

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
March 6, 2019 PLANNING & ZONING COMMISSION MEETING**

DATE: March 1, 2019

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

RESOLUTION NO. PZ 04-19, Series of 2019

A RESOLUTION RECOMMENDING THE APPROVAL OF A CONDITIONAL USE AND LEVEL IV DEVELOPMENT APPLICATION FOR THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT.

A Resolution by the Planning & Zoning Commission of the Town of Dillon, Colorado, recommending the approval of a Level IV development application for the Panera Bread PUD Development Plan Amendment for a new commercial building with a drive-in facility and associated parking lot at 257 Dillon Ridge Road, Dillon, Colorado. The Resolution includes the recommendation for approval of the Conditional Use Permit for the Drive-in Facility.

BACKGROUND / TIME FRAME:

- November 7, 2018: Town staff received the 1st submittal of the application packet
- December 6, 2018: Town staff reviewed the application for completion and requested additional information for a few items of the application packet
- January 11, 2018: The 1st submittal comment memorandum was provided to the applicant
- February 27, 2019: Town staff received the 2nd submittal of the application packet
- March 6, 2018: Planning and Zoning Commission Review and Recommendation for approval by Resolution PZ 16-18, series of 2018

SUMMARY:

The Town of Dillon has received a Level IV Development application for a proposed Planned Unit Development Amendment for Panera Bread. The Panera Bread development is a proposed project for an empty lot within The Ridge at Dillon Subdivision. The Ridge at Dillon Planned Unit Development currently has a Walgreens store and a mixed use building four (4) quick serve restaurants and 2 retail stores. There are no existing building(s) on the site which is located at the western end of The Ridge at Dillon Planned Unit Development. The proposed project includes a new restaurant building with a Drive-in Facility. The restaurant building is served by a parking lot within the site.

The Applicant request the following deviations from the underlying zoning district through the PUD process: 1.) A total of 8 building signs with a total of 217.5 square feet, of which 4 signs exceed 20 feet in length. Also proposed are 2 menu signs at 61 square feet, 1 window sign at 5.8 square feet, and 3 directional signs at 12 square feet. (2 total signs with a total area of 75 square feet and one additional sign with a maximum area of 30 square feet is typical for the zone); 2.) A parking lot maximum grade of 8.5%

(4% is the typical maximum grade); 3.) A retaining wall height of 14.8 feet (8 feet tall is the typical maximum).

The Resolution and the Panera PUD development plan follow this Staff Summary. In addition, a Staff Report accompanies this Staff Summary and should be referred to for greater detail and analysis of the application. It contains exhibits which provided supporting Application documentation and review materials.

BUDGET IMPACT:

None.

PUBLIC POLICY GOALS SUPPORTED:

The Town of Dillon promotes community revitalization and supports sustainable development of a thriving and vital community. The Application proposes the development of a restaurant building with a drive-in facility along with new landscaping and site drainage improvements. The development provides a new commercial amenity in an appropriate setting within The Ridge of Dillon subdivision while revitalizing an underutilized site. Consideration has been taken for the impacts to the traffic and intensity of use for the area. The development is proposed to ensure adequate space be provided for the new traffic that will be introduced with the development. The restaurant will provide an economical service for the Town of Dillon and give residents and visitors a quick and easy access to food.

MOTION FOR APPROVAL:

Recommended motion language: "I move to approve Resolution PZ04-19, Series of 2019, recommending the approval the PUD Development Plan Amendment of The Ridge at Dillon PUD for the Panera Bread PUD development plan."

ACTION REQUESTED:

MOTION, SECOND, ROLL-CALL VOTE

Ordinances require four (4) affirmative votes

DEPARTMENT HEAD RESPONSIBLE:

Scott O'Brien, Public Works Director