

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

**DATE:** August 31, 2018

**AGENDA ITEM NUMBER:** 7

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 16-18, Series of 2018.

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF THE SIGN PLAN FOR THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN LOCATED AT 122 LAKE DILLON DRIVE; AND, SETTING FORTH DETAILS IN RELATION THERETO.

**SUMMARY:**

Dillon Gateway Development, LLC (“**Applicant**”) will be the owner of real property located at 122 Lake Dillon Drive, Dillon, Colorado. The Dillon Town Council approved the Dillon Homewood Suites PUD Development Plan by Ordinance 03-18, Series of 2018 on June 5, 2018 with conditions. One condition was that the Applicant submit a final Sign Plan to be reviewed and approved by both the Planning and Zoning Commission and the Town Council. This Resolution satisfies that condition of the PUD approval.

The general sign band locations and the location of the Freestanding Monument Sign were approved during the PUD review and approval process which provided rudimentary sign concepts. This submittal refines the signs, as required by the Town Council.

**SIGN ZONE:**

The proposed signs are located within Sign Zone B on the lot located in the Commercial zone district.

**SIGN CRITERIA:**

The Homewood Suites PUD Development Plan was approved through the Planned Unit Development (PUD) process which allows for certain aspects of a project to deviate from the underlying zoning requirements, including signage.

The underlying Sign Zone B provides for the following signage:

1. A single-tenant building located in Sign Zone A is permitted seventy-five (75) square feet of signage to be used as one (1) or two (2) building identification signs, and one (1) additional sign which does not exceed thirty (30) square feet (Section 16-11-460(d)).
2. Freestanding signs within Sign Zone B may be eighteen (18) feet high (Section 16-11-260(c)(2)).
3. Freestanding signs which are designed as Monument Signs that are less than twelve (12) feet high may have their typical areas increased by the Planning and Zoning Commission by fifteen percent (15%) (16-11-260(e)). This would allow for the

- typical thirty (30) square foot “additional sign” to be increased to up to thirty-five and a half (34.5) square feet.
4. No sign shall exceed twenty (20) feet in length (Section 16-11-200).
  5. Wall signs above the second floor are limited to twelve (12) square feet (Section 16-11-290).
  6. “Up to two (2) building or project identification signs shall be permitted for each hotel, condominium or multi-family project. Such signs shall not exceed seventy-five (75) square feet in total” (Section 16-11-320).
  7. “The PUD development plan may establish density, height, setback, lot size, wetlands buffer areas, parking lot design standards, architectural, signage and landscaping standards that differ from those in the underlying zone or in this Code, provided that the standards further the objectives of the PUD regulations, the Comprehensive Plan, and the specific PUD development plan” (Section 16-5-110(a)).
  8. “No signs shall be placed on or within any public right-of-way or public place without the approval of the Town Manager” (Section 16-11-180). The Town Manager has approved the signs in the Right of way and is requiring that the Applicant enter into a Revocable License Agreement with the Town of Dillon.

The Dillon Homewood Suites PUD Development Plan Sign Plan proposes the following:

A total of Two-Hundred Eighty and Four Tenths (280.4) square feet of signage to include three (3) Building Identification signs, one (1) Freestanding Monument Sign, and one (1) Freestanding Directory Sign. The proposed hotel is 122 rooms and is approximately 110,000 square feet in size.

- a. **SIGN 1:** Sixteen and Seven Tenths (16.7) square foot Freestanding Monument Sign near the main driveway entrance located in the Lake Dillon Drive Right-of-Way. This sign shall be Internally illuminated.
- b. **SIGN 2:** Twenty-Eight and two tenths (28.2) square foot Building Identification Sign near the front entrance to the hotel on the first (1<sup>st</sup>) level. This sign shall be Soffit illuminated from above and set on the building wall near the front entrance to the building at the Porte Cochere.
- c. **SIGN 3:** One Hundred Fourteen and seven tenths (114.7) square foot Building Identification Sign on the southwestern face of the hotel building overlooking eastbound US Highway 6 on the fourth (4<sup>th</sup>) level overlooking the intersection of US Highway 6 and Lake Dillon Drive. This sign shall be Halo back-lit brushed stainless-steel or deep fabricated dark oxidized bronze graphics building wall signs overlooking US Highway 6.
- d. **SIGN 4:** One-Hundred-Eleven and three tenths (111.3) square foot Building Identification on the northern face of the hotel on the fourth (4<sup>th</sup>) level overlooking the intersection of Lake Dillon Drive and US Highway 6. This sign shall be Halo back-lit brushed stainless-steel or deep fabricated dark oxidized bronze graphics building wall signs overlooking US Highway 6.
- e. **SIGN 5:** Nine and five tenths (9.5) square foot Freestanding Directory Sign near the intersection of Lake Dillon Drive and the 40' Right of way. This sign shall be Internally illuminated.

Hilton has specific sign standards for their hotels (see Appendix B) that dictate certain aspects of signage for their hotels. One requirement is to have a freestanding sign on the property. They also have material and color standards.

**COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:**

This Sign Plan required by the conditions of approval of the Dillon Homewood Suites PUD Development Plan is in general 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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