

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
JUNE 6, 2018 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** June 1, 2018

**AGENDA ITEM NUMBER:** 7

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 10-18, Series of 2018.

**SUMMARY:**

Dillon Gateway Development, LLC owns lots 1 and 1B, Block B, New Town of Dillon Subdivision.

The Town of Dillon owns lots 1A and 1C.

The application has been submitted jointly by the Town of Dillon and Dillon Gateway Development, LLC.

Dillon Gateway Development, LLC plans to purchase Lots 1A and 1C from the Town of Dillon to develop the Dillon Homewood Suites PUD development plan, which is a hotel project with associated parking and hotel amenities that has been previously been recommended for approval by the Planning and Zoning Commission at the May 2, 2018 regular meeting.

As a condition of approval for the Homewood Suites PUD development plan, the applicant is required to submit a replat for the four properties on which the hotel will be constructed.

This Class S-2 subdivision, combines the four existing lots (Lots 1, 1A, 1B and 1C) into one single 1.50 acre lot to be named Lot 1R.

Because of the nature of the recording process, the land sale, PUD development plan and replat will be recorded in order right after closing. The final name of the signatory will change to reflect the final hotel entity which will own the entire parcel.

The existing interior lot lines and utility easements will be vacated by this plat.

A new fire access easement will be created on the south side of Lot 1R which accesses the 40' alley Right-of-way. In conjunction with the 40' Right-of-way, this easement creates a legal fire apparatus turnaround as required by the 2012 International Fire Code.

An additional fire access easement will be dedicated from the entrance off Lake Dillon Drive to the second fire apparatus turnaround located in the northwestern corner of the new lot.

A new waterline easement will be dedicated from Lake Dillon Drive to a new fire hydrant located along the north side of proposed Lot 1R.

A new 20' utility easement will also be dedicated along the U.S. Highway 6 Right-of-way in order to facilitate the under-grounding of the XCEL Energy power lines and the Comcast fiber optic line.

No other easements were required for this plat.

**PUBLIC NOTICE:**

The Town properly noticed the public hearing in the newspaper, sent out a mailing to properties within 300' and posted the site within the 7-14 day required notice period.

**ZONING:**

The proposed lots are located within the Commercial (C) Zone District.

**COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:**

This replat required by the Dillon Homewood Suites PUD Development Plan is in conformance with the goals of the Town of Dillon Comprehensive Plan.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

**STAFF MEMBER RESPONSIBLE:** Dan Burroughs, Town of Dillon

*p:\pnz\ressupportdocs\2018\pz10-18\_homewoodsuites\_replat\staff summary res pz\_10-18\_homewood suites replat.docx*