

**TOWN COUNCIL ACTION ITEM  
STAFF SUMMARY  
April 2, 2019 COUNCIL MEETING**

**DATE:** March 21, 2019

**AGENDA ITEM NUMBER:** #

**ACTION TO BE CONSIDERED:**  
Ordinance No. 04-19, Series of 2019.

**AN ORDINANCE APPROVING A CONDITIONAL USE AND ADOPTING  
AND APPROVING THE PANERA PUD DEVELOPMENT PLAN; AN  
AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED  
UNIT DEVELOPMENT**

**(PUBLIC HEARING)**

An ordinance by the Town Council of the Town of Dillon, Colorado, approving a Level IV development application for the Panera Bread PUD Development Plan for a new commercial building and associated parking lot with a Conditional Use drive-in facility at 257 Dillon Ridge Road, Dillon, Colorado.

**BACKGROUND / TIME FRAME:**

- November 7, 2018: Town staff received the 1<sup>st</sup> submittal of the Application
- December 3, 2018: Cost and Fund Deposit Agreement in effect
- December 6, 2018: Town staff reviewed the Application for completeness and requested additional information for a few items of the Application
- December 14, 2018: Draft plan review comments prepared by THK and Associates (Town's plan review consultant for the Application)
- December 15, 2018: Meeting with Town attorney and THK to discuss the Application
- December 21, 2018: Town Staff provided comments to THK on the draft plan review comments
- December 26, 2018: The Town Engineer provided additional plan review comments
- January 8, 2019: Architectural Review meeting
- January 11, 2018: The 1<sup>st</sup> submittal plan review comment memorandum was provided to the Applicant
- February 27, 2019: Town staff received the 2<sup>nd</sup> submittal of the Application
- March 6, 2019: Planning and Zoning Commission Review and Recommendation for approval by Resolution PZ 16-18, series of 2018
- March 6, 2019: Town staff received revised grading sheet and supplemental information
- March 19, 2019: Town Council First Reading of the Ordinance
- April 2, 2019: Town Council Public Hearing

**SUMMARY:**

The Town of Dillon has received a Level IV Development Application for a proposed Planned Unit Development Amendment to The Ridge at Dillon PUD for Panera Bread. The Panera Bread Application is for an empty lot within The Ridge at Dillon Subdivision. There are no existing building(s) on the site. The Application includes a new restaurant building with a drive-in facility. The restaurant building is served by a parking lot within the site.

A Staff Report accompanies this Staff Summary and provides detailed Code analysis of the Application.

**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 at 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 the provision of the safe and convenient movement of goods and people within Dillon and the surrounding area. 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:**

I make a motion to adopt Ordinance 04-19, Series of 2019, titled “AN ORDINANCE APPROVING A CONDITIONAL USE AND ADOPTING AND APPROVING THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT”

**ACTION REQUESTED:**

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

*Ordinances require four (4) affirmative votes*

**DEPARTMENT HEAD RESPONSIBLE:**

Scott O’Brien, Public Works Director