

**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:

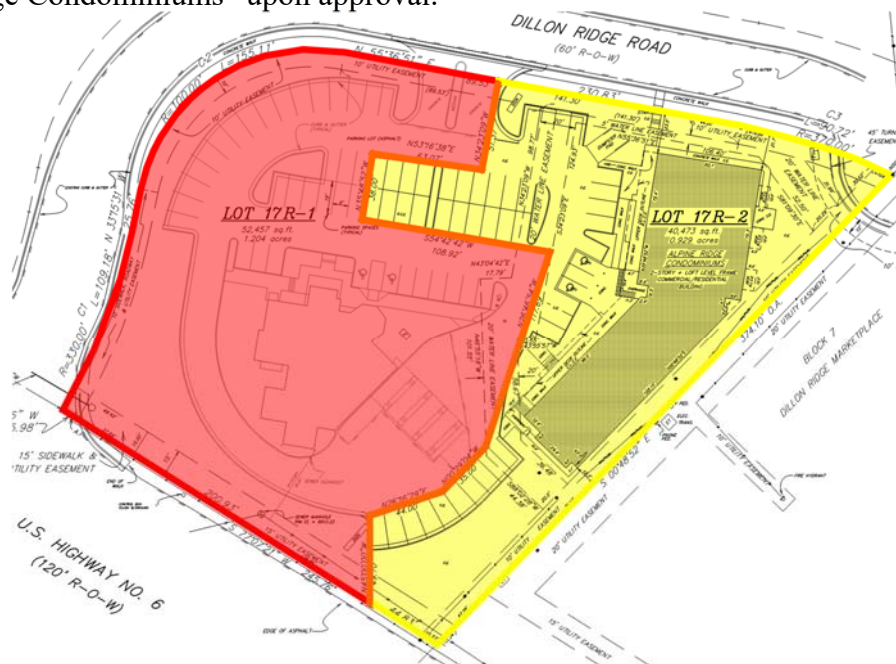
Consideration of Resolution No. PZ 14-18, Series of 2018.

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:

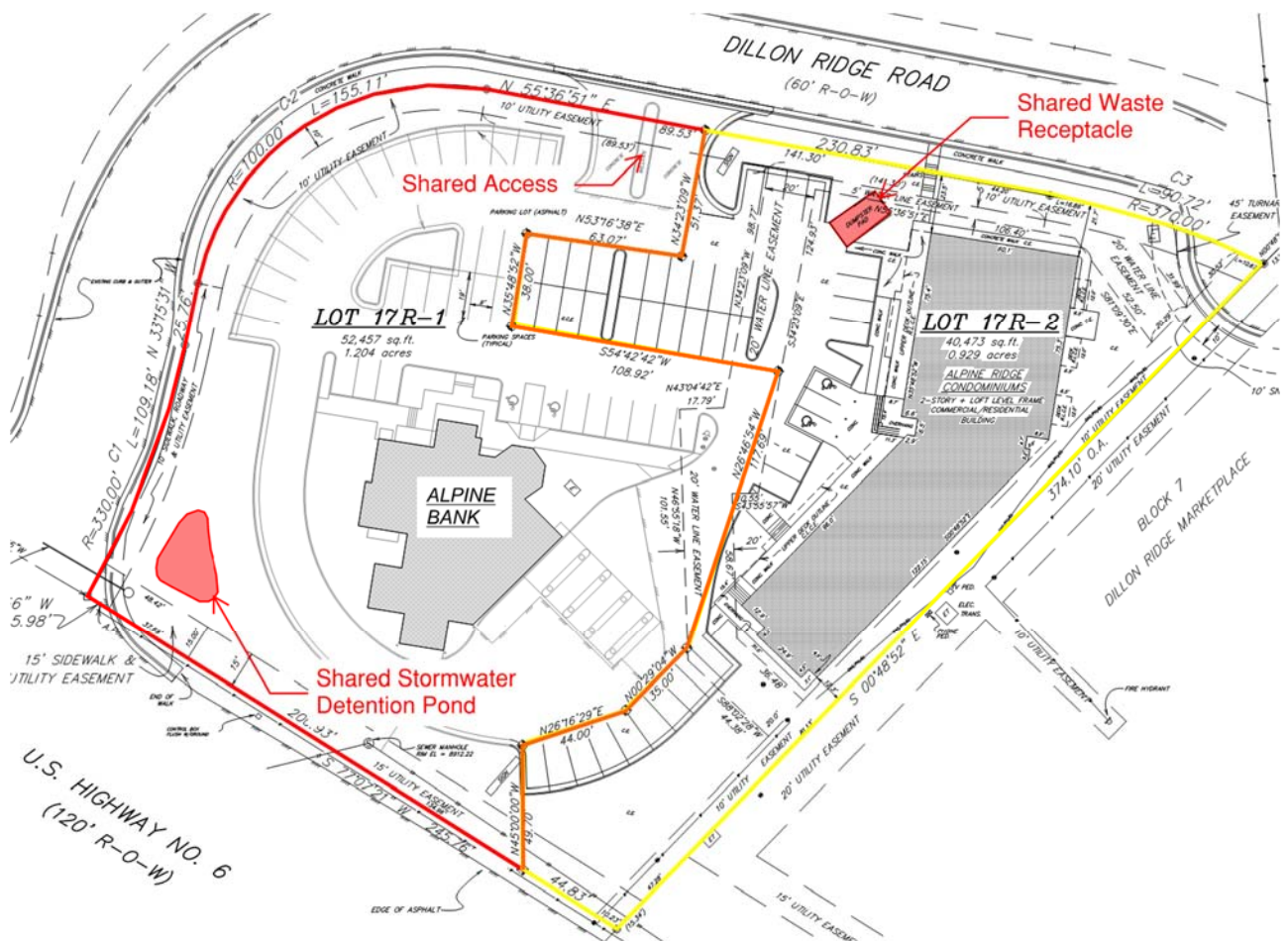
Dillon Ridge Southwest, LLC owns Lot 17R, Ptarmigan Trail Estates, Unit 1 Subdivision, and has submitted an application for the subdivision of the lot into two lots. The lot currently has two buildings on it, the Alpine Bank building located at 252 Dillon Ridge Road and the Alpine Bank Center mixed use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

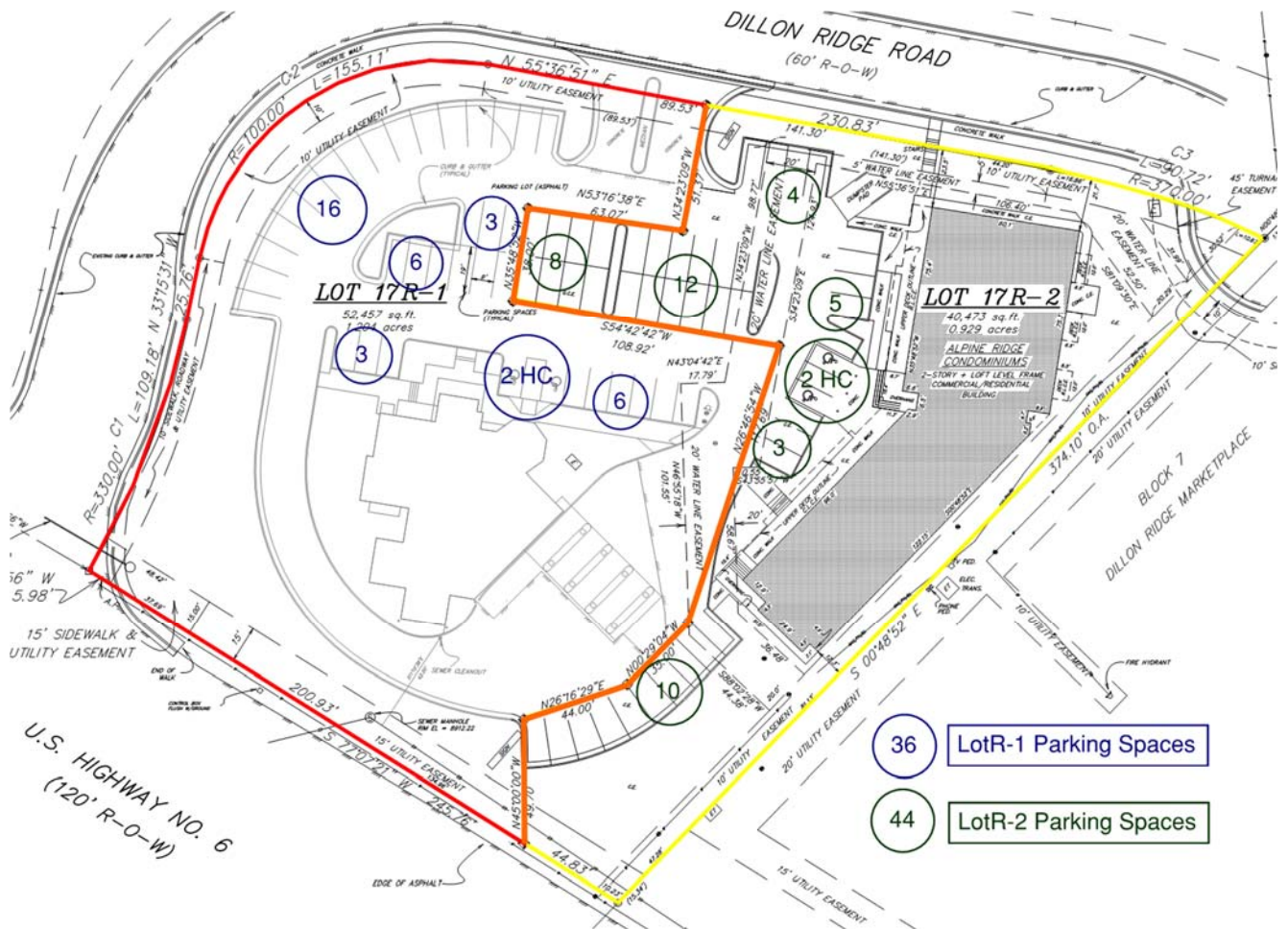
- Shared Maintenance and Access for the site access from Dillon Ridge Road.
- Shared Maintenance and Access for driveways along parking spaces
- Shared Maintenance and Access for pedestrian sidewalks from the right-of-way to each building.
- Shared Maintenance and access of the shared detention pond 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:

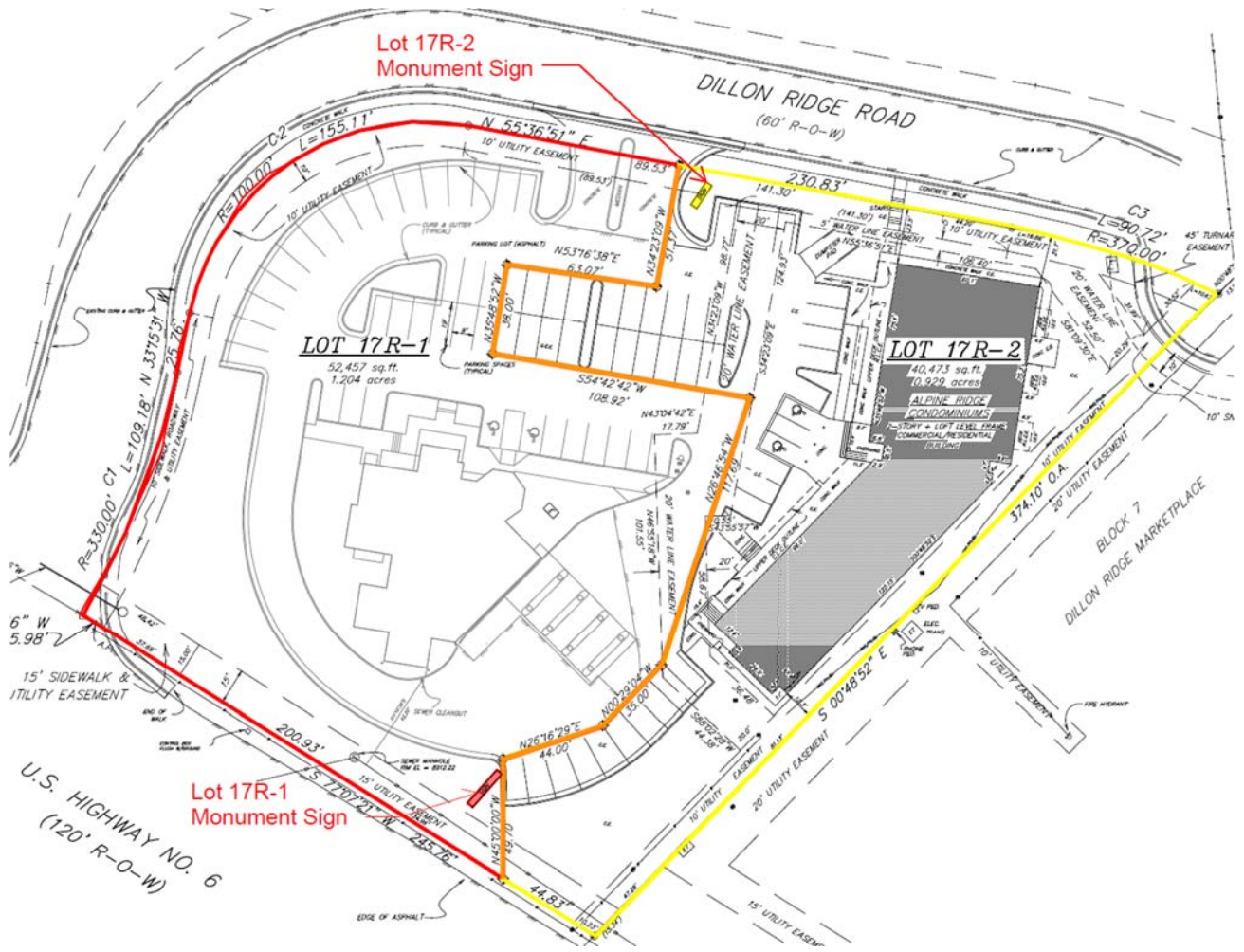
The new boundary line created by this subdivision is configured to ensure that the required number of parking spaces are provided on the respective lots. The mixed-use building on proposed Lot 17R-2 required a total of 44 parking spaces as outlined in the table attached to this report. The mixed-use 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:

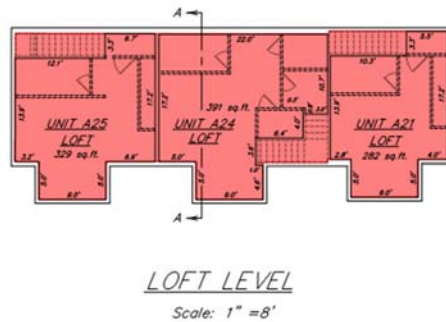
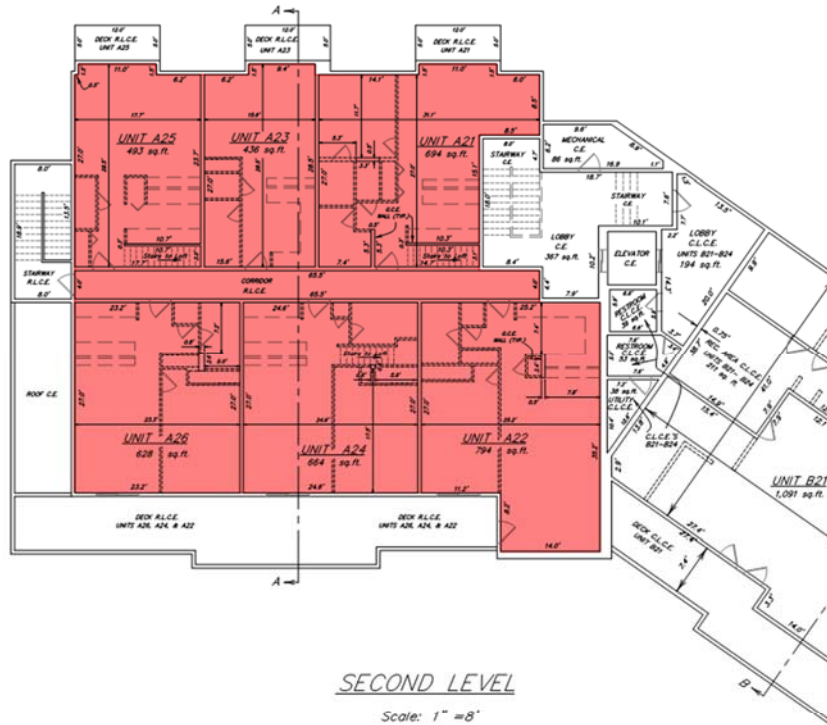
The minimum setbacks for each lot have been met for each lot.

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

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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