

**TOWN COUNCIL ACTION ITEM  
STAFF SUMMARY  
FEBRUARY 5, 2019 TOWN COUNCIL MEETING**

**DATE:** February 1, 2019

**AGENDA ITEM NUMBER:** 5

**ACTION TO BE CONSIDERED:**

AN ORDINANCE APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A MAJOR AMENDMENT TO THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN.

**(PUBLIC HEARING)**

**TIME FRAME:**

- June 5, 2018 Town Council Approval of the Homewood Suites PUD Development Plan
- January 9, 2019 Planning and Zoning Commission Public Hearing & Recommendation to Approve the Major PUD Amendment
- January 15, 2019 Town Council First Reading to Set the Public Hearing Date
- February 5, 2019 Town Council Second Reading and Public Hearing

**SUMMARY:**

The Town has received a Level IV Development Application for a major amendment to the Dillon Homewood Suites PUD Development Plan (the “Application”) to be located at 122 Lake Dillon Drive. Per Dillon Municipal Code, § 16-5-130(e)(2), Major Amendments to a PUD Development Plan are approved by ordinance.

The Application amends certain design features, modifies the site and landscaping plans, removes the outdoor amenity and recreation deck, changes some dimensional standards of the previously approved PUD, modifies encroachment license areas, changes the size and configuration of uses associated with the hotel, and reduces the number of hotel rooms. The proposed project is located at the southwestern corner of U.S. Highway 6 and Lake Dillon Drive. The Applicant proposes a 117 room, 4-story hotel building, with a swimming pool, and in-hotel limited dining and bar service for hotel guests. All of the required parking is provided on site, and the architectural design elements of the proposed project meet the design guidelines set forth in Chapter 16, Article VIII of the Code.

**TOWN POLICY AND GOALS:**

The promotion of community revitalization is realized with the Application as it redevelops the entry way into the Town Center, replacing aged and dysfunctional buildings with a new hotel. As an extended stay hotel, the project lends to the goal of supporting cultural and recreational amenities in the Town as it provides a place for visitors to stay while enjoying all that Dillon and the surrounding areas have to offer. At the entry to the Town Center, the hotel offers a welcoming invitation to visitors to spend some time enjoying and having fun in Dillon. These are Dillon Town Council Public Policy Goals which are realized with the project.

**BUDGET IMPACT:**

None

**MOTION FOR APPROVAL:**

“I move to approve Ordinance No. 02-19, Series of 2019, AN ORDINANCE APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A MAJOR AMENDMENT TO THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN.”

**ACTION REQUESTED:**

**MOTION, SECOND, ROLL-CALL VOTE**

*Resolutions require affirmative votes from majority of council members present*

*Ordinances require four (4) affirmative votes*

*Emergency ordinances require five (5) affirmative votes*

**DEPARTMENT HEAD RESPONSIBLE:**

Scott O'Brien, Public Works Director