

RESOLUTION NO. PZ 09-19
Series of 2019

A RESOLUTION APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A MINOR AMENDMENT TO THE DILLON RIDGE MARKETPLACE PUD RELATING TO SIGNAGE.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level III Development Application from Dillon Ridge Apartments, LLC (the “**Applicant**”) for a minor amendment to the Dillon Ridge Marketplace PUD relating to signage; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on June 5th, 2019, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning Commission, following the required notice, held a public hearing on June 5th, 2019 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Mixed Use (MU) Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the existing Dillon Ridge Marketplace PUD specifically does not allow a freestanding sign to be located on Block 6, Dillon Ridge Marketplace Replat B.
- F. That the Applicant wishes to install a freestanding sign on Block 6, Dillon Ridge Marketplace Replat B.

Section 2. That the Planning Commission hereby approves the Application for a minor amendment to the Dillon Ridge Marketplace PUD relating to signage, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. One (1) freestanding sign may be installed on Block 6, Dillon Ridge Marketplace Replat B.
- C. The height of the freestanding sign shall be limited to eight (8) feet.
- D. The Applicant shall maintain a minimum of two (2) square feet of landscaping for each square foot of sign area, in accordance with Section 16-11-260 of the Dillon Municipal Code.

APPROVED AND ADOPTED THIS 5th DAY OF JUNE, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Teresa England, Chairperson

ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission