



Staff Report

Dillon Urgent Care and Residences

Final Architecture

**Prepared by the
Town of Dillon for the
Planning and Zoning Commission**

January 2, 2019

AGENDA ITEM NO. 4

ACTION TO BE CONSIDERED

A resolution by the Planning and Zoning Commission of the Town of Dillon, Colorado, recommending the approval of the final architectural design of the previously approved Dillon Urgent Care and Residences PUD at 956 W. Anemone Drive on Lot 45R of the Ptarmigan Trail Estates Subdivision Unit 1, Dillon, Colorado.

PROJECT LOCATION

The proposed development is located at 956 W. Anemone Trail between the Dillon Dam Brewery on the northeast and the Clearview Townhomes on the southwest sides of the proposed development. The Eagle View Estates Townhomes are located behind and above the project to the southeast, and Sun & Ski Sports is located across W. Anemone Trail to the northwest.

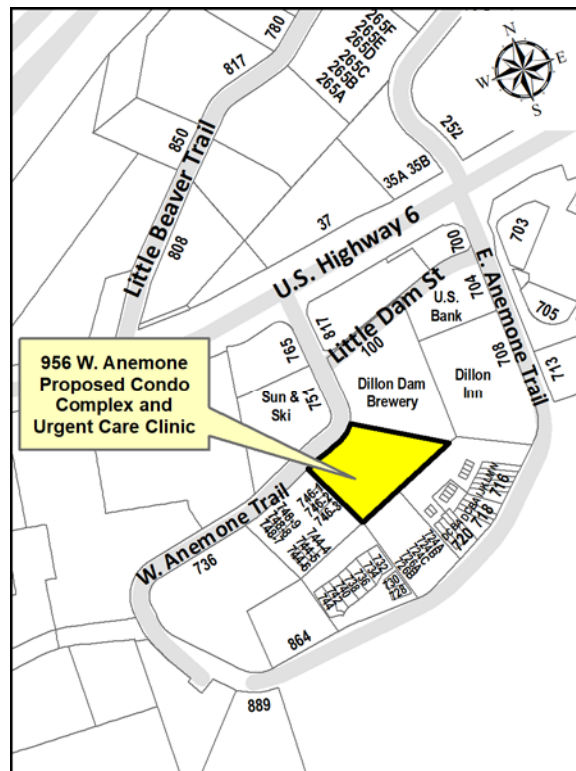


Figure 1: Vicinity Map

SUMMARY

The Town Council of the Town of Dillon previously approved the Dillon Urgent Care and Residences PUD development plan by Ordinance 08-18, Series of 2018 on October 2nd, 2018. A condition of approval, condition paragraph 3 of the Ordinance, required that the Applicant submit for approval final architectural floorplans, building architectural elevations and a materials board to be reviewed in a Public Hearing by the Planning and Zoning Commission (the "Commission").

PUBLIC NOTICE

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published.

ARCHITECTURAL GUIDELINES

The project architect has worked with the Town of Dillon Municipal Code Design Guidelines and the adopted March 2017 Town of Dillon Design Guidelines (the “Guidelines”) in preparing the building design (see Exhibit ‘A’ for the plan set). The Applicant has also worked with and reviewed the plans with the Town’s architectural consultant, Roth Sheppard Architects. The Applicant believes the proposed development is in conformance with the intent of the Code and the Guidelines. Roth Sheppard Architects provided limited comments after the in-person review of the final architecture submittal finding that the design architect had made substantial improvements to the architectural design (see Exhibit ‘B’ for the Roth Sheppard review materials). The limited critical comments provided by Roth Sheppard Architects were addressed by the Applicant.



Figure 1. View from the southwest from W. Anemone Trail



Figure 2. View from the parking area of the condominium access

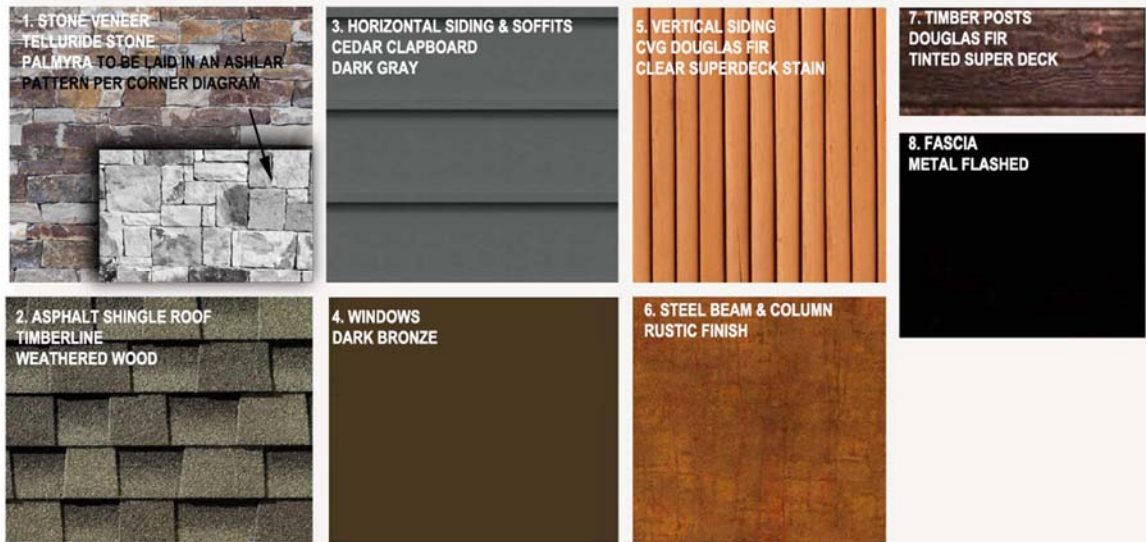


Figure 3. Digital Materials Board

CONDITIONS OF APPROVAL

The Town Council approved Ordinance 08-18, Series of 2018 with conditions. One of the conditions was to bring forth final architectural materials for review by the Commission. Upon satisfaction of that condition of approval, the remaining conditions of approval provided for in Ord. 08-18 remain in force. A condition of approval of this final architectural design review is that the final architectural design drawings shall be incorporated into the approved PUD development plan set prior to the issuance of a Building Permit.

PLANNING COMMISSION ACTION (PROCEDURE)

The Commission, after review of the PUD development plan Final Architecture, shall either recommend approval of the application, with or without modifications and conditions, continue the public hearing to a future meeting or recommend denial. A recommendation for approval of the Final Architecture shall be based on the belief that the Dillon Municipal Code Requirements set forth in Chapter 16 “Zoning”, Article VIII “Design Guidelines” are satisfied. The following need to be considered:

1. That the intent of the Code section is satisfied in that the exterior design does not negatively impact surrounding properties and is fitting with the character of the community.
2. That the building location, architectural design, materials and colors are harmonious with the mountain setting and scale of the Town. That the materials and design elements relate to the mountain character of the community, and the building is located such that it relates to the street rather than being obscured by a field of parking.
3. That the roof design is harmonious with the surroundings and provides thoughtful stormwater conveyance, and snow shed and snow melt drainage without impacting pedestrian ways and parking spaces.
4. That the building materials are predominantly natural and exposed concrete foundations are faced with stone or enhanced in some way to improve their appearance.
5. That the colors used for the project are predominantly natural, earth tones and that wood members are stained and sealed for protection from the elements.

6. That the site grading is compatible with the surroundings, and the use of retaining walls as a component of the site grading is kept to a minimum. *This criterion was considered during the approval of the PUD development plan.*
7. That the site provides adequate snow storage. *This criterion was considered during the approval of the PUD development plan.*
8. That the site design and landscaping proposed will re-vegetate and enhance the character of the landscaping on site. *This criterion was considered during the approval of the PUD development plan.*
9. That the Application considers the architectural design elements presented in the adopted March 2017 Town of Dillon Guidelines as a means to accomplish the design guidelines set forth in the Code.

RECOMMENDATION

Town Staff recommends that the Planning Commission recommend approval of the application with conditions as presented in Resolution PZ01-19, Series of 2019.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Ned West, Town of Dillon

Dillon Urgent Care and Residences
Final Architectural Review

Exhibit 'A'

Plan Set

**Dillon Urgent Care and Residences
Final Architectural Review**

Exhibit 'B'

**Roth Sheppard Architects
Review Materials**