

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
MARCH 6, 2019 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** February 28, 2019

**AGENDA ITEM NUMBER: 5**

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 05-19, Series of 2019.

**PUBLIC HEARING**

A RESOLUTION RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-3 SUBDIVISION TO BE KNOWN AS REPLAT OF LOTS 9R-1 AND 10R-1, A REPLAT OF THE RIDGE AT DILLON, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO.

**SUMMARY:**

This Class S-3 Subdivision application consists of approving the Final Plat “A Replat of Lot 9R-1 and Lot 10R-1, a Replat of The Ridge at Dillon” plat which creates one new lot called **Lot 9-10R** and combines two existing lots into a new single lot to support the development of a freestanding restaurant with a Drive-in Facility and associated parking and site improvements. Please refer to the attached plat map that was prepared by Polaris Surveying for additional information. The existing Lots are described as follows:

- Lot 9R-1 of the Replat of Lots 9R, 10R, and 11R The Ridge at Dillon (“**Lot 9R-1**”), according to the plat recorded on November 23, 2010, Reception No. 951921, County of Summit, State of Colorado.
- Lot 10R-1 of the Replat of Lots 9R, 10R, and 11R The Ridge at Dillon (“**Lot 10R-1**”), according to the plat recorded on November 23, 2010, Reception No. 951921, County of Summit, State of Colorado.

The Applicant for this subdivision replat is , Point at Dillon Ridge Limited LLLP, who has also submitted a concurrent application for the Panera PUD Development Plan.

The Replat vacates the existing interior lot line between the two lots and related utility easements.

The Replat will dedicate a pedestrian path access easement, and the approval is conditioned for future expansion of said access easement.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Scott O’Brien, Public Works Director