



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MAY 27, 2025
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is held in person as well as via Zoom.
Join at: <https://us02web.zoom.us/j/86380550264>
Or Dial:+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: <https://us02web.zoom.us/u/kbEVpOzwHL>

2 Roll Call

3 Receipt of the Minutes

- A. April 22, 2025 Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Code Amendments to Title 070 Related to Accessory Dwelling Units and Design Standards
- B. Planning File #10-25, Design Variance 515 11th Street

6 Commissioner Comments

7 Director Comments

8 Adjournment



Planning Commission Report

Date: May 27, 2025
 To: Planning and Zoning Commission
 From: Hannah Klausman, Director of Community and Economic Development
 Subject: #13-25 Code Text Amendments–Title 070 Accessory Dwelling Unit Standards and Design Standards

REQUEST	Consideration of code text amendments to Municipal Code Title 070 to amend the Accessory Dwelling Unit development standards and Design Standards.
APPLICANT	City of Glenwood Springs
OWNER	City of Glenwood Springs
LOCATION	City wide
ZONE	All

REQUIRED ACTION

Action 1:

Consideration of code text amendments to Municipal Code Title 070.030.040 to amend the standards for Accessory Dwelling Units (ADU) within Glenwood Springs.

Staff recommends **approval** of amendments with suggested findings as listed on page 6 of this report.

REVIEW AUTHORITY

For actions involving amendments to the Land Use Code, the Planning & Zoning Commission is a recommending body to City Council. All Municipal Code amendments are adopted by ordinance, which requires two hearings before City Council.

SUMMARY

Code Amendments are a routine process that help address changing environments and trends and ensure that regulatory standards match City goals. In the process of applying code, staff has identified several sections that could benefit from clarification and amendment including Accessory Dwelling Unit standards, Design Standards, and definitions for lodging uses.

Staff has prepared a draft text amendment for consideration by P&Z and City Council. Each category item is discussed in further detail in the following pages.

PROPOSED AMENDMENTS

Accessory Dwelling Units

Accessory Dwelling Units were adopted as an allowed use in 1998 in residential zone districts to provide affordable rental housing within the current infrastructure. The code requirements have been amended several times since then to clarify intent as well as make changes to review and process. Frequently applications have difficulty meeting specific regulation standards including the recent landscaping code amendments adopted in 2022.

Currently, Accessory Dwellings Unit additions that are 25% or more than the primary dwelling square footage trigger compliance with Section 070.040.050 Landscaping, Screening, and Fencing, often requiring the entire property to come into compliance. This is proving cost prohibitive and challenging. Staff proposes to clarify that only those components proposed by the project need to meet these standards and shall not force total lot compliance.

One of the City's goals is to increase ADU production. Staff finds that this small clarification can help these small projects meet the intent of the regulation without being overly burdensome in requiring large property wide landscape changes.

Proposed amendment language. Double underline indicates new language, and ~~strikethrough~~ indicates deleted language.

Section 070.040.050 Landscaping, Screening and Fencing

(2) Exemptions.

- a. Single- and two-family residential uses shall be exempt from this section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, 070.040,050(d), Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.
- b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section.
- c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this Section provided that any existing compliant landscaping remains unaltered.
- d. Accessory dwelling units.
 - i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.
 - ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

Design Standards

The Planning and Zoning Commission (P&Z) held a discussion regarding design standards in September of 2024. Topic areas included building materials and colors. Staff is proposing to allow white and off-white as an allowed building color, and allow the use of Stucco in certain areas of the City.

STUCCO

Code does not allow stucco or EIFS as an allowed exterior material citywide for residential buildings according to Section 070.040.080. Recently, there has been an increase in interest in using stucco as an exterior material. Stucco has some advantages in that it is an easier application compared to traditional siding. Staff referred a possible code change to Historic Preservation Commission. HPC's recommendation is to prohibit stucco for use as a primary material for new residential projects or new residential additions within the Downtown Core but allow it elsewhere within the City.

This would be accompanied by a code change to allow stucco as an allowed building material. The intent of these changes is to balance the demand for stucco by individual property owners with the concerns, both aesthetic and material, regarding use of stucco as a building material.

Staff recommends amending Section 070.040.080 Residential Design Standards to allow stucco as a primary building material but prohibit it from use for new projects and additions within the Downtown Core.

Accessory Dwelling Units are exempt from Section 070.040.080 so this would not prohibit someone from building a stucco accessory dwelling unit in the Downtown Core.

Non-residential and mixed use buildings are regulated separately under Section 070.040.090, which allows stucco and synthetic stucco as an allowed primary building material.

Proposed amendment language. Double underline indicates new language, and ~~strikethrough~~ indicates deleted language.

Section 070.040.080(e)(6) Building Materials

(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;
 - vi. Stucco; or
 - vii. 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.

SECTION 070.040.080(e)(10)(d) Building Materials

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.
4. Stucco or Exterior Insulation and Finish Systems (EIFS) shall be prohibited for use as a primary material for residential project or new additions within the Downtown Core.

PAINT COLOR

Code does not allow white or off-white colors to be used for single family residential structures within the Downtown Core. Effectively, Code prohibits single family uses from using white or off-white in the Downtown Core because there is a separate design requirement for multi-family buildings, which includes duplexes and townhomes, to use earth tone colors. At their September 30th meeting, Historic Preservation Commission discussed this requirement and voted in favor to recommend removing this restriction on basis

that white and off-white are both paint colors which were used historically. Staff finds that since the use of white and off-white for multi-family buildings is regulated elsewhere in Code that the prohibition of use of white and off-white in the Downtown Core is onerous on single family residences and does not have historical basis.

Staff recommends amending Section 070.040.080 Residential Design Standards to allow white and off-white building colors in the Downtown Core. This change would allow single family residences to use white and off-white. Multifamily dwellings would still have to select earth tones.

Proposed amendment language. Double underline indicates new language, and ~~strikethrough~~ indicates deleted language.

Section 070.040.080(e)(10) Color

- 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.

Hotel Definition

Recently, staff has fielded several inquiries from developers looking at hotel projects that are slightly outside of the traditional hotel model. In evaluating how code language applies, Staff found that a heavy amount of interpretation was necessary to answer whether the use was allowed. In order to help facilitate these new proposals Staff believes a small edit in the definition of Hotel, Motel, Hostel, and Lodge definitions is warranted to differentiate a hotel from a short term rental.

Proposed amendment. Double underline indicates new language, and ~~strikethrough~~ indicates deleted language.

d. *Hotel, Motel, Hostel, or Lodge.* A building or group of buildings where transient lodging is offered in bedrooms, sleeping rooms, and dwelling units. The building or buildings must include an on-site check in lobby serving as a guest reception, waiting, and gathering area. The building or buildings may include accessory facilities such as parking, restaurants, meeting rooms, on-site check in lobbies, recreation areas or similar facilities commonly associated with lodging. This category requires an on-site check in lobby. The term hotel/motel does not include Bed and Breakfast, Short-Term Rental or an Accessory Tourist Rental.

Errata Changes

Code designates the City Engineer as the Traffic Engineer. The City has separate city and traffic engineers now, Ryan Gordon and Lee Barger respectively.

Recommendation:

Modify 030.010.020 to remove the City Engineer/Traffic Engineer similitude.

Section 030.010.020 – Administrative Departments

(d) Engineering. Engineering shall be conducted under the direction of the City Engineer and shall include all operations necessary to maintain and improve the City's infrastructure, transportation services, and any other services as deemed necessary by the City Manager. ~~The City Engineer shall also serve as the Traffic Engineer.~~

Review Criteria and Analysis

A Code amendment is a legislative decision by the City Council. 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 criteria. Staff analysis is in bold.

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed amendment upholds the goals of the Comprehensive plans and other City policies the Recreation Economy for Rural Communities (RERC) Action Plan, and the Strategic Housing Plan.

- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes do not conflict with other sections of the Municipal code and in some cases help to clarify inconsistencies between the new landscape code and nonconforming requirements for ADU projects.

- III. Is necessary to address a demonstrated community need;
These changes address challenges with implementation of the Code on behalf of staff and the community. Staff has proposed changes that meet the intent of the Code.

- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
New landscaping code was adopted in 2022 and challenges in implementation versus intent have developed in that time. Design components have illustrated trends over the last 7 years since the Development Code was updated that the color and material restrictions mentioned may no longer be as important as once considered. Inquiries with the Community Development department indicate this trend to continue.

Hotel proposals have increased in the last two years in new and unique ways, creating project proposals that staff believe fall outside of code definitions.

- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

ACTION ALTERNATIVES

Regarding the amendments, the Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of some or all of the amendments;
2. Recommend denial of some or all of the amendments; or,
3. Continue the hearing with a requirement that staff submit changes or provide additional information regarding some or all the amendments.

STAFF RECOMMENDATION AND FINDINGS

Action 1:

Consideration of a code text amendments to Municipal Code Title 070 to amend the standards for Accessory Dwelling Units, Design Standards, and definitions.

Staff recommends **approval** of amendments as listed on page 2 of this report.

Suggested Findings

The proposed code amendment:

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

Alternative Motion

Motion to Deny:

I move to recommend denial of the Code Amendments (**specify if all, or specific amendments**) with the following findings:

If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, your denial motion should be based on one or more of the same approval criteria applicable to the application. You should support your findings with information outlying the shortcomings of the request as shown in the example below.

Suggested Findings

The proposed code amendment:

- I. Is **NOT** consistent with the Comprehensive Plan and other City policies (**insert your reasoning with specific policy/plan excerpts**);
- II. **Does** conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code(**insert your reasoning with specific code sections that conflict**);
- III. Is **NOT** necessary to address a demonstrated community need (**insert your reasoning**);
- IV. Is **NOT** necessary to respond to substantial changes in conditions and/or policy (**insert your reasoning**); and
- V. Is **NOT** consistent with the general purpose and intent of this Code (**insert your reasoning with specific purpose/intent of code section**).

070.040.050 Landscaping, Screening, and Fencing.

(a) *Purpose.* The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:

- (1) Protect and enhance the visual appeal of Glenwood Springs;
- (2) Contribute to high-quality development;
- (3) Improve air quality;
- (4) Buffer potentially incompatible neighboring land uses;
- (5) Mitigate the environmental and visual impacts of surface parking areas; and
- (6) *Protect residential and commercial property values.*
- (7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.

(b) *Applicability.*

(1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).

(2) *Exemptions.*

- a. Single- and two-family residential uses shall be exempt from this section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, 070.040.050(d), Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.
- b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section.
- c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this Section provided that any existing compliant landscaping remains unaltered.

d. Accessory dwelling units.

- i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.
- ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

(c) *General Landscaping Standards.*

(1) *Minimum Landscaped Site Area.*

- a. The minimum percentage of site area required to be landscaped is established for each zoning district in Section 070.020.020, Summary of Dimensional Standards.
- b. Except for areas with native vegetation cover, any part of a site not used for building coverage, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.

(2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.

- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.

Plant Material	Minimum Amount	Species and Size Standards
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas	Deciduous: minimum caliper 2.5 inches (understory ornamental trees may be two-inch caliper)
		Evergreen: (a) minimum height of six feet; (b) shall not exceed 50 percent of total required trees; (c) if provided, ten percent of evergreen trees shall have a minimum height of ten feet.
		Shrub substitution: Up to 50 percent of required trees may be substituted with shrubs (above required amount) at a rate of ten shrubs = one tree. All such shrubs shall comply with the standards in this table.
Shrubs	One shrub per 100 square feet of site area required to be landscaped in addition to those required for parking areas	(a) at least 20 percent of required shrubs shall be an evergreen species; (b) shall be a minimum of five gallons in size and shall grow to a minimum height of one foot at maturity; (c) if used for screening requirements in Subsection 070.040.050(f), shall grow to a minimum height of four feet at maturity.
Perennials	One perennial per 50 square feet of site area required to be landscaped	(a) shall be a minimum of one gallon in size; (b) shrubs (above required amount) may be substituted for perennials at a rate of one shrub = five perennials.

- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:
 - a. Soil Amendment.
 - i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
 - ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.

b. Mulch. Mulch shall be applied at a minimum depth of 4 inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.

c. Plant Selection and Grouping. Plant materials shall be selected for water efficiency, drought tolerance, use of native species and their relationship to the Glenwood Springs regional ecology as well geologic and topographical conditions.

- i. Plants shall be selected from **<Appendix, Manual, or list>**
- ii. Hydrozones required. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency. Plants from the same water use zone shall be grouped together on the same irrigation zones. Water use zones shall be consistent with the Waterwise Plant List as shown in **<Appendix, Manual, or list>**.
- iii. The landscape design shall promote and preserve native species and natural areas . Native species shall account for seventy-five (75) percent of provided plants and these must be drought tolerant species.

c. The total amount of high-water use zones on a property shall not exceed fifty percent of the total landscaped area. Turf grass areas designated and approved as functional turf shall be excluded from the total landscaped area under this requirement. Trees in tree grates shall also be excluded from the total landscaped area under this requirement.

d. The use of high irrigation plantings shall be limited to high use areas with high visibility or functional needs;

e. Plants from a high-water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.

f. Turf.

- i. Very high- and high-water use turf grass is prohibited.

g. The developer of a property may submit an application to the Director requesting consideration for a waiver for functional turf that is very-high or high-water use turf grass that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:

- i. Activity type
- ii. Activity-appropriate dimensions
- iii. Number of persons served and frequency of use
- iv. Location in proximity to similar turf areas
- v. Public access and proximity to roadways
- vi. Presence of facilities and/or other recreational amenities Irrigation efficiency

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations.
- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.

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- c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.
- d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

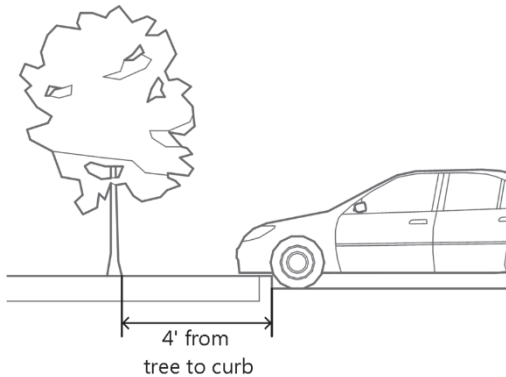


Figure 040-3: Vehicle Overhang

(5) *Credits for Tree Preservation.*

a. *Amount of Tree Preservation Credit.*

1. The number of trees preserved can be credited toward the total number of trees required for the development to meet the landscaping requirements of this Section. Credit shall be applied on a one-for-one basis, unless the Director approves an alternate ratio to encourage tree preservation.
2. The Director shall determine whether or not credit shall be granted for existing trees.
3. Tree species that are not acceptable to receive credit under this standard include, but are not exclusive of Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list.

b. *Procedure for Evaluating Existing Trees.*

1. Existing trees intended for preservation shall be evaluated by a licensed arborist prior to submitting and application for development, or prior to issuance of a grading or building permit. The arborist's written evaluation shall include an assessment of the likelihood of the survivability of the trees based on proximity to any grading activity on the site and recommendations for tree preservation during grading and construction activities.
2. Based on the licensed arborist's evaluation, the development may receive credit for existing trees provided that all of the following criteria are met:
 - i. The trees are each a minimum of four-inch caliper in size;
 - ii. Any grading, digging, and/or site preparation activities shall not be permitted within the drip line (Figure 040-4) of the trees intended for preservation; and

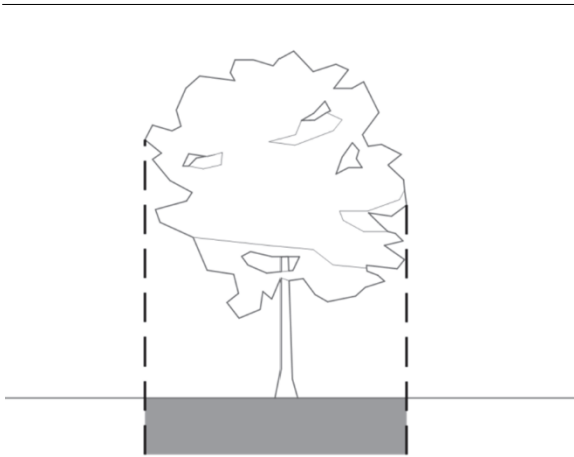


Figure 040-4: Drip Line

- iii. Trees intended for preservation shall be shown on the landscape plan with caliper size and drip line noted.

(d) *Streetscape Requirements.*

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks; (b) evergreen trees are prohibited as street trees in the planting strip; (c) where overhead utility lines are present, select a variety of tree that, at

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				maturity, grows no higher than the lowest utility line; (d) trees shall be spaced 30 feet apart on center unless alternative spacing is approved by the Director.
Planting Strip	Minimum five feet in width (from back edge of curb)	Minimum five feet in width (from back edge of curb); however, the Director may waive this requirement based on existing conditions along the block face provided landscape elements are used to define the edge of the property in the absence of a planting strip.	Minimum five feet in width (from back edge of curb)	(a) shall include a combination (at least two) of the following: trees, shrubs, grasses, native plants, drought-tolerant or low-water plants, perennials, annuals, or turf; (b) in the Downtown Core, grasses or turf may only be used for residential or mixed-use development; (c) up to 40 percent of the planting strip may be hard surfaced with concrete, brick, composite pavers, stone, or rock-type mulch.
Amenities	None	Per Director discretion based on the needs for a particular block	None	Amenities shall be designed and installed pursuant to the streetscape manual.

Commented [HK1]: Consider if turf is appropriate in planting strips as they usually are purely decorative and do not serve a recreation component. In addition the five foot width strip is a small enough area to make traditional sprinkler irrigation inefficient due to proximity to pavement and size. If allowed at all, should meet the drip/sub ground irrigation requirement

(2) *Location of Street Trees.*

- a. Unless otherwise permitted in this Section, street trees shall be located within the designated planting strip.

- b. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.

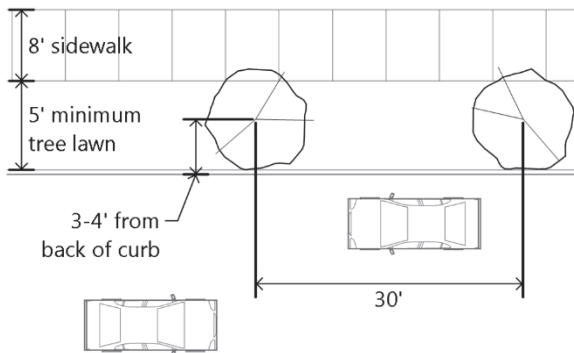


Figure 040-5: Location of Street Trees

- (e) *Parking Area Landscaping.* See Subsection 070.040.060(h)(6), Parking Area Landscaping.
- (f) *Screening, Fences, and Walls.*
- (1) *Screening Standards.*
- a. *Credits Toward Required Landscaping.* Any landscaping provided to meet screening standards will be credited towards the overall landscaping requirements enumerated in this Section.
 - b. *Screening Loading and Outdoor Storage Areas.* Loading and outdoor storage areas shall be screened from view of public rights-of-way and from adjacent residential land uses or districts using any one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screen.
 - c. *Screening Refuse Containers.*
 1. *Enclosures Required.* Refuse containers shall be located within an enclosure.
 2. *Location.* Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.
 3. *Design and Materials.* Refuse container enclosures shall be of sufficient height to screen containers, but shall not exceed six (6) feet in height unless screening a refuse container taller than six (6) feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal. Refuse containers shall comply with the provisions set forth in Article 100.010.060 of the Municipal Code. (Figure 040-6)

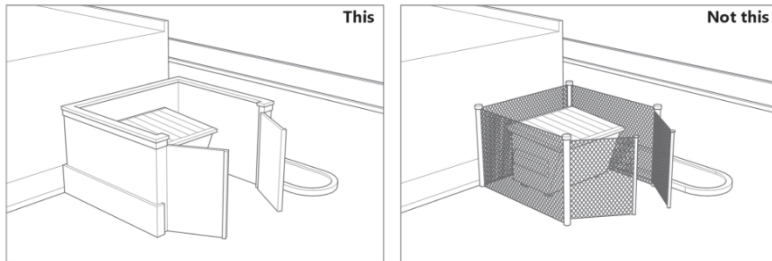


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way.
- d. *Screening Mechanical and Utility Equipment.* All mechanical and utility equipment including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, and electric and gas meters shall be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, pursuant to the following standards:
 1. *Location.*
 - i. Ground-mounted mechanical and utility equipment shall be located outside of sight distance triangles in order to avoid obscuring vision at intersections.
 - ii. To the extent practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.
 2. *Design.*
 - i. *Materials.* Materials used for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited unless otherwise approved by the Director through the alternative compliance procedure.
 - ii. *Ground-Mounted Equipment.* Ground-mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one (1) or a combination of the following: (Figure 040-7)
 - a. Decorative wall, fence, or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
 - b. Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan.

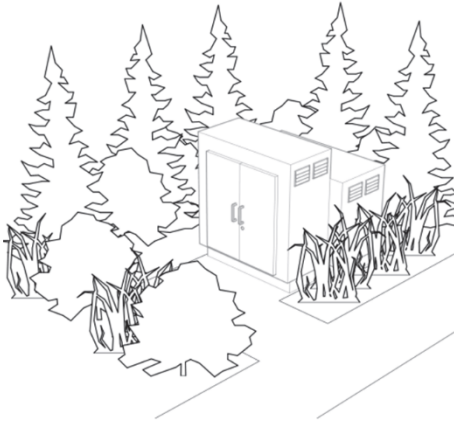


Figure 040-7: Screening Ground-Mounted Equipment

- iii. Fire Hydrants.
 - a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
 - b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.
- iv. Roof-Mounted Equipment.
 - a. Roof-mounted equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 - 1. The proximity of the development to surrounding residential land uses and the visual impact that roof-mounted equipment may have upon those surrounding residential land uses.
 - 2. The number and size of roof-mounted equipment. The greater the number and/or size, the more screening may be warranted.
 - b. Roof-mounted equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop mechanical equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

(2) *Fence Standards.*

- a. *Location and Design.*

-
1. Fences other than those used for screening pursuant to Subsection 070.040.050(f)(1), and that are constructed within the front yard setback, along corner side lot lines, or are adjacent to a public right-of-way, shall be at least sixty (60) percent transparent.
 2. Fences located in a required front yard setback shall be no more than four (4) feet in height.
 3. Fences located in a required side or rear yard setback shall be no more than six (6) feet in height.
 4. Fences shall conform to maximum height requirements when located within a sight distance triangle, as defined in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.
- b. *Fencing Materials.*
1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.
- c. *Fencing Color.*
1. Fencing shall be low reflective, and earth-toned in color.
 2. Fences constructed of metal, wrought iron, or similar material may be black.
 3. Galvanized, shiny, white, off-white, or other light colors that can be observed from a distance are prohibited except that white or off-white wooden picket fences shall be permitted for residential applications.

(3) *Retaining Wall Standards.*

a. *Location and Design.*

1. Retaining walls shall be designed in accordance with applicable building codes, Engineering Standards, and applicable standards in Section 070.040.020, Sensitive Area Protection.
2. Retaining walls shall not exceed six (6) feet in height, as measured from natural grade to the top of the wall, except for the exceptions to accommodate varying slopes as provided in Subsection 070.040.020(b)(4)g., Retaining Walls and Fencing, or when terracing is provided pursuant to Subsection 070.040.050(f)(3)b., Terracing Required.
3. Retaining walls that are over four (4) feet in height shall be designed by a State of Colorado licensed structural engineer.
4. Retaining walls that are over thirty (30) feet in length shall incorporate the following elements to minimize the overall mass of the wall:
 - i. Recessions and/or projections that have a minimum wall plane change of twenty-four (24) inches and have the effect of casting shadows. (Figure 040-8)

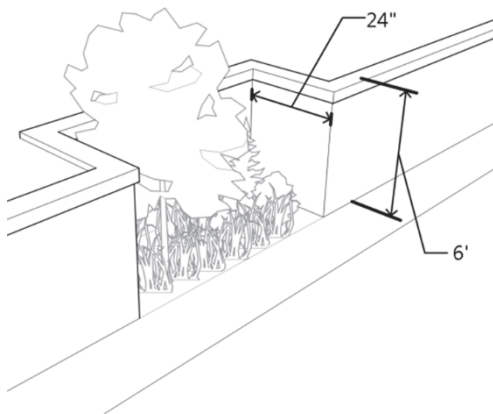


Figure 040-8: Retaining Wall Design

- ii. Landscaping at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).
5. Retaining walls shall be designed such that the structure conforms to the existing natural terrain.
6. Retaining walls shall conform to maximum height requirements when located within a sight distance triangle.

b. *Terracing Required.* The Director may allow retaining walls that exceed six (6) feet in height if they are terraced to minimize visual impacts on residents, neighboring properties, and the public realm by: (Figure 040-9)

1. Limiting terracing to three (3) tiers;
2. Providing a minimum terrace width of four (4) feet between any two (2) six-foot retaining walls with a maximum slope of 3:1 to create pockets for landscaping. The Director may approve reduced terrace depths where site constraints limit the amount of space available to accommodate the minimum required width;
3. Access points, such as stairs, shall be incorporated into the retaining wall for the purposes of maintaining landscaping; and
4. Permanently landscaping or re-vegetating terraces created between retaining walls to screen walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

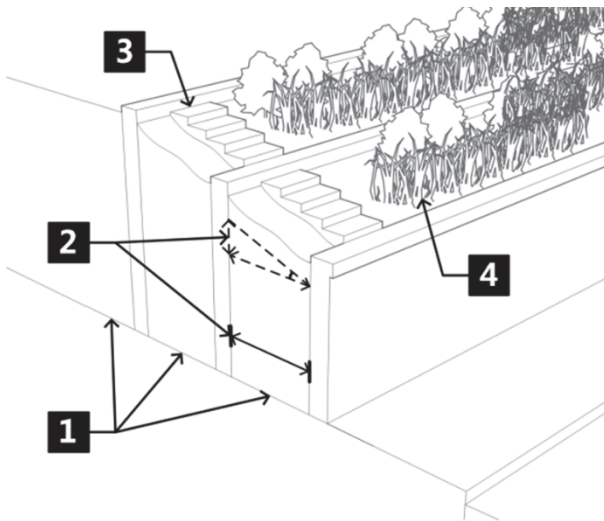


Figure 040-9: Retaining Wall Terracing

Annotations correspond with paragraph numbers in the preceding text.

c. *Materials and Color.*

1. Retaining walls shall be compatible with the overall site design, the primary building, and landscaping and shall coordinate with rock formations or exposed soil from surrounding hillsides.
2. Retaining walls shall be constructed of the following materials:
 - i. Natural stone;
 - ii. Concrete keystone blocks with integral earth-toned color; or

-
- iii. Another material that meets the intent of this standard as determined by the Director.
 - 3. When located adjacent to a public right-of-way or when visible from adjacent commercial or residential land uses, the use of railroad ties and timber is prohibited.
 - d. *Landscape Buffer as an Alternative.*
 - 1. Where terracing or other mitigation measures are not feasible due to site size or other constraints, a densely landscaped buffer shall be provided as an alternative on the downhill side of the wall.
 - 2. Appropriate spacing of vegetation and landscaping shall be determined by the Director, dependent upon the species selected; however, spacing shall be such that trees will form a dense screen within five (5) years of planting.
 - 3. The Director may approve alternative landscape buffer configurations and plantings where insufficient space exists to meet the above landscape buffer standards.
 - 4. The Director may waive the above standards for alternative landscape buffers if retaining walls will not be visible from neighboring sites, the interior of the proposed structure, and the primary street frontage; and the applicant can demonstrate that views of the retaining wall will be fully screened by the primary structure or a free-standing parking garage structure.
 - (g) *Landscaping Evaluation Procedure.*
 - (1) *Landscape Plan.*
 - a. All development shall provide a landscape plan demonstrating compliance with the standards in this Section provided in a form established by the Director.
 - b. Review and evaluation of the landscape plan shall be pursuant to the specific application procedure pursuant to Article 070.060: Administration and Procedures.
 - (2) *Alternative Compliance.*
 - a. For developments with severely hydrocompactive soils, especially those present around building foundations, the Director may approve landscaping and related irrigation design alternatives that meet the overall intent of this Section but that address the special characteristics of these soil types. The Director may require a statement from a licensed geotechnical engineer that specifically addresses the hydrocompactive soil issue as it relates to compliance with the requirements in this Subsection for the City to consider an alternative landscaping design.
 - b. For developments where other exceptional physical limitations of either existing building location or site dimensions result in impractical or impossible application of this Section, then the Director may approve landscaping, screening, fencing, and wall alternatives that meet the intent of this Section.
 - (h) *Installation and Maintenance.*
 - (1) *Timing of Installation.* The developer shall install all landscape improvements including operable irrigation systems prior to receiving a Certificate of Occupancy. This requirement may be modified by the Director if security is provided and the developer identifies an alternative timeframe for landscaping and/or irrigation system installation. The amount of security shall be based on itemized cost estimates of all landscaping and irrigation system improvements, as well as related labor costs. Itemizations shall be generated from a qualified landscape architect, irrigation system specialist, and/or a local or regional landscaping nursery or garden center.

(2) *Irrigation System Design.*

- a. Irrigation systems shall be professionally designed by a landscape architect or irrigation specialist.
- b. When available, raw water shall be utilized for irrigation. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers.
- c. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.
- d. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.
- e. The irrigation system shall be designed to correlate to the organization of plants into zones with similar watering requirements.
- f. Low-volume, drop, or subsurface irrigation systems shall be used in the following conditions:
 - i. In landscaped areas where any one dimension is less than six feet in width and surrounded by impervious surfaces.;
 - ii. IN all non-turf grass areas.

(3) *Maintenance.* The owner of the property and his/her successors, heirs, and assigns, are responsible for the proper maintenance of the landscaped area, screening, fencing, and parking lot subject to the approved landscape plan. All landscape and parking areas shall be maintained free of trash. Landscaping shall be continuously maintained, including all necessary watering, weeding, pruning, and pest control.

(4) *Protection of Existing Vegetation.*

- a. No existing live trees with a caliper size of fourteen (14) inches or greater may be removed without approval of the Director and Parks and Recreation Director.
- b. Planting strips or areas, walkways, fences, hedges, or walls shall be protected from vehicles and maintenance equipment by curbs, bollards, wheel stops, or other means.

(5) *Replacement of Dead or Diseased Plant Material.* Replacement of dead or diseased plant material shall be of equivalent species or material, as specified in the approved Landscape Plan. Replacement shall occur at the time of removal or, if necessary, the next planting season. In any event, replacement shall occur within one (1) year from the time of removal.

(6) *Maintenance of Trees in Public Right-of-Way.* Trees located within the public right-of-way or on public property shall be maintained in accordance with Section 090.050.030 of the Municipal Code.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 3-2019 , § 2(Exh. A), 1-31-2019; Ord. No. 15-2020 , § 2(Exh. A), 7-2-2020; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)

070.070.020 Definitions of Use Categories and Specific Use Types.

(a) *Residential Uses.*

...

(b) *Public, Institutional, and Civic Uses.*

...

(c) *Commercial Uses.*

...

(5) *Lodging Facilities.* Uses in this category include facilities where lodging, meals, and other services are provided to visitors and guests for a fee for a defined period of time. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and parking or other amenities. Uses in this category primarily include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than thirty (30) days per instance. Transient lodging for any period of less than thirty (30) consecutive days shall pay accommodation tax.

- a. *Accessory Tourist Rental.* The rental for monetary compensation of not more than one (1) bedroom for transient lodging to guests in those residential dwelling units that contain a minimum of two (2) bedrooms and are owner-occupied or occupied by a resident manager.
- b. *Bed and Breakfast.* A detached single-family dwelling, that is owner-occupied or occupied by a resident manager, where individual bedrooms are offered as single accommodations to guests for transient lodging and which facility includes incidental eating and drinking service from a single kitchen serving only residents and guests and is not operated in the manner of a commercial restaurant, or as a facility for commercial activities such as for-profit private parties or receptions, retail sales or similar activities. Bed and breakfasts shall have a minimum of two (2) bedrooms available for lodging and one (1) bedroom available for the owner or manager residing on site.
- c. *Boarding House.* A building or portion of a building, other than a hotel, motel, or multifamily dwelling wherein non-transient lodging and/or meals are provided in bedrooms, sleeping units, or efficiency dwelling units, for six (6) or more persons for compensation. Such compensation may include money, services, or other things of value.
- d. *Hotel, Motel, Hostel, or Lodge.* A building or group of buildings where transient lodging is offered in bedrooms, sleeping rooms, and dwelling units. **The building or buildings must include an on-site check in lobby serving as a guest reception, waiting, and gathering area.** The building or buildings may include accessory facilities such as parking, restaurants, meeting rooms, ~~on-site check in lobbies~~, recreation areas or similar facilities commonly associated with lodging. The term hotel/motel does not include Bed and Breakfast, Short-Term Rental or an Accessory Tourist Rental.
- e. *Short-Term Rental.* The rental of an entire dwelling unit for monetary consideration for a period of time less than thirty (30) consecutive days, not including a bed and breakfast, residency unit, boarding or rooming house, or hotel, motel, hostel, or lodge. This definition does not include offering the use of one's property where no fee is charged or collected.
- f. *Extended-Stay Hotel.* Any structure consisting of one (1) or more buildings, with more than five (5) dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where

temporary residence is offered to persons for non-transient extended stays or stays longer than thirty (30) days, regardless of the presence of rentals or leases for shorter periods of time. Extended-stay hotels must include individual kitchenette facilities.

...

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 27-2020, § 2(Exh. A), 11-19-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 18-2022, § 2(Exh. A), 7-21-2022; Ord. No. 15-2023, § 2(Exh. A), 10-5-2023; Ord. No. 13-2024, § 2(Exh. B), 7-18-2024)

030.010.020 Administrative departments.

- (a) *Departments established.* All departments of the City, save and except the City Attorney and Municipal Judge, shall be under the control and supervision of the City Manager. The administrative functions of the City shall be performed by the following departments:
- (b) *City Clerk.* The City Clerk shall have general supervision and control over the City's official records, shall keep the City seal and shall affix such to City documents, shall attest to the signatures of the Mayor and City Manager, shall conduct municipal elections in accordance with state statutes and local ordinances, shall keep a complete record of all proceedings of the City Council, and any other services as deemed necessary by the City Manager.
- (c) *Community Development.* Community Development shall be conducted under the direction of the Community Development Director and shall include the areas of planning and zoning, building inspections, and other community development services as deemed appropriate by the City Manager.
- (d) *Engineering.* Engineering shall be conducted under the direction of the City Engineer and shall include all operations necessary to maintain and improve the City's infrastructure, transportation services, and any other services as deemed necessary by the City Manager. ~~The City Engineer shall also serve as the Traffic Engineer.~~
- (e) *Financial Services.* Financial Services shall be conducted under the direction of the Director of Finance and shall include all duties set forth in Section 6.6(A) of the Charter, accounts receivable/payable, and other financial services as deemed necessary by the City Manager.
- (f) *Fire Department.* The Fire Department shall be conducted under the direction of the Fire Chief and shall include the areas of fire protection, ambulance services, disaster emergency services and other emergency services as deemed necessary by the City Manager.
- (g) *Human Resources.* The Director of Human Resources shall be responsible for the administration of all personnel and employment services of the City and for the maintenance of all City personnel records, and any other services as deemed necessary by the City Manager.
- (h) *Information Systems.* The Director of Information Systems shall have management oversight to ensure the continued integrity and availability of City systems and data, including Community Broadband Network, and any other services as deemed necessary by the City Manager.
- (i) *Parks and recreation.* Parks and Recreation shall be conducted under the direction of the Parks and Recreation Director and shall include the areas of parks, cemeteries, and recreation, and any other services as deemed necessary by the City Manager.
- (j) *Public Safety.* Public Safety shall be conducted under the direction of the Police Chief and shall include all police services of the City and other public safety operations as deemed necessary by the City Manager.
- (k) *Public Works and Utilities.* Public Works and Utilities shall be conducted under the direction of the Director of Public Works and shall include all operations of the utility systems owned by the City, all City field operations, special works activity team (SWAT), streets and alleys, mechanical services, and other public works and utilities functions as deemed necessary by the City Manager.
- (l) *No authority to contract for City.* Nothing in this section shall be construed to grant to the director of the department the authority to enter into any contract, written, oral or otherwise, without the authorization of the City Manager or City Council as provided in this Code and by the Charter.
- (m) *Responsibilities of directors of departments.* The director of a department shall be immediately responsible to the City Manager for the effective administration of the department and the activities assigned to the department. The City Manager may set aside any action taken by a director of a department and may

supersede the director in the functions of the director's office. All directors of a department shall keep themselves informed as to the latest practices in their particular field and shall inaugurate, with the approval of the City Manager, such new practices as appear to be of benefit to the service of the public.

- (n) *Reports.* Reports of the activities of each department shall be made to the City Manager at the end of each month. A summary of all such reports shall be made by the City Manager and submitted to the City Council. Each director of a department shall establish a system of records and reports in sufficient detail to furnish all information necessary for proper control of departmental activities and to form a basis for the monthly reports to the City Manager.
- (o) *Preservation of records.* Each director of a department shall be held responsible for the preservation of all public records under his/her jurisdiction and shall provide a system of filing and indexing the same. No public records, reports, correspondence or other data relative to the business of any department shall be destroyed or removed permanently from the files without the approval of the City Manager. All records and accounts of every office and department of the City shall be open to inspection by any citizen at all reasonable times and under reasonable regulations established by the City Manager, except such records and documents the disclosure of which would tend to defeat the lawful purpose which they are intended to accomplish, and except as provided in C.R.S. § 24-72-201 et seq., as amended.
- (p) *Inter-departmental coordination during emergencies.* In cases of emergency, it shall be the duty of every department, subject to such rules as the City Manager may prescribe, to furnish to any other department such service, labor and material as may be needed by the director of such department. Any labor or material which may be furnished by any department for any other department during such emergency shall be charged to the department and credited to the furnishing department, subject to applicable state law.

(Code 1962 §§ 7.2-2, 7.3-2—7.3-5; Code 1971 §§ 2-1.5, 2-2, 2-16—2-18; 40-87 § 1; 38-90 § 1; 8-91 § 1; 1-93 § 1; 26-99 §§ 1, 2; Ord. No. 38-2016, § 2(Exh. A), 1-5-2017)

070.040.080 Residential Site and Building Design.

...

(e) Residential Building Design and Character

...

(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. Stucco; or
 - vii. 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.

...

(10) *Supplemental Architectural Design Standards: Downtown Core*

...

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.
4. Stucco or Exterior and Finish Systems (EIFS) shall be prohibited for use as a primary material for a new residential projects or new additions within the Downtown Core.

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.

070.040.090 Nonresidential and Mixed-Use Site and Building Design.

...

(e) *Nonresidential and Mixed Use Building Design Standards*

...

(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.

Planning and Zoning Commission Report

Date: May 27, 2025
To: Planning & Zoning Commission
From: Emery Ellingson, Senior Planner
Subject: Planning File 10-25 Design Variances 515 11th Street

REQUEST	Consideration of design variances from <i>Section 070.040.080 Residential Design Standards</i> to allow a new garage to access Bennett Avenue and to allow a roof pitch less than 6:12 in the Downtown Core associated with remodel of an existing residence.
APPLICANT	Mara Shultz (Mark Noel Architects) on behalf of Sarah and Justin Windholz
OWNER	Sarah and Justin Windholz
LOCATION	515 11 th Street (PIN# 2185-094-30-010) (Downtown Core)
ZONE	RM2 Residential Multifamily Limited
SURROUNDING LAND USES	North: Residential South: Residential East: Residential West: Residential
LOT SIZE	8,400 square feet

ACTION ITEM

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the deciding body for Design Variance Requests. The requested variances and staff recommendations are as follows:

Action 1 – Design Variance Request – to consider approval of a variance for relief from: *Section 070.040.080(d)(3)(b)(2)*, *Section 070.040.080(d)(3)(b)(3)*, and *Section 070.40.080(e)(9)(a)* to allow a new garage to access the street instead of the existing alley as required by Code.

Staff recommendation: *Staff recommends denial of the Design Variance Request with the findings and conditions on page 8-9.*

Action 2 – Design Variance Request – to consider approval of a variance for relief from: *Section 070.040.080(e)(10)(c)(5)(i)* to allow sections of roof to have a pitch of less than 6:12 in the Downtown Core.

Staff recommendation: *Staff recommends approval of the Design Variance Request with the findings and conditions on pages 8-9.*

LOCATION

The property is located at 515 11th Street in the RM2 Residential Multifamily Zoning District and within the Downtown Core. The Downtown Core is an area of land which includes most of the Original Town Site lots as well as the South Addition which was platted in 1936 and is used as a geographic boundary for design standards, such as the standards related to these two variances. For a map of the Downtown Core, please see Appendix A.

BACKGROUND

Project Summary

The proposed project is a remodel and addition to an existing single-family dwelling at 515 11th Street. The existing 1692 square foot home has a 285 square foot garage which has a legal non-conforming access to Bennett Avenue. The existing garage's access is considered legal non-conforming because the Code requires any new garage to access from the alley when a property is adjacent to an alley.

The proposed project will increase the size of the home to 3999 square feet with a new 509 square foot garage which proposes maintaining the current access to Bennett Avenue. This addition includes the following items:

- Demolition of existing garage and construction of larger garage using the existing access to Bennett;
- Construction of a new front porch onto existing structure
- Additional living space to the rear of the existing structure
- Conversion of existing basement into a separate accessory dwelling unit (ADU)
- Additional outdoor patio space

The proposed project also has new areas of roof pitch less than 6:12 which also requires a variance as the minimum roof pitch in the Downtown Core is 6:12.

CODE ANALYSIS

Alley Access

Two sections of Code require a new garage access an alley when there is an alley present. *Section 070.40.080(e)(9)(a)* states that where an alley exists, a new garage shall be located at the rear of the

lot and accessed from the alley. This applies regardless of whether a property is in the Downtown Core. Meanwhile, *Section 070.040.080(d)(3)(b)(3)* states that new garages shall be set back from the primary structure and accessed from the alley. Since there is a new garage being constructed, Code requires alley access instead of continuing the use of a non-conforming access.

The intent behind this regulation is to reduce the number of curb cuts in the community as alleys have several public benefits including reducing the potential conflicts between cars backing out of driveways and pedestrians, cyclists, and vehicles traversing the adjacent sidewalk and street.

Roof Pitch

Roof pitch is a term used to describe the angle of a roof and is usually expressed in a ratio where the first number represents vertical rise for every 12 inches of horizontal run. So a roof pitch of 1:12 would mean the roof only rises vertically 1” for every 12” which would be a very flat roof. Downtown Design Standards require a minimum roof pitch of 6:12.

The intent of this standard is so that new structures have a similar look as neighboring older homes. Traditionally, roofs in colder climates would be steeper in order to effectively shed off rain and snow. In the past, a flat roof could only be used in warmer climates but as building technology has evolved, it has become more feasible to build and maintain a flat roof in more challenging environments. For this reason, a steeper roof pitch is required on new structures in the Downtown Core in order to maintain a consistent look in the older neighborhoods. The majority of the roof for this project is designed at pitches greater than 6:12 and there are only some areas which are less than 6:12 which is what requires a variance. For a visual depiction of roof pitch, please see Appendix B.

DESIGN VARIANCE CRITERIA

The criteria for design variances are split into two sections, Section A and Section B. A design variance must meet all the criteria of Section A and at least four of the criteria listed in Section B. The reason for this is to allow more flexibility for variance review. Design variances are only applicable to the following sections of Code: *Section 070.040.050 Landscaping, Screening, and Fencing, Subsection 070.040.060(h) Parking Area Landscaping, Section 070.040.080 Residential Site and Building Design, and Section 070.040.090 Non-Residential and Mixed-Use Site and Building Design*. Below is an analysis of the design variance criteria for the requested design variances.

DESIGN VARIANCE CRITERIA ACTION ITEM 1 – GARAGE STREET ACCESS	
To consider approval of a variance for relief from: Section 070.040.080(d)(3)(b)(2), Section 070.040.080(d)(3)(b)(3), and Section 070.040.080(e)(9)(a) to allow a new garage to access the street instead of the existing alley as required by Code.	
SECTION A (Must meet all 3)	
✓	1. The variance requested does not harm the public health, safety, or welfare
	2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought
✓	3. The variance requested will not violate building or fire code requirements
SECTION B (Must meet at least 4)	
	1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard
	2. 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
	3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	5. The variance is the minimum variance that will afford relief of the subject standards of the Code
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

SECTION A CRITERIA

1. **The variance requested does not harm the public health, safety, or welfare.**
The requested variance does not harm the public health, safety, or welfare.

2. **The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.**
The variance requested does not conform with the purpose and intent of the regulation. The regulation is intended to reduce the number of curb cuts onto streets from properties that also have alley access. This regulation’s purpose is to create a better pedestrian environment, reduce traffic conflicts due to vehicles backing out into the street, and open more on-street parking areas. This variance, although not increasing the existing curb cut, does not conform with those goals. The goal of improving pedestrian connectivity and environment is supported by Action Goal 2.5.A in the Comprehensive Plan which describes a goal to “improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout the town and filling sidewalk gaps between neighborhoods.”

3. **The variance requested will not violate building or fire code requirements**
The variance does not violate these requirements.

SECTION B CRITERIA

1. **The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**
As stated previously; by not removing the access, this project does not advance the goals and policies of this Code as it relates to this standard and the associated benefits of alley access.

2. **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 subject property does not have an exceptional site condition. There is a retaining wall on the side of the property adjacent to the alley which makes it different than many of the homes on this block, but it is a condition that can be observed elsewhere in the zoning district. The RM2 Zoning District is home to some of the oldest properties in Glenwood that have developed over a long period of time and have many different site conditions present, including retaining walls against or even encroaching into the public right-of-way.

3. **The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard**
 The variance does not result in a benefit associated with the standard. The intent of this standard is to reduce the number of curb cuts going to the street in neighborhoods with alleys. to create a better pedestrian environment, reduce conflict between street traffic and vehicles backing out, and create more off-street curb parking. The variance, as requested, does not result in any of those associated benefits. The variance requested uses the existing curb cut so it will not result in any further negative effects than those that already exist.

4. **The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property**
 The variance requested is not necessary nor appropriate to make possible the reasonable use of the land or structures on the property. There is an alley adjacent to the property that the applicant could use as part of redevelopment on the property. If this variance were not granted, the applicant could still make an addition to the house without demolishing the existing garage and requiring a variance.

5. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
 The variance is the minimum variance that will afford relief as the applicant only seeks to utilize an existing curb cut as opposed to expanding the existing cut or creating a new one.

6. **The strict application of the Code standards for which a variance is sought would produce undue hardship.**
 The strict application of the Code standards does not produce an undue hardship. The definition of a hardship is a condition by which the property in question cannot be put to reasonable use. Requiring a garage access from the alley does not render this property unusable, it is just not the design preference of the applicant.

DESIGN VARIANCE CRITERIA ACTION ITEM 2 – ROOF PITCH	
To consider approval of a variance for relief from: Section 070.040.080(e)(10)(c)(5)(i) to allow sections of roof to have a pitch of less than 6:12 in the Downtown Core.	
SECTION A (Must meet all 3)	
✓	1. The variance requested does not harm the public health, safety, or welfare
✓	2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought
✓	3. The variance requested will not violate building or fire code requirements
SECTION B (Must meet at least 4)	
✓	1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

	2. 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
✓	3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard
✓	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	5. The variance is the minimum variance that will afford relief of the subject standards of the Code
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

SECTION A CRITERIA

1. The variance requested does not harm the public health, safety, or welfare.

A roof pitch of less than 6:12 in the Downtown Core does not harm public health, safety or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

The specific regulation for which the variance is sought is intended to ensure that new buildings and additions in the Downtown Core are compatible with neighboring structures. The rooflines most apparent from either street are greater than 6:12, the dormer on the north side of the home is 5 5/8:12 which is nearly 6:12. This leaves only a smaller area of 3:12 which connects the existing home to the new addition. Given most of the rooflines meet or nearly meet Code, staff finds the variance request is in general conformance with Code.

3. The variance requested will not violate building or fire code requirements

A roof pitch of less than 6:12 does not violate building or fire code requirements. The Building Code does have construction requirements for roofing, however that would be reviewed at time of the building permit.

SECTION B CRITERIA

1. The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

The variance achieves the intent of the subject standard as the design mostly meets the standard of 6:12 roof pitch. The intent of the standard is to discourage completely flat rooflines that are incompatible with existing neighboring structures. Approval of a variance to allow a pitch of 3:12 to connect areas of 6:12 or greater advances the goals of this regulation.

2. 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 subject property does not have an exceptional site condition that is not a general condition in the zoning district. There are other properties of similar size in the RM2 Zoning District and other lots with retaining walls along alleys.

3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The variance requested results in similar benefits as subject standard as the design because the most dominant rooflines of the proposed structure will be greater than 6:12 which meets the standard.

4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

Staff finds that the variance is appropriate because the more you add to a home, the more complex it becomes. This can be seen in the differing rooflines and pitches of many existing older homes in the neighborhood as dormers, additions, breezeways, porches, and other connecting parts of a roofline are a flatter pitch. Therefore, staff finds that this variance is appropriate and necessary to make possible any reasonable addition to the existing structure.

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

The variance is the minimum variance as most of the roof area is greater than 6:12 pitch as are the most dominant rooflines.

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

The strict application of the Code standards for which a variance is sought would not produce undue hardship. The definition of a hardship is a condition by which the property in question cannot be put to reasonable use. Requiring a specific roof pitch does not create a situation where the property cannot be put to an allowed use.

REVIEWING AGENCY COMMENTS

The following agencies have provided these comments:

Fire Department: Neither driveway access to Bennett Avenue nor proposed roof pitch would inhibit emergency response.

Engineering Department: At time of building permit, applicant would have to provide a grading plan and provide a plan for the proposed changes in impervious surfaces subject to Engineering Standards. Bennett Avenue, since it is only a local street, allows

Public Works Department: Public Works commented that at some point the rear alley would be redone like other alleys in the Downtown.

PUBLIC COMMENT

Public comment from two neighbors, in support of approving the variance, have been received and are included in the packet.

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.

Suggested Conditions for all Action Items

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions herein and approved by the Community development Director.
2. The Applicant shall comply with/address all City staff comments related to specific Code requirements prior to the approval of a sign permit.
3. Any future changes or improvements to signage are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code
4. Except where specific variances have been granted, the construction shall comply with Municipal Code requirements.
5. The Notice of Decision from any approved variance shall be recorded at cost of applicant with the Garfield County Clerk and Recorder.

Suggested Findings for Action Item 1

Section A

1. The variance requested does not harm the public health, safety, or welfare; and
2. The variance requested is not in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and
3. The variance requested will not violate building or fire code requirements

Section B

1. The variance requested does not advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or
2. 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; or
3. The variance requested does not result in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; or
4. The variance is not necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or
5. The variance is the minimum variance that will afford relief of the subject standards of the Code; or
6. The strict application of the Code standards for which a variance is sought would not produce an undue hardship.

Suggested Findings for Action Item 2

Section A

1. The variance requested does not harm the public health, safety, or welfare; and

2. The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and
3. The variance requested will not violate building or fire code requirements

Section B

1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or
2. 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; or
3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; or
4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or
5. The variance is the minimum variance that will afford relief of the subject standards of the Code; or
6. The strict application of the Code standards for which a variance is sought does not produce an undue hardship.

ALTERNATIVE MOTION TO APPROVE/DENY

Action Item 1

Suggested Findings for all Action Items 1:

Section A (must meet all 3)

1. The variance requested does not harm the public health, safety, or welfare; and
2. The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and
3. The variance requested will not violate building or fire code requirements

Section B (must meet at least 4)

1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or
2. 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; or
3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; or
4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or
5. The variance is the minimum variance that will afford relief of the subject standards of the Code; or

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

Action Item 2

Suggested Findings for all Action Item 2:

Section A (must meet all 3)

1. The variance requested does not harm the public health, safety, or welfare; and
2. The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and
3. The variance requested will not violate building or fire code requirements

Section B (must meet at least 4)

1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or
2. 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; or
3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; or
4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or
5. The variance is the minimum variance that will afford relief of the subject standards of the Code; or
6. The strict application of the Code standards for which a variance is sought would produce undue hardship.

APPENDIX A: DOWNTOWN CORE

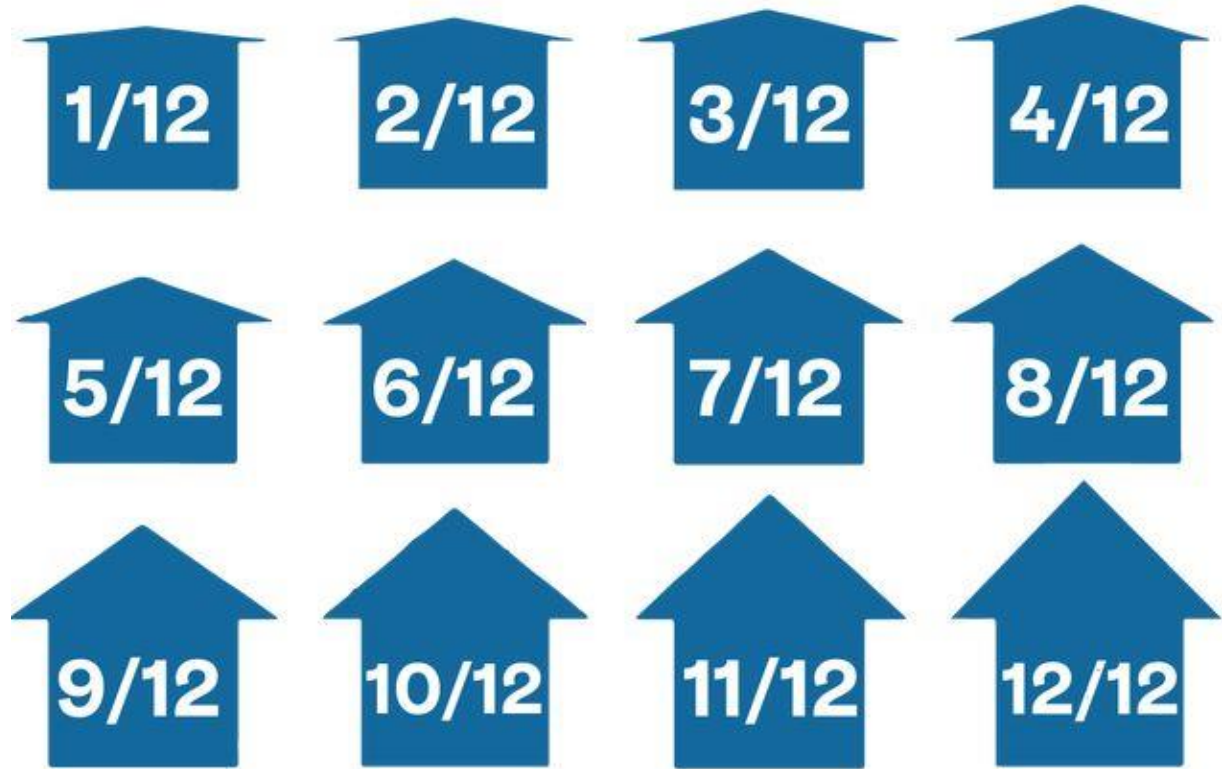
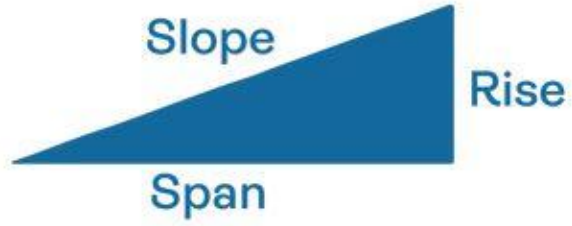
An area located south of Colorado River, north of 13th street, east of School Street, and west of Cleveland Avenue, and including North Glenwood, generally east of Laurel Avenue. The area includes Block 1-67, Glenwood Springs Original Town Site as platted in 1913 excluding Outlots 1 through 33; and includes the South Addition as platted in 1936.



APPENDIX B: ROOF PITCH DIAGRAM

Source: <https://calculator-online.net/roof-pitch-calculator/>

Roof Pitch:
rise / span



Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.
2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Variance type

Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.

variances from the Residential Design Standards section 070.040.080 for site design and roof pitch. We are proposing a transitional section of the structure be allowed to have a different roof pitch. We are also proposing a garage be allowed on the Bennett side of the house instead of on the alley side.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

Neither the roof pitch variance or the garage variance harm the public health, safety or welfare. The roof pitch is fairly straightforward and is only on a transitional section of the proposed structure. The garage variance request does not harm the public safety or welfare as the existing garage has been there for many years as well as the driveway. This design is very common in the neighborhood and creates no public health, safety or welfare harms that we are aware of.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

We have reviewed the comprehensive plan and we believe both requests are in general conformance with the comprehensive plan.

3. **The variance requested will not violate building or fire code requirements** _____

The variance would not violate either building or fire code. This has been confirmed during a brief meeting with Robin from the Glenwood Springs fire department.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard .**

Allowing the variance will help accomplish item 4.5 keeping the community safe by taking cars off of the busy 11th and Bennett intersection where tourists are frequently walking by on the way to the Linwood Cemetery. It would also help accomplish item 5.1 and 5.2 as if the variance is not granted there will be no future consideration to use a portion of the property as an ADU which would contribute to low cost housing. It would also help address item 10.5 which would allow our property to better have a natural garden. We also believe our new design helps preserve the historic character of the original design. we are keeping the existing main house and simply adding on and maintaining what was the original layout with the garage on the Bennett side which helps address item 2.7

2. **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**

Our property has an exceptional shape and topography. We have a corner lot which by itself creates the opportunity to access a garage on the street side while still maintaining the character of the neighborhood. Complying with the current code would also require us to make repairs and/or reconstruct a retaining wall which is not on our property. The wall is on the neighbors property and she advised she would like the wall to remain as it is. Our lot also slopes down requiring the design to be a split level. Designing for this natural slope is what caused the roof slope variance request.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

As explained above, allowing the variance would certainly greatly benefit the communities safety by keeping open the sight lines at the intersection instead of adding cars to the area. Allowing the variance to the roof pitch keeps the profile of the transitional section of roofing minimal and greatly outweighs what would not look natural for that section if it were required to adhere strictly to the code.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

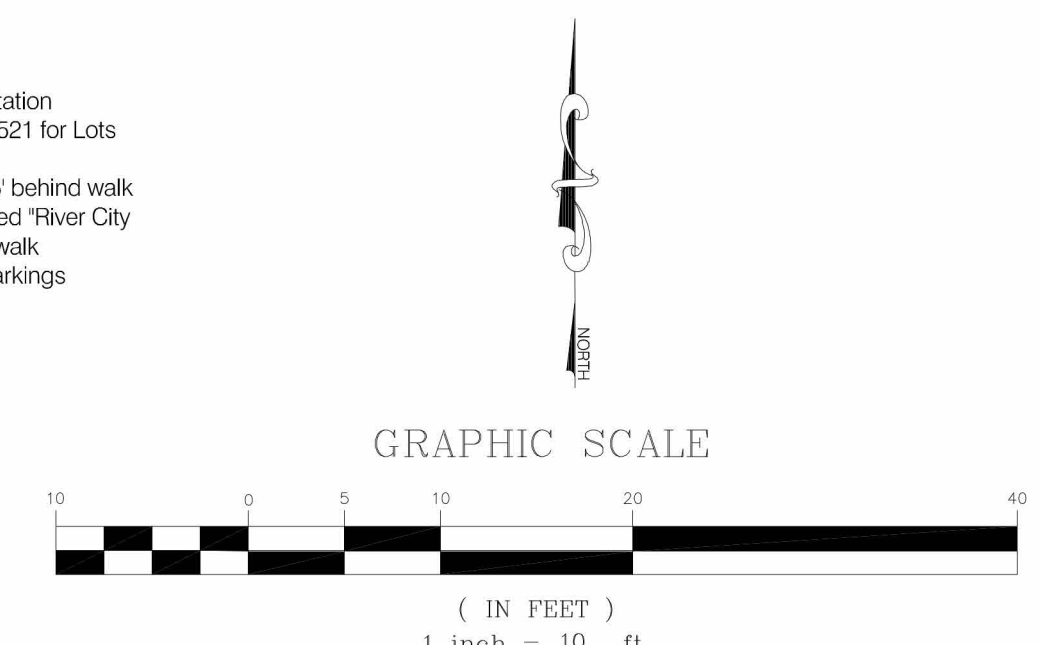
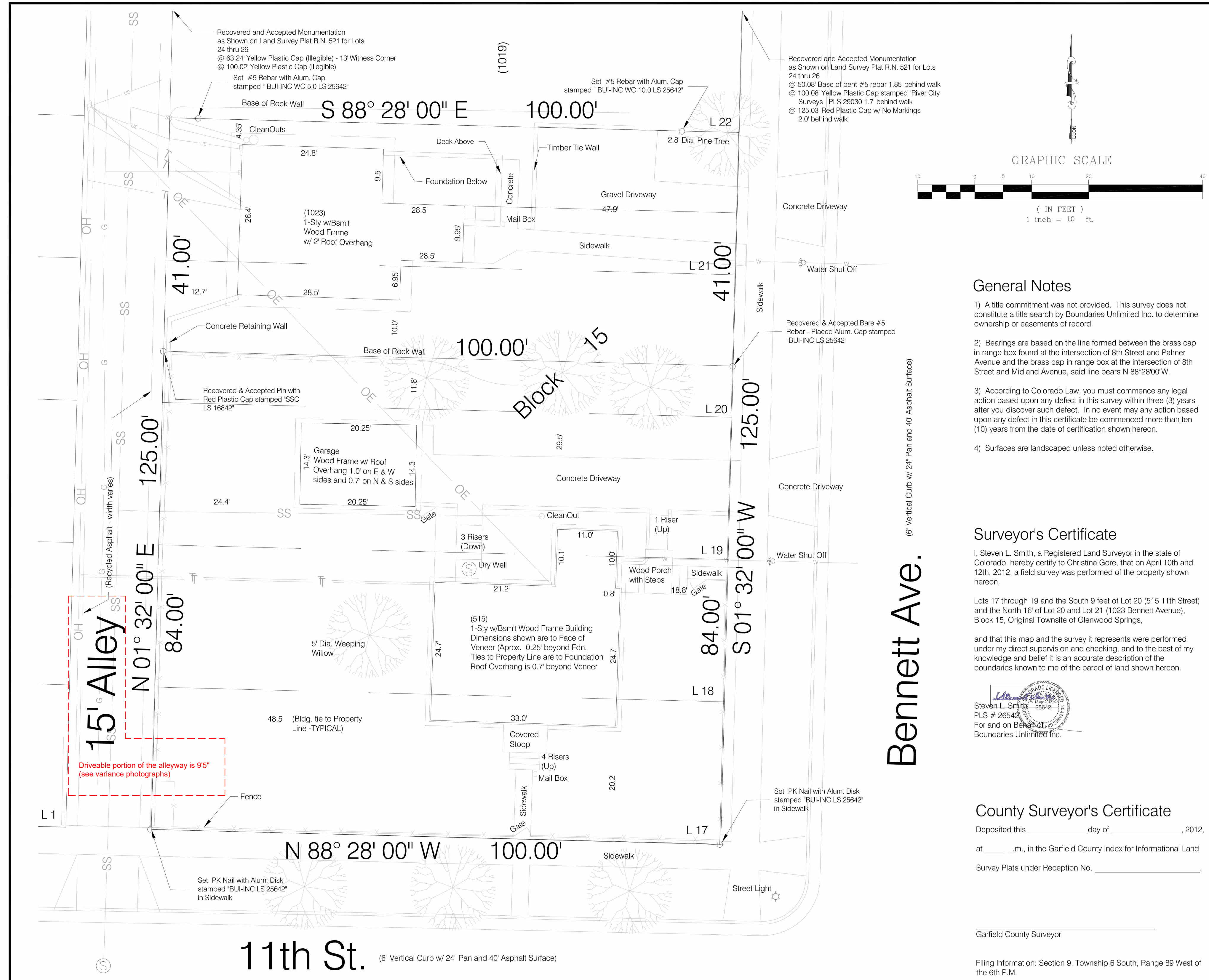
Allowing the garage in the space is a reasonable use of the land and to use the property how we would do so ideally is necessary and appropriate. Allowing the variance for roof pitch is also necessary and appropriate given the slope and design of the home.

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

Both variances are the minimum that will afford relief of the subject standards of the code.

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

We believe adhering strictly to the code produces undue hardship because of the implications caused by redesigning the home to be compliant.

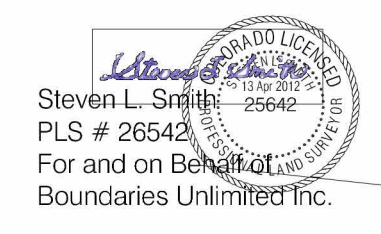


General Notes

- 1) A title commitment was not provided. This survey does not constitute a title search by Boundaries Unlimited Inc. to determine ownership or easements of record.
- 2) Bearings are based on the line formed between the brass cap in range box found at the intersection of 8th Street and Palmer Avenue and the brass cap in range box at the intersection of 8th Street and Midland Avenue, said line bears N 88°28'00\"/>

Surveyor's Certificate

I, Steven L. Smith, a Registered Land Surveyor in the state of Colorado, hereby certify to Christina Gore, that on April 10th and 12th, 2012, a field survey was performed of the property shown hereon,
 Lots 17 through 19 and the South 9 feet of Lot 20 (515 11th Street) and the North 16' of Lot 20 and Lot 21 (1023 Bennett Avenue), Block 15, Original Townsite of Glenwood Springs,
 and that this map and the survey it represents were performed under my direct supervision and checking, and to the best of my knowledge and belief it is an accurate description of the boundaries known to me of the parcel of land shown hereon.



County Surveyor's Certificate

Deposited this _____ day of _____, 2012,
 at _____, m., in the Garfield County Index for Informational Land Survey Plats under Reception No. _____.

Garfield County Surveyor

Filing Information: Section 9, Township 6 South, Range 89 West of the 6th P.M.

Boundaries Unlimited Inc.
 Civil Engineering
 Surveying
 & Design

923 Cooper Avenue
 Suite 201
 Glenwood Springs, CO 81601
 tele: 970.943.3232
 fax: 970.984.2532

Engineer or Surveyor
 Seal

Client Information:
 Christina Gore
 1023 Bennett Avenue
 Glenwood Springs, CO 81601

Garfield County
Improvement Survey Plat
 Lots 17 through 21, Block 15
 Original Townsite Glenwood Springs

By:	
Project:	
Date:	
Project No.:	
File Name:	
Designer:	
Checker:	
Date:	
Sheet:	V.1



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 P.O. Box 369
 Carbondale, CO 81623
 (970) 379-3778
 mail@mnarchitect.com
 www.mnarchitect.com

Stamp

Parcel ID #
 Legal Desc.
 Zoning

515 11th St

515 11th St, Glenwood
 Springs, CO 81601

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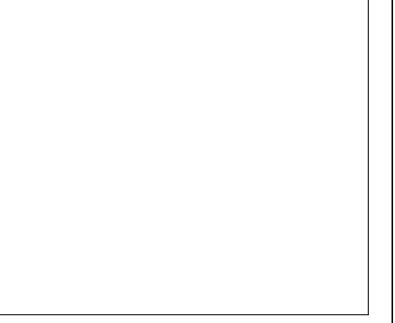
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Date Issue

Date	Issue

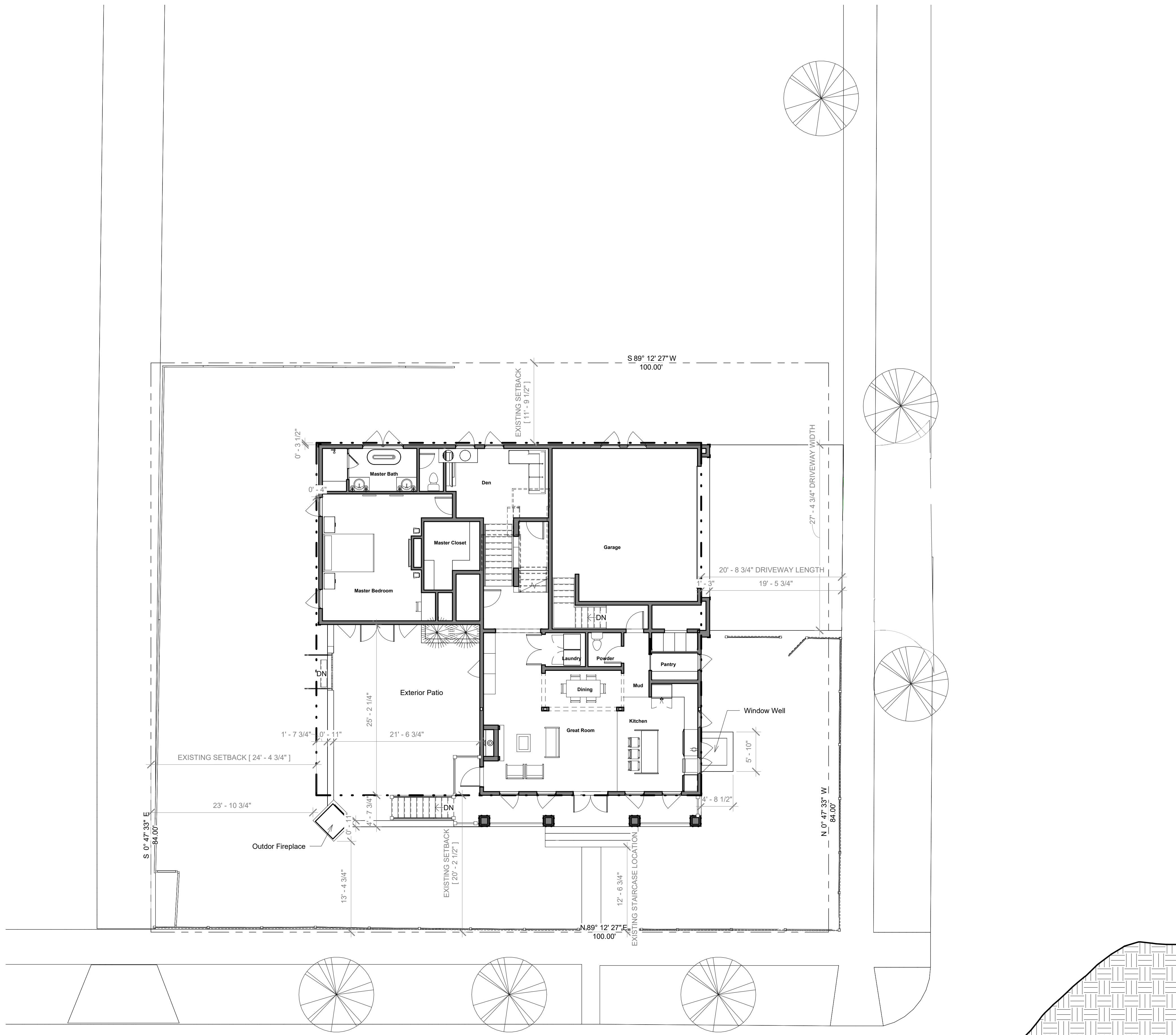
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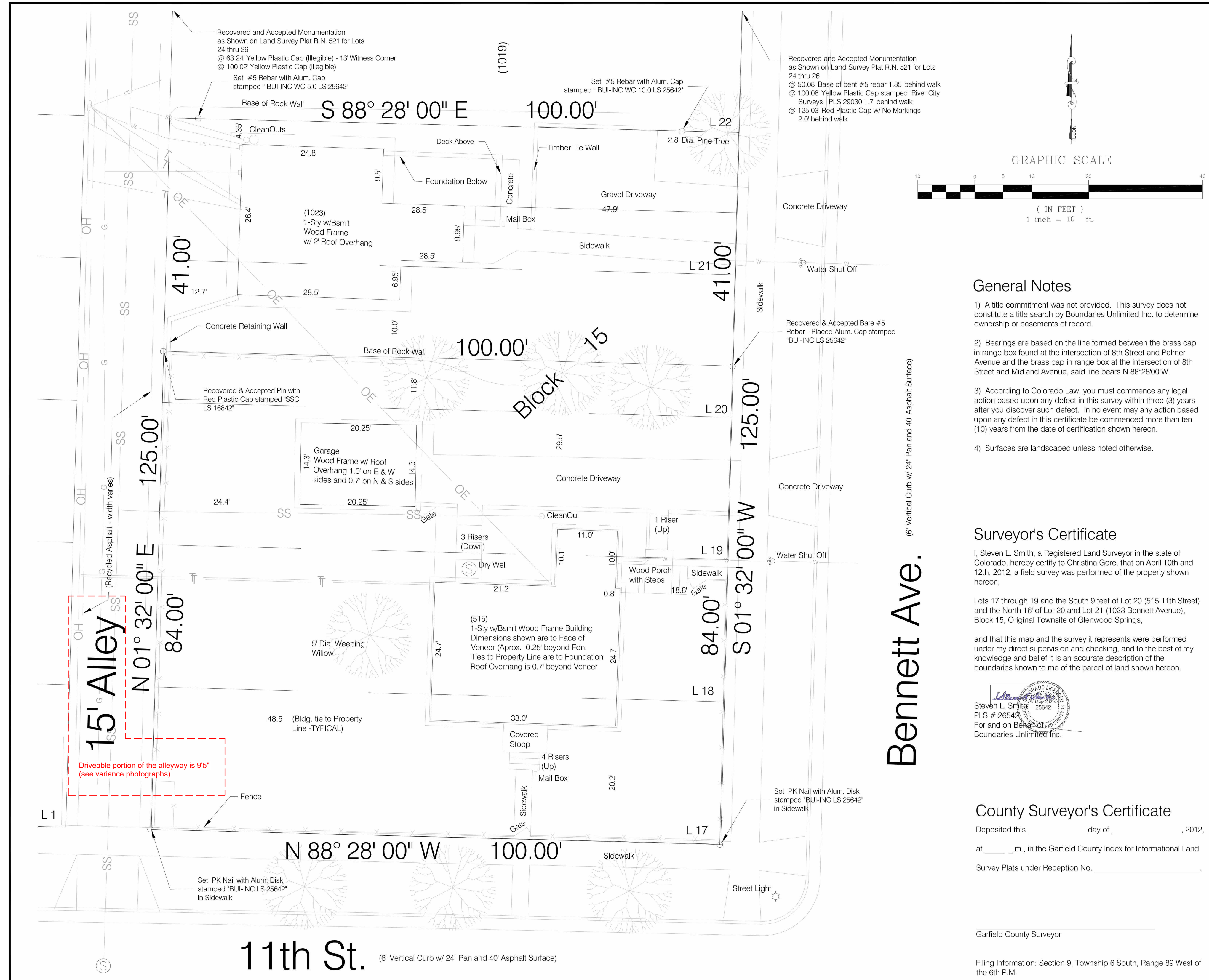


Proposed Site Plan

A2



1 SITE PLAN - NEW
 1/8" = 1'-0"



General Notes

- 1) A title commitment was not provided. This survey does not constitute a title search by Boundaries Unlimited Inc. to determine ownership or easements of record.
- 2) Bearings are based on the line formed between the brass cap in range box found at the intersection of 8th Street and Palmer Avenue and the brass cap in range box at the intersection of 8th Street and Midland Avenue, said line bears N 88°28'00"W.
- 3) According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you discover such defect. In no event may any action based upon any defect in this certificate be commenced more than ten (10) years from the date of certification shown hereon.
- 4) Surfaces are landscaped unless noted otherwise.

Surveyor's Certificate

I, Steven L. Smith, a Registered Land Surveyor in the state of Colorado, hereby certify to Christina Gore, that on April 10th and 12th, 2012, a field survey was performed of the property shown hereon,
 Lots 17 through 19 and the South 9 feet of Lot 20 (515 11th Street) and the North 16' of Lot 20 and Lot 21 (1023 Bennett Avenue), Block 15, Original Townsite of Glenwood Springs,
 and that this map and the survey it represents were performed under my direct supervision and checking, and to the best of my knowledge and belief it is an accurate description of the boundaries known to me of the parcel of land shown hereon.

Steven L. Smith
 PLS # 26542
 For and on Behalf of
 Boundaries Unlimited Inc.

County Surveyor's Certificate

Deposited this _____ day of _____, 2012,
 at _____ m., in the Garfield County Index for Informational Land Survey Plats under Reception No. _____.

Garfield County Surveyor

Filing Information: Section 9, Township 6 South, Range 89 West of the 6th P.M.

Boundaries Unlimited Inc.
 Civil Engineering
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 & Design

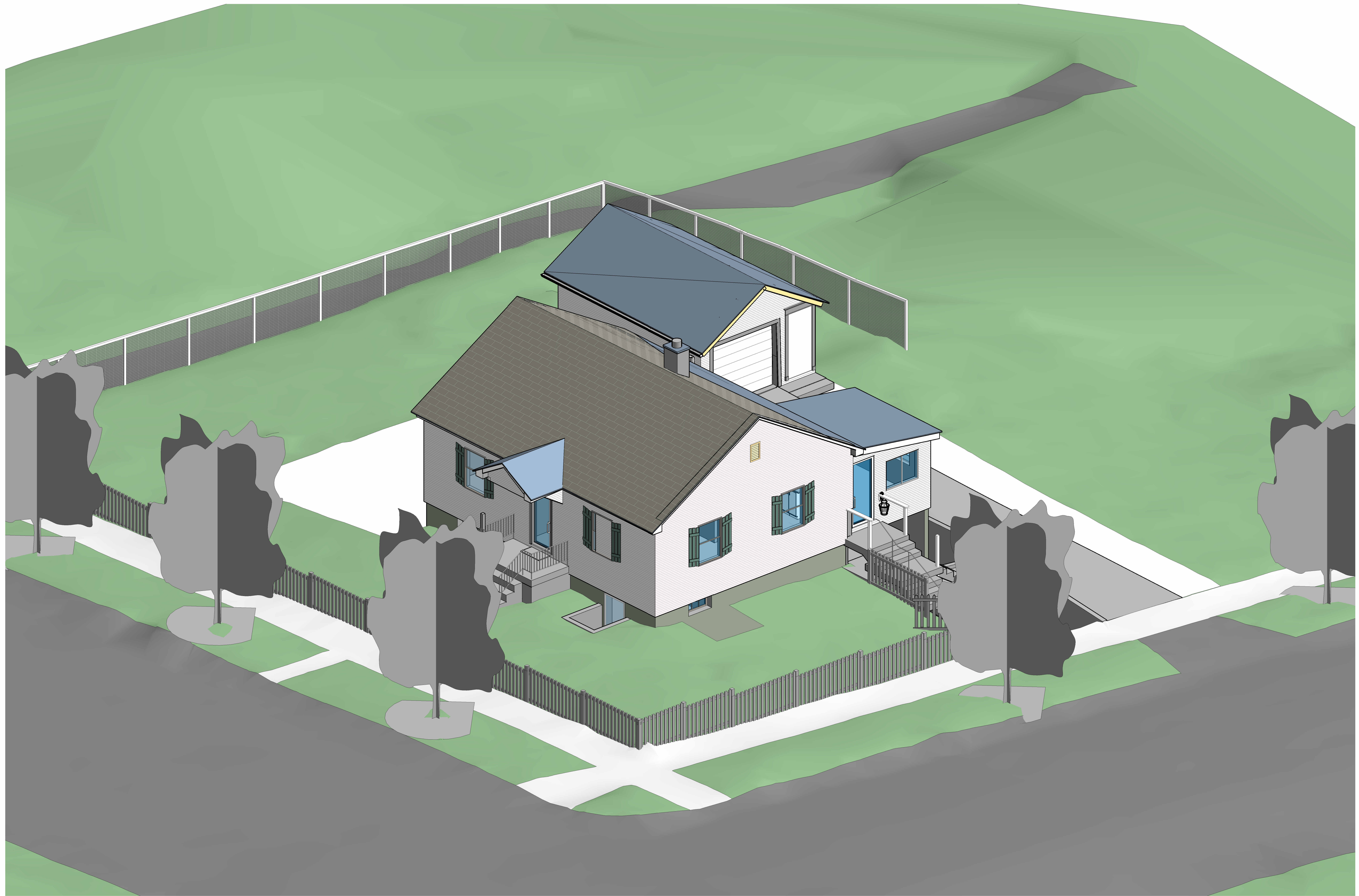
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Engineer or Surveyor
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Client Information:
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Garfield County
Improvement Survey Plat
 Lots 17 through 21, Block 15
 Original Townsite Glenwood Springs

By:	
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2024 11 18

Arch. Stamp

Existing Construction 3D

A1

1 3D EXISTING

Stamp

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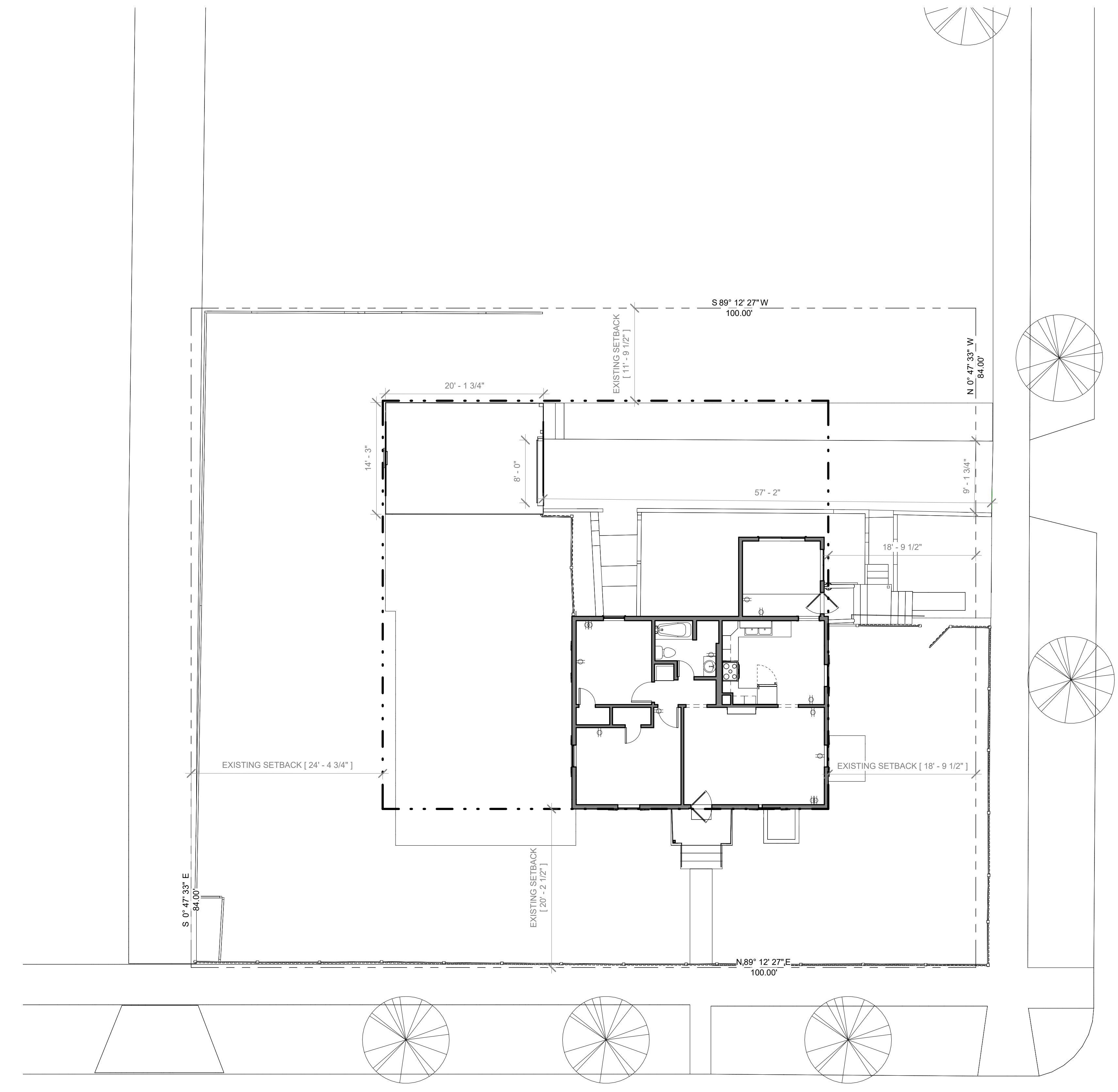
Date	Issue

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Arch. Stamp

Existing Site Plan

A1.1



1 SITE PLAN - EXISTING
1/8" = 1'-0"



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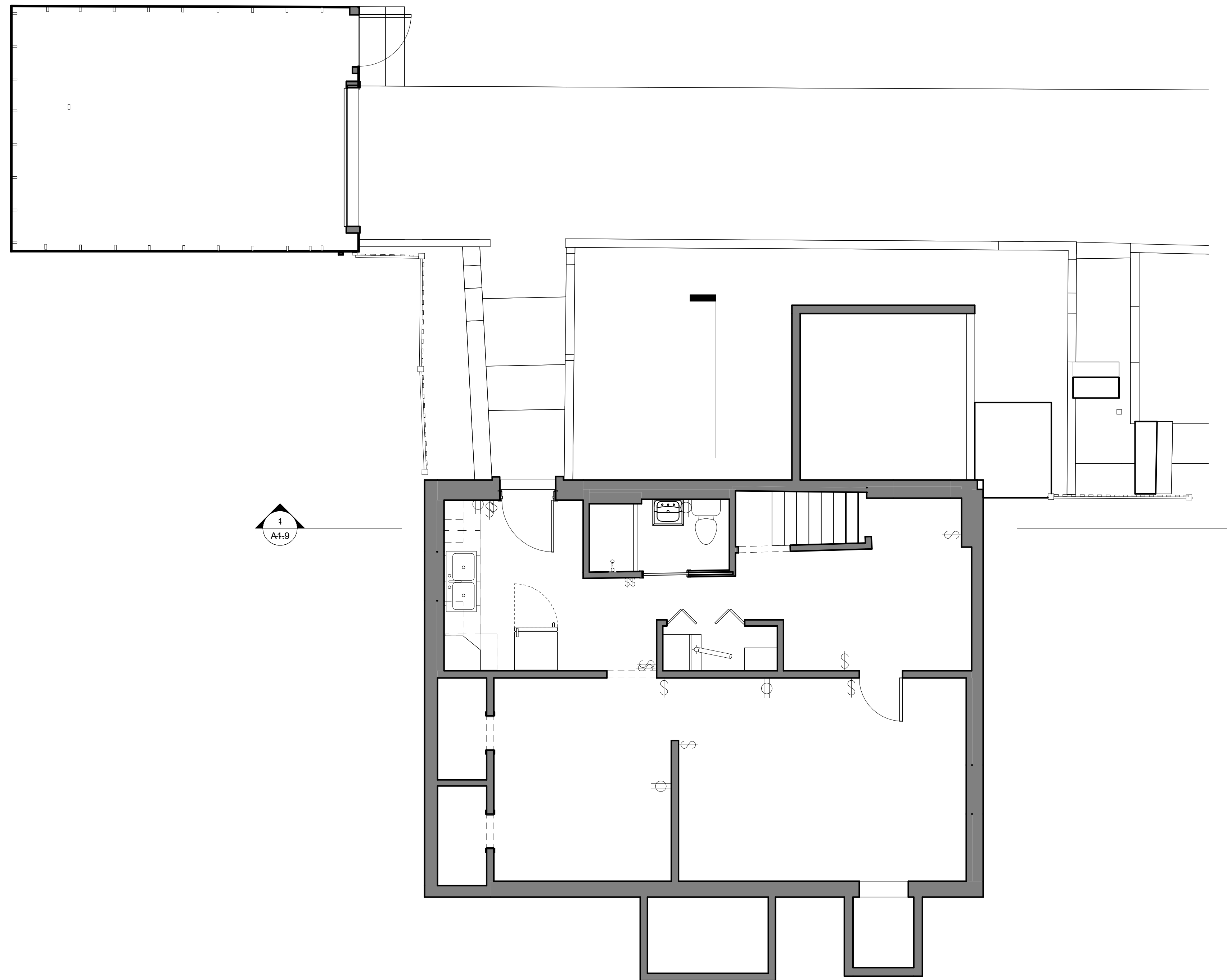
Date	Issue

2024 11 18

Arch. Stamp

Existing
Basement

A1.2



1 Basement - EXISTING
1/4" = 1'-0"



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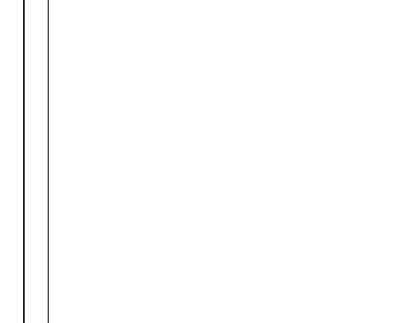
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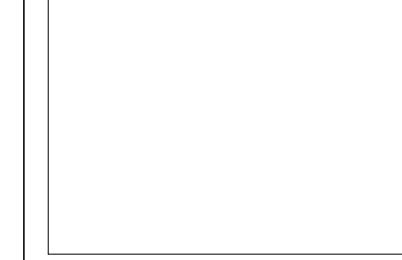
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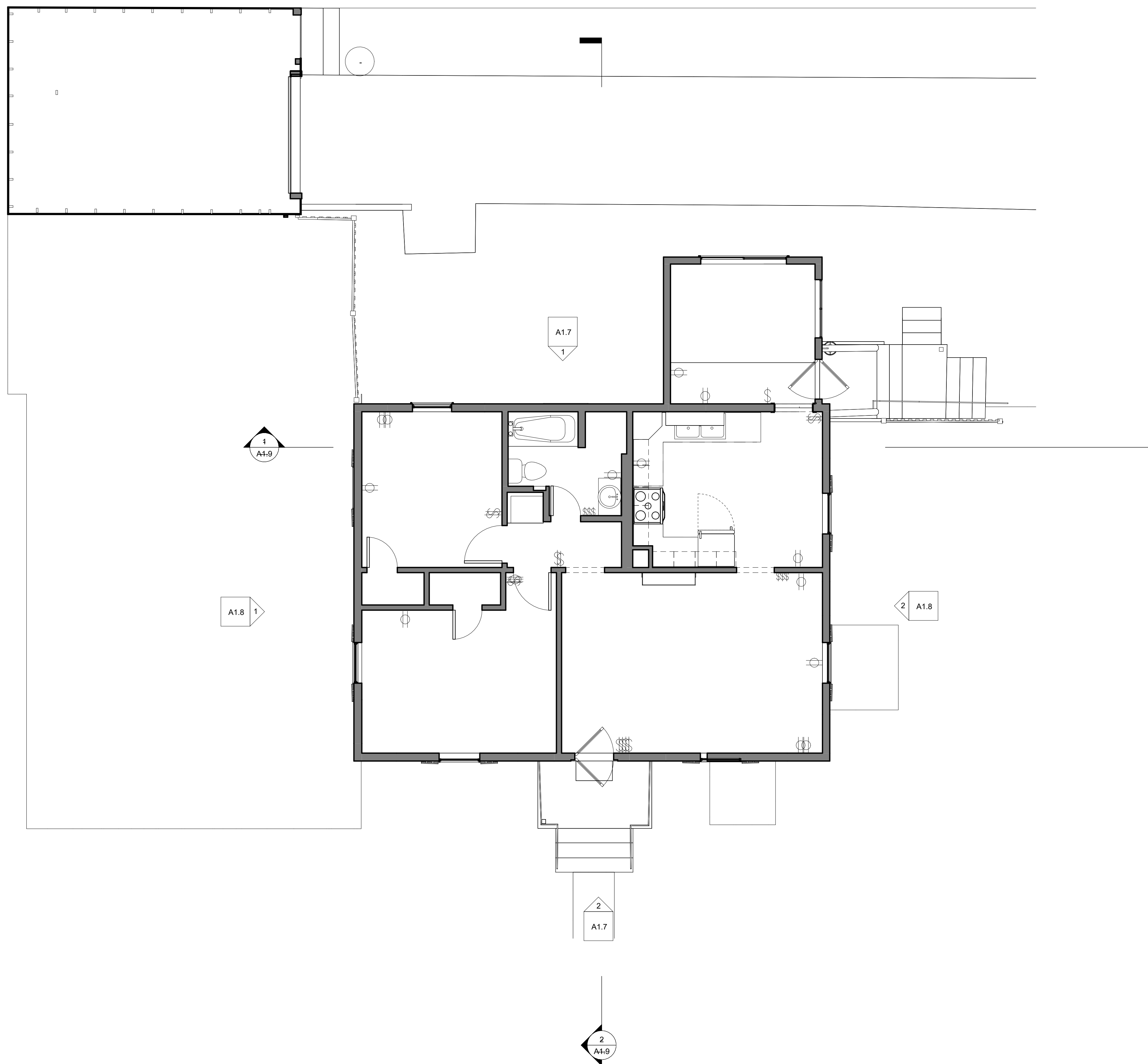
Arch. Stamp



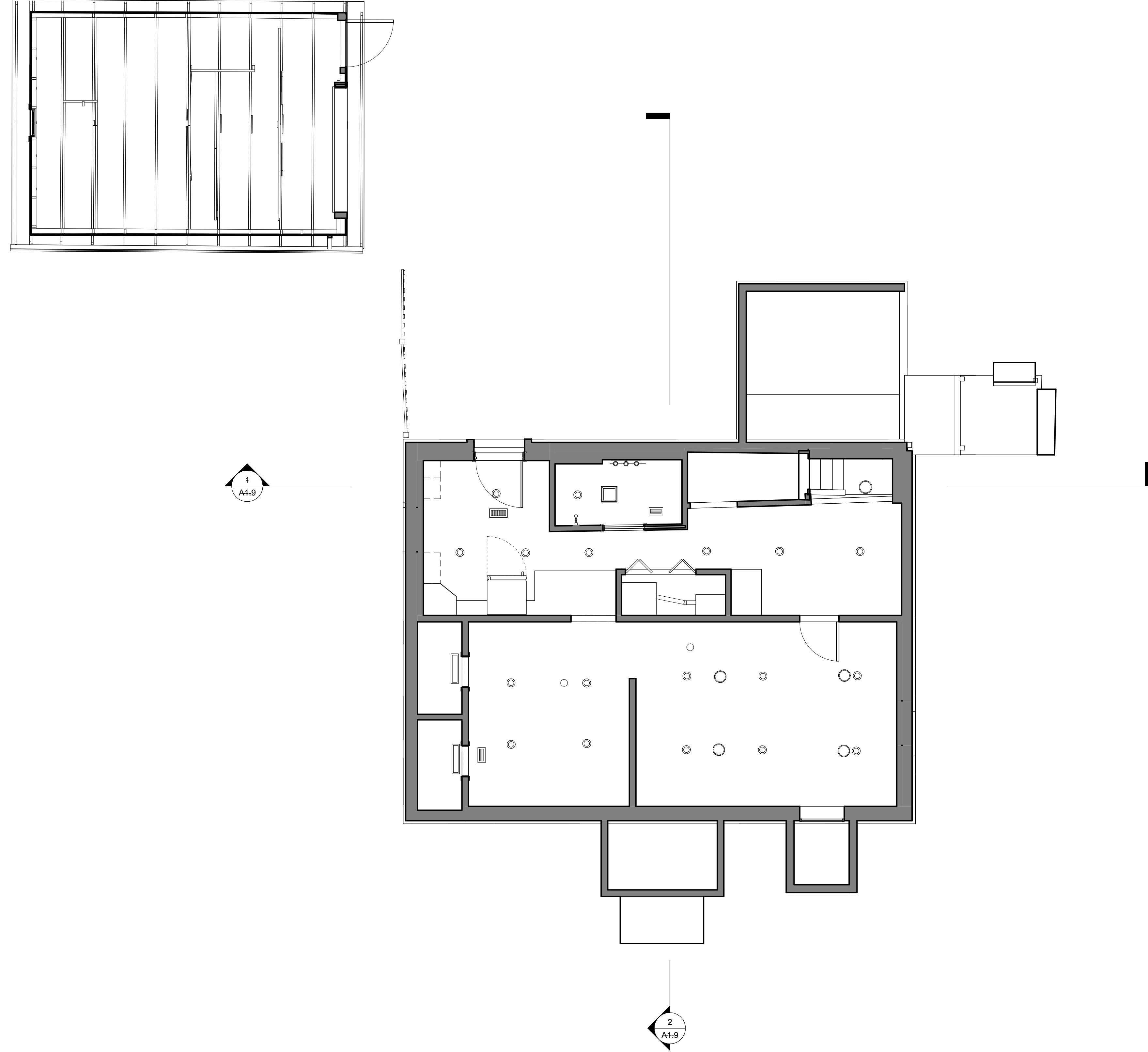
Existing Main Floor Plan



A1.3



1 Main Level - EXISTING
 1/4" = 1'-0"



1 Basement - EXISTING
1/4" = 1'-0"



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Parcel ID #
Legal Desc.
Zoning

515 11th St

515 11th St, Glenwood
Springs, CO 81601

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Date Issue

Date	Issue

2024 11 18

Arch. Stamp



Existing
Basement
RCP

A1.4



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Stamp

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515 11th St

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Date Issue

Date	Issue

2024 11 18

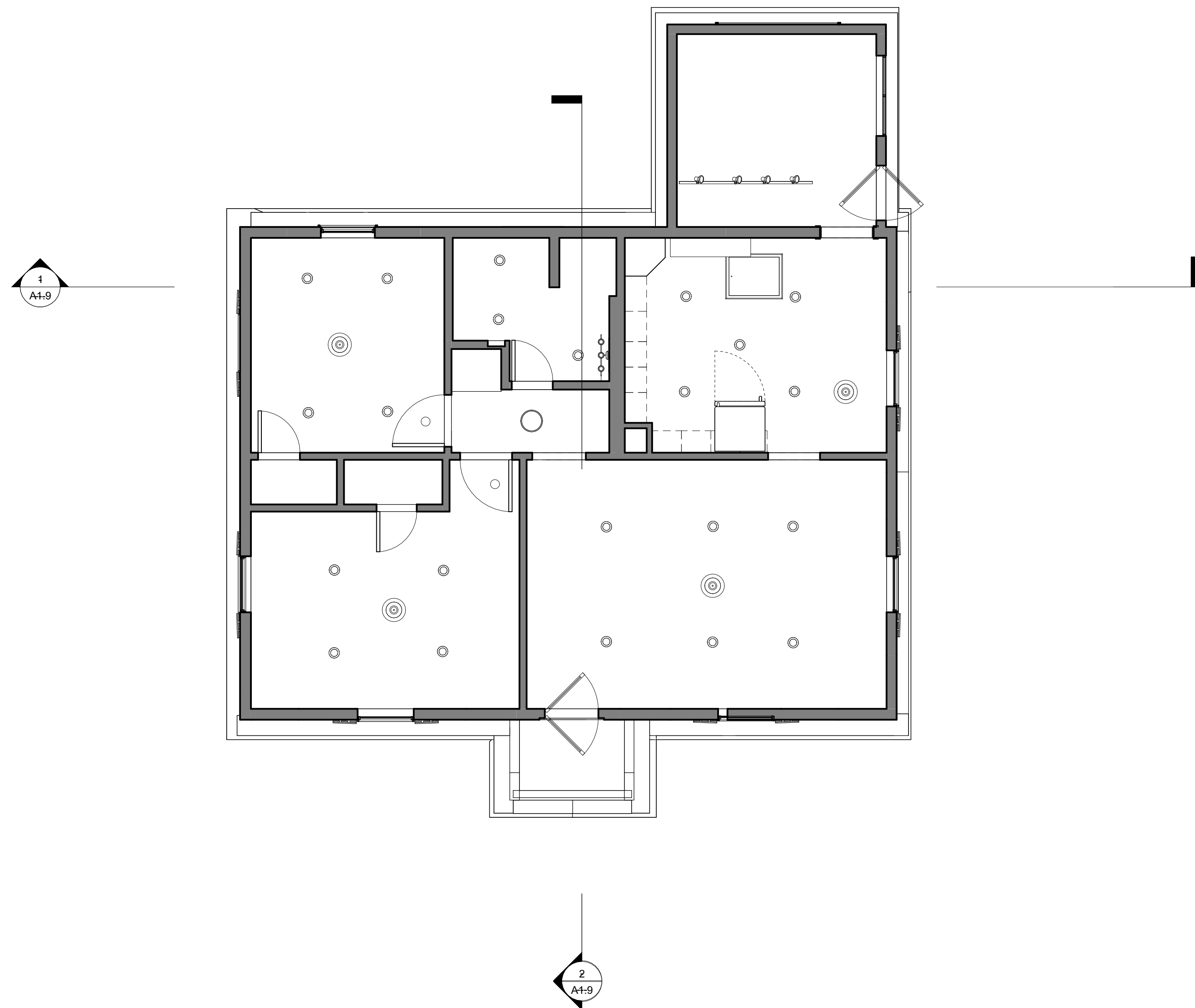
Arch. Stamp



Existing Main
 Floor RCP



A1.5



1 Main Level - EXISTING
 1/4" = 1'-0"



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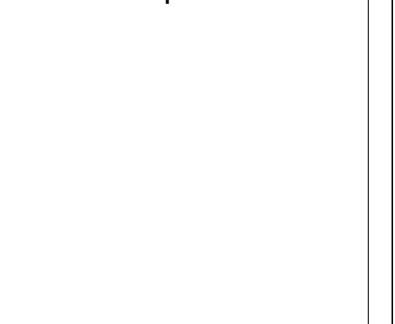
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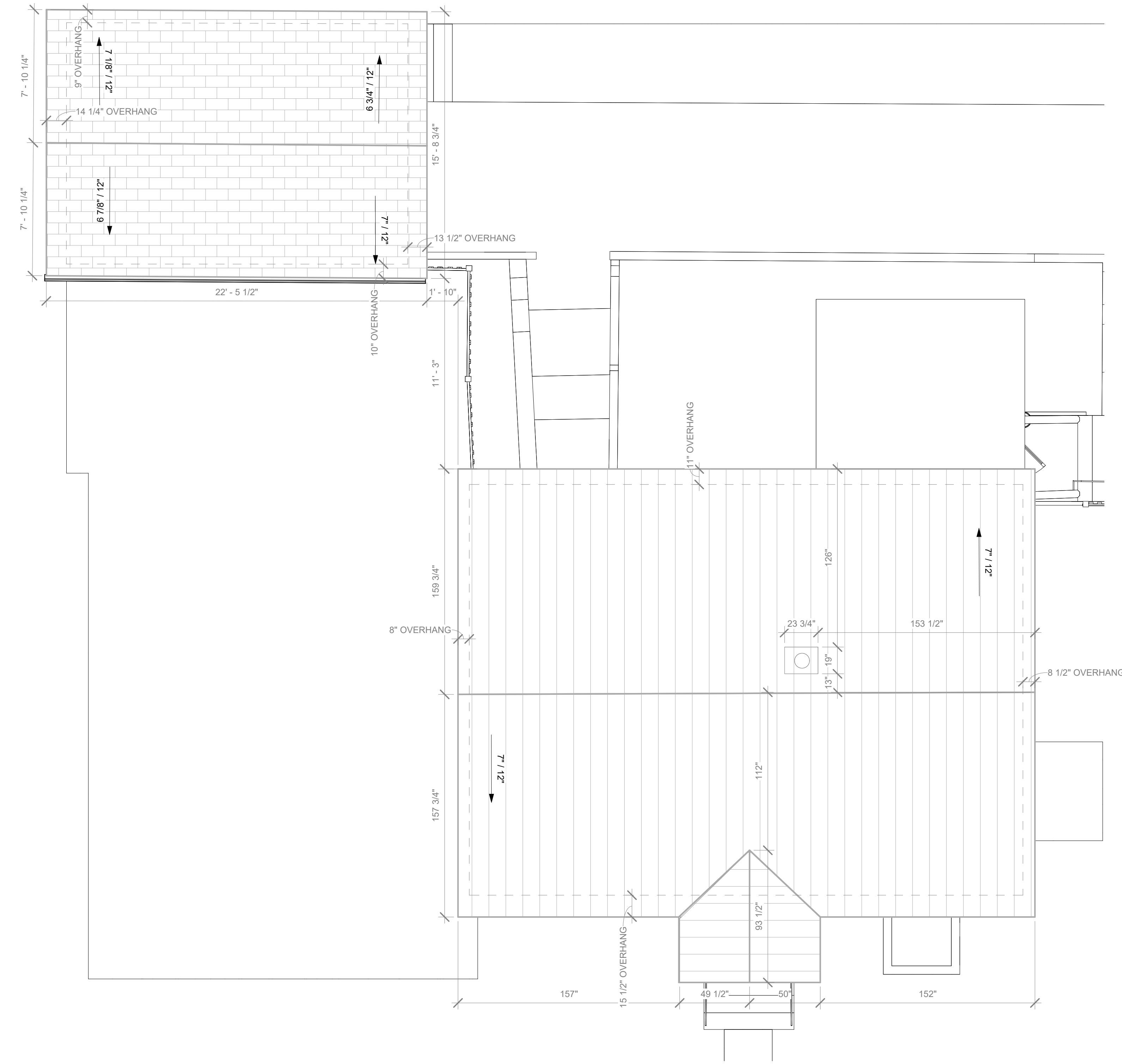
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Existing Roof Plan



A1.6



1 Roof - Existing
 1/4" = 1'-0"



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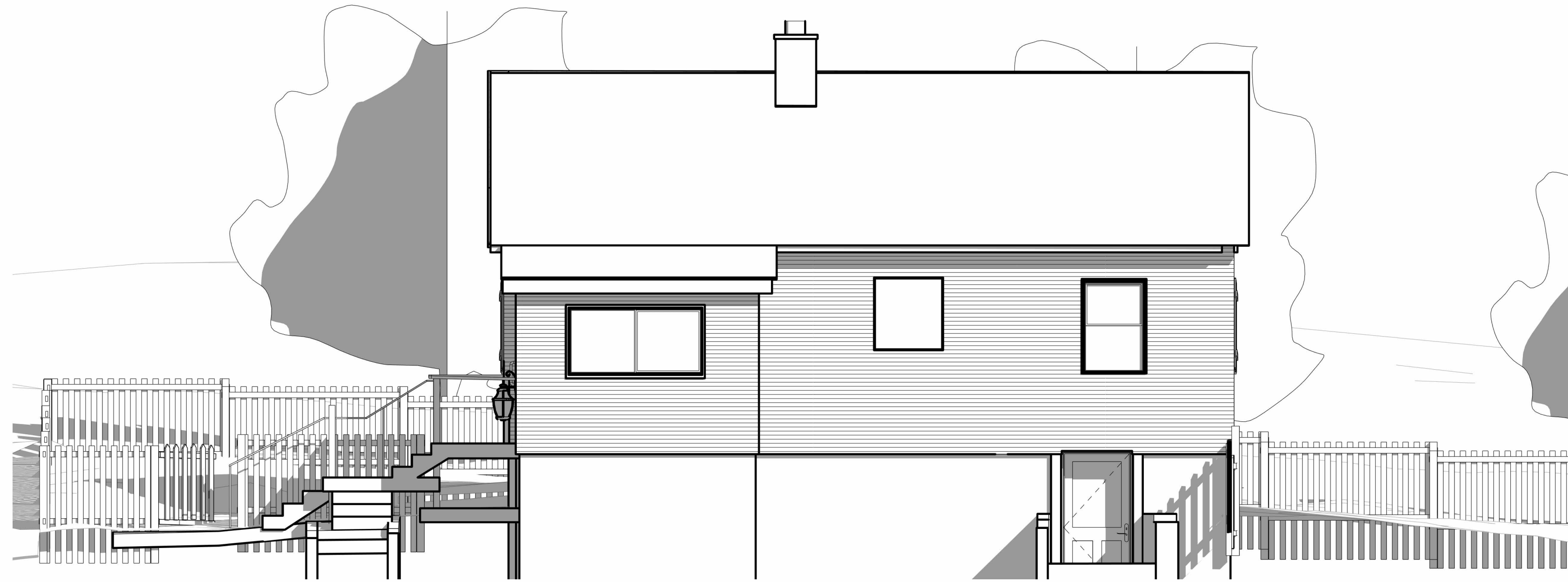
Date	Issue

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Arch. Stamp

Existing Elevations

A1.7



1 Elevation 1 - Existing
1/4" = 1'-0"



2 Elevation 2 - Existing
1/4" = 1'-0"



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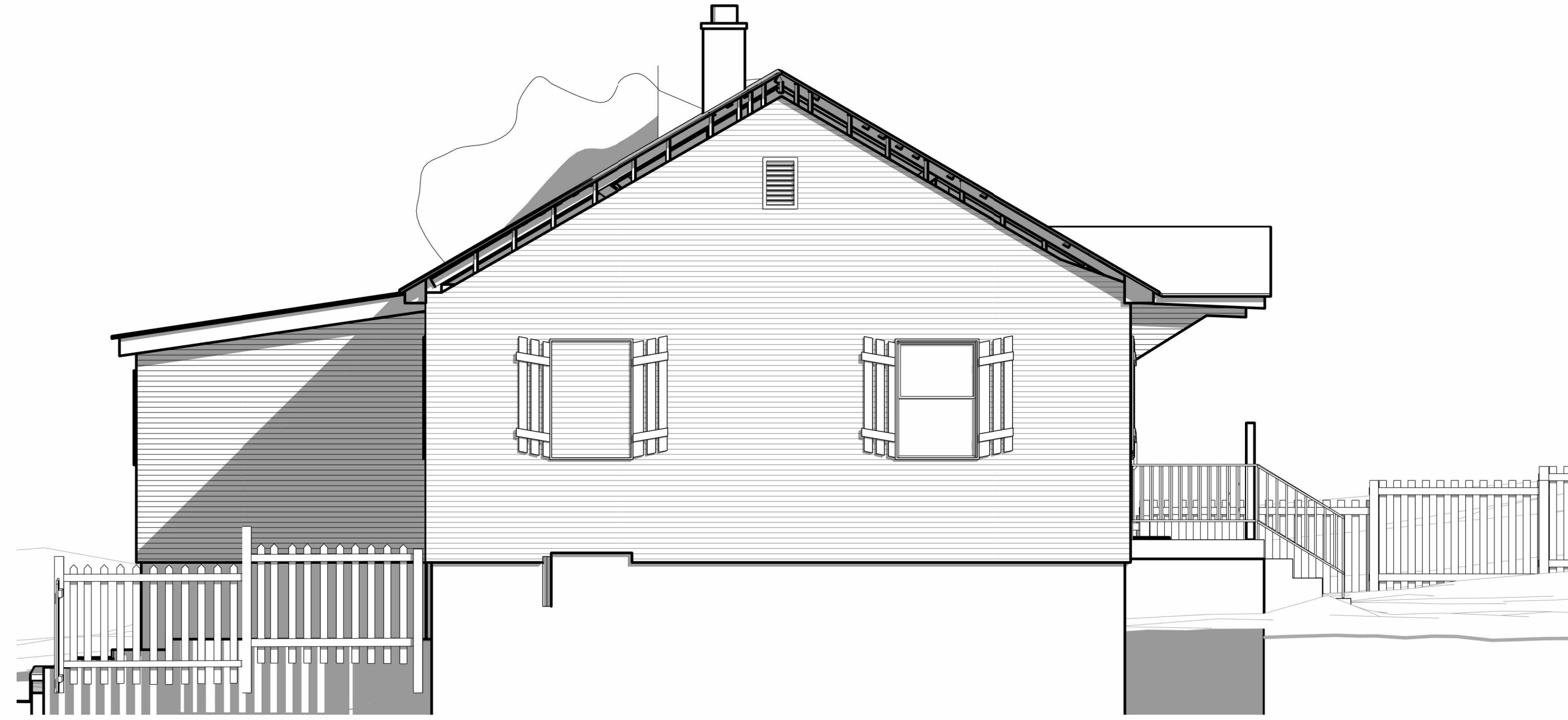
Date Issue

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Arch. Stamp

Existing Elevations

A1.8



1 Elevation 3 - Existing
1/4" = 1'-0"



2 Elevation 4 - Existing
1/4" = 1'-0"



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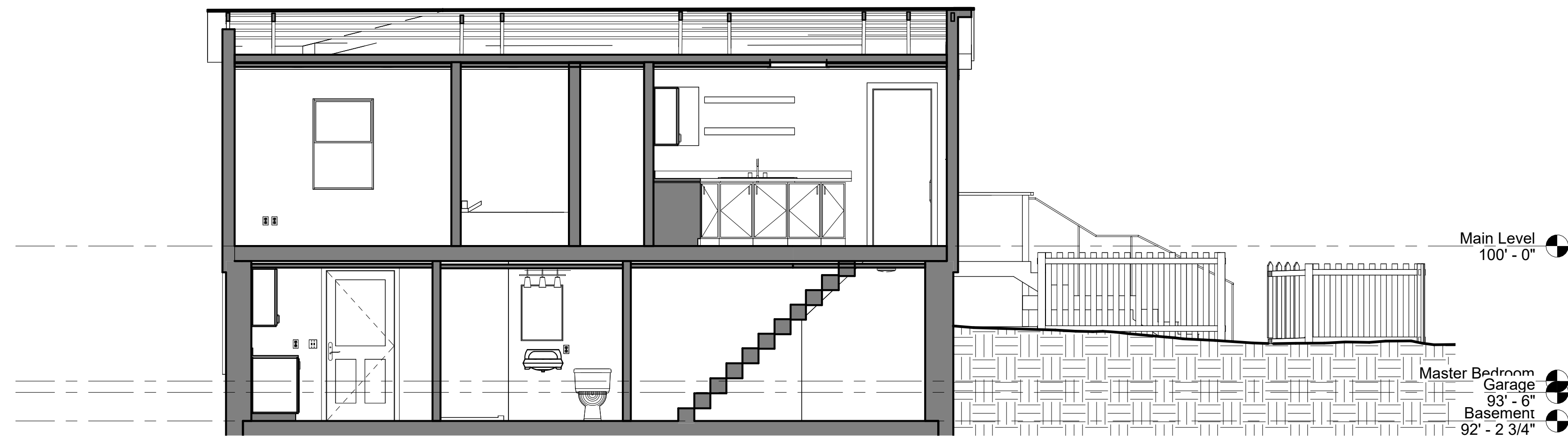
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Arch. Stamp

Existing Sections

A1.9



1 BUILDING SECTION-LONGITUDINAL
1/4" = 1'-0"



2 BUILDING SECTION-TRANSVERSE
1/4" = 1'-0"



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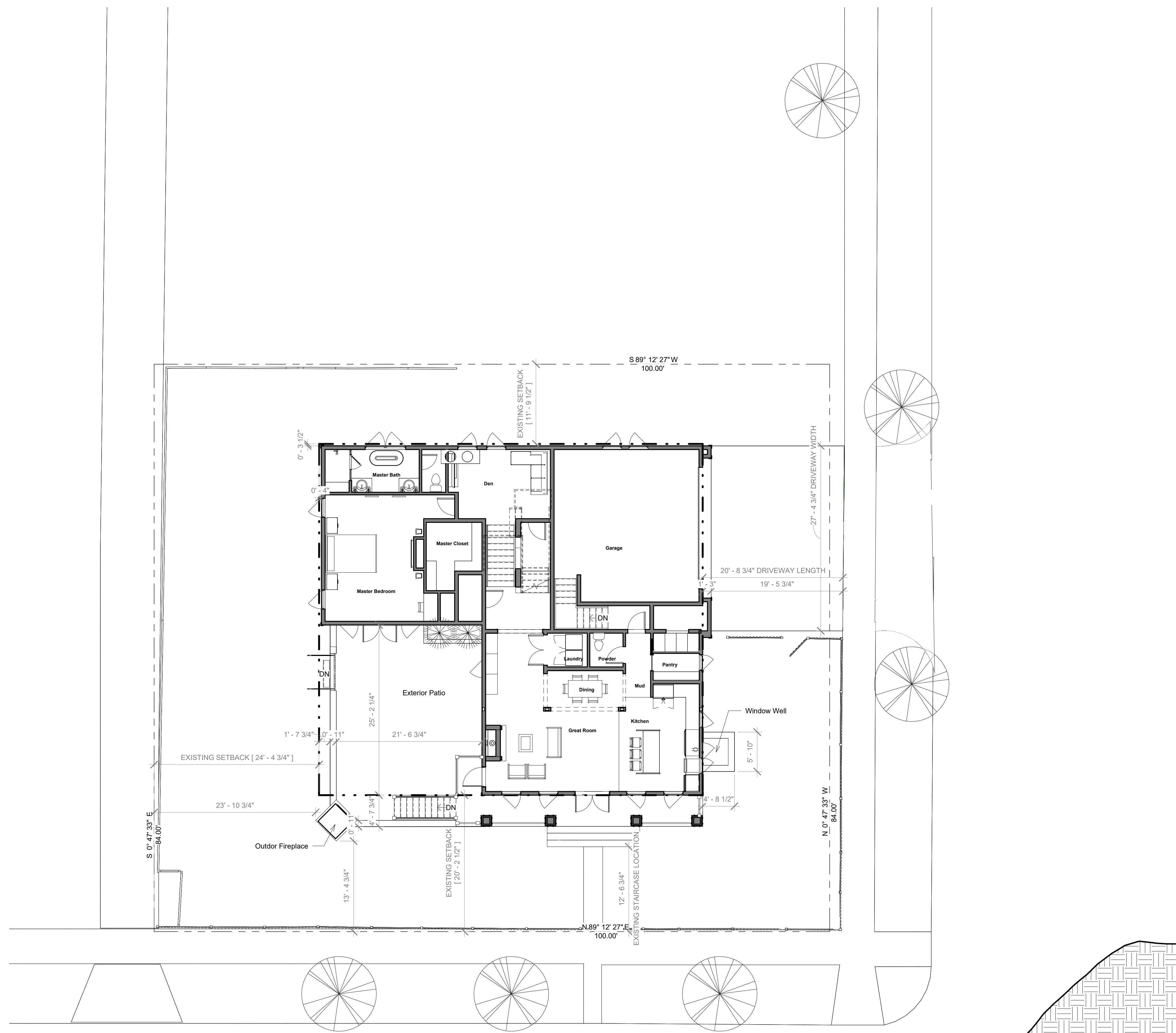
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Arch. Stamp





Proposed Site Plan

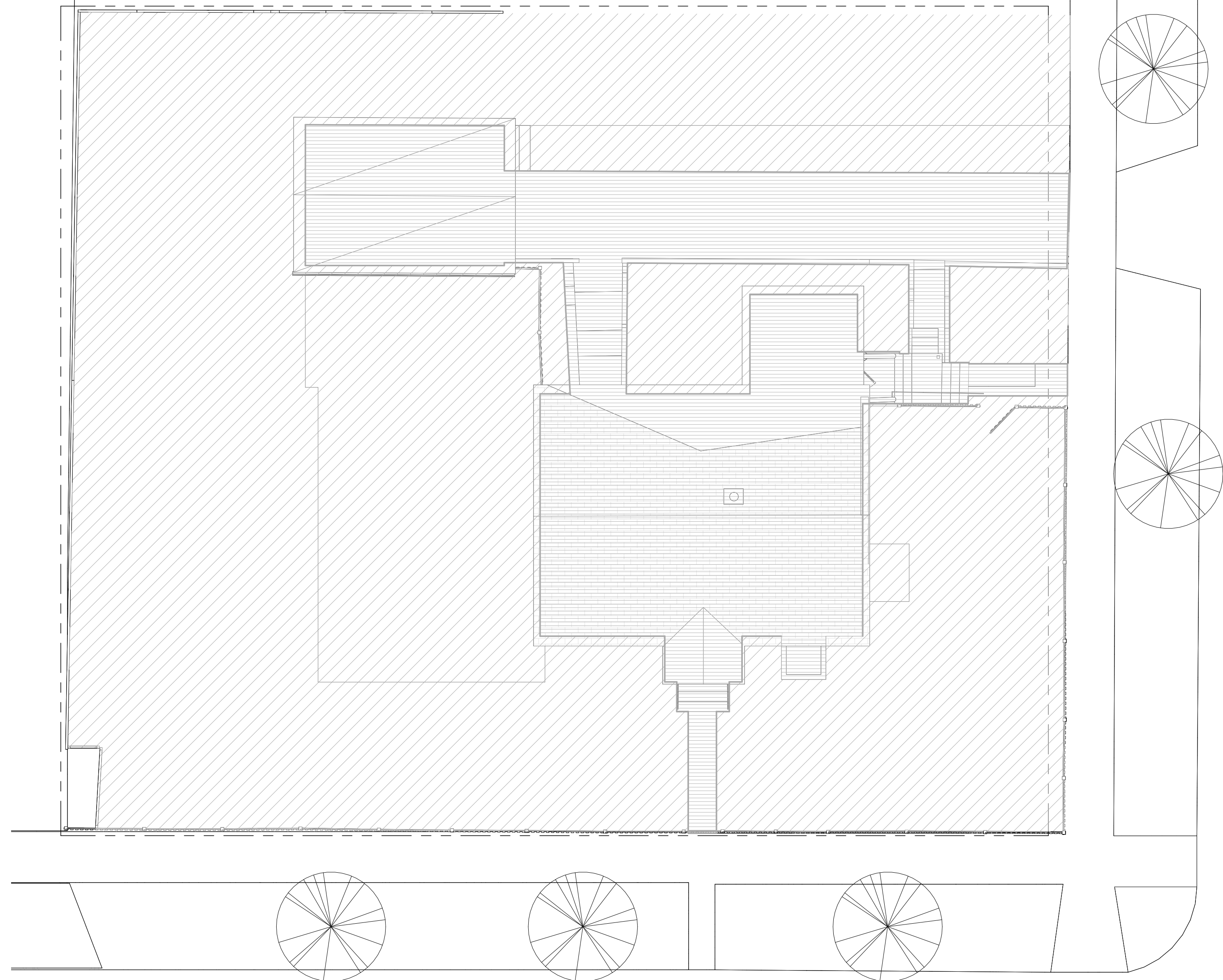
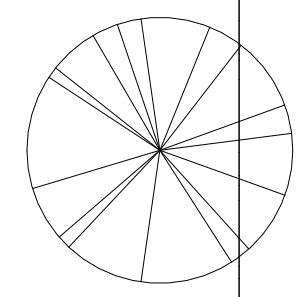
A2



1 SITE PLAN - NEW
 1/8" = 1'-0"

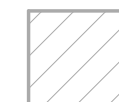

EXISTING IMPERVIOUS LOT COVERAGE CALCULATIONS

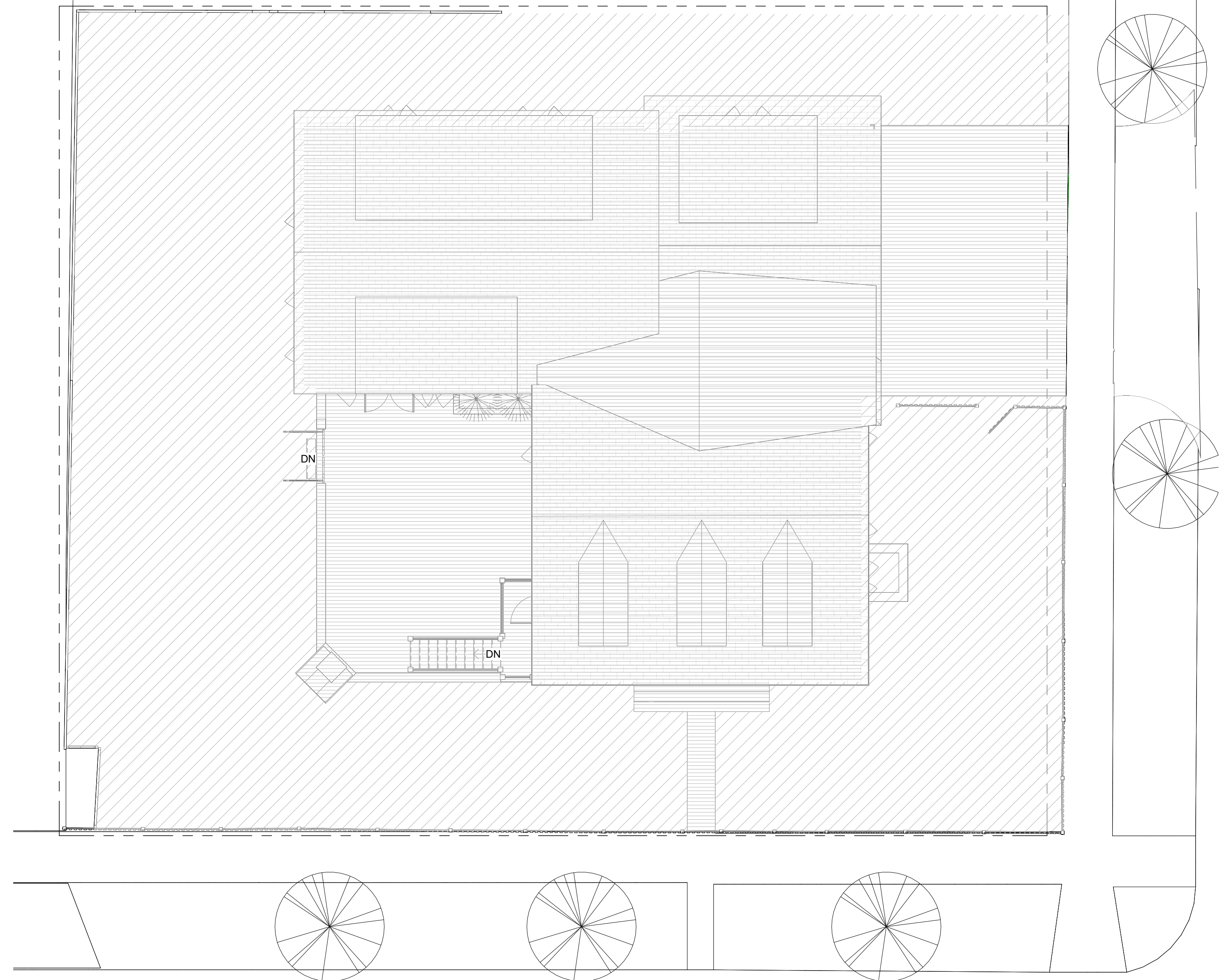
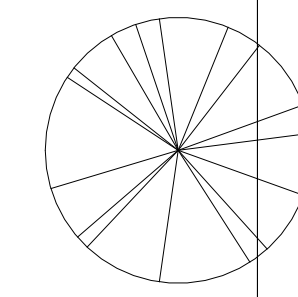
	Water Penetrable Lot Coverage	6268.03 SF
	Impervious Lot Coverage	2045.71 SF
	Lot Area	8311.93 SF
	Impervious Percentage	24.6%



1 EXISTING IMPERVIOUS LOT COVERAGE
1/8" = 1'-0"

PROPOSED IMPERVIOUS LOT COVERAGE CALCULATIONS

	Water Penetrable Lot Coverage	4519.42 SF
	Impervious Lot Coverage	3792.51 SF
	Lot Area	8311.93 SF
	Impervious Percentage	45.6%



2 NEW IMPERVIOUS LOT COVERAGE
1/8" = 1'-0"



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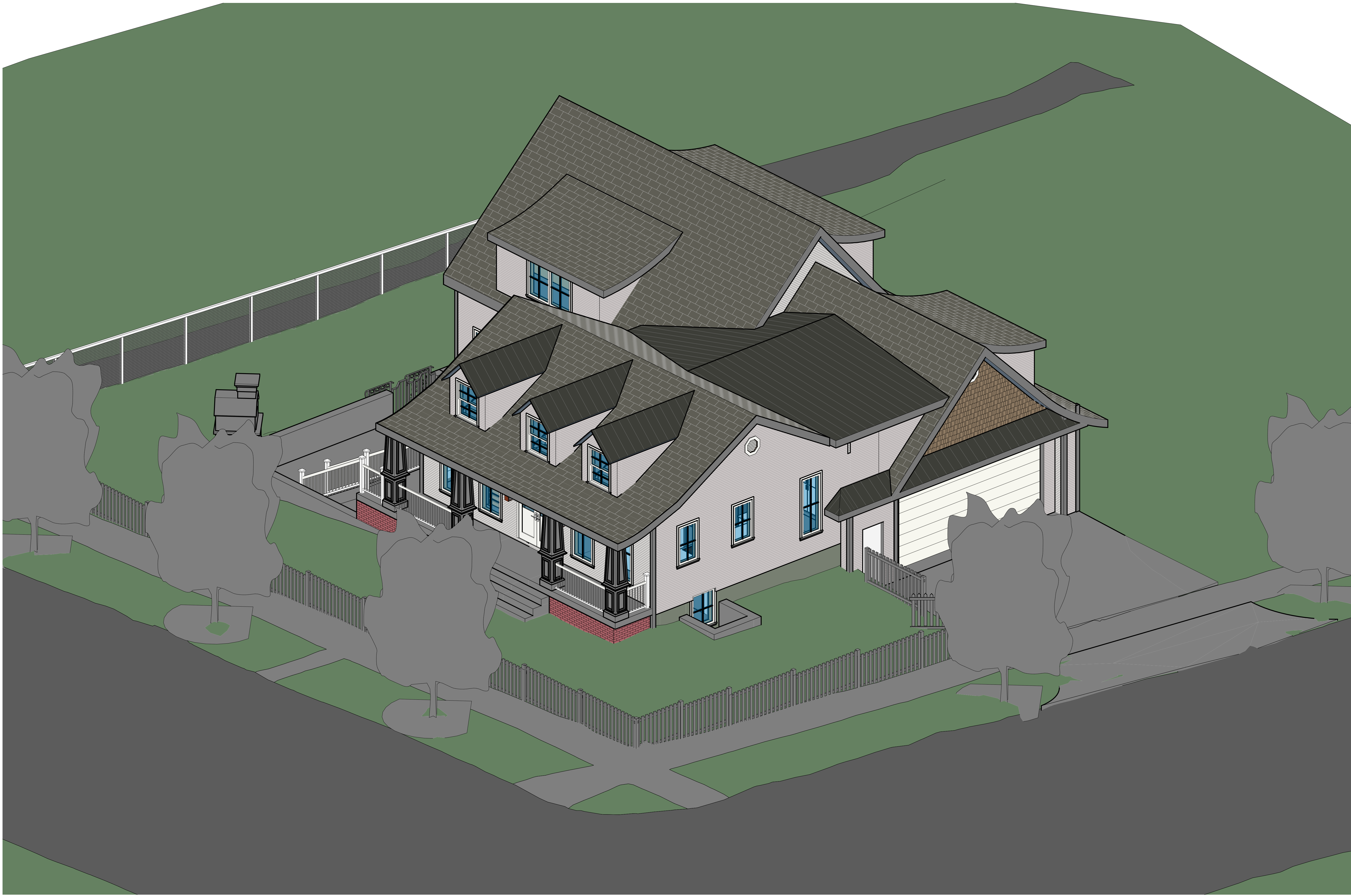
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Impervious
Lot Coverage

A2.1



1 3D NEW



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Proposed 3D

A2.2



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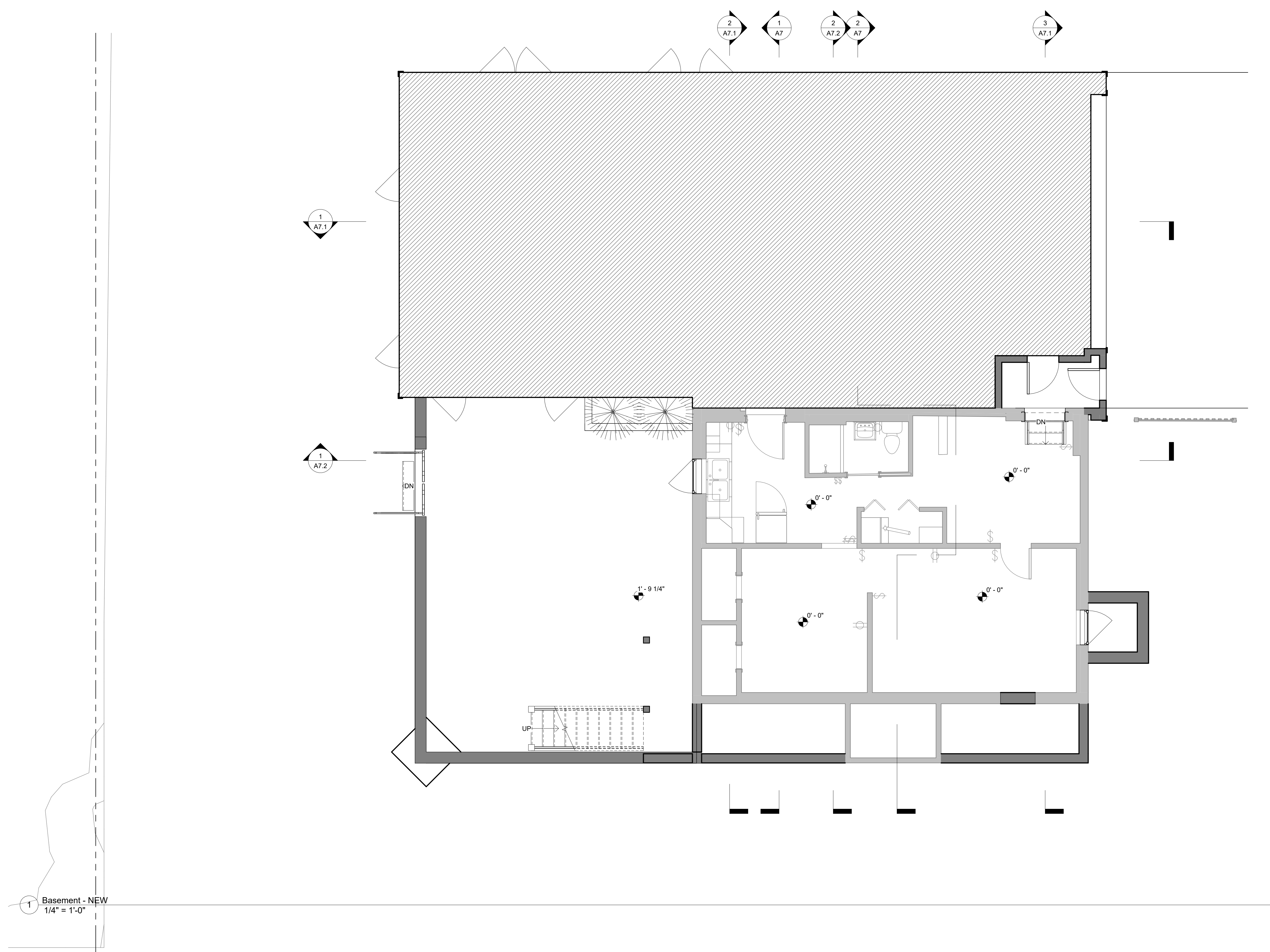
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Proposed
 Basement



A3.1



1 Basement - NEW
 1/4" = 1'-0"

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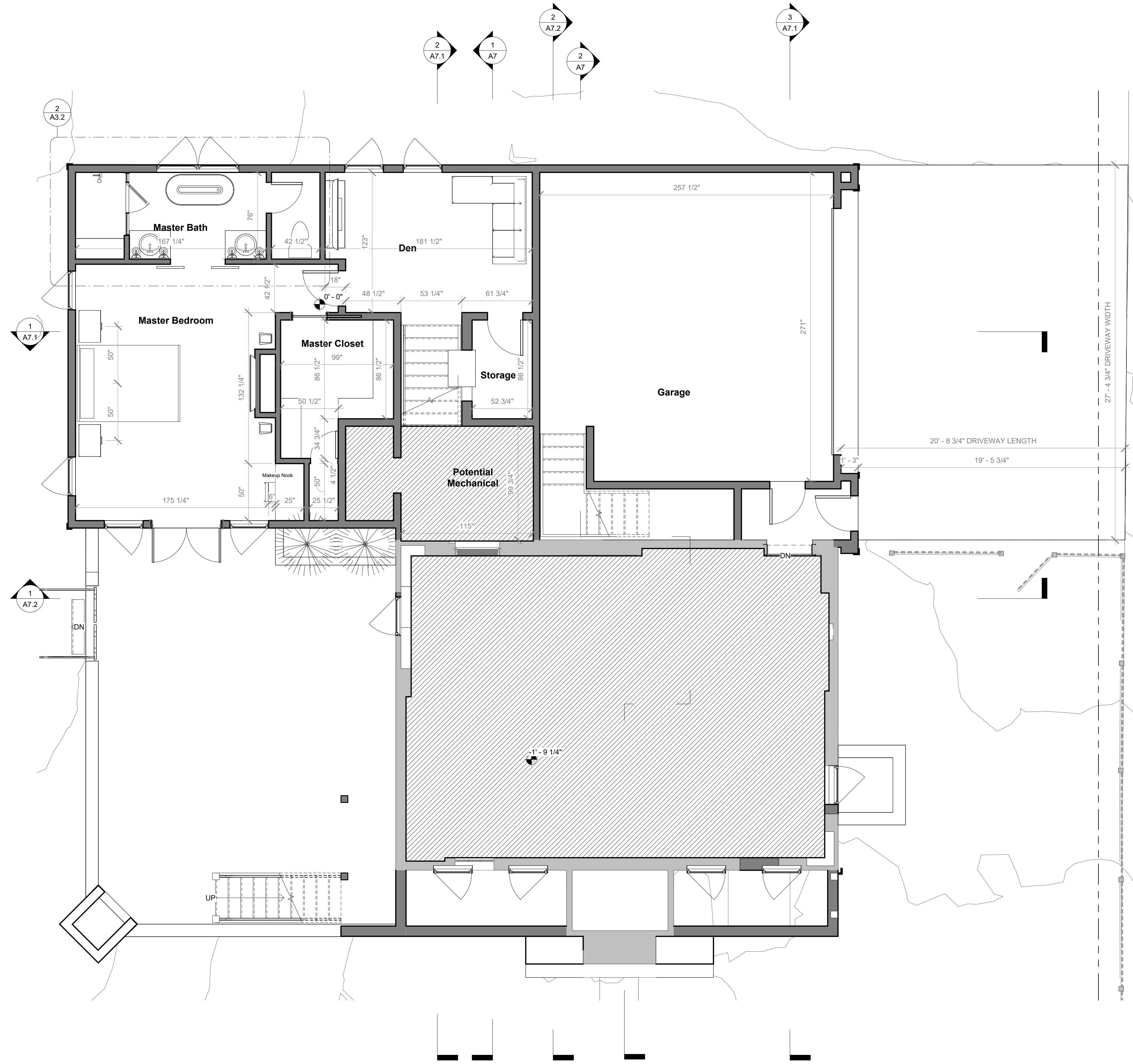
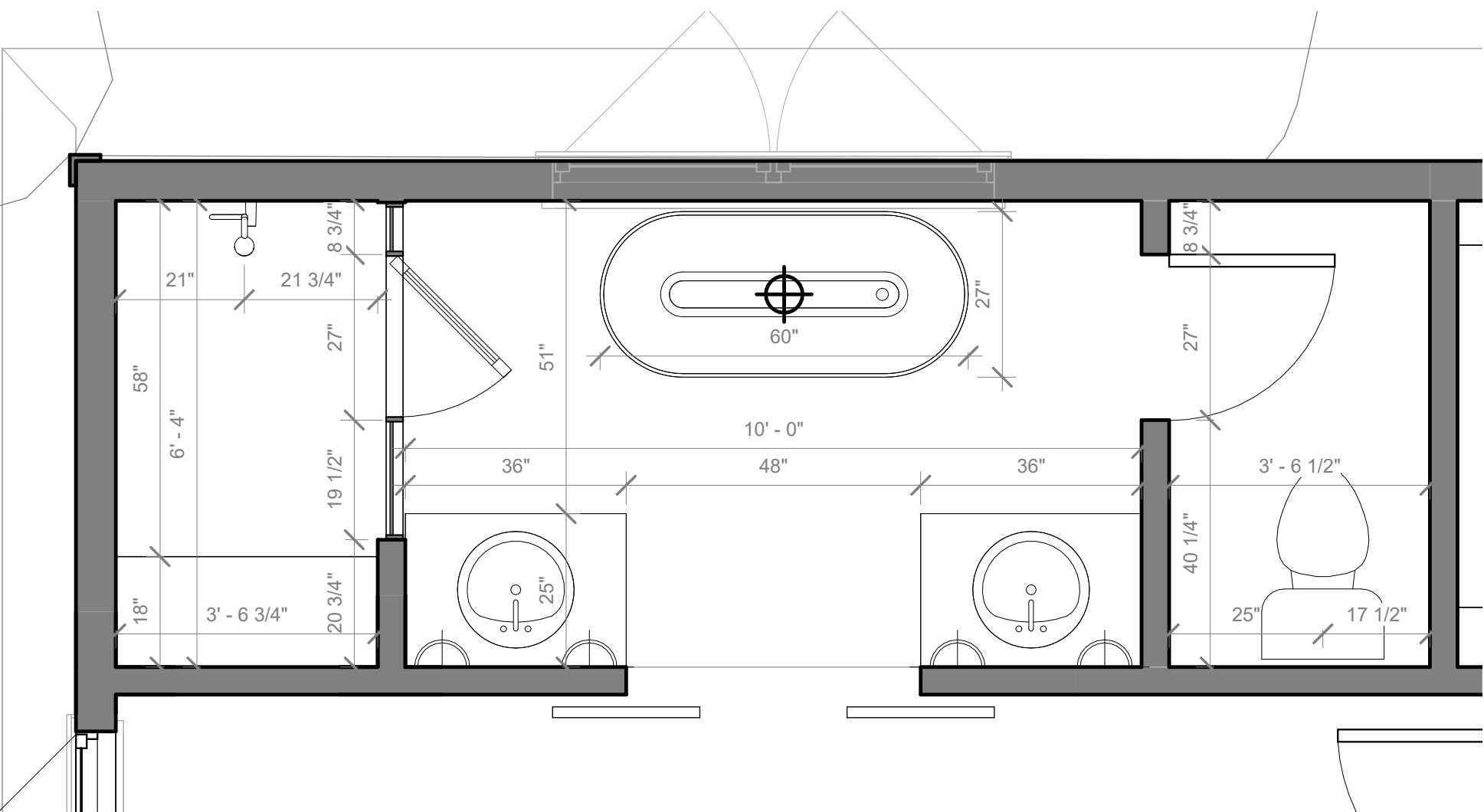
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Arch. Stamp

**Proposed
Master
Bedroom &
Garage Floor
Plan**

A3.2





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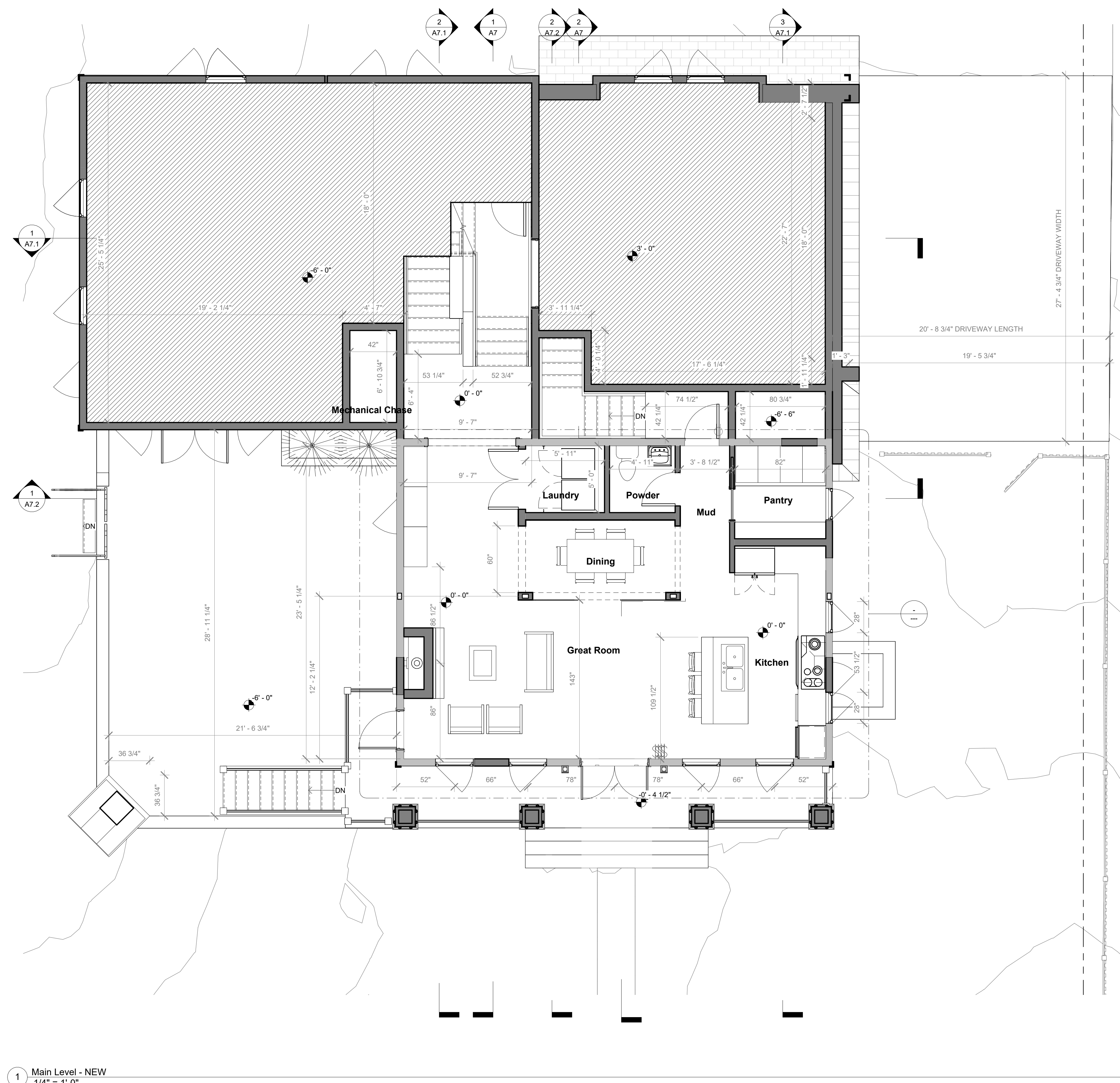
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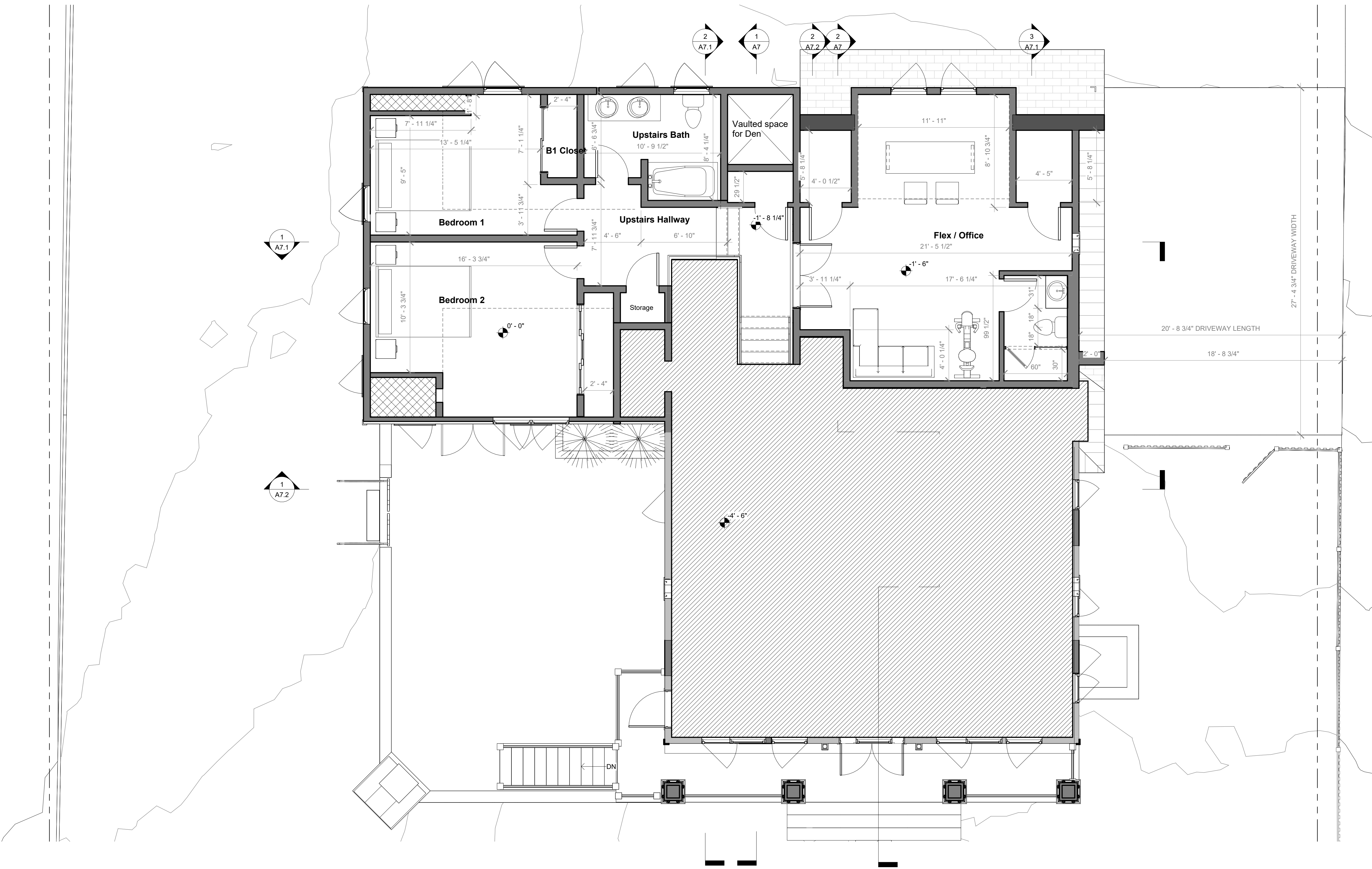
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**Proposed
 Main Floor
 Plan**

A3.3



1 Main Level - NEW
 1/4" = 1'-0"



1 Upper Level
1/4" = 1'-0"

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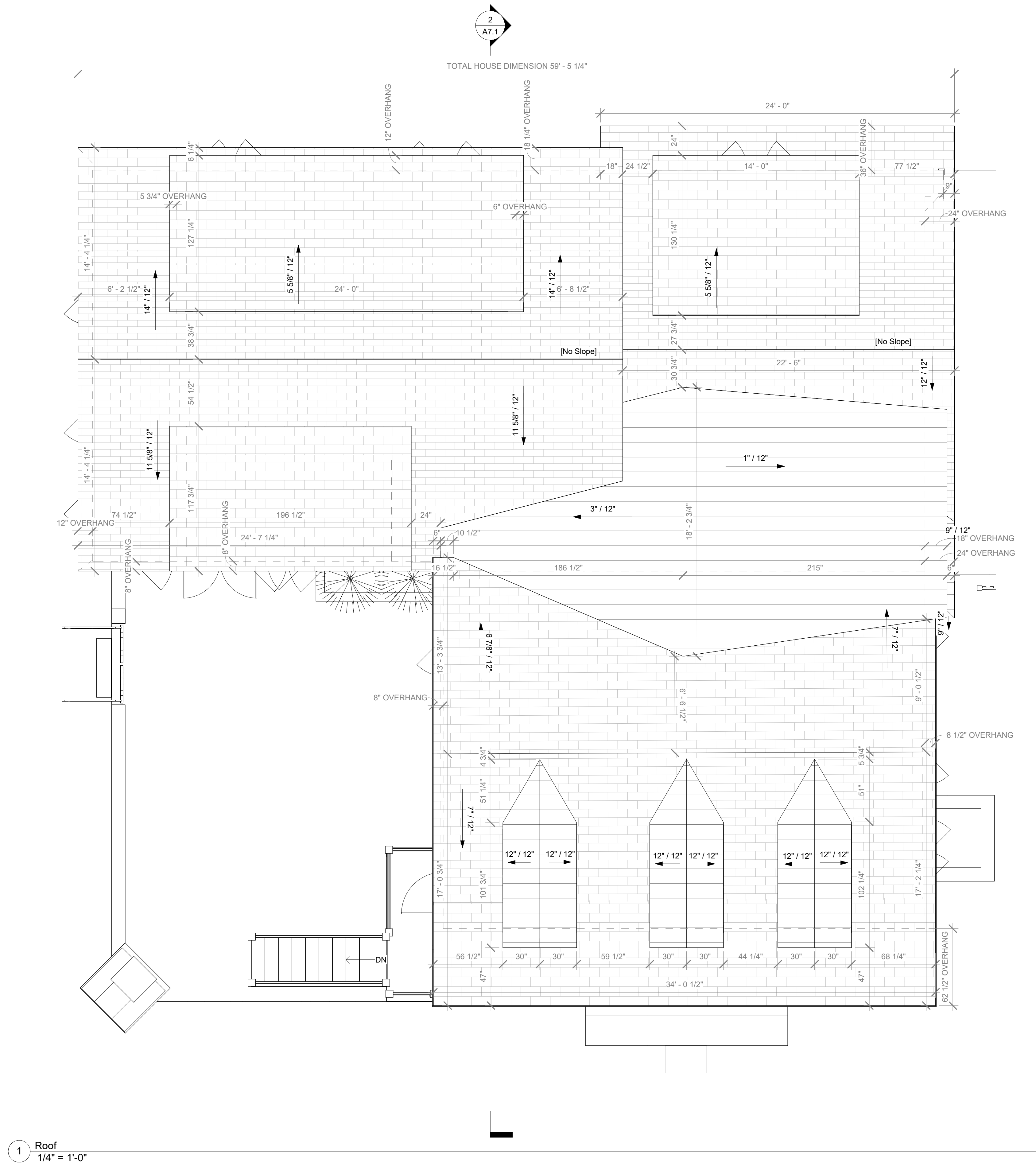
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Arch. Stamp

Proposed Upper Floor Plan

A3.4



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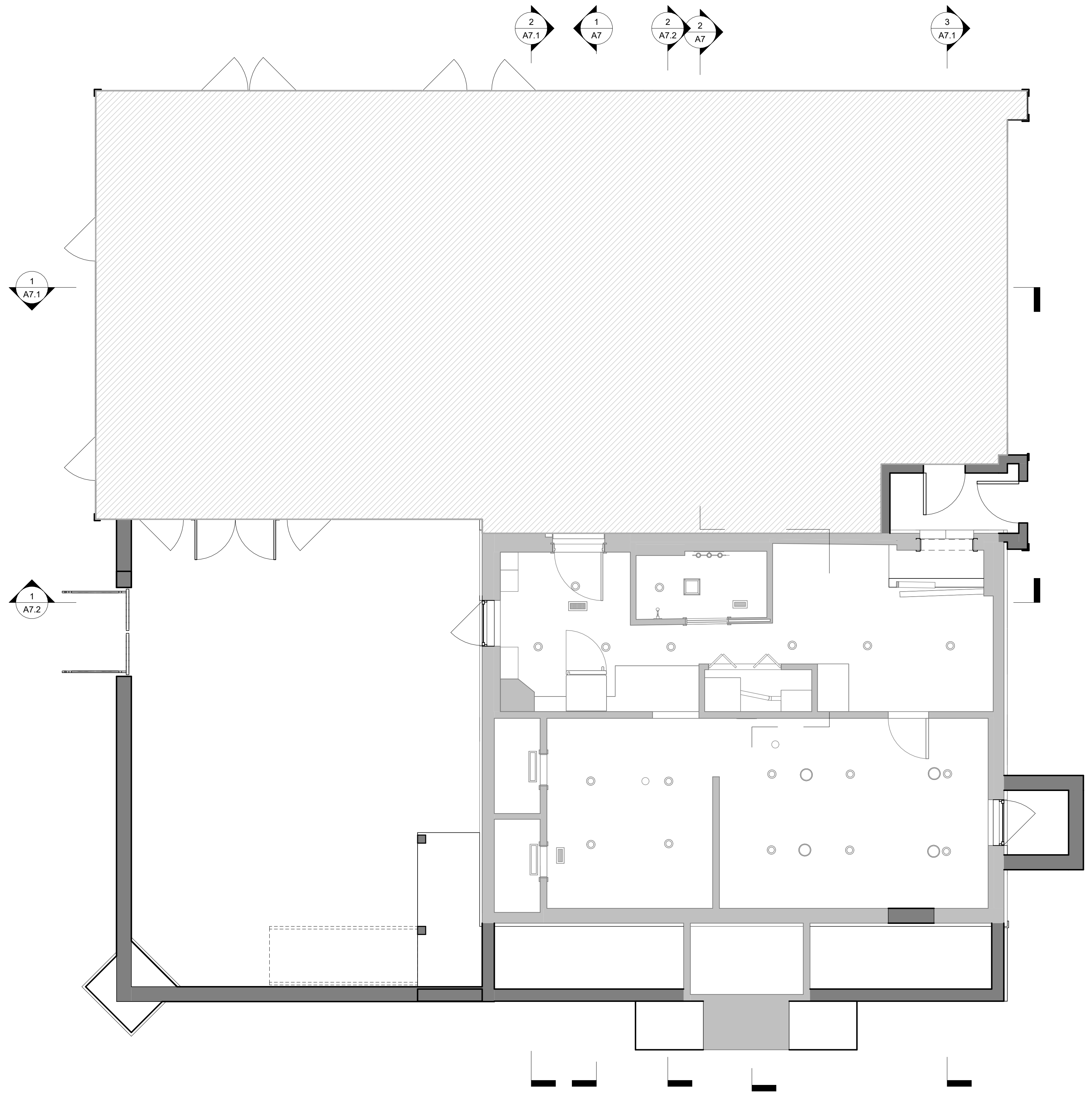
Date Issue

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Arch. Stamp

Proposed
Roof Plan

A3.5



1 Basement - NEW
 1/4" = 1'-0"

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Date	Issue

2024 11 18

Arch. Stamp

Proposed Basement RCP

A4.1



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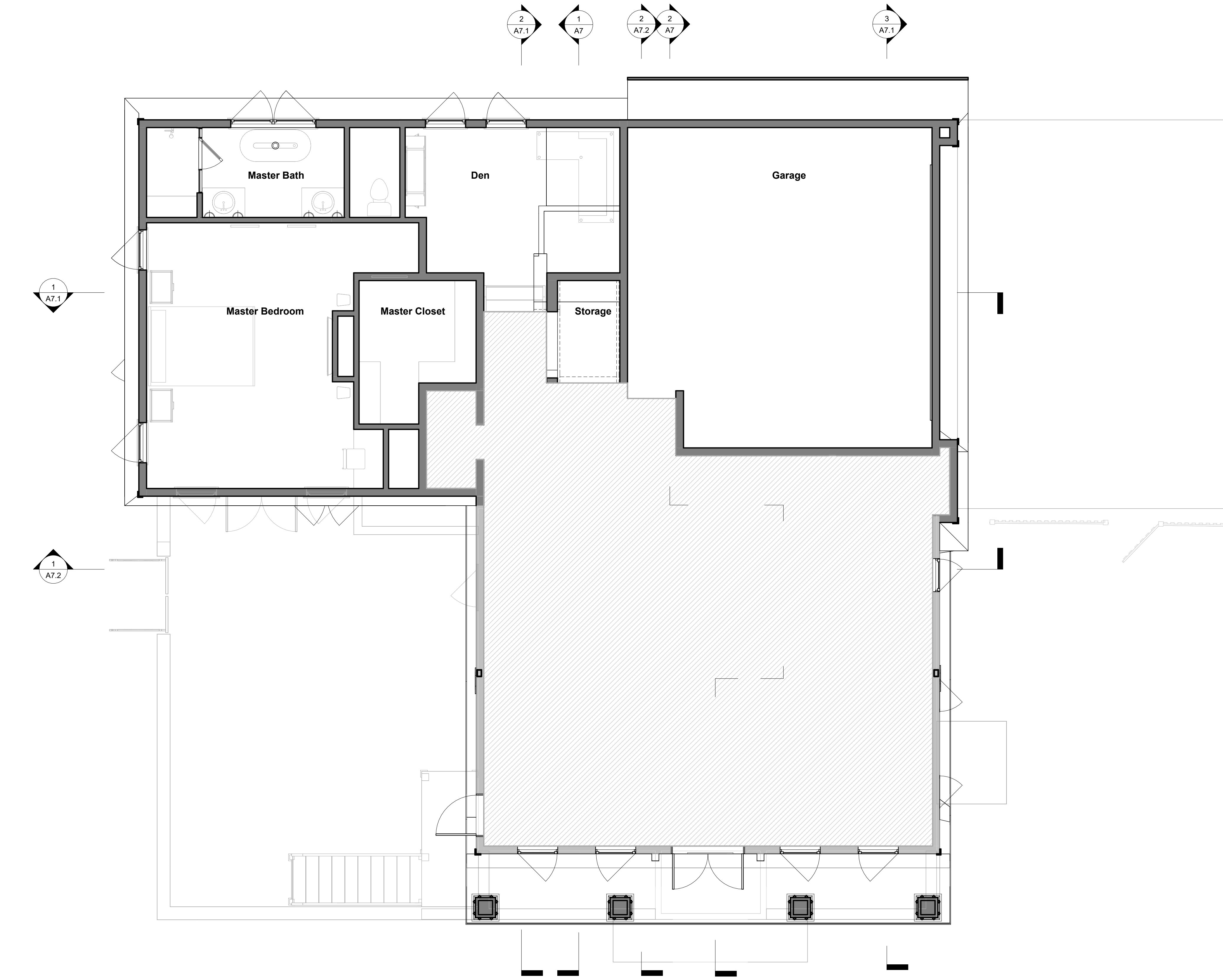
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**Proposed
Master
Bedroom &
Garage RCP**

A4.2



1 Master Bedroom & Garage
1/4" = 1'-0"



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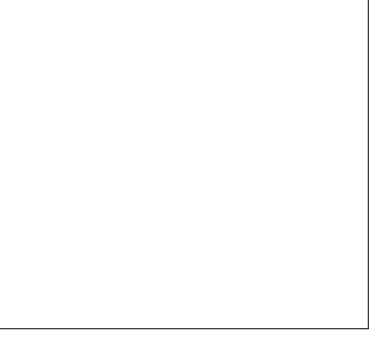
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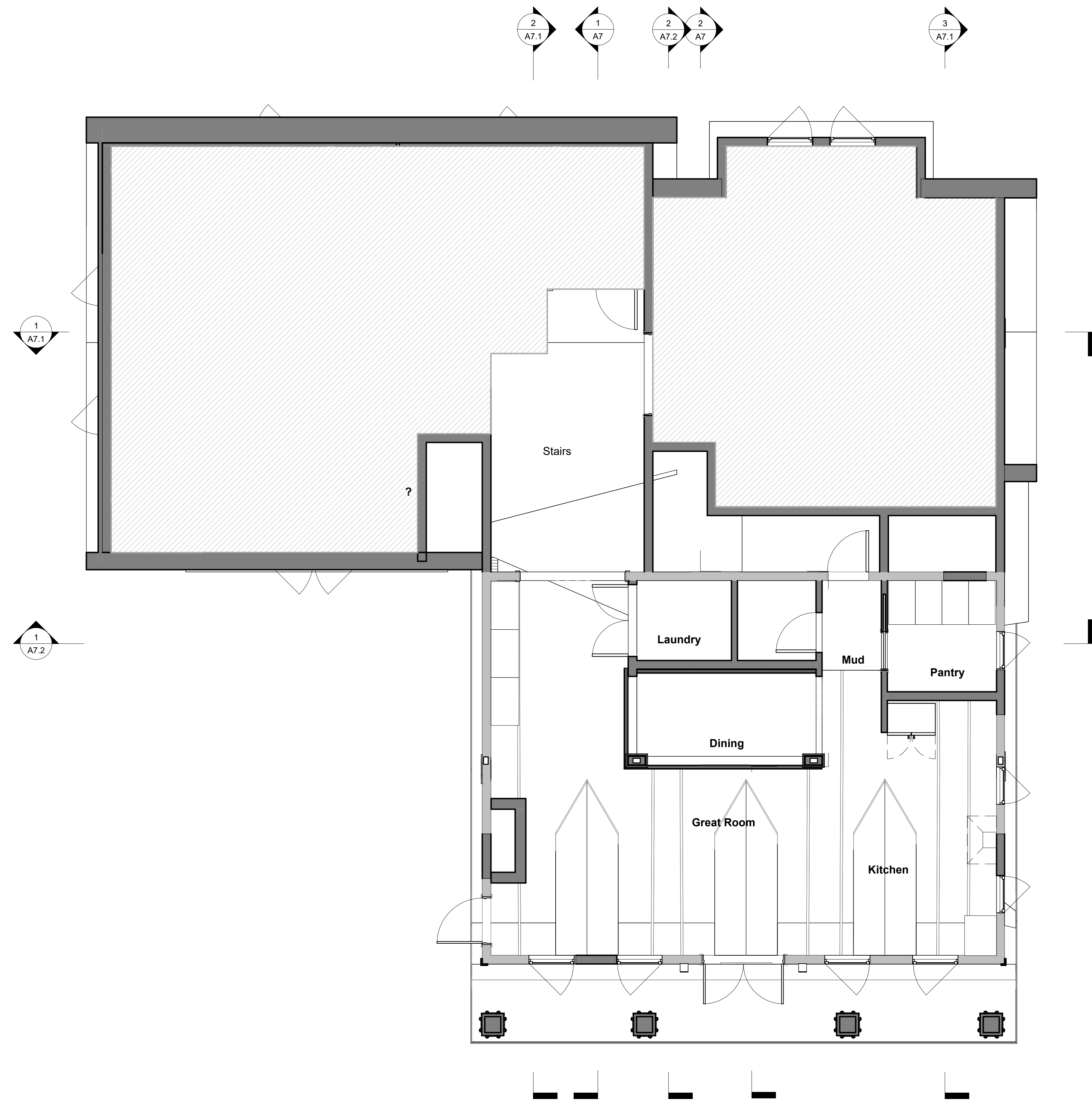
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**Proposed
Main Floor
Plan RCP**

A4.3



1 Main Level - NEW
1/4" = 1'-0"



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Date Issue

Date	Issue

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Proposed
Upper Floor
Plan RCP

A4.4



1 Upper Level
1/4" = 1'-0"



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Date Issue

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Arch. Stamp

Proposed Elevations

A6



Roof Top
119' - 1 3/8"

Upper Level
104' - 6"

Flex/Office
103' - 0"

Main Level
100' - 0"

Master Bedroom
94' - 0"

Garage
93' - 6"

Basement
92' - 2 3/4"

1 Elevation 1 - New
1/4" = 1'-0"



Roof Top
119' - 1 3/8"

Upper Level
104' - 6"

Flex/Office
103' - 0"

Main Level
100' - 0"

Master Bedroom
94' - 0"

Garage
93' - 6"

Basement
92' - 2 3/4"

2 Elevation 2 - New
1/4" = 1'-0"



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Proposed Elevations

A6.1



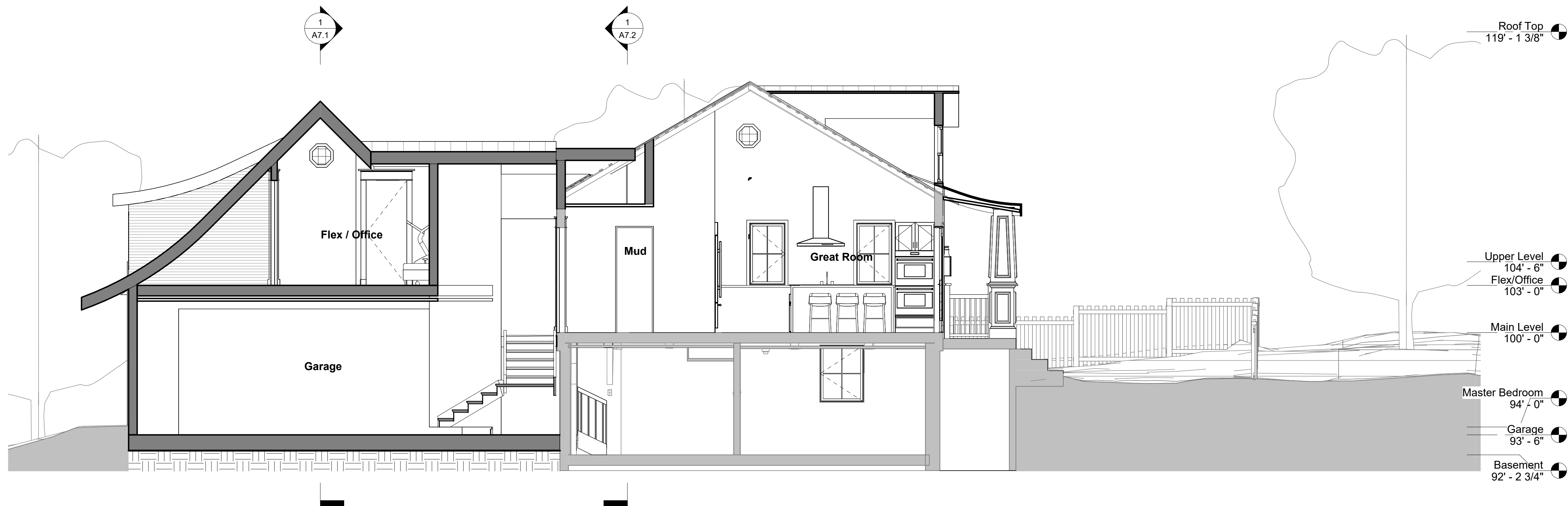
1 Elevation 3 - New
1/4" = 1'-0"



2 Elevation 4 - New
1/4" = 1'-0"



1 Section 3
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"



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Proposed Sections

A7



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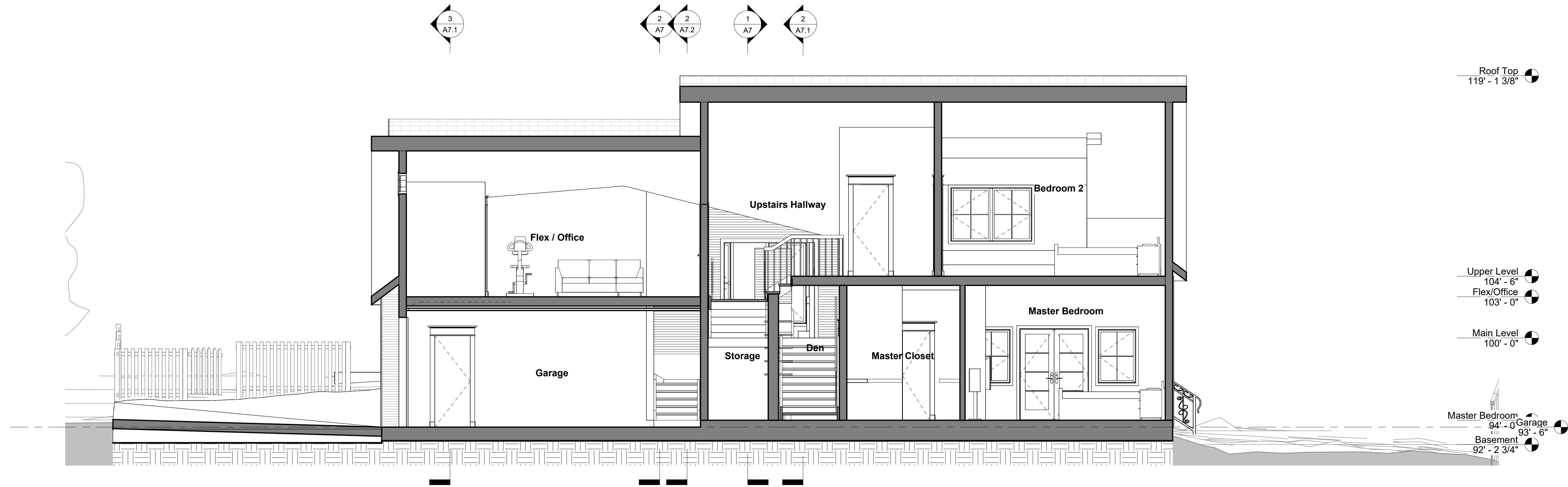
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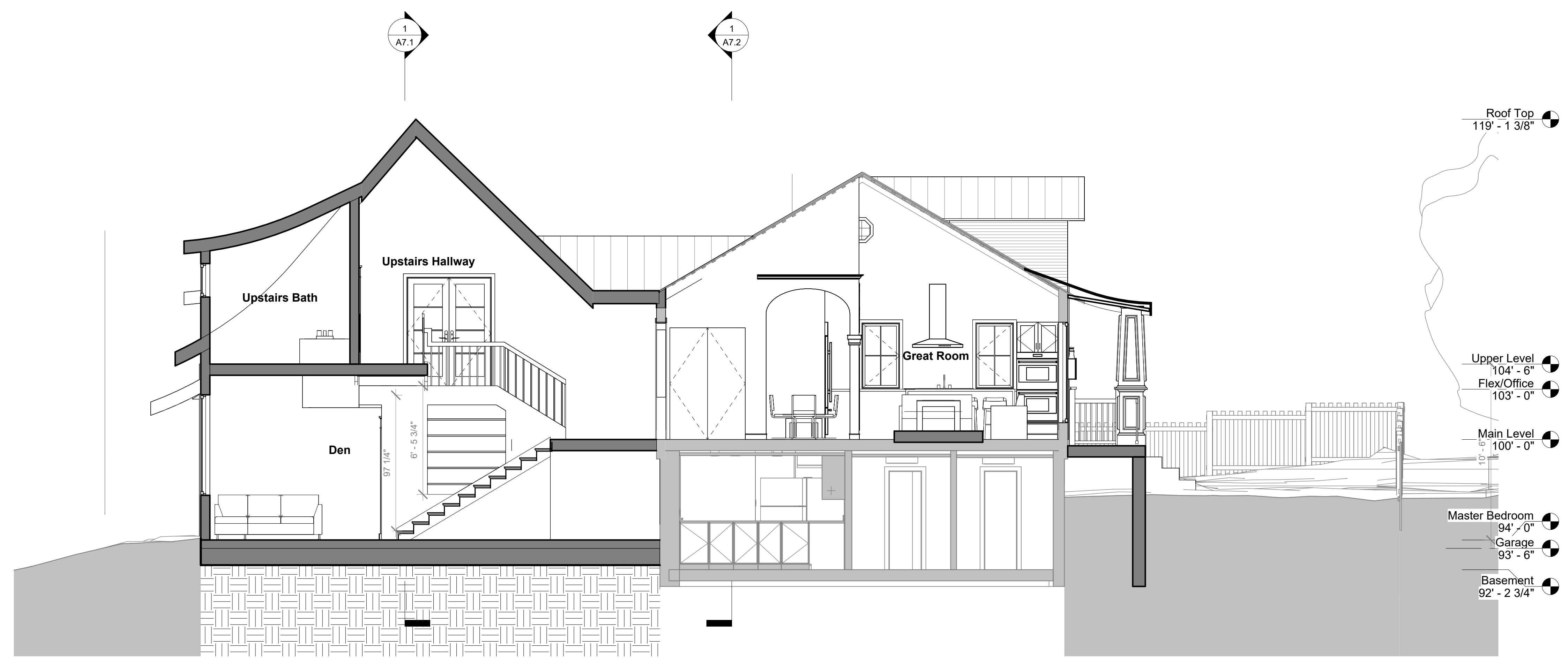
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Proposed Sections

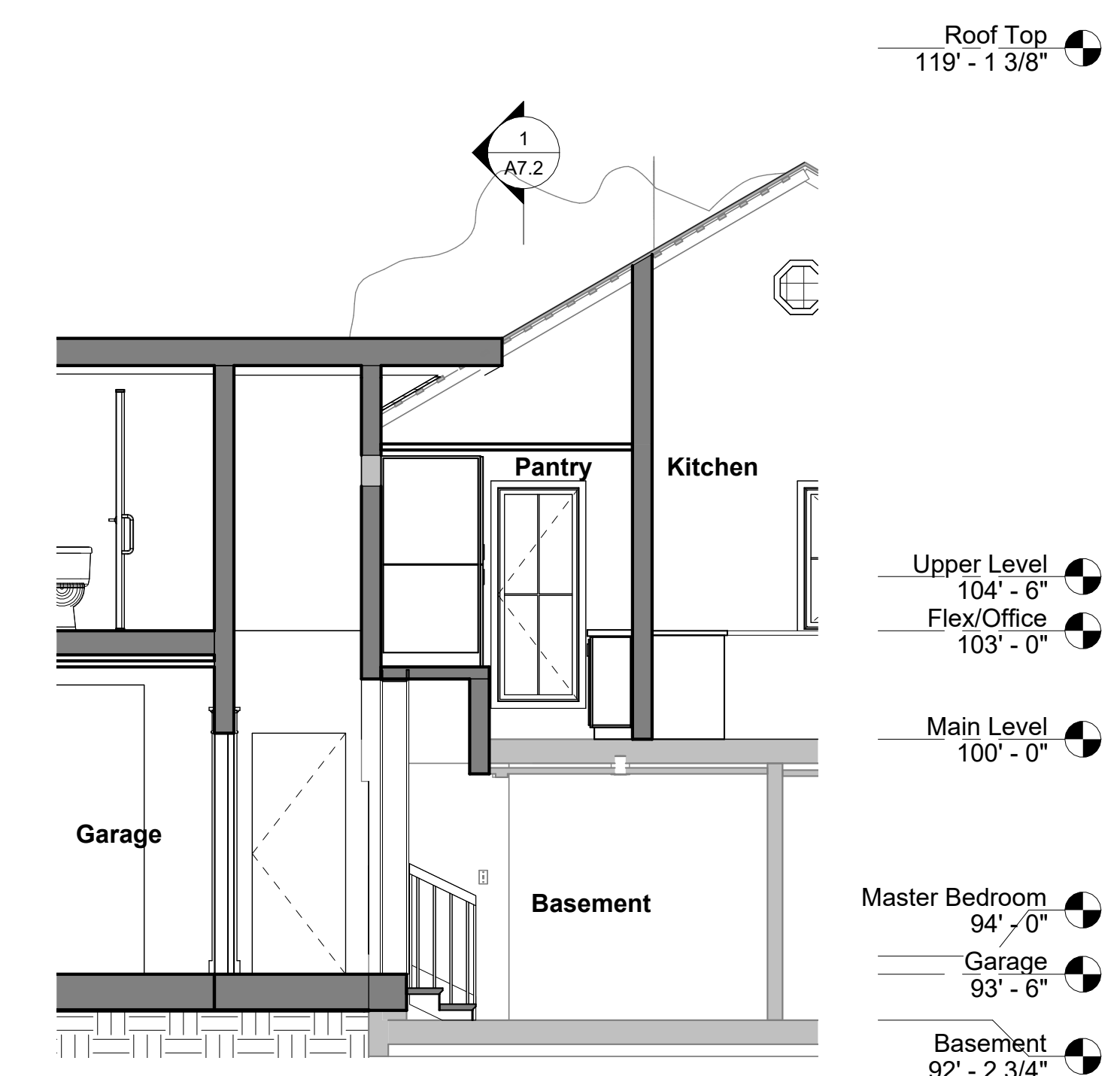
A7.1



1 Section 1
 1/4" = 1'-0"



2 Section 2
 1/4" = 1'-0"



3 Section 5 - Butler Pantry & Basement Entry
 1/4" = 1'-0"



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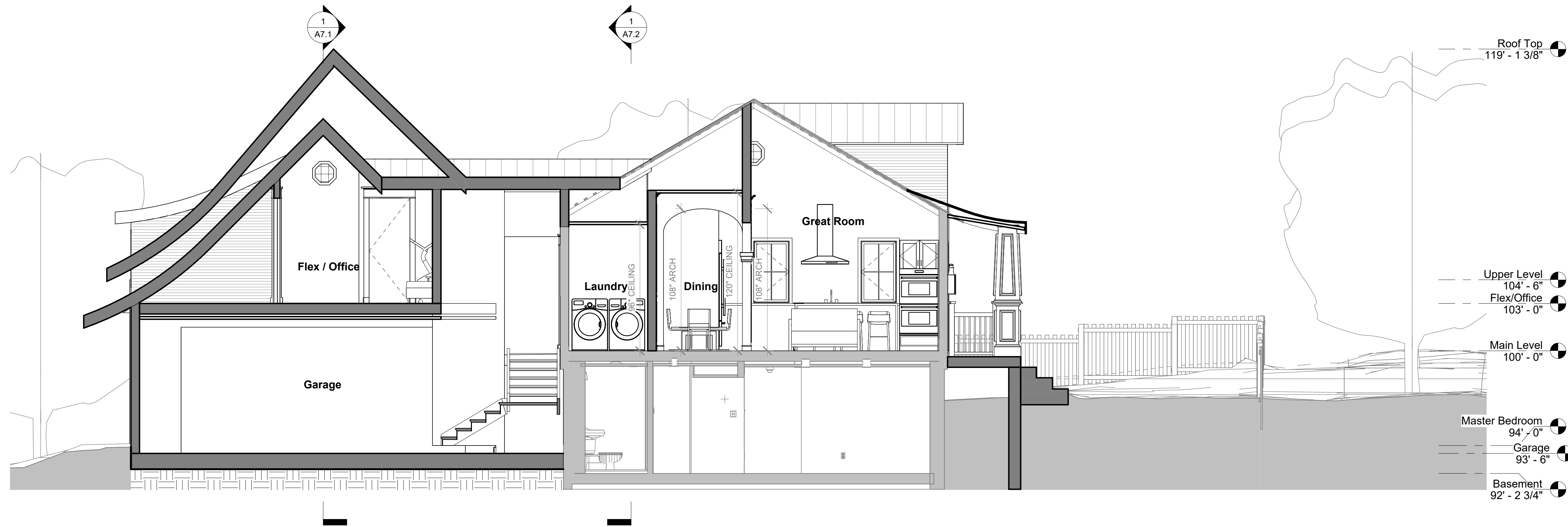
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Proposed Sections

A7.2



1 Section 5
 1/4" = 1'-0"



2 Section 6
 1/4" = 1'-0"



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Date	Issue

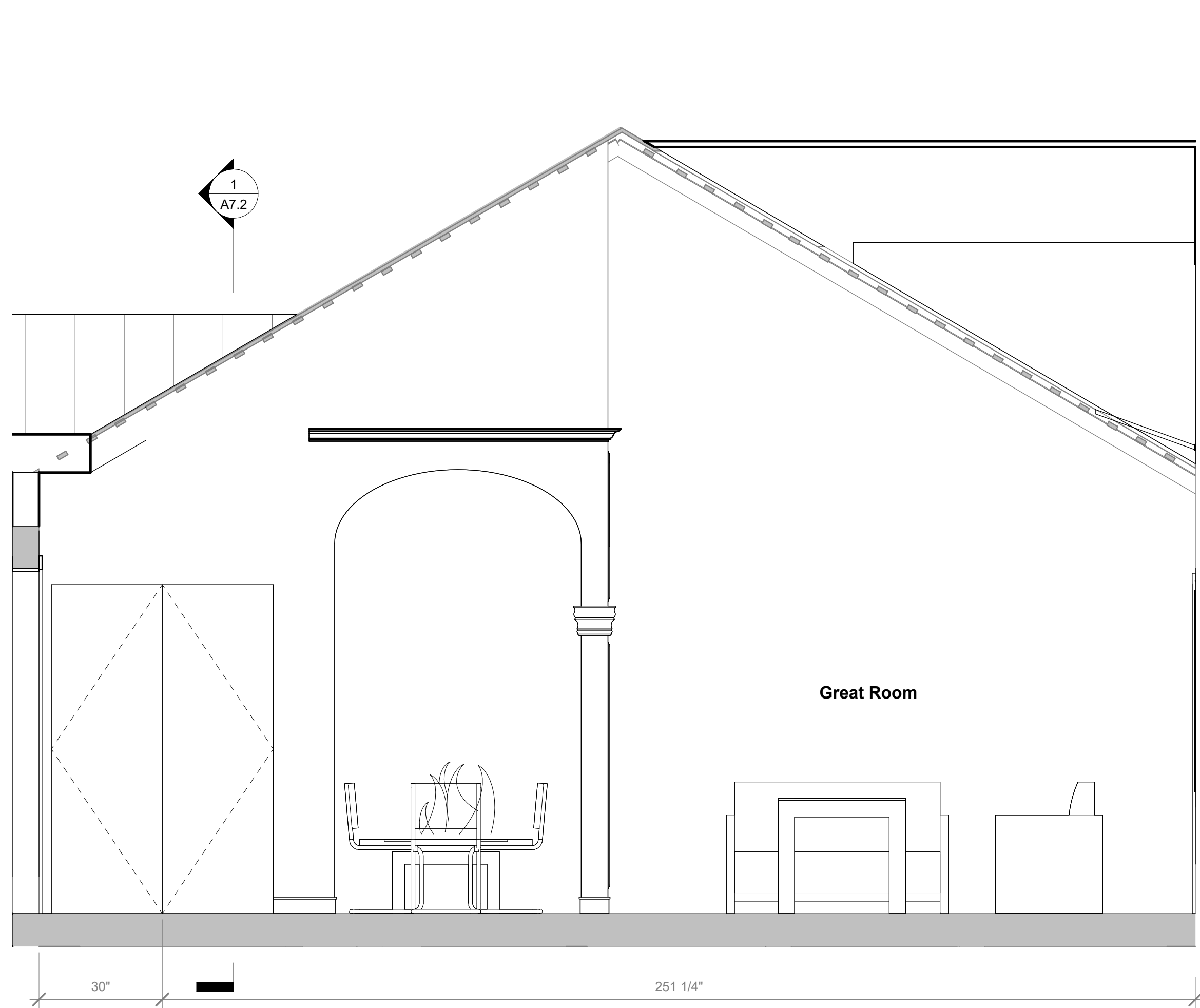
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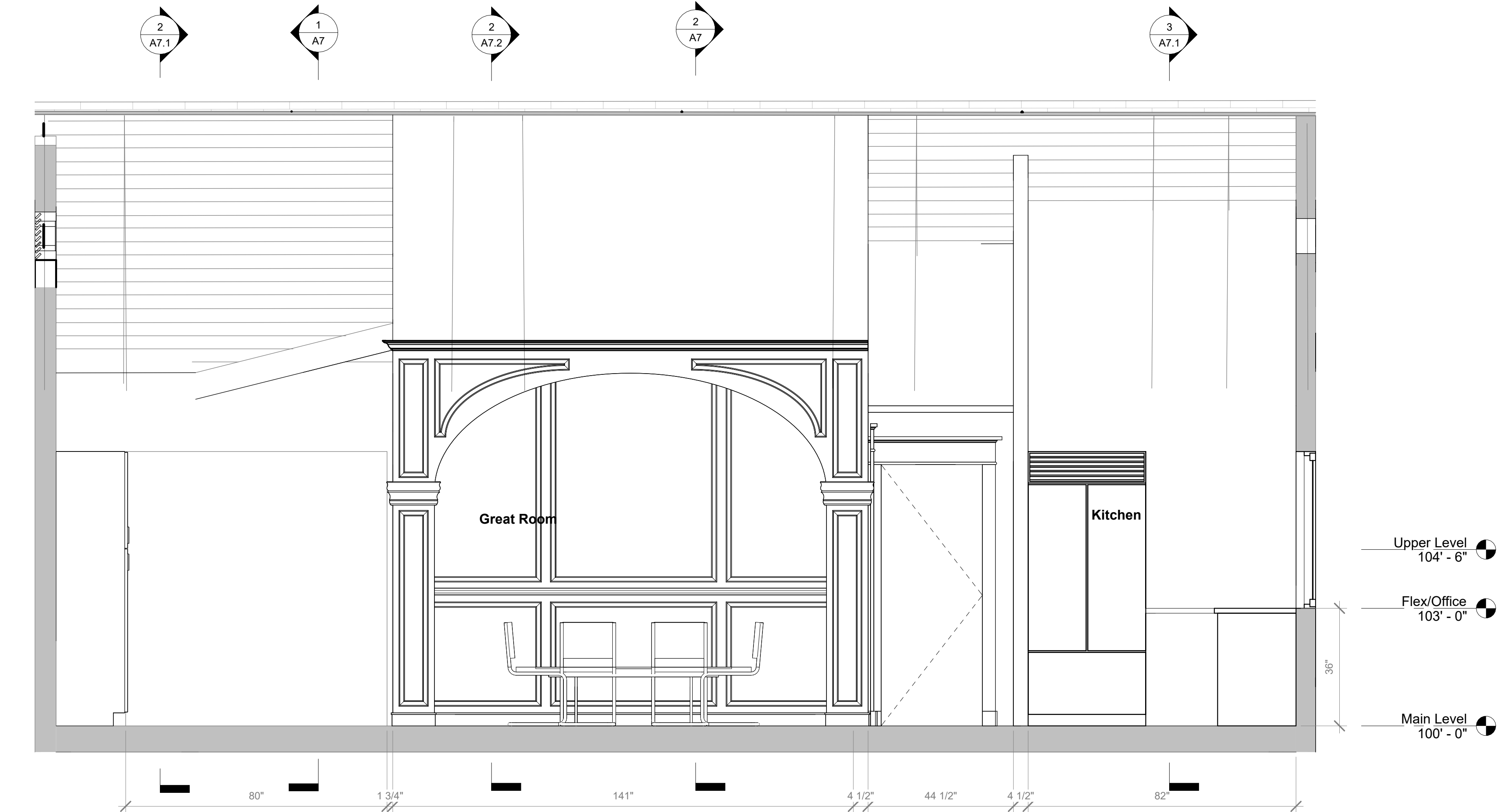


Proposed Interior Elevations

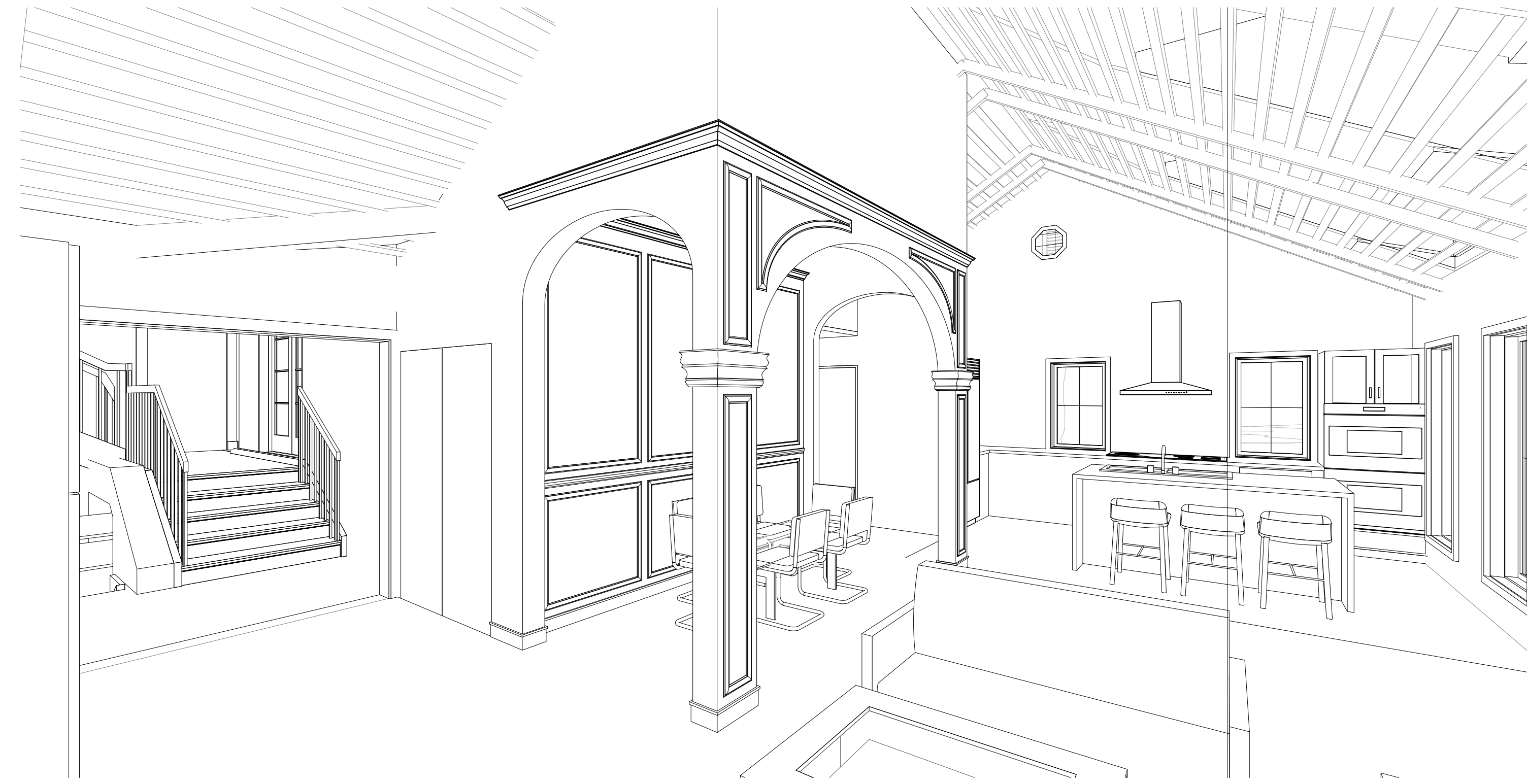
A9



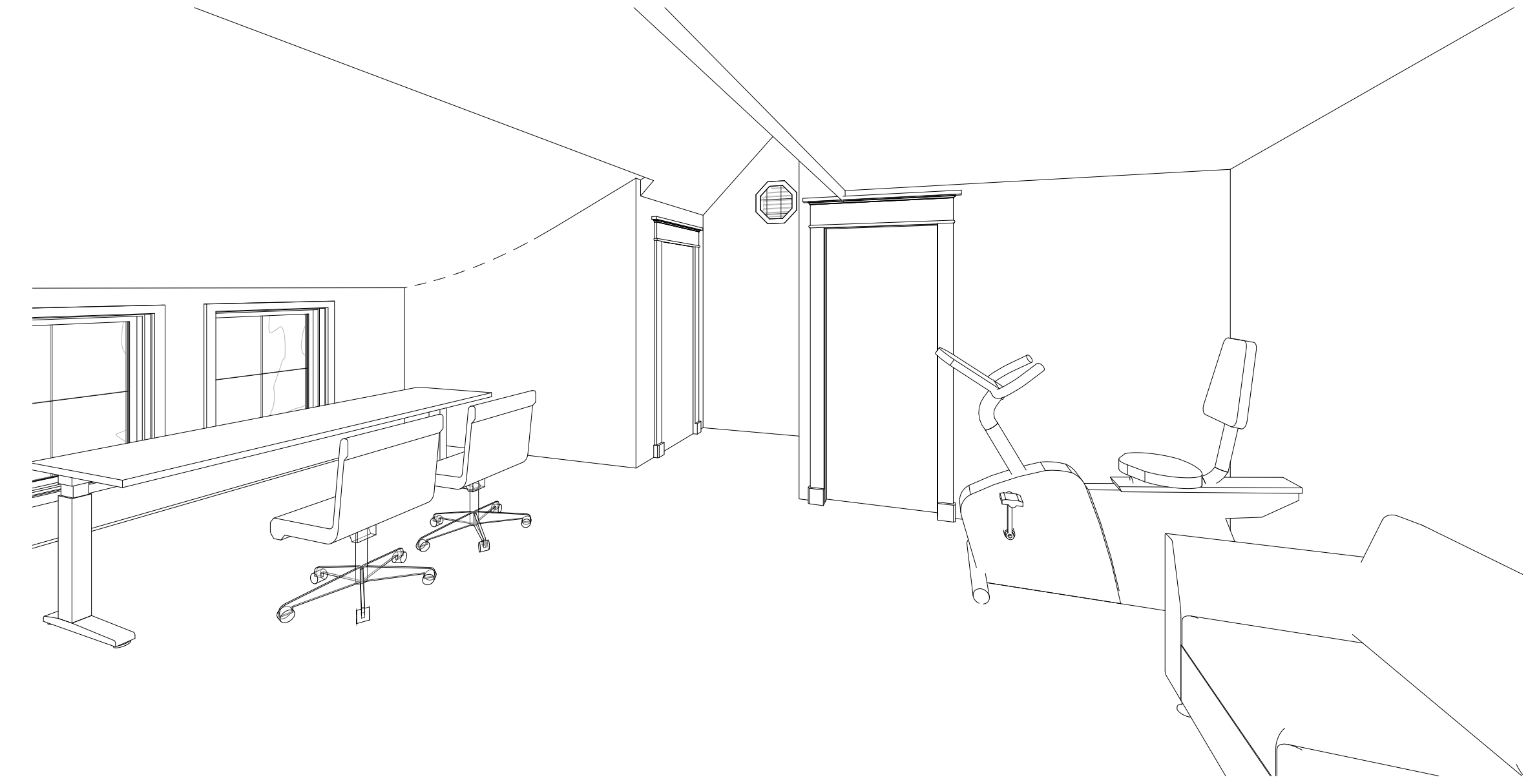
2 Great Room Area 01
1/2" = 1'-0"



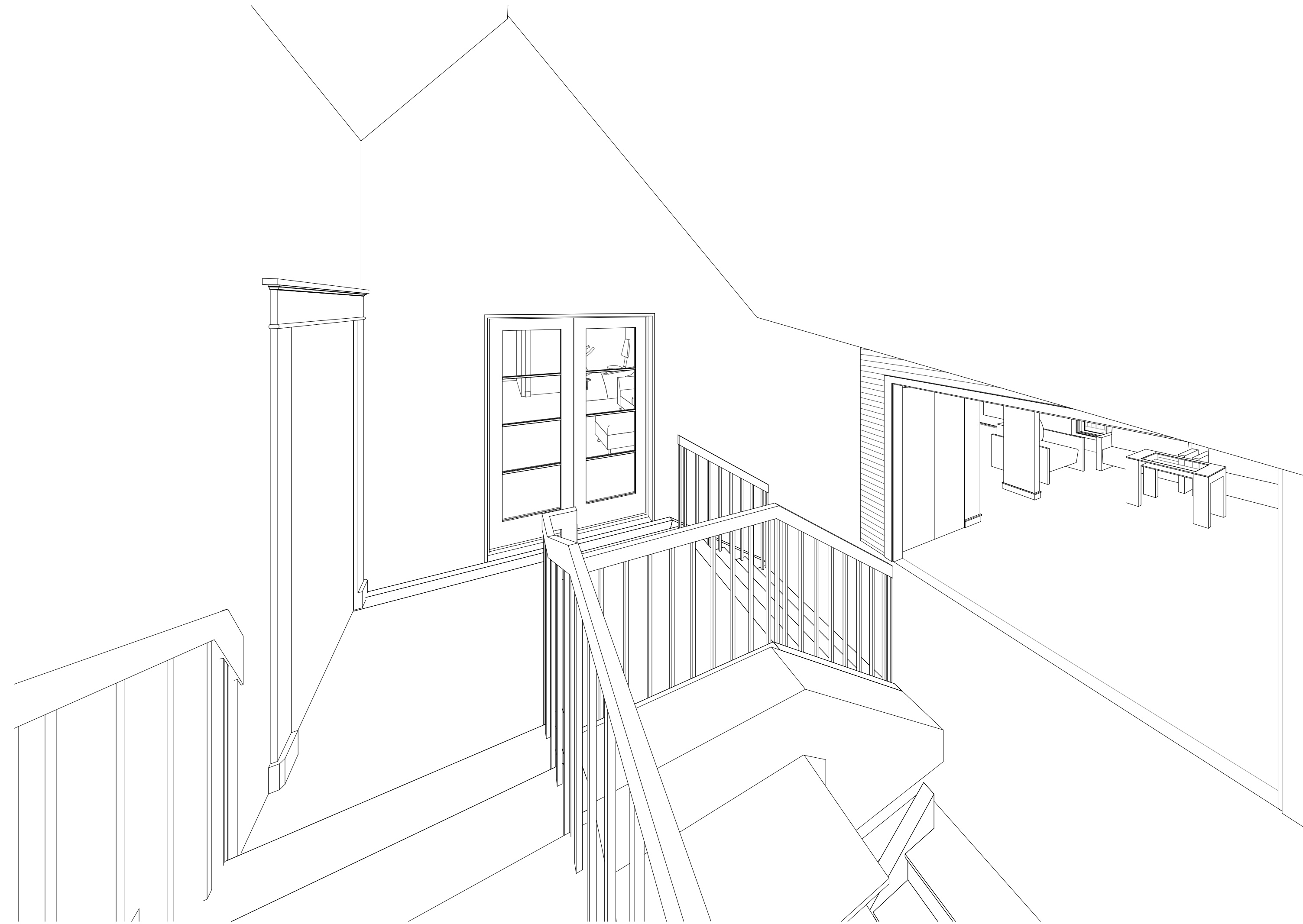
1 Great Room Area 02
1/2" = 1'-0"



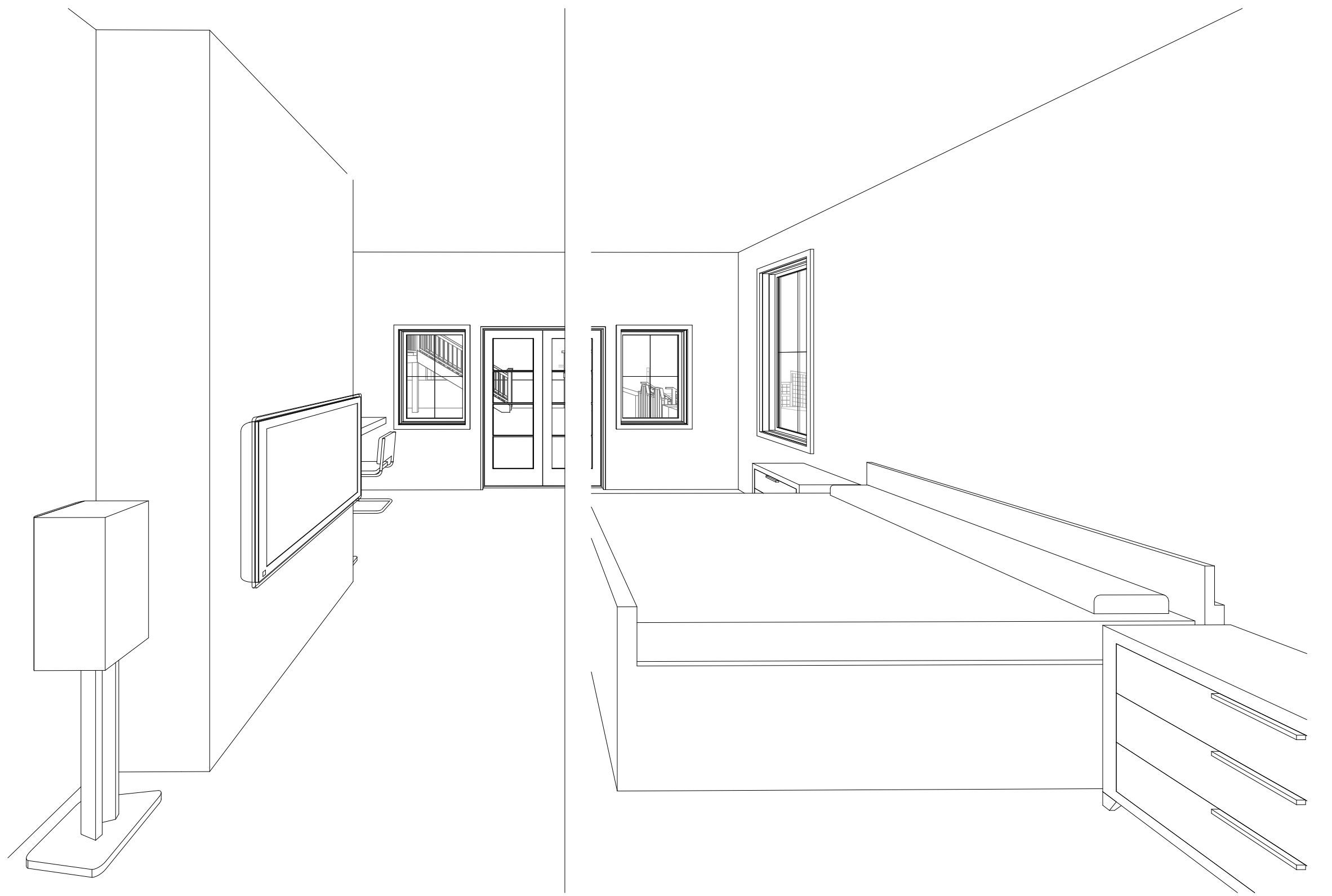
1 3D View 18



4 3D View 4



2 3D View 2



3 3D View 3



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Stamp

Parcel ID #
Legal Desc.
Zoning

515 11th St

515 11th St, Glenwood
Springs, CO 81601

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Date Issue

2024 11 18

Arch. Stamp

Proposed 3D Views - Interior

A10

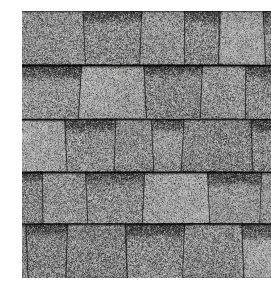
EXTERIOR MATERIALS



Exterior Siding
Hardie® Plank Siding



Exterior Siding Paint
Sherwin Williams
SW 9173
Shitake



Roof Shingle
Asphalt Shingle
Dark Grey



Exterior Siding
Hardie® Shingle Siding



5 PERSPECTIVE 1
12" = 1'-0"

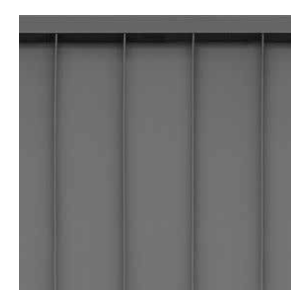
EXTERIOR MATERIALS



Exterior Siding
Hardie® Plank Siding



Exterior Siding Paint
Sherwin Williams
SW 9173
Shitake



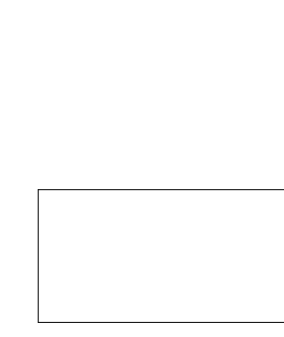
Straight Roofing
Board and Batten
Dark Grey



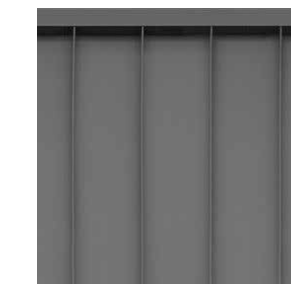
Accent Siding
Hardie® Shingle Siding



7 PERSPECTIVE 3
12" = 1'-0"



Fascia
White Paint



Straight Roofing
Board and Batten
Dark Grey



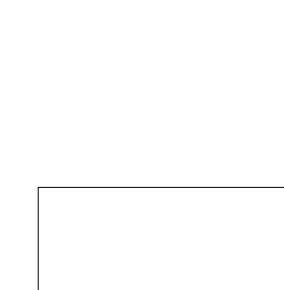
Accent Siding
Hardie® Shingle Siding



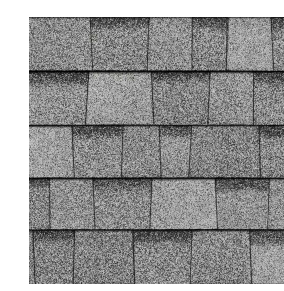
Exterior Siding Paint
Sherwin Williams
SW 9173
Shitake



6 PERSPECTIVE 2
12" = 1'-0"



Fascia
White Paint



Roof Shingle
Asphalt Shingle
Dark Grey



Exterior Siding
Hardie® Plank Siding



Exterior Siding Paint
Sherwin Williams
SW 9173
Shitake



8 PERSPECTIVE 4
12" = 1'-0"



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Springs, CO 81601

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Date Issue

Date	Issue

2024 11 18

Arch. Stamp

Proposed 3D Views - Exterior

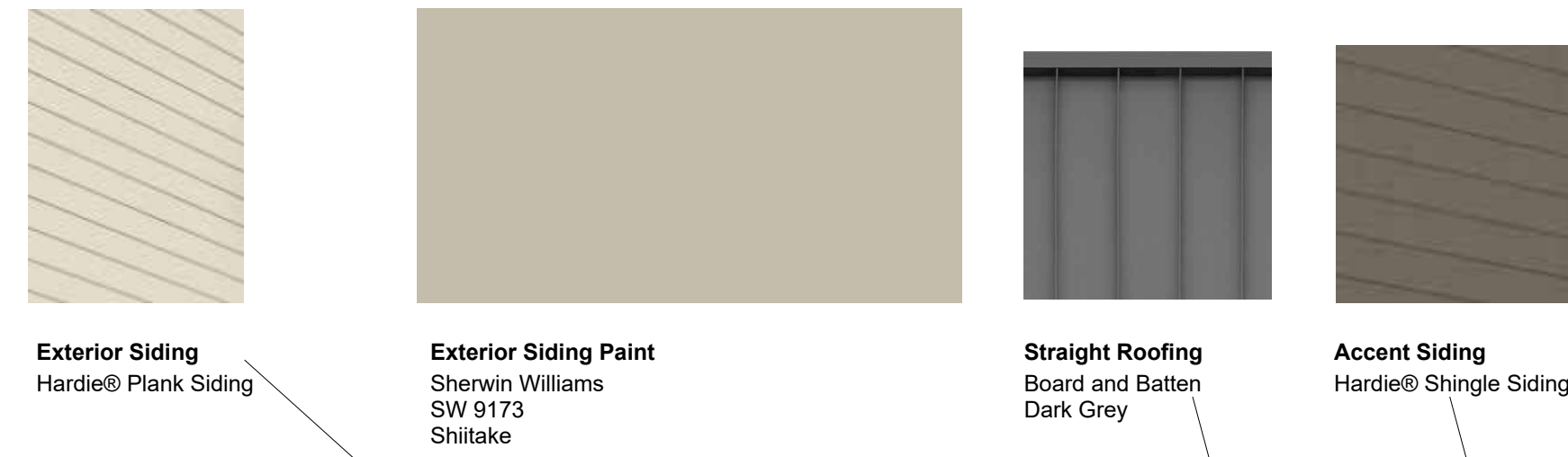
A11

EXTERIOR MATERIALS

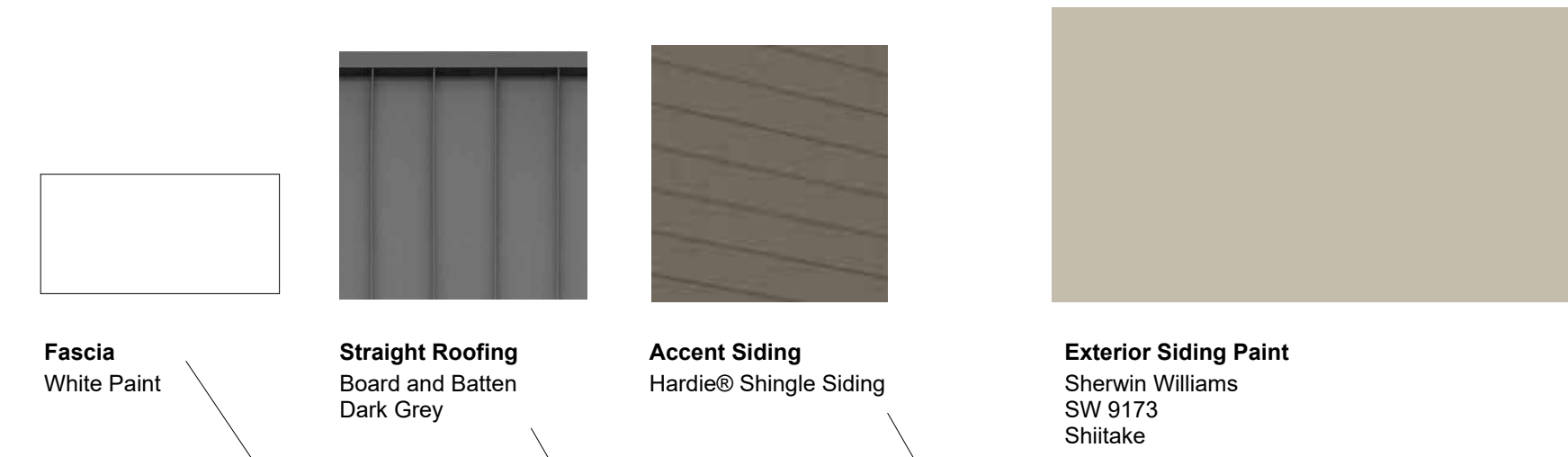


5 PERSPECTIVE 1
12" = 1'-0"

EXTERIOR MATERIALS



7 PERSPECTIVE 3
12" = 1'-0"



6 PERSPECTIVE 2
12" = 1'-0"



8 PERSPECTIVE 4
12" = 1'-0"



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515 11th St, Glenwood Springs, CO 81601

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Date	Issue

2024 11 18

Arch. Stamp

Proposed 3D Views - Exterior

A11

Other Homes on Bennet with front driveways and Garages:

1019 Bennett



1023 Bennett



1022 Bennett



1114 Bennett



1118 Bennett



1127 Bennett



1129 Bennett



1203 Bennett



1206 Bennett



1211 Bennett



To the City of Glenwood Springs:

To whom it may concern,

Some time ago my neighbors Sarah and Justin Windholz told me they planned on remodeling their home at 515 11th Street. As they described the changes they wanted to make I was happy for them. I could see how it would make a lovely home for them and their daughter and also a very nice home in our neighborhood.

They now tell me that the planning department wants them to make a major change in their plans. If I understand correctly, the planning department wants them 1) to abandon their driveway off of Bennett, 2) to move their garage closer to the alley and 3) require that they enter the garage from the alley.

I would ask you to reconsider your point of view and allow them to keep their driveway off of Bennett and keep the garage essentially where it is now for the following reasons:

1) their driveway off of Bennett provides and will continue to provide off street parking, not only for themselves, but also for the long-term tenants, they intend to have in the downstairs of their house,

2) the alley is quite narrow and turning from the alley into a driveway, which would lead to their garage would be challenging for a large vehicle such as a pick up.

3) Snow removal in the alley is haphazard at best and during the winter it is even more difficult to enter a driveway from the alley

3) as described to me, it appears that the retaining wall, which I share with them, would in some part, have to be removed. I would prefer this not be done.

4) if you require them to move their garage there is a good chance it would impede the view out of my living room window. I like my view, and I would like to keep it.

Thank you for your time and attention to my concerns.

Christina Gore

Toothdoc121@yahoo.com

316-869-0342

City of Glenwood

March 23,2025

To the City of Glenwood,

Please accept this letter on behalf of our neighbors, Justin and Sarah Windholz, as a request for your support of allowing them a variance for their planned home remodel. We are their immediate neighbors (we are at 1030 Blake Avenue), and our garage is accessed through the back alley of our house (the same access that your revised plan would require). The alley is very narrow (only 9 feet in width), which makes turning into our garage very difficult at the best of times. When we have snow conditions or worse, when the alley gets muddy, our garage becomes basically inaccessible.

With respect, we would ask you to allow them to build their garage as it exists now, turning in from Bennett. It would make their ability to park vehicles so much more accessible and eliminate any need for on-street parking.

Sincerely yours,

Jay Ewing and Wendy Curtis
1030 Blake Avenue