



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION AUGUST 20, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Pine Haven Estates, Detroit Road, Preliminary Plat

Swipe USA LLC is requesting approval of the Preliminary Plat for a residential subdivision consisting of 41 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

2. Grace Estates, 34901 Detroit Road, Preliminary Plat

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single family homes at 34901 Detroit Road (PPN 04-00-022-104-015 and 016).

3. Preserve at Riegelsberger, Riegelsberger Road and Center Road, Preliminary Plat

Polaris Engineering on behalf of Drees Homes is requesting approval of the Preliminary Plat for a residential subdivision consisting of 71 single family homes at the northeast corner of Riegelsberger Road and Center Road (PPN 04-00-014-107-023, 024 and 268).

4. Avon Pointe Professional Campus Phase 4, 36991 American Way, Amend General Development Plan

Polaris Engineering on behalf of Brady Cam 1, LLC is requesting approval to Amend the General Development Plan for Avon Pointe Professional Campus Phase 4 to create Blocks M and N at 36991 American Way.

5. Vault Self Storage, Phase 2, 34500 Mills Road, Amend General Development Plan

Vault Self Storage LLC is requesting approval to Amend the General Development Plan for the addition of Phase 2 for construction of a 60 ft. x 260 ft. Building at 34500 Mills Road.

6. Referral to City Council: Amending Ordinance 55-25 to require a Special Use Permit for the Future Development or Construction of any Hotel, Motel within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to amend Ordinance 55-25 to require a Special Use Permit on the Future Development or Construction of any Hotel or Motel, within the C-4 and O-2 Zoning Districts.

ROLL CALL

Bill Fitch
Bryan Jensen, Mayor
Corey Barnes
Scott Radcliffe
Carolyn Witherspoon, Chair

Jill Clements, Zoning Enforcement Officer
Ryan Cummins, City Engineer
Pam Fechter, Econ. Dev./Planning Coordinator
John Gasior, Law Director
Duane Streater, Safety Director
Susan Pintz, Planning & Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on July 16, 2025, and to approve the minutes as published.

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.

Motion to approve the amended agenda.

1. Harold and Jerlean Dull, 39651 Colorado Avenue, Lot Split, PL20250047

Harold and Jerlean Dull are requesting approval for a Lot Split of 12.20 acres at 39651 Colorado Avenue (PPN 04-00-004-103-017).

Motion to suspend the rules.

Motion to approve.

2. Avon Pointe Professional Campus Phase 4, 36991 American Way, Amend General Development Plan, PL20250043

Polaris Engineering on behalf of Brady Cam 1, LLC is requesting approval to Amend the General Development Plan for Avon Pointe Professional Campus Phase 4 to create Blocks M and N at 36991 American Way (PPN 04-00-009-000-185).

Motion to suspend the rules.

Motion to approve.

3. Avon Pointe Professional Campus, Phase 4, American Way, Lot Split, PL20250044

Polaris Engineering on behalf of Brady Cam 1, LLC is requesting approval for a Lot Split at Avon Pointe Professional Campus Phase 4 to create Blocks M and N at 36991 American Way (PPN 04-00-009-000-185).

Motion to suspend the rules.

Motion to approve.

4. **Vault Self Storage, Phase 2, 34500 Mills Road, Amend General Development Plan, PL20250045**

Vault Self Storage LLC is requesting approval to Amend the General Development Plan for the addition of Phase 2 for construction of a 60 ft. x 260 ft. Building at 34500 Mills Road (PPN 04-00-024-116-231).

Motion to suspend the rules.

Motion to approve.

5. **Vault Self Storage, Phase 2, 34500 Mills Road, Final Development Plan, PL20250046**

Vault Self Storage LLC is requesting approval of the Final Development Plan for the construction of a 15,600 square foot building with 81 units at 34500 Mills Road (PPN 04-00-024-116-231).

Motion to suspend the rules.

Motion to approve.

6. **Pine Haven Estates, Detroit Road, Preliminary Plat, PL20240068**

Swipe USA LLC is requesting approval of the Preliminary Plat for a residential subdivision consisting of 41 single family homes on Detroit Road (PPN 04-00-001-101-001, 002, and 015).

Motion to suspend the rules.

Motion to approve.

7. **Grace Estates, 34901 Detroit Road, Preliminary Plat, PL20240064**

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single-family homes at 34901 Detroit Road (04-00-022-104-015 and 016). First Presentation held on June 18, 2025.

Motion to suspend the rules.

Motion to approve.

8. **Preserve at Riegelsberger, Riegelsberger Road and Center Road, Preliminary Plat, PL20230054**

Polaris Engineering on behalf Drees Homes is requesting approval of the Preliminary Plat for a residential subdivision consisting of 71 single family homes at the northeast corner of Riegelsberger Road and Center Road (PPN 04-00-014-107-023, 024 and 268).

Motion to suspend the rules.

Motion to approve.

9. **Referral to City Council: Amending Ordinance 55-25 to require a Special Use Permit for the Future Development or Construction of any Hotel, Motel within the City of Avon**

The City of Avon is requesting a positive recommendation to City Council to amend Ordinance 55-25 to require a Special Use Permit on the Future Development or Construction of any Hotel or Motel, within the C-4 and O-2 Zoning Districts.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN