

EXHIBIT A

Panera Bread PUD Development Plan

Staff Report

APPLICANT'S PROJECT NARRATIVE

Panera Bread at Dillon Ridge CUP/Replat/An Amendment to a Portion of The Ridge at Dillon PUD

February 25, 2019

A. Project Description

This application is a major Planned Unit Development amendment of The Ridge at Dillon PUD. The Point at Dillon Ridge Limited is proposing to develop a retail outlet for Panera Bread Bakery Cafe on lots 9R-1 and 10R-1 of The Ridge at Dillon PUD. These two lots will be combined to accommodate the retail outlet and necessary parking on a single lot. This will require a replat of the lot.

B. The Site

The parcels are located near the union of Interstate 70 and Highway 6. The parcels are on the west end of The Ridge at Dillon retail subdivision off Dillon Ridge Road.

The development is to consist of a single 4,530 s.f. building, drive through window access, and parking for 47 vehicles. Due to parking pressure, 17 parking spaces were built on this site to accommodate adjacent uses. These spaces are not counted in the total parking count for this project. This project exceeds the total requirement of parking spaces for both use categories of restaurant, sit-down and restaurant, drive-in. See below (D.) for explanation of the drive-thru window as a conditional use.

The grade of lots 9R-1 and 10R-1 drops abruptly to the north to Little Beaver Trail, requiring retaining walls to accommodate the building and parking. The development is proposing to change the PUD to allow a single 14-15' tall retaining wall as opposed to two 8' retaining walls. The disturbance caused by the retaining wall construction is to be reclaimed using native grasses and plantings. A combination of deciduous and evergreen trees are to be planted to soften the retaining wall as well as the north face of the retail shop.

The Landscape Plan follows the Dillon Municipal Code to determine the quantity and location of the proposed landscape. No variance for the code is being requested.

The Snow Storage Plan highlights the areas available to deposit snow. These areas are to be vegetated in native grasses and wildflowers to minimize damage to other landscape solutions. The drive through aisle, walkways and patios are to be heated to melt snow in those areas.

The dead end parking lot proved to be a challenge for accommodating delivery and fire access. Both the ingress and egress drives for the drive through are widened to allow "hammerhead" type

turns. The movement of the delivery truck requires a back-in movement toward the trash enclosure, requiring the use of painted islands instead of curbed islands at the drive aisle intersection. The egress of the drive through was widened to allow emergency vehicles to turn around.

This project is expected to begin construction upon approval and issuance of a building permit, in spring of 2019, weather permitting. Drainage and utility improvements are to be the first items to be constructed.

C. The Building

The design of the Panera Bread aims to create an inviting building that appropriately responds to its surroundings.

This building aims to engage pedestrian traffic by providing a large expanse of glass at the main entry corner as well as providing large windows that visually connect people to the bakery and the dining areas. The main entry is positioned in a way that it faces toward all incoming car and pedestrian traffic. The dining area is recessed from the other parts of the building creating an outdoor public gathering space at the front of the building.

The building is divided into a clear BASE (a stacked stone that provides visual solidity and connection to its mountainous surroundings), MIDDLE (using varied materials, planes, and colors all at the pedestrian level), TOP (a large gable roof with wide overhangs and parapets with a prominent cap make up the roof). This building makes use of exposed structural glulam's with cedar brackets to help define the large gable roof. Materials vary (but include stacked stone, engineered cedar wood siding, standing seam metal roof, earth tone painted eifs, dark bronze aluminum framing & sunshades, earth tone canvas awnings) and are used to help define the functions of the interior spaces in conjunction with various plane changes.

Precedent for the building includes elements from both mountain and lake style buildings, as well as historic homes and main street buildings from surrounding towns. Pulling on features such as natural materials, pronounced roof form, tall expanses of glass, and defined entries.

Building signage is to consist of 12" to 24" internally lit lettering on each plane of the building face. The total square footage of this type of signage is 217.5 sq. ft. In addition to external building signs, an internal 5.8 s.f. sign will be displayed at the building entrance. The drive-through will be supplied with internally lit directional signs and menu signs. This amount of signage is beyond the 75 s.f. allowed in the Sign Zone B for a single tenant building, therefore, we are asking to amend the PUD to allow this amount of signage for Panera Bread.

D. Conditional Use Permit Criteria (Drive-Thru Window Service)

(1) Drive-in facilities are listed as a conditional use within the Commercial zone.

(2) The parcel is suitable as it is a vacant property adjacent to existing development with anticipated shared detention and interconnectivity between parking lots. The slopes and topography have been considered, similar to how they were considered with the adjacent, existing development.

(3) The drive-thru window service will not have significant adverse impacts on the air or water quality of the community.

(4) The drive-thru window service will not substantially limit, impair or preclude the use of surrounding properties. The drive-thru lane is tucked back behind the building with adequate back-up space and will not impair the parking/access to surrounding uses. Additionally, this parcel is the "last" parcel at the end of a development that cannot extend any further.

(5) Public utilities are available to the site and are extended as necessary to accommodate the proposed restaurant.