and refuse containers shall be located on a non-porous surface and within a four-sided, opaque enclosure that completely screens the dumpster or container and accumulated trash.
 2. Enclosures shall be a maximum of six (6) feet in height and shall have gated access for the collection of waste materials.
 3. Dumpster and refuse container enclosures shall incorporate compatible materials, colors, and architectural details that are compatible with the primary associated residential buildings.
 4. The use of chain-link fencing as screening is prohibited.

- c. *Location.* Enclosures shall be located to minimize visual and impacts and odors on the primary street frontage and neighboring properties and uses to the maximum extent feasible.
- (6) *Supplemental Site Design Standards: Downtown Core.* Development of any nonresidential or mixed-use structure in the Downtown Core shall comply with the general site layout and building design standards set forth above, plus the standards of this Subsection.
 - a. *Building Edge to Sidewalk.* A minimum of seventy-five (75) percent of the building edge shall be located adjacent to the sidewalk edge (e.g., zero setback). (Figure 040-25)

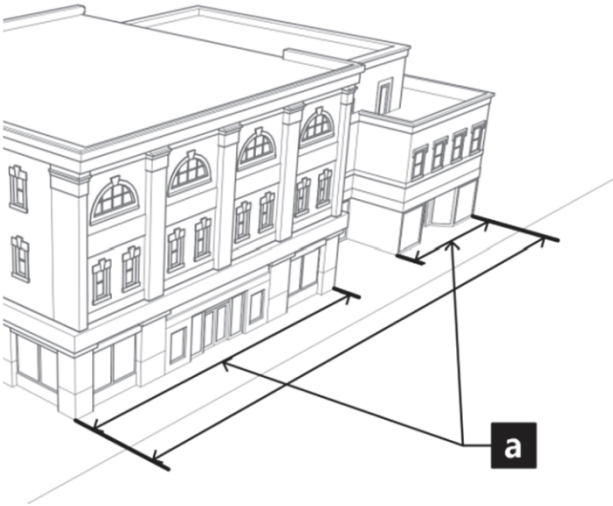


Figure 040-25: Zero Setback

- b. *Building Entrances.* The building entrance shall appear similar in scale and character to those used historically, both in the location of the building entrance and also in how the entrance area is distinguished from the rest of building by materials, size, projections or recessions, and other techniques.
- (e) *Nonresidential and Mixed-Use Building Design Standards.*
- (1) *General Intent.*
 - a. The general intent of these building design standards is to encourage creative design that:
 - 1. Preserves Glenwood Springs' small-town atmosphere;
 - 2. Enhances the visual and physical qualities of Glenwood Springs;
 - 3. Considers how the building relates to the site, neighboring properties, and the community;
 - 4. Provides strong pedestrian orientation by visually connecting the building's interior with the public exterior;
 - 5. Creates prominent, well-proportioned customer entrances;
 - 6. Uses high quality, long lasting materials with a proven ability to withstand Glenwood Springs' environment;
 - 7. Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles; and

-
8. Incorporates a palette of colors that adds visual interest to the development parcel and that is compatible with the surrounding natural environment.
- b. The general intent of these building design standards is to discourage:
1. Buildings that are out of scale or have little physical or visual connection to the street, neighboring properties, or the community;
 2. Building elements, materials, and colors that are out of character with the community, that are inherently associated with brand identification, or that are designed to function as signs;
 3. Minimal or no physical pedestrian connections between the building and public street; and/or
 4. Large expanses of blank, flat wall surfaces.
- (2) *Building Elevations.*
- a. *Horizontal and Vertical Articulation Required.* No building elevation, regardless of exterior wall plane setback or the location of interior walls, shall exceed thirty (30) feet in length without incorporating at least three (3) of the following elements:
1. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of twenty-four (24) inches in depth and that has the effect of casting shadows;
 2. Glazed windows and doors, if used to comply with this standard shall comprise not less than thirty (30) percent of the elevation of which they are a part. See also Subsection 070.040.090(e)(3), Windows, Doors, and Customer Entrances, for additional requirements;
 3. Change in texture and/or masonry pattern;
 4. Change in building, parapet, or roofline height. If used to comply with this standard, the minimum change in roofline shall be two (2) feet; and/or
 5. Awnings, canopies, or marquees extending at least four (4) feet beyond the building face.

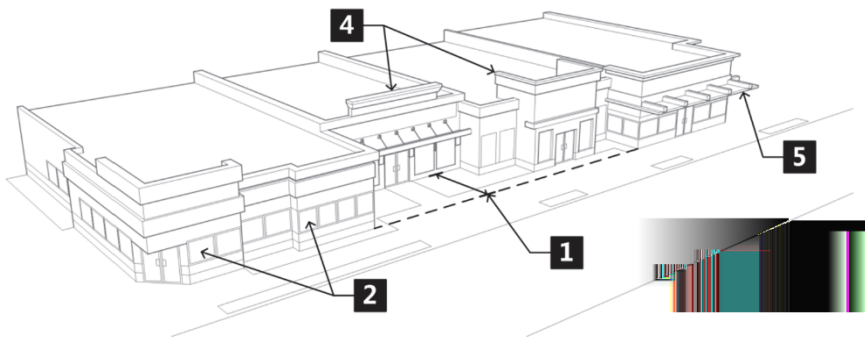


Figure 040-26: Horizontal and Vertical Articulation

Annotations correspond with paragraph numbers in the preceding text.

- b. *Alternative Designs.* An equivalent design that provides pedestrian interest by dividing the façade into horizontal and vertical planes and is in proportion to the height and width of the entire building may be approved through the Alternative Equivalent Compliance process. However, design elements used to fulfill this standard shall not consist solely of color variations.

-
- c. *Building Design as Signage.* Building elevations and/or elements used to comply with these standards shall not function as signs. The incorporation of certain design elements that are unique or symbolic of a particular business shall be unobtrusive and secondary to the overall architectural design.
 - d. *Building Elevations Facing Public Rights-of-Way.* Building elevations that face public rights-of-way, parking lots, or adjacent residential land uses shall include glazed windows and doors as one (1) of the required elements enumerated in Paragraph a. above. See also Subsection 070.040.090(e)(3), Windows, Doors, and Customer Entrances, for additional requirements.
 - e. *False Windows and Doors.* Building elevations not adjacent to residential land uses, public rights-of-way, or parking lots, or that do not have a customer entrance, may use false windows and/or doors to fulfill the requirement in Paragraph a. above. The windows and/or doors, whether functional, false, or a combination of functional and false windows and/or doors, shall make up a minimum of thirty (30) percent of the elevation of which they are a part and shall have a minimum six-inch change of wall plane from the primary wall in order to provide shadow or sense of depth.
- (3) *Windows, Doors, and Customer Entrances.*
- a. In order to create a sense of transparency and to visually connect the building's interior with the public exterior, primary and secondary customer entrances shall be clearly defined, highly visible and feature a minimum of two (2) of the following treatments:
 - 1. Recessions and/or projections with a minimum change in wall plane of twenty-four (24) inches;
 - 2. Display windows that are located immediately adjacent to the customer entrance and that are in proportion to the overall façade of which they are a part;
 - 3. Canopies, porticos, overhangs, awnings, or marquees with a minimum projection of four (4) feet and of a width that at minimum spans the customer entrance;
 - 4. Raised, corniced parapets located over the customer entrance with a minimum projection of four (4) feet and that span at least the width of the customer entrance door; or
 - 5. Outdoor patios with customer seating and landscaping that at a minimum includes perennials, shrub plantings, and/or ornamental trees. Landscaping provided to meet this standard shall be credited towards the general minimum landscaping requirements as set forth in Section 070.040.050, Landscaping, Screening, and Fencing.
 - b. To preserve views and to provide a clear sense of connection into and out of the building, window and door glazing shall be transparent or have a low-reflectivity. Mirror-like windows are prohibited.
- (4) *Roofs.*
- a. To reduce the visual impact of roof mass, no roofline along any building elevation shall exceed fifty (50) feet in length without a visual variation that incorporates:
 - 1. Projections, recessions, dormers that alter the vertical or horizontal plane of the roof by at least two (2) feet; or
 - 2. Change in roof height of at least two (2) feet; or
 - 3. Another architectural feature approved through the Alternative Equivalent Compliance process.
 - b. Mansard roofs, or roofs having a mansard-like appearance, are prohibited.

-
- c. Flat roofs shall be concealed by parapets that are in proportion to the overall building design and that are generally of sufficient height to conceal rooftop mechanical systems that are in view from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties. Parapets shall not exceed the maximum building height as established in Article 070.020: Zoning Districts, except where allowed by Subsection 070.020.190(d)(2), Exceptions to Height Requirements.

(5) *Building Materials.*

- a. *Primary Exterior Wall Materials.* Building materials shall be high-quality and long-lasting and shall have a proven ability to withstand Glenwood Springs' intense sunlight and temperature extremes. The primary exterior building wall material, consisting of at least seventy (70) percent of the elevation to which it is applied, shall be one (1) or more of the following:
 - 1. Brick;
 - 2. Natural and cultured stone;
 - 3. Wood;
 - 4. Stucco, including synthetic stucco;
 - 5. Metal, excluding metal with exposed rivets, seams or fasteners, ribs and batons; or
 - 6. Concrete, excluding smooth-faced gray concrete block, painted concrete block and pre-cast ribbed concrete panels.
 - 7. Another material that meets the intent of this standard if approved through the Alternative Equivalent Compliance process.
- b. *Accent Exterior Wall Materials.* Exterior building walls shall consist of one (1) or more of the following materials provided that the sum total of the materials enumerated below comprise no more than thirty (30) percent of the elevation to which it is applied:
 - 1. Smooth-faced gray concrete block, painted concrete block, or pre-cast ribbed concrete panels. However, when used in combination with the allowance above for concrete as a primary exterior wall material, the concrete in its entirety may not exceed seventy (70) percent of the elevation to which it is applied.
 - 2. Metal with exposed seams, rivets or fasteners, ribs and batons. However, when used in combination with the allowance above for metal as a primary exterior wall material, the metal in its entirety may not exceed seventy (70) percent of the elevation to which it is applied.
 - 3. Glass, when used as a curtain wall or when designed to span multiple floors.
- c. *Exterior Wall Materials Generally.*
 - 1. All sides of the building shall be constructed using materials that are compatible with, or of equal or greater quality, as those used on elevations with customer entrances, facing public rights-of-way, or surface parking areas.
 - 2. Highly reflective building materials shall not be used.
- d. *Roofing Materials.*
 - 1. Acceptable roofing material includes the following:
 - i. Rubber membrane or EPDM (ethylene propylene diene monomer).
 - ii. Built up or modified bitumen roofing systems.

-
- iii. Asphalt shingles.
 - iv. Metal, standing seam.
 - v. Clay tile.
 - vi. Another material approved through the Alternative Equivalent Compliance process.

2. Roofing materials shall not include corrugated metal panels.

(6) *Building and Roofing Colors.*

- a. Color and intensity of color proposed for all exterior building and roofing materials, including exposed rooftop mechanical systems such as HVAC equipment, roof vents, air handling/exchange units, shall be warm or dark earth-toned colors with low reflectivity.
- b. Exterior building and roofing colors shall not include white, off-white, high-intensity primary colors, and/or fluorescent colors.

(7) *Variety of Housing Types.* Development projects including more than 50 residential units shall incorporate a minimum of three (3) bedroom count configurations. Each configuration must represent a minimum of 10% of the total dwelling units provided. Where a fractional number results the number shall round up at .5 or higher.

~~(7)~~ (8) *Supplemental Building Design Standards: Downtown Core.* Setbacks, orientation, and heights of new buildings in the Downtown Core shall be similar to those found on the same block face and shall comply with the following additional standards:

a. *Building Scale and Massing.*

- 1. Building scale and massing shall respect the scale and massing of existing buildings along the block face.
- 2. The height of new buildings shall vary as follows:
 - i. Variation shall be used in building roof and parapet heights to add visual interest and reduce boxy or monolithic building masses.
 - ii. Upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.
 - iii. Step back distances and proportions shall be varied to avoid monotonous, uniform, tiered "wedding cake" appearance.
- 3. Featureless backs of buildings shall not be located adjacent to the Roaring Fork or Colorado River. To encourage active uses in this area, all design standards applicable to street frontage structures shall also be applicable to the back of a building in this area.

b. *Building Height.*

- 1. Floor heights in new buildings shall be similar to those of existing historic buildings in the downtown commercial core. (Figure 040-27)
 - i. The level of the first floor shall be at or near grade level at the entrance.
 - ii. The first floor shall appear to be a full floor in height.

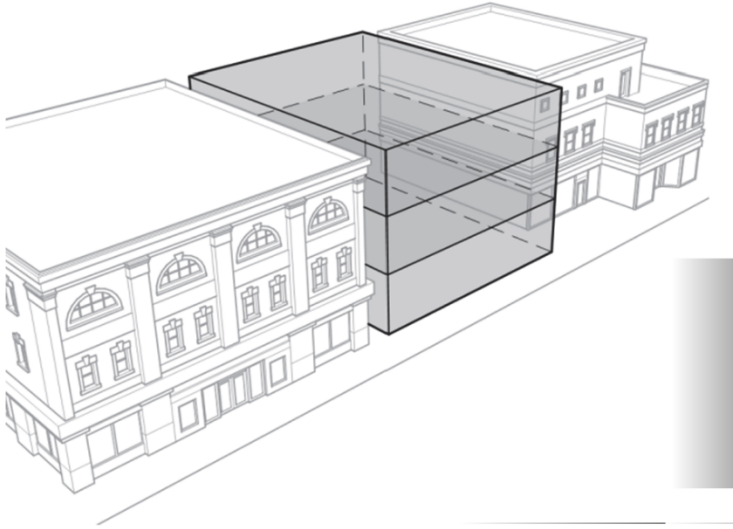


Figure 040-27: Building Floor Heights

2. Structures directly adjacent to residential buildings shall "step-down" in height on the abutting edge to match the height of the adjacent structure.
- c. *Roof Design.*
1. The alignment of horizontal elements along the block face, including parapets and cornices, shall be maintained along the entire façade to provide a continuous visual line along the block.
 - i. This alignment occurs most successfully when buildings are similar in height.
 - ii. Window sills and moldings are examples of other building elements that shall be aligned.
 2. The primary roof form shall appear to be flat, as traditionally found on the City's downtown commercial structures. A parapet shall conceal roofs.
 3. Roof design shall be consistent with those of historic buildings in the commercial Downtown Core.
 4. Roofs are encouraged to be activated with decks or vegetation. Roof decks are appropriate to take advantage of views. Green roofs, or "living roofs," are appropriate to bring visual interest to highly visible roofs, as well as contribute to sustainability principles.
 5. Roofs shall be designed to manage snowfall, using methods that appropriately prevent injuries from snow or ice falling from buildings.
 6. Monolithic roof design is not appropriate. See also requirements under Building Articulation.
- d. *Building Articulation.*
1. Vertical and horizontal articulation techniques shall be used to establish a sense of scale in the design of a larger building. Articulation techniques include, but are not limited to:
 - i. Wall offsets;

- ii. Step backs;
- iii. Base, middle, and cap design; and
- iv. Variation in material (Figure 040-28).

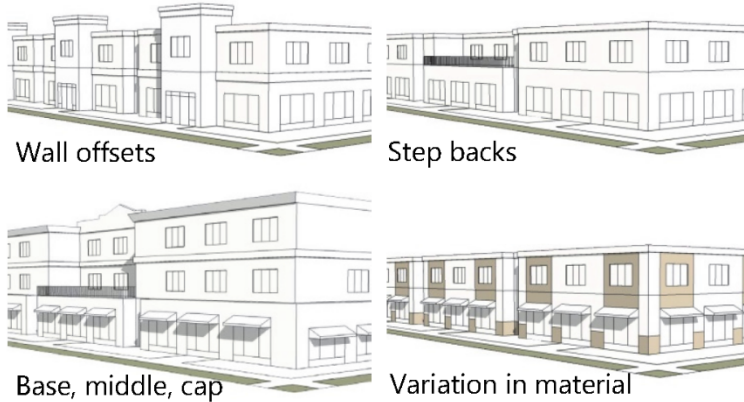


Figure 040-28: Building Articulation Techniques

- 2. Vertical articulation shall be used to express traditional façade widths where a new larger building is adjacent to existing, smaller-scale buildings.
- 3. To minimize apparent mass, new buildings shall be divided into bays through projections and/or recesses (minimum two (2) feet deep and one (1) foot wide) at a minimum of every twenty-five (25) feet in order to be compatible with the character of historic building frontages. Civic structures may vary in front width and shall be reviewed on an individual basis for compatibility.
- 4. Buildings shall have a clearly articulated architectural distinction between the street level and upper floors, expressed through detailing, changes in materials, and fenestration. One (1) or more belt courses shall be used to help distinguish between floors.
- e. *Floor Distinctions.* Buildings shall have a clearly articulated architectural distinction between the street level and upper floors, expressed through detailing, changes in materials, and fenestration. One (1) or more belt courses shall be used to help distinguish between floors.
- f. *Commercial-Oriented Building Design.*
 - 1. The ground-level street frontage of every nonresidential and mixed-use building in the Downtown Core shall be primarily dedicated to commercial uses.
 - 2. New commercial storefront buildings shall incorporate the following character-defining elements: (Figure 040-29)
 - i. Display windows: The main portion of glass on the storefront.
 - ii. Glass transom: The upper portion of the display, separated from the main display window by a frame.
 - iii. Kickplate: Found beneath the display window. Sometimes called a bulk-head panel.

- iv. Upper-story windows: Windows located above the street level. These usually have a vertical orientation, and appear to be less transparent than the large expanse of glass in the storefront below.

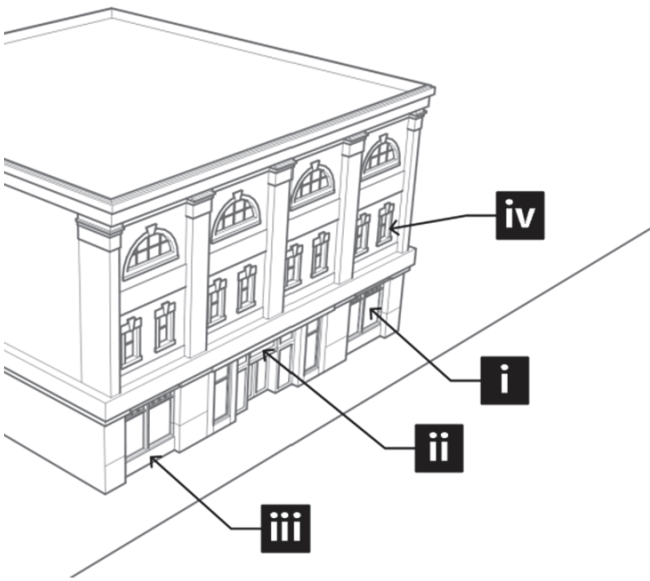


Figure 040-29: Commercial-Oriented Building Design

Annotations correspond with paragraph numbers in the preceding text.

g. Windows and Transparency.

1. Windows shall be located and spaced to express the rhythm and visual continuity found in historic buildings in the Downtown Core.
 - i. Horizontal spacing shall be consistent between windows on a floor.
 - ii. Windows shall be vertically aligned on upper and lower floors.
2. The size and proportion of windows shall be in the range of heights and width as found in historic buildings in the Downtown Core.
3. The first floor of the primary façade shall be sixty-five (65) to eighty (80) percent transparent glass.
4. Windows shall be designed windows to create depth and shadow on a façade.
 - i. Upper floors shall be perceived as being more opaque than the lower floor.
 - ii. Highly reflective or darkly tinted glass is prohibited.

h. Building Entry.

1. The primary building entrance shall be recessed; doors that are flush with the sidewalk are prohibited.
2. Doors shall be made of at least forty (40) percent glass.
3. Accent colors shall be used on the door(s) to encourage pedestrian activity.

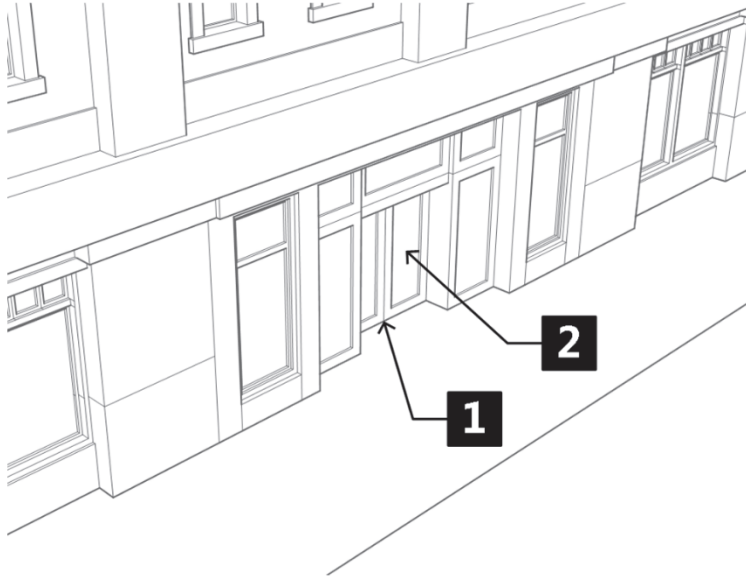


Figure 040-30: Commercial-Oriented Building Design

Annotations correspond with paragraph numbers in the preceding text.

i. *Awnings, Canopies, and Marquees.*

1. Awnings and canopies shall be canvas with a matte finish. Awnings with high gloss finishes are prohibited. Marquees may be constructed in metal but shall be painted or shall have a matte finish.
2. Rigid frame awnings and canopies may be used, but shall stop at the top section and shall not be included in the valance.
3. Illuminated, plastic awnings and canopies are prohibited.
4. Awning and canopy colors shall be compatible with the overall color scheme of the façade. Solid colors or subtle striped patterns shall be used.
5. Awnings and canopies for rectangular openings shall be simple shed shapes. Rounded or bull-nose awnings and canopies shall only be allowed over arched openings.
6. Marquees shall be located only over the primary public entrance into a building.
7. Awnings, canopies, or marquees that span continuously across more than one (1) structural bay or storefront shall not be allowed.
8. Poles or posts supporting awnings, canopies, or marquees shall not be allowed.
9. Awnings, canopies, or marquees shall not project more than five (5) feet from the building façade to which they are attached.
10. Awnings, canopies, or marquees shall maintain an eight-foot height clearance above a public sidewalk, or other publically owned space. Additional height clearance may be required if an awning, canopy, or marquee is located over a public right-of-way, including an alley way.

j. *Building Materials and Colors.*

-
1. Primary materials shall be similar in character to those used traditionally on downtown commercial structures by complying with the following standards:
 - i. Brick and masonry, known for their durability, were traditionally found on historic commercial structures in downtown. New materials shall demonstrate similar durability and compatibility. The use of split face concrete block is prohibited, but may be approved through the Alternative Equivalent Compliance procedure.
 - ii. Diagonal wood siding shall not be used.
 - iii. Cinder block is acceptable for interior walls, but shall not be used as an exposed material on building façades facing streets, alleys, or undeveloped lots.
 2. Accent materials shall be similar to those used historically. Wood was traditionally used for trim elements on commercial storefronts while stone, painted metal, terra cotta, ceramic tile, and rounded plaster were used in detailing.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)