

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

DATE: June 1, 2018

AGENDA ITEM NUMBER: 8

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 11-18, Series of 2018.

SUMMARY:

Ivano, Danilo and Gina Ottoborgo own a lot named “Alpine Lake Lodge PUD”, Block B, New Town of Dillon subdivision, located at the northwest corner of the intersection between Lake Dillon Drive and W. Buffalo Street and addressed as 240 Lake Dillon Drive

LES Properties, LLC and Note Acquisitions, Inc. co-own Lot 1G, Block B, New Town of Dillon subdivision, more specifically located at 186 W. Buffalo Street.

The Ottoborgos plan to purchase Lots 1G from the other parties in order to develop the Uptown 240 PUD development plan, which is a condominium project with associated parking and common amenities and a restaurant. This Uptown 240 PUD Development Plan has been previously approved by the Dillon Town Council, who passed Ordinance 01-18, Series of 2018 at the April 3, 2018 regular Town Council meeting.

As a condition of approval for the Uptown 240 PUD development plan, the applicant is required to submit a replat for the two properties on which the project will be constructed.

This Class S-2 subdivision, combines the two existing lots (Lots 1G and Alpine Lake Lodge PUD) into one single 1.17 acre lot to be named Lot 1S.

Because of the nature of the recording process, the land sale of Lot 1G to the applicant, 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 developer entity which will own the entire parcel.

The existing interior lot line between the two lots will be vacated, however the existing utility easements along this lot line will remain because there is an active, buried fiber optic line in the easement.

A new fire access easement will be created on existing Lot 1G. This easement does not need a fire apparatus turnaround because it less than 150’ long, which conforms to the 2012 International Fire Code requirements.

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 Core Area (CA) Zone District.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

This replat required by the Uptown 240 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

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