



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING & BOARD OF ADJUSTMENT

**Tuesday July 30, 2013
Rifle City Hall – Council Chambers**

- 6:00 PM Workshop – Engage Rifle www.riflenow.org
- 7:00 PM Convene Regular Planning Commission Meeting
- 7:01 PM Roll Call
- 7:02 PM May 28, 2013 Planning Commission Meeting Minutes
- 7:03 PM Zoning Variance 2013-1 2728 Railroad Avenue
Request a waiver of the City's exterior finish criteria.
- 7:15 PM Member Comments and Adjournment.

*The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners.
Next Regular Planning Commission Meeting: August 27, 2013*



CITY OF RIFLE
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG



**REGULAR PLANNING COMMISSION MEETING
MINUTES**

Tuesday, May 28, 2013

Chair Ned Bascom called the Regular Planning Meeting to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Bascom, Rogers, Plum, Elliott, Clifton, Rossilli, Mead and Marantino

OTHERS PRESENT:

Planning Director Nathan Lindquist, City Attorney Jim Neu, Administrative Assistant Charlotte Squires, City Television Station Jim Bell,

APPROVAL OF APRIL 30, 2013 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Rogers moved to **APPROVE** April 30, 2013 Planning Commission Meeting Minutes
Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Pettinger, Elliott, Mead, Caldwell and Clifton

ANNEXATION 2013-1 SOUTH LAGOONS

The Chair called up the applicant(s) Staff

The Chair verified public notice requirements had been met.

Purpose: The City of Rifle requests Planning Commission recommend annexation and zoning for the property where the Southwest Wastewater Treatment Plant formerly existed. The facility is being decommissioned.

Staff Report: Staff requests that Planning Commission recommend City Council approve Annexation 2013-1.

Public Comments: No Comments

Commissioners Questions and Comments: No Comments

Closing Comments: No Comments

Motion Made:

Commissioner Caldwell moved to **RECOMMEND** To City Council to **APPROVE** Annexation 2013-1 South Lagoons. *Commissioner Mead* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Bascom, Rogers, Elliott, Mead, Pettinger, Caldwell and Clifton

MEMBER COMMENT AND ADJOURNMENT

Chair Bascom adjourned the meeting at 7:11 p.m.

Ned Bascom, Chairman

Date

Charlotte Squires, Planning Technician

Date

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



MEMORANDUM

TO: CITY OF RIFLE BOARD OF ADJUSTMENT
FROM: NATHAN LINDQUIST, PLANNING DIRECTOR
DATE: JULY 24, 2013
SUBJECT: VARIANCE 2013-1
2728 RAILROAD AVENUE (COLUMBINE FORD)
PURPOSE: METAL AS A BUILDING FAÇADE MATERIAL
APPLICANT: STEVE MOORE

REQUEST

The applicant, Columbine Ford, requests approval of a Variance for use of a metal material on the building façade facing Railroad Avenue/Highway 13. Rifle Municipal Code Section 16-7-230(b)(2) does not include metal as a permissible building material on a facade facing a public streets in the Community Service (commercial) district:

100% of the front elevation shall be comprised of brick, stone, split-face block, horizontal siding, stucco or a combination of sidings with brick or stone accents.

The location of Columbine Ford is 2728 Railroad Avenue. See the highlighted property on the map below. An architectural rendering of the proposed façade is attached.



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BACKGROUND

While metal façade materials are permitted in Light Industrial and Industrial districts, the Code holds Community Service districts to a higher aesthetic standard in order to “protect the visual integrity of central transportation corridors.”

In this case, the Columbine Ford proposal for a metal façade is of a higher design standard than the typical pre-fabricated metal building that is common to the light industrial areas of Rifle (such as Airport Road). Columbine Ford proposes a silver metal panel design that incorporates an entrance architectural feature and large windows. The proposal is similar to Ford sales centers in other locations.

Columbine Ford will also add new service bays seen to the right of the metal customer entry on the architectural rendering. The service bays will be composed of split-faced block, which is a permitted material and does not require a variance.

RECOMMENDATION

Staff recommends that the Board of Adjustment APPROVE Variance 2013-1.

FINDINGS

The Board of Adjustment shall consider the following findings in granting or not granting a variance (staff comments shown in ***bold italics***):

- a. At least one of the two following criteria exists:
 1. Minor additions or structural or cosmetic changes to existing structures, the result of which will be in harmony with the land use and existing structures in the neighborhood; or

The façade renovation can be considered a minor addition that is of a design and aesthetic quality that keeps harmony with the neighborhood.

2. A practical difficulty has been demonstrated, based on:
 - a. Size, shape, or dimension of a site;
 - b. Location of existing structures;
 - c. Topographic or physical conditions on the site or in the immediate vicinity; and;
 - d. Other physical limitations such as street locations or traffic conditions in the immediate vicinity;

Not applicable.

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- b. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the City of Rifle Comprehensive Plan or this Chapter;

The architectural elements proposed by the applicant uphold the intent of the Comprehensive Plan.

- c. The granting of the variance will not be detrimental to the public health, safety, or welfare; and

The proposed variance does not detrimentally affect public health, safety, or welfare.

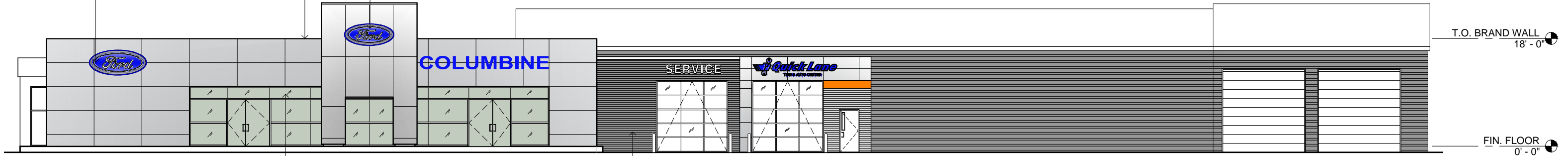
- d. The proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods; and

Adjacent properties will not be affected.

SIGNAGE REQUIRED:
31 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDTRUSTMARKDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880

BRAND WALL REQUIRED:
ACM - RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC HAIRLINE ALUMINUM (4MM4HLZ) OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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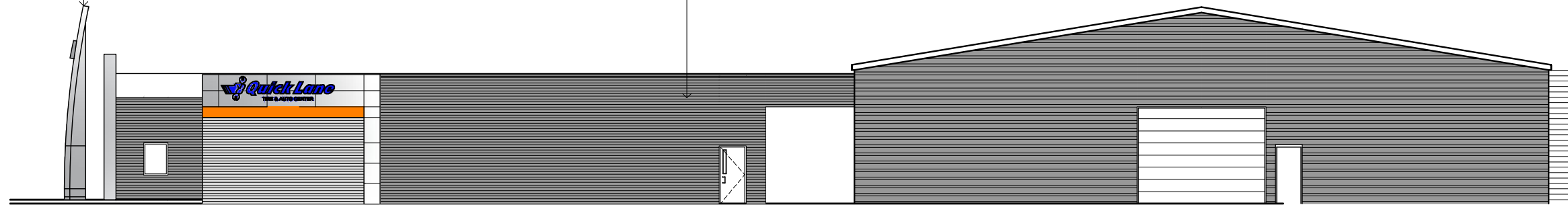


① NORTHWEST ELEVATION
1/16" = 1'-0"

GLAZING SYSTEM REQUIRED:
CLEAR ANODIZED ALUMINUM CURTAINWALL -OR- STOREFRONT SYSTEM W/ BUTT GLAZING AND HORIZONTAL MULLIONS AT 4'-0" O.C.

TOWER REQUIRED:
ACM - RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ALPOLIC HAIRLINE ALUMINUM (4MM4HLZ) OR FORD APPROVED EQUAL. PROVIDE BACKING AS REQUIRED, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

METAL CLADDING REQUIRED:
RIBBED METAL PANELS (EXPOSED, PAINTED FASTENER): ALCOA SLATE GREY OR FORD APPROVED EQUAL. REFER TO WWW.FORDTRUSTMARKDESIGN.COM FOR SPECIFICATIONS



② SOUTHWEST ELEVATION
1/16" = 1'-0"

T.O. PARAPET
16'-0"

FIN. FLOOR
0'-0"

Preliminary Design



COLUMBINE FORD

Proposed Front Exterior Elevation

A 601

Date:
03.28.2013

City / State:
RIFLE, CO

ADDITIONAL PROTOTYPICAL DRAWINGS AND DETAILS FOR THE FORD TRUSTMARK FACILITY DESIGN CAN BE FOUND AT
WWW.FORDTRUSTMARKDESIGN.COM



These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication. All contents on this sheet are confidential. Information and all rights therein are and will remain the property of Ford Motor Company.

Scale:
1/16" = 1'-0"



COLUMBINE FORD

Proposed Overall First Floor Plan

A 101

Date:
03.28.2013

City / State:
RIFLE, CO

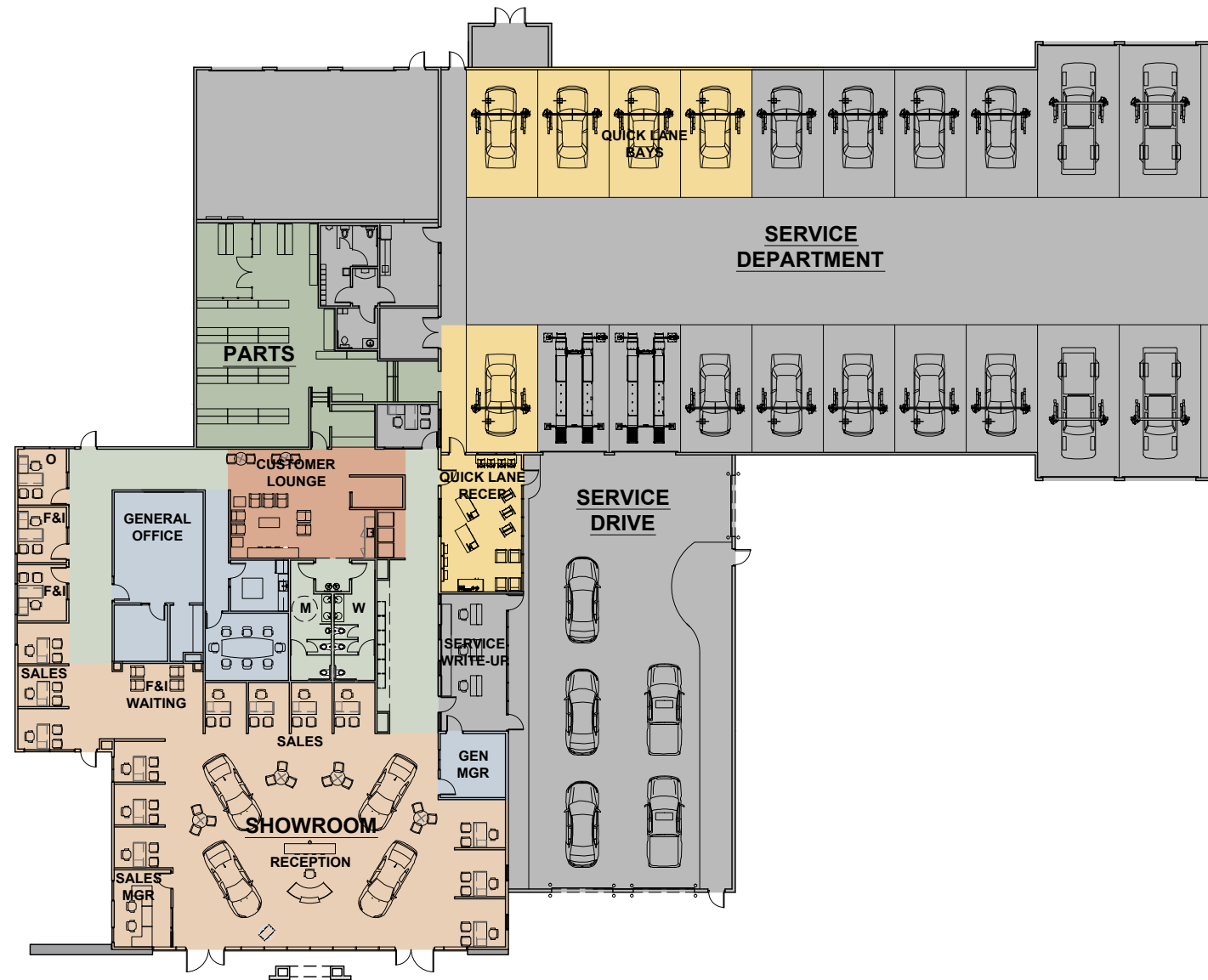
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Scale:
1/32" = 1'-0"



WALL LEGEND	
	EXISTING WALL
	PROPOSED WALL
	FRAMELESS GLASS
	CURTAIN WALL

TOTAL FORD PV - 185		
AREA	REQUIRED	PROPOSED
ADMIN	950 SF	1,266 SF
BUILDING SUPPORT	1,071 SF	1,528 SF
CUSTOMER	524 SF	746 SF
PARTS	1,826 SF	1,431 SF
QUICK LANE	2,400 SF	2,361 SF
SALES	2,096 SF	4,468 SF
SERVICE	5,130 SF	16,479 SF
TOTAL	15,462 SF	28,279 SF

NOTES:

Preliminary Design

