

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
JUNE 5, 2019 PLANNING AND ZONING COMMISSION MEETING**

DATE: May 29, 2019

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 10-19, Series of 2019.

A RESOLUTION APPROVING AN APPLICATION FOR A CLASS 1 SIGN
PERMIT FOR THE INSTALLATION OF A PERMANENT FREESTANDING
SIGN ON BLOCK 6, DILLON RIDGE MARKETPLACE REPLAT B

SUMMARY:

A permanent sign application requires a review by the Planning and Zoning Commission during a public meeting. A public hearing is not required.

This Class I Sign Application is for the permanent sign for the Dillon Ridge Apartments 3-building complex, located at 380, 384, and 388 Dillon Ridge Road. The sign is to be located on the southwestern corner of the lot (Block 6, Dillon Ridge Marketplace Replat B) near Dillon Ridge Road and the entrance to the movie theater.

No illumination is planned for this freestanding sign with a surface area of 22.4 square feet, with a pedestrian scale height of 80" (6'-8"). The sign zone would permit an 18' tall sign and a total square footage of 75 square feet.

The Applicant for this sign is Dillon Ridge Apartments, LLC ("Owner"), and the Applicant presentation during the public hearing will be made by Paul Clukies with House of Signs on behalf of the Owner.

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



Town of Dillon

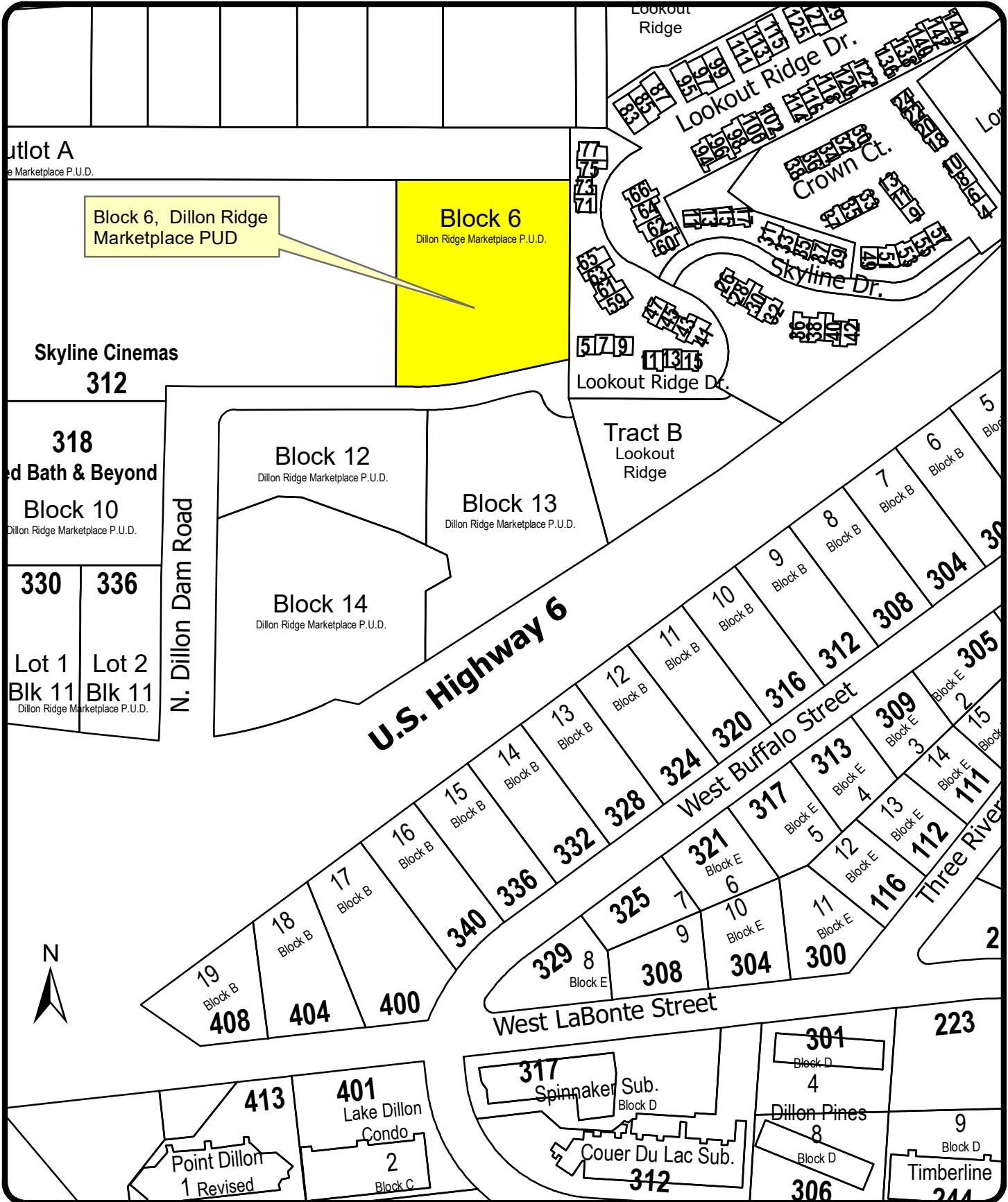
275 Lake Dillon Drive
Dillon, Colorado 80435

Public Works - GIS

Contents:

Dillon Ridge Apartments

1 inch = 200 feet
50 25 0 50 100 150 200
Feet



**RESOLUTION NO. PZ 10-19
Series of 2019**

**A RESOLUTION APPROVING AN APPLICATION FOR A CLASS 1
SIGN PERMIT FOR THE INSTALLATION OF A PERMANENT
FREESTANDING SIGN ON BLOCK 6, DILLON RIDGE
MARKETPLACE REPLAT B**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has received a Class I Sign Application from Dillon Ridge Apartments, LLC (“Applicant”) for the installation of a permanent freestanding sign on Block 6, Dillon Ridge Marketplace Replat B; and

WHEREAS, the Dillon Ridge Marketplace PUD was amended by Resolution PZ 09-19, Series of 2019 to allow one freestanding sign on Block 6, Dillon Ridge Marketplace Replat B; and

WHEREAS, the application for the proposed new signage is complete; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that the proposed signage conforms to the Town of Dillon Municipal Code.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the installation of one permanent freestanding sign on Block 6, Dillon Ridge Marketplace Replat B, with the following conditions:

- A. The sign shall be installed in accordance with the sign application submittal, dated March 15, 2019, and attached hereto as Exhibit ‘A’.
- B. The sign shall be installed and maintained in accordance with the requirements set forth in the Dillon Municipal Code.
- C. The Sign shall be limited to a maximum height of eight (8) feet.
- D. The Sign area shall be limited to a maximum of twenty-three (23) square feet.
- E. The Applicant shall maintain two (2) square feet of landscaping for each one (1) square foot of the freestanding sign area.

**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:

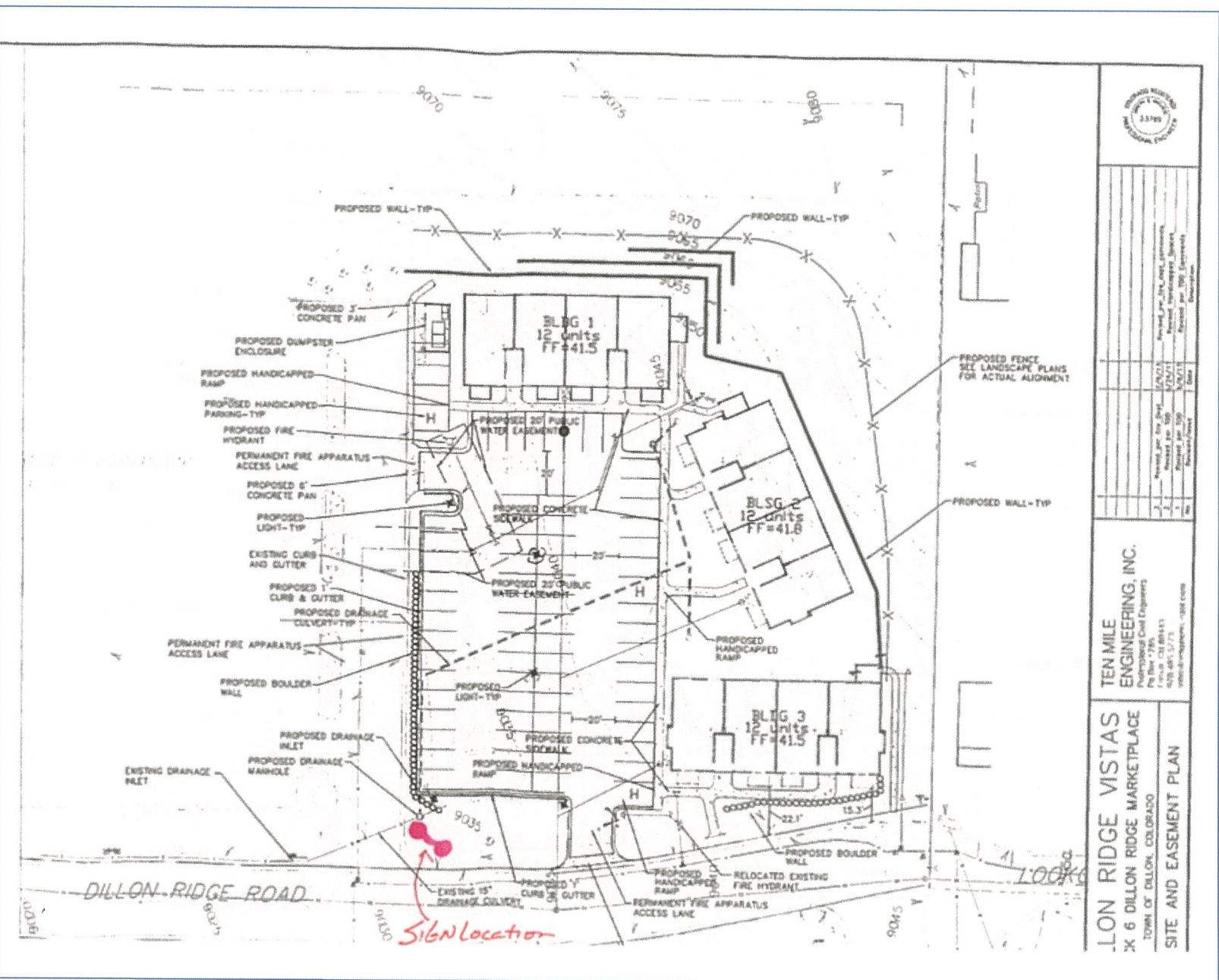
Michelle Haynes, Secretary to the Commission

**RESOLUTION NO. PZ 10-19
Series of 2019**

EXHIBIT 'A'
Sign Application Submittal



Dillon Ridge Apartments - Site Plan Map with sign location marked 03-21-2019



TEN MILE ENGINEERING, INC. Professional Civil Engineers P.O. Box 785 Littleton, CO 80120 (303) 461-5273 www.tenmileeng.com	
LON RIDGE VISTAS X 6 DILLON RIDGE MARKETPLACE TOWN OF DILLON, COLORADO SITE AND EASEMENT PLAN	

Dillon Ridge
Apartments

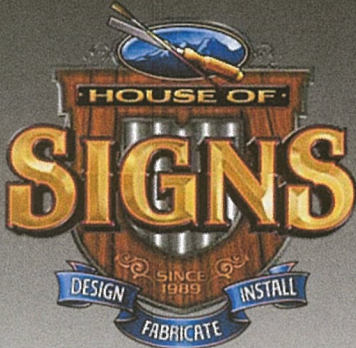
380-388 Dillon Ridge Rd.
Dillon, CO 80435

One-Sided Ground Sign

2-D & 3-D carved sign
Fabricated from HDU
Raised letters & panels
Timber support structure

Sign Calculations:
 $34'' \times 95'' = 22.4$

Proposed Signs Area:
22.4 sq. ft.



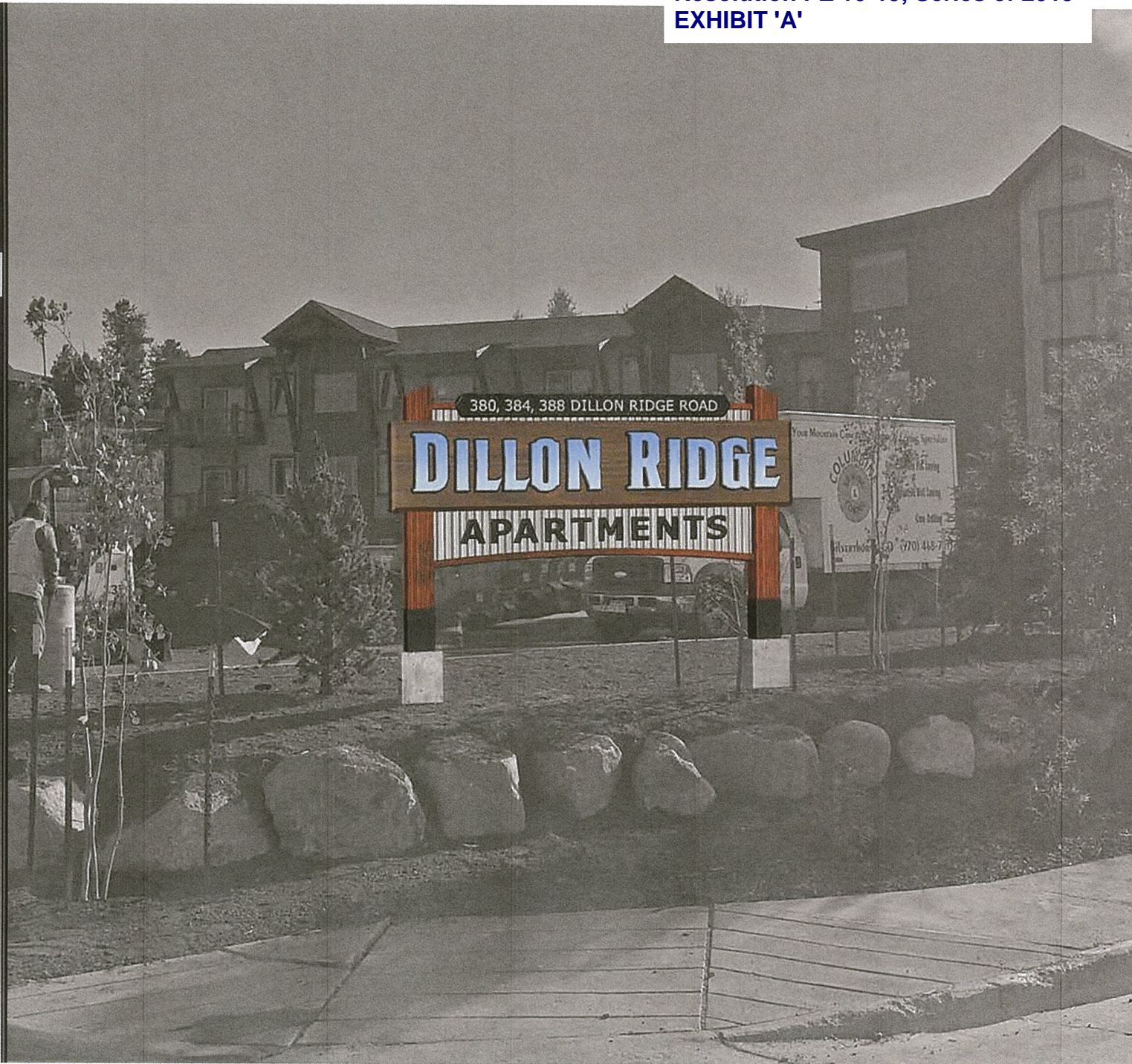
3/15/2019



Dillon Ridge
Apartments

380-388 Dillon Ridge Rd.
Dillon, CO 80435

Virtual Rendering



3/15/2019