

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

DATE: August 29, 2018

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

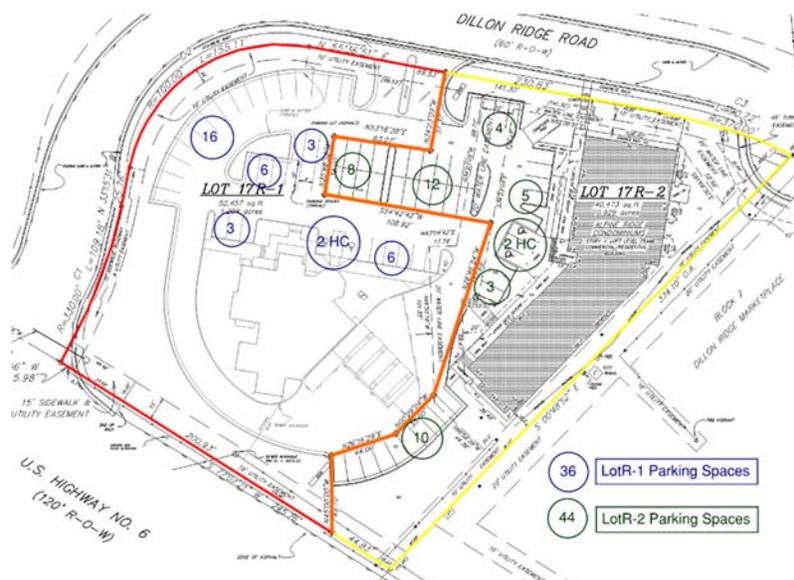
Consideration of Resolution No. PZ 15-18, Series of 2018.

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-3 SUBDIVISION OF LOT 17R-2, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO ADOPTING A CONDOMINIUM MAP; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Dillon Ridge Southwest, LLC owns Lot 17R-2, Ptarmigan Trail Estates, Unit 1 Subdivision and has submitted an application for a Class S-3 Subdivision to create an amended condominium map. The mixed-use condominium building contains both commercial and residential condominium spaces. The residential units are located above the commercial units on the first floor. Some commercial units are located on the second level, with distinct separations between the residential and commercial uses. The building will be renamed Alpine Ridge Condominiums.

Adequate parking spaces are provided on Lot 17R-2 to accommodate the uses of the building. Ten (10) parking spaces shall be dedicated as residential parking by the installation of signage. A condition of this Resolution is that the parking signs be installed and a plan indicating the dedicated residential parking spaces be provided to the Town prior to the recording of the Condo Map.



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, and the uses in the building are consistent with the permitted uses in the zone.

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

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