

RESOLUTION NO. PZ 14-18
Series of 2018

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, Dillon Ridge Southwest, LLC is the owner of real property located at 256 Dillon Ridge Road, Dillon, Colorado and more specifically described as Lot 17R, Ptarmigan Trail Estates, Unit 1 (“**Lot 17R**”), according to “Lot 17R, a replat and lot line vacation of Lots 16B & 17A, a replat of Lots 7-11, 51 16 & 17, Ptarmigan Trail Estates, Unit 1” as shown on the plat recorded October 17, 2013 under Reception No. 1039769, County of Summit, State of Colorado; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Dillon Ridge Southwest, LLC for a Class S-2 subdivision to replat lot Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado (“**Application**”) for the purposes of subdividing the existing lot into two new lots to be called Lot 17R-1 and Lot 17R-2; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on September 5th, 2018, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Class S-2 subdivision a replat of Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning Commission, following the required notice, held a public hearing on September 5th, 2018 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.

- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Mixed Use Zoning District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Application replats Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon into two lots to be called Lot 17R-1 and Lot 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado and dedicates easements as shown on the map titled “A RESUBDIVISION PLAT OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1 OF A REPLAT AND LOT LINE VACATION OF LOTS 16B & 17A PTARMIGAN TRAIL ESTATES, UNIT 1,” dated 08/09/18 and prepared by Range West Inc “**Replat**”.

Section 2. That the Planning Commission hereby recommends to the Town Council of the Town of Dillon the approval of the Application for the purposes of creating Lots 17R-1 and 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado with the following conditions:

- A. Prior to recording the plat at Summit County, the Applicant shall submit to the Town of Dillon for review and approval, an agreement between the owners of Lot 17R-1 and 17R-2 for the purposes of allowing cross access (pedestrian and vehicular), shared landscape maintenance, utility access and maintenance across each lot, pavement maintenance of shared drive aisles, utilization and maintenance of the single trash enclosure and joint maintenance of the detention pond located on Lot 17R. Said agreement, upon approval by the Town of Dillon, shall be recorded at Summit County.
- B. The Applicant shall submit new title commitments, mortgage/loan information and all property ownership information to the Town prior to recording the plat.
- C. Additional minor changes that don’t change the character or intent of the Application as approved by this resolution.

RECOMMENDED FOR APPROVAL THIS 5th DAY OF SEPTEMBER 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____

Teresa England, Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
SEPTEMBER 5, 2018 PLANNING AND ZONING COMMISSION MEETING**

DATE: August 28, 2018

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

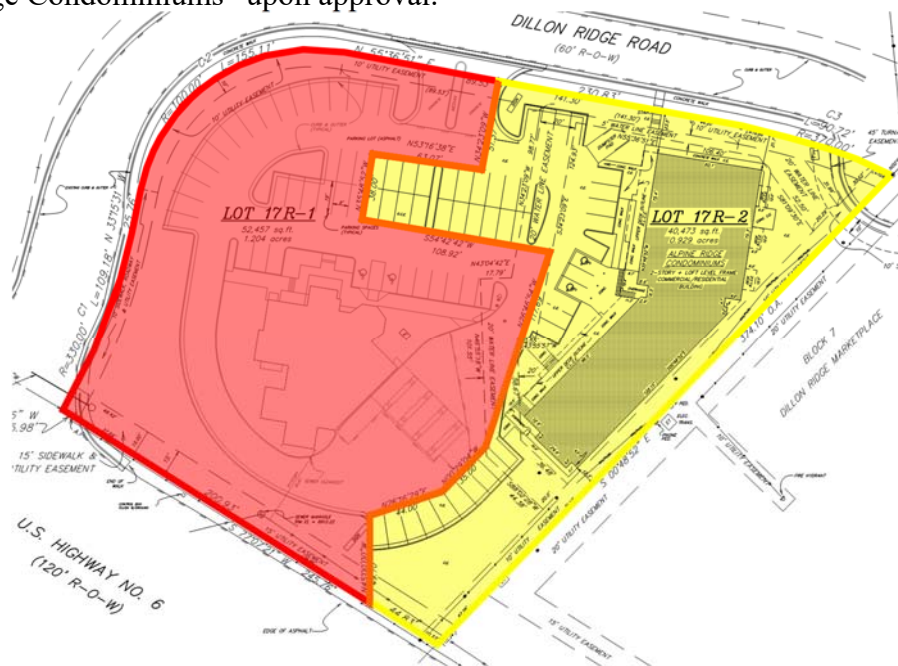
Consideration of Resolution No. PZ 14-18, Series of 2018.

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

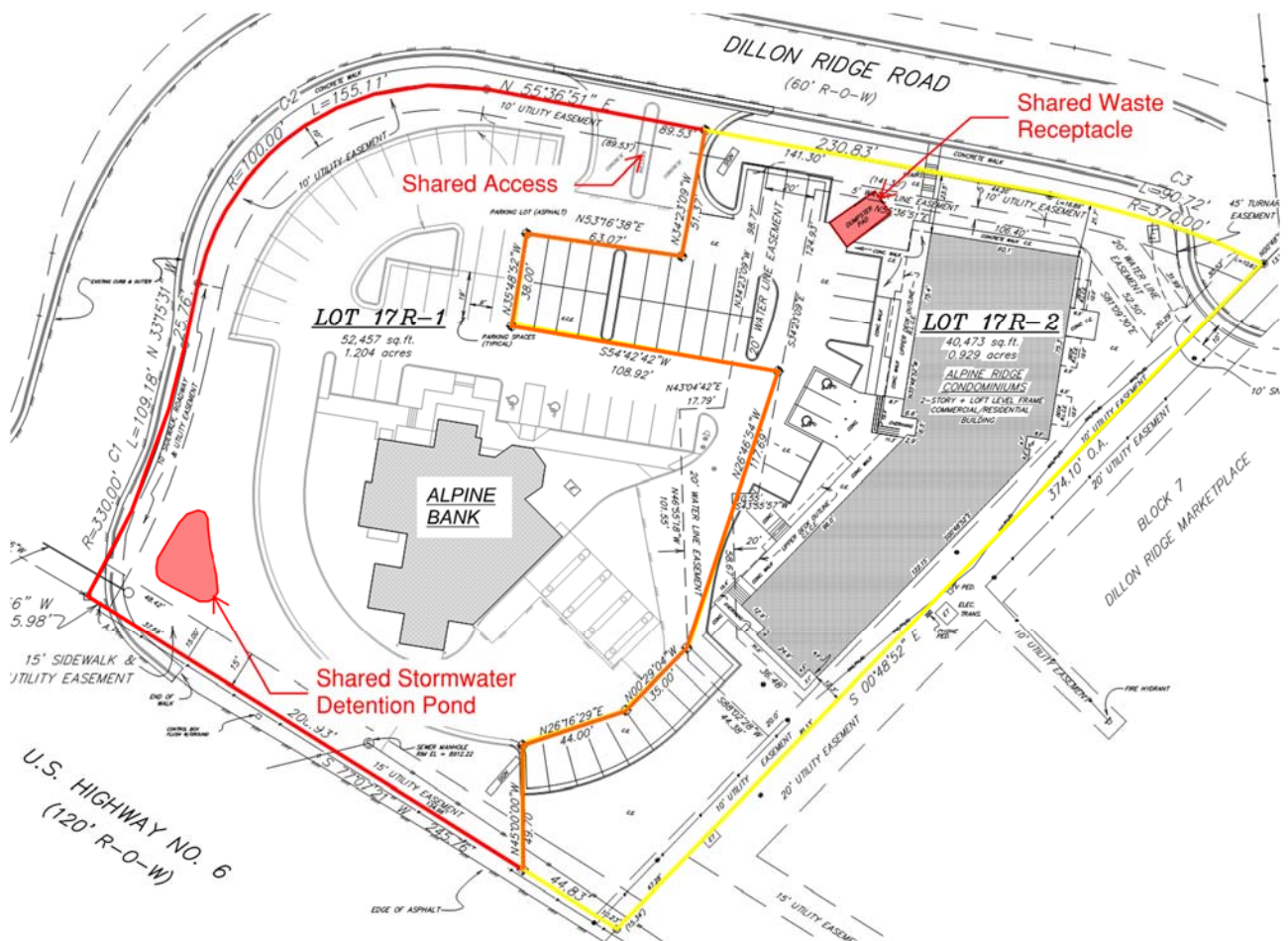
Dillon Ridge Southwest, LLC owns Lot 17R, Ptarmigan Trail Estates, Unit 1 Subdivision, and has submitted an application for the subdivision of the lot into two lots. The lot currently has two buildings on it, the Alpine Bank building located at 252 Dillon Ridge Road and the Alpine Bank Center mixed use commercial/residential building at 256 Dillon Ridge Road.

This Class S-2 subdivision, divides the existing lot (Lot 17R) into two lots to be named Lot 17R-1 (Alpine Bank) and Lot 17 R-2 (commercial/residential mixed use building). The new lot line was chosen to meet many of the basic code sections for a new lot which include: lot area, lot coverage area, yard setbacks, and providing the required number of parking spaces. The applicant has also submitted a companion application (PZ18-15, Series of 2018) to create a residential/commercial condominium of the Alpine Bank Center building to be renamed to the “Alpine Ridge Condominiums” upon approval.



A condition of approval of this plat will require that the property owner submit a fully executed cross access/shared use agreement between the property owners of Lot 17R-1 and Lot 17R-2 to address the shared access and maintenance of the following items:

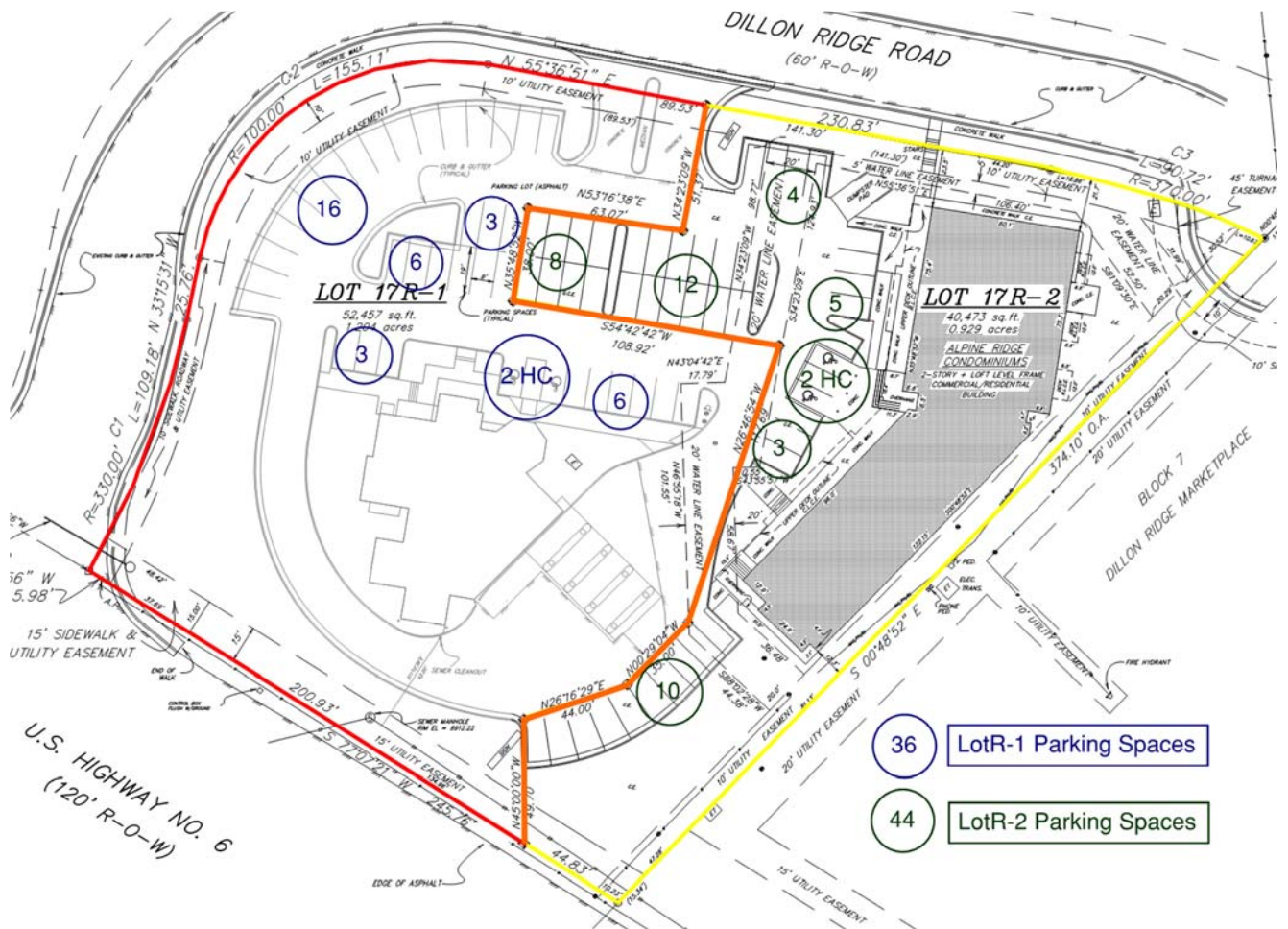
- Shared Maintenance and Access for the site access from Dillon Ridge Road.
- Shared Maintenance and Access for driveways along parking spaces
- Shared Maintenance and Access for pedestrian sidewalks from the right-of-way to each building.
- Shared Maintenance and access of the shared detention pond located at the southwest corner of proposed Lot 17R-1.
- Shared Maintenance and access of the shared waste receptacle enclosure near the northern lot line of Lot 17R-2
- Allow Maintenance and access of utility service lines which cross property lines.



PARKING:

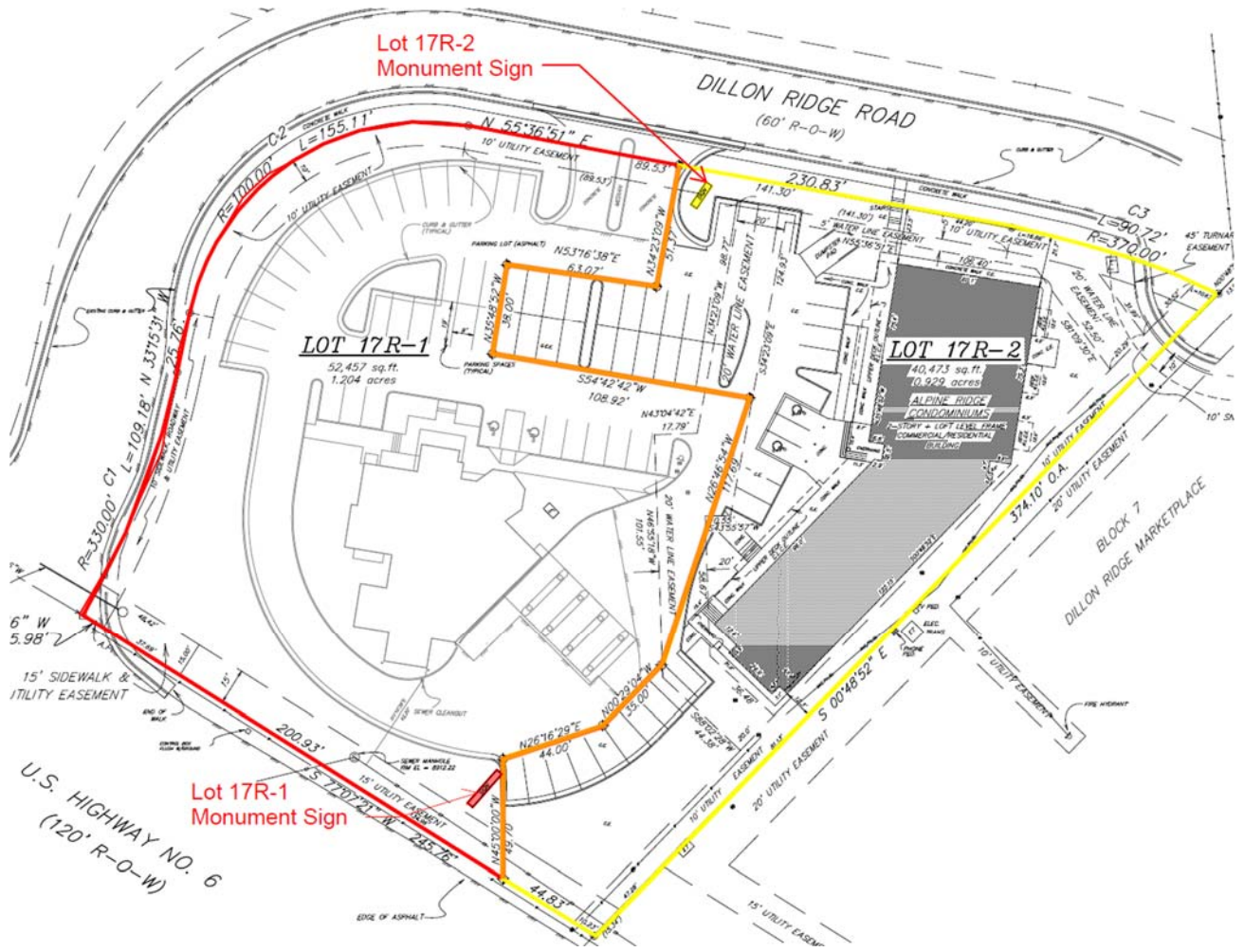
The new boundary line created by this subdivision is configured to ensure that the required number of parking spaces are provided on the respective lots. The mixed-use building on proposed Lot 17R-2 required a total of 44 parking spaces as outlined in the table attached to this report. The mixed-use building has four (4) 1 bedroom Units and two (2) 2-bedroom units, which requires 10 dedicated residential parking spaces. The commercial component of the building has 13,217 square feet of area and requires an additional 34 parking spaces. Lot 17R-2 provides exactly 44 parking spaces.

The remaining 36 spaces are allocated to the Alpine Bank lot, Lot 17R-1. The Alpine bank building has 9,202 square feet of floor area according to County records, which requires 23 parking spaces at one space per 400 square feet, so they are in compliance with the code requirement as well. See Appendix A attached hereto for detailed calculations for the parking required for Lot 17R-2.



SIGNAGE:

The proposed subdivision will bring the monument signs into conformance with Town Code. There are presently (2) two monument signs on the property, one for Alpine bank out along Highway 6 and one for the mixed-use building located on the north side of the entrance. The Town municipal code only allows one freestanding monument sign per lot.



LOT 17R-1 MONUMENT SIGN



LOT 17R-2 MONUMENT SIGN

SETBACKS:

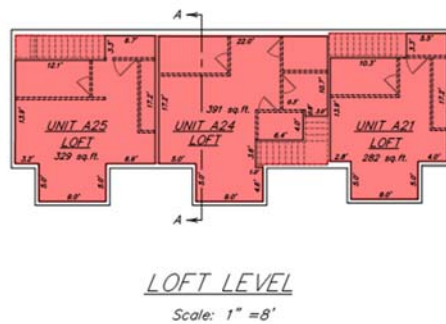
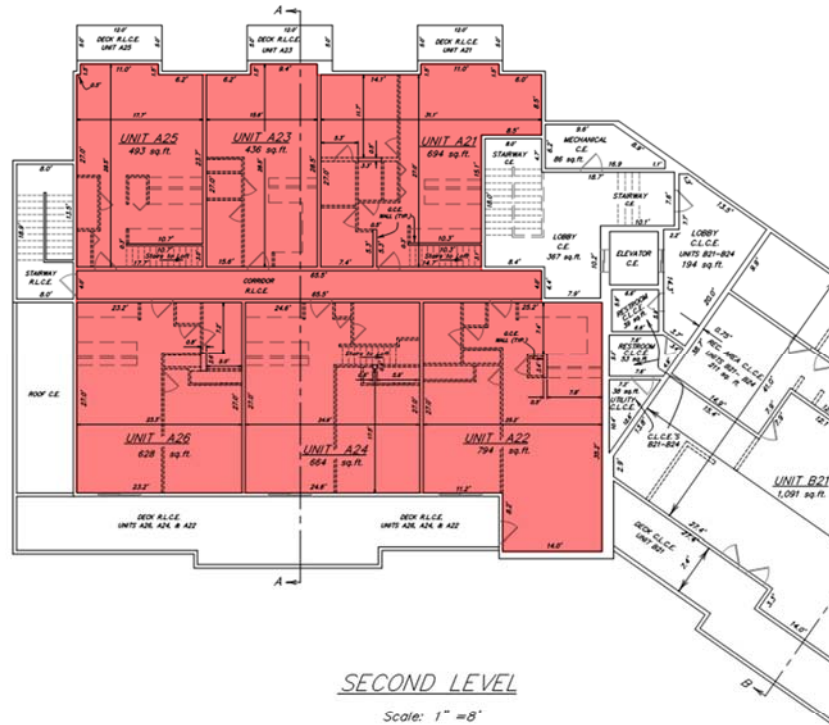
The minimum setbacks for each lot have been met for each lot.

LOT COVERAGE AND MINIMUM LOT SIZE:

The building lot coverage in the Mixed Use (MU) zoning district shall not exceed 40%. Lot 17R-1 has a building area of 6,064 sf or a lot coverage of 12%. Lot 17R-2 has a building with lot coverage of 11,203 square feet. The Lot 17R-2 lot coverage is 28%.

RESIDENTIAL USES ON LOT 17R-2:

The existing mixed use building has six (6) residential units which exist on the second floor on the northern end of the building.



Each unit has an allocated storage locker on the first floor and balconies to provide outdoor open space. Each unit has a private balcony or a shared balcony space, in addition to the open space at grade around the building. The building provides a combination of private and common open space on balconies and open space around the building, which satisfy the requirements for multi-family residential open space requirements set forth in the Code.



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 Mixed Use (MU) Zone District.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

This replat is in general conformance with the goals of the Town of Dillon Comprehensive Plan and promotes commercial and residential uses in the Mixed Use zone district.

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

draft_staff-summary_res-pz_14-18_lot17r-replat_08-28-2018.docx

2018.005 Alpine Bank Center Replat and Condo Map
 Reviewed on July 3, 2018 by Dan Burroughs

| Unit/Area Description | Area (sf) |
|--------------------------|-----------|
| A11 | 1,094 |
| A12 | 1,416 |
| A13 | 1,054 |
| B11 | 964 |
| B12 | 964 |
| B13 | 819 |
| B14 | 1,076 |
| Floor 1 - Electric | 66 |
| Floor 1 - Sprinkler Room | 51 |
| Floor 1 - Lobby | 448 |
| Floor 1 - Mech | 284 |
| Floor 1 - Elevator Mech | 36 |
| Floor 1 - Storage | 121 |
| B21/B22 | 1,999 |
| B23/B24 | 2,048 |
| Floor 2-Mech. Room | 86 |
| Floor 2 - Lobby | 367 |
| Floor 2 - Lobby | 194 |
| Floor 2 - Restroom | 39 |
| Floor 2 - Restroom | 53 |
| Floor 2 - Utility | 38 |

13,217 Total Commerical Square Feet

33.0425 Number of Parking Spaces
 at 1 space per 400 sf

Round Up Per Code

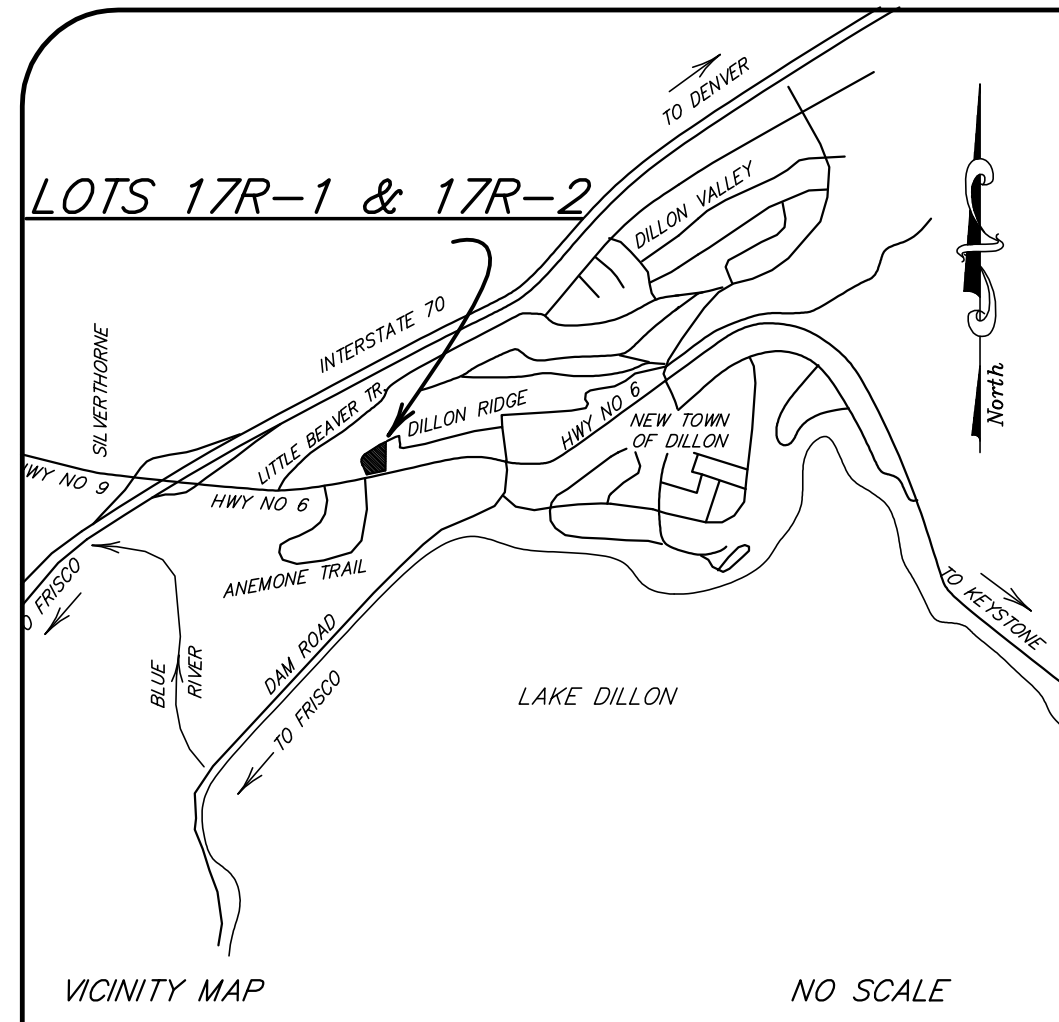
34 Parking Spaces Required per Code

Residential Unit

| | | |
|----------|-----|----------------|
| Unit A21 | 2 | 2 Bedroom Unit |
| Unit A22 | 1.5 | 1 Bedroom Unit |
| Unit A23 | 1.5 | Studio Unit |
| Unit A24 | 2 | 2 Bedroom Unit |
| Unit A25 | 1.5 | 1 Bedroom Unit |
| Unit A26 | 1.5 | 1 Bedroom Unit |

10 Parking Spaces Required per Code

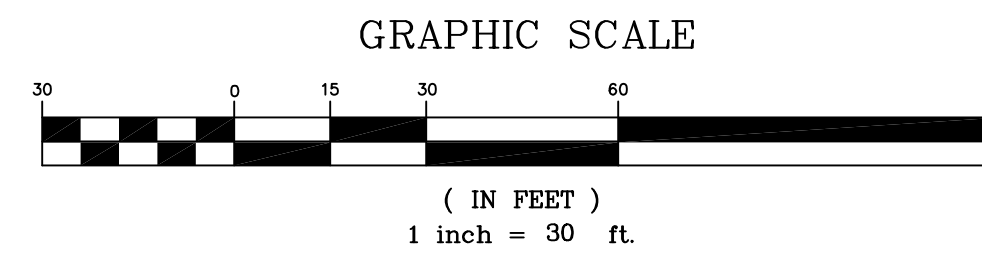
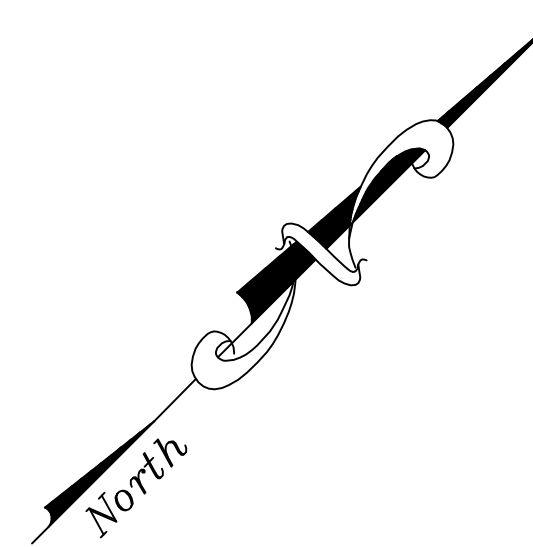
44 Parking Spaces Residential + Commerical



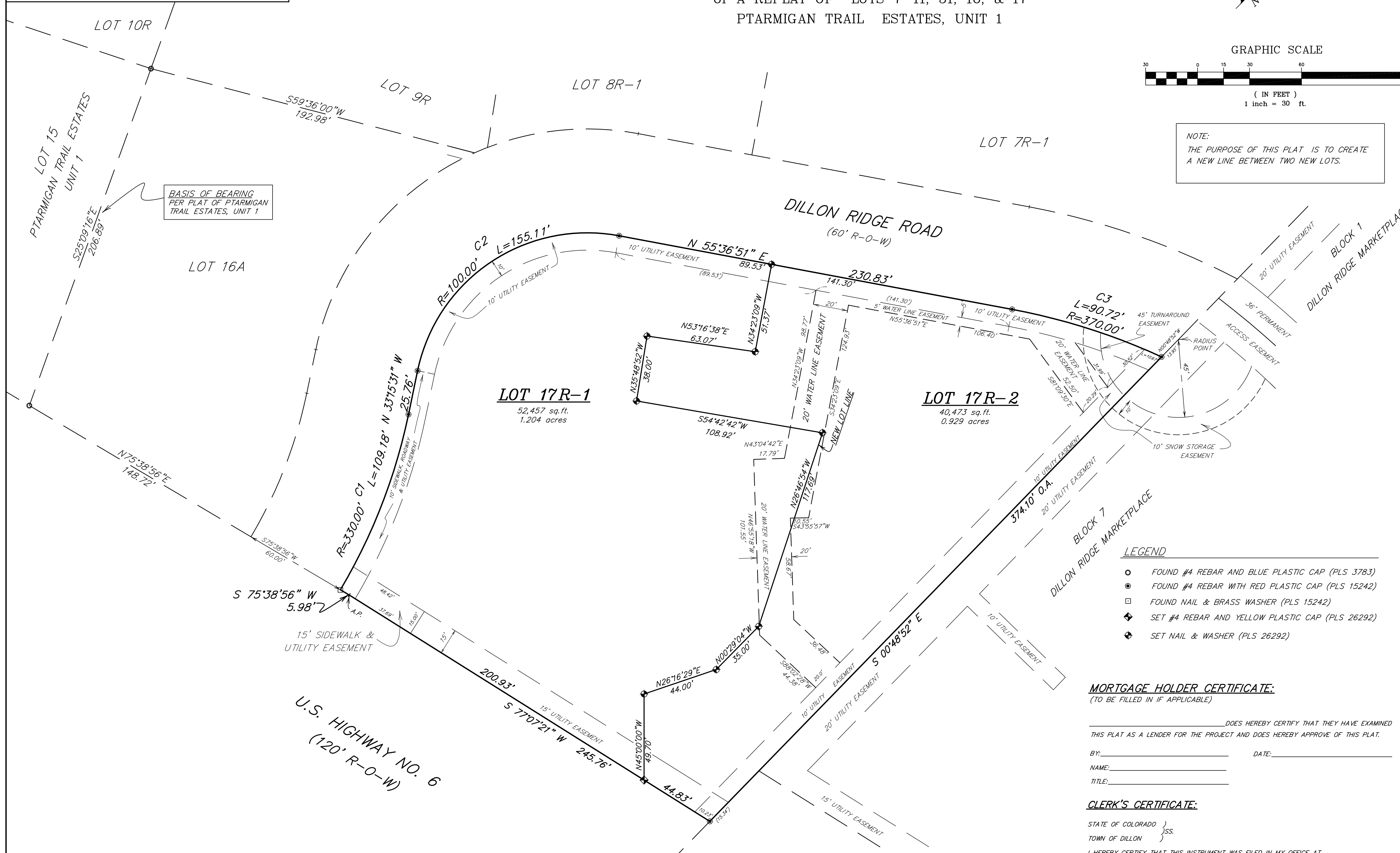
A RESUBDIVISION PLAT OF
LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1
 of A REPLAT AND LOT LINE VACATION OF LOTS 16B & 17A
PTARMIGAN TRAIL ESTATES, UNIT 1

ACCORDING TO THE PLAT RECORDED 10/17/2013 AT REC. NO. 1039769
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

A RESUBDIVISION OF LOTS 7R, 8R, AND 51R
 of A REPLAT OF LOTS 7-11, 16, & 17
 PTARMIGAN TRAIL ESTATES, UNIT 1



NOTE:
 THE PURPOSE OF THIS PLAT IS TO CREATE
 A NEW LINE BETWEEN TWO NEW LOTS.



BASIS OF BEARING
 PER PLAT OF PTARMIGAN
 TRAIL ESTATES, UNIT 1

LOT 17R-1
 52,457 sq. ft.
 1.204 acres

LOT 17R-2
 40,473 sq. ft.
 0.929 acres

- LEGEND**
- FOUND #4 REBAR AND BLUE PLASTIC CAP (PLS 3783)
 - FOUND #4 REBAR WITH RED PLASTIC CAP (PLS 15242)
 - FOUND NAIL & BRASS WASHER (PLS 15242)
 - ◆ SET #4 REBAR AND YELLOW PLASTIC CAP (PLS 26292)
 - ◆ SET NAIL & WASHER (PLS 26292)

MORTGAGE HOLDER CERTIFICATE:
 (TO BE FILLED IN IF APPLICABLE)

_____ DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED
 THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.
 BY: _____ DATE: _____
 NAME: _____
 TITLE: _____

CLERK'S CERTIFICATE:
 STATE OF COLORADO)
 TOWN OF DILLON) ss.
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____
 O'CLOCK, _____, A.D., _____ AND IS DULY RECORDED.

 TOWN CLERK

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------------|-----------|
| C1 | 330.00' | 109.18' | 108.69' | N 23°46'48" W | 18°57'24" |
| C2 | 100.00' | 155.11' | 140.02' | N 11°10'40" E | 88°52'22" |
| C3 | 370.00' | 90.72' | 90.50' | N 62°38'19" E | 14°02'55" |

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER'S CERTIFICATE:
 KNOW ALL PERSONS BY THESE PRESENTS,
 THAT DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY,
 BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:
 ALL OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1, A REPLAT AND LOT LINE VACATION
 OF LOTS 16B & 17A, PTARMIGAN TRAIL ESTATES, UNIT 1, ACCORDING TO THE PLAT
 RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
 RECORDER ON OCTOBER 17, 2013 UNDER RECEPTION NUMBER 1039769.
 THE TRACT IS LOCATED IN TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF
 COLORADO AND CONTAINS A TOTAL OF 2.113 ACRES.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND
 EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A RESUBDIVISION PLAT
 OF LOT 17R, UNIT 1" AND BY THESE PRESENTS, DO HEREBY
 SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS,
 ALLEYS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE
 THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND
 MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED ITS NAME TO HEREUNTO
 BE SUBSCRIBED THIS _____ DAY OF _____, A.D. 20____.

ALPINE BANK
 BY: _____, AS _____

ACKNOWLEDGEMENT:
 STATE OF _____) ss.
 COUNTY OF _____)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
 OF _____, 20____, BY LARRY REAVIS, AS REGIONAL PRESIDENT OF
 ALPINE BANK.
 WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

TITLE COMPANY'S CERTIFICATE:
 TITLE COMPANY DOES HEREBY CERTIFY THAT IT
 HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH
 LANDS IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES, AND
 ENCUMBRANCES, EXCEPT AS FOLLOWS:

 DATED THIS _____ DAY OF _____, 20____.

AGENT
DILLON TOWN COUNCIL CERTIFICATE:
 APPROVED THIS _____ DAY OF _____, A.D., _____, TOWN
 COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL
 OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT
 MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES
 INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING GRADING,
 LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE
 FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.
 ATTEST
 TOWN CLERK _____ MAYOR _____

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
 APPROVED THIS _____ DAY OF _____, A.D., _____,
 TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.
 CHAIRMAN _____

SURVEYOR'S CERTIFICATE:
 I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
 DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER
 MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
 MONUMENTS WERE EITHER FOUND OR SET IN THE GROUND AS SHOWN HEREON IN
 ACCORDANCE WITH C.R.S. 38-51-101.
 DATED THIS _____ DAY OF _____, 20____
 SIGNATURE _____
 ROBERT R. JOHNS
 COLORADO REGISTRATION NO. 26292



CLERK & RECORDER'S ACCEPTANCE:
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK
 AND RECORDER ON THIS _____ DAY OF _____, 20____ AND FILED FOR
 RECORD AT _____ M., UNDER RECEPTION NUMBER _____
 SIGNATURE _____ BY: _____
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY

| | | |
|---------------|--------------------|---------------|
| Drawn TCB/JKK | Dwg 19759PLT.R.DWG | Project 19759 |
| Checked RRJ | Date 08/09/18 | Sheet 1 of 1 |

R-A-N-G-E-W-E-S-T
 ENGINEERS & SURVEYORS INC.
 P.O. Box 589
 Silverthorne, CO 80498 970-468-6281