

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
OCTOBER 2nd, 2018 COUNCIL MEETING**

DATE: September 27, 2018

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED:

Ordinance No. 08-18, Series of 2018.

AN ORDINANCE ADOPTING AND APPROVING A PUD DEVELOPMENT PLAN FOR DILLON URGENT CARE AND RESIDENCES

An ordinance by the Town Council of the Town of Dillon, Colorado, approving a Level IV development application for the Dillon Urgent Care and Residences PUD Development Plan for a new building and associated parking lot at 956 W Anemone Trail on Lot 45R of the Ptarmigan Trail Estates Subdivision Unit 1, Dillon, Colorado.

BACKGROUND / TIME FRAME

- December 19, 2017: Applicant presented the project concept and provided a Statement of Development Intent to the Town Council during Work Session
- March 2018: Town staff begin reviewing preliminary submittals and provided comments
- August 2018: The Town received the application packet being currently reviewed
- September 5, 2018: Planning and Zoning Commission Review and Recommendation for approval by Resolution PZ 16-18, series of 2018
- September 18, 2018: First Reading before the Town Council
- October 2, 2018: Second Reading and Public Hearing before the Town Council



Figure 1: Rendering of the Dillon Urgent Care and Residences

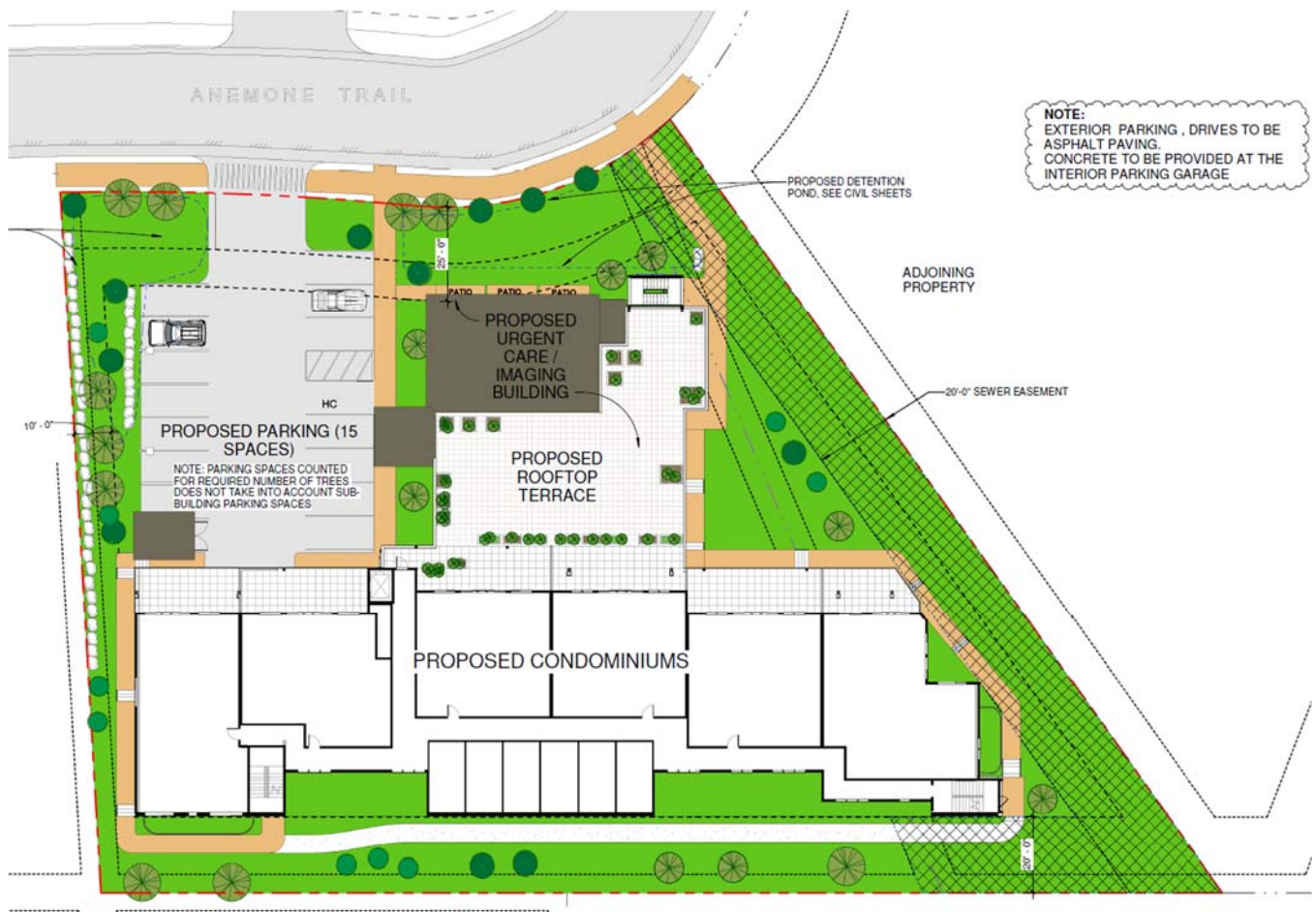


Figure 2: Site Plan for the Dillon Urgent Care and Residences

SUMMARY:

The Town of Dillon has received a Level IV Development application for a proposed Planned Unit Development for the Dillon Urgent Care and Residences. The existing building(s) will be demolished and replaced by a new building and parking lot. The proposed project includes an urgent care and imaging center, three associated workforce housing apartments, and eighteen condominiums. The condominiums are served by a parking garage that is under the condominium portion of the building and set into the hillside.

The Applicant request the following deviations from the underlying zoning district through the PUD process: 1.) A mixed-use building with an 87% residential component (80% is typical for the zone); 2.) lot coverage of 43.8% (40% is typical for the zone); 3.) A 20' rear yard (25' is typical for the zone when abutting a residential zone); and, 4.) A parking lot grade of 4.4% (4% is the typical maximum grade).

A Staff Report accompanies this Staff Summary and should be referred to for greater detail and analysis of the application.

BUDGET IMPACT:

None.

PUBLIC POLICY GOALS SUPPORTED:

The Tow of Dillon promotes community revitalization and supports sustainable development of a thriving and vital community. The Application proposes the demolition of aging single-family rental property with cluttered and unkempt grounds, and the development of a mixed-use building with an urgent care facility and

residences along with new landscaping, public sidewalk improvements, and site drainage improvements revitalizing a degraded and underutilized site. The urgent care center provides a vital service lacking in the community.

The Town of Dillon values promotion of Dillon as a welcoming and responsive place to live, work and have fun. The proposed development supports this goal in that it provides services lacking in the community which support living, working, and playing in the community. It also provides residential condominiums and workforce apartments for the urgent care center.

MOTION FOR APPROVAL:

Recommended motion language: "I move to approve Ordinance 08-18, Series of 2018, approving the PUD Development Plan for the Dillon Urgent Care and Residences."

ACTION REQUESTED:

MOTION, SECOND, ROLL-CALL VOTE

Ordinances require four (4) affirmative votes

DEPARTMENT HEAD RESPONSIBLE:

Scott O'Brien, Public Works Director