

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

DATE: May 29, 2019

AGENDA ITEM NUMBER: 8

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 12-19, Series of 2019.

A RESOLUTION APPROVING A CONDITIONAL USE AND LEVEL III DEVELOPMENT APPLICATION FOR A MULTI-FAMILY DEVELOPMENT AT 14 ENSIGN DRIVE.

(PUBLIC HEARING)

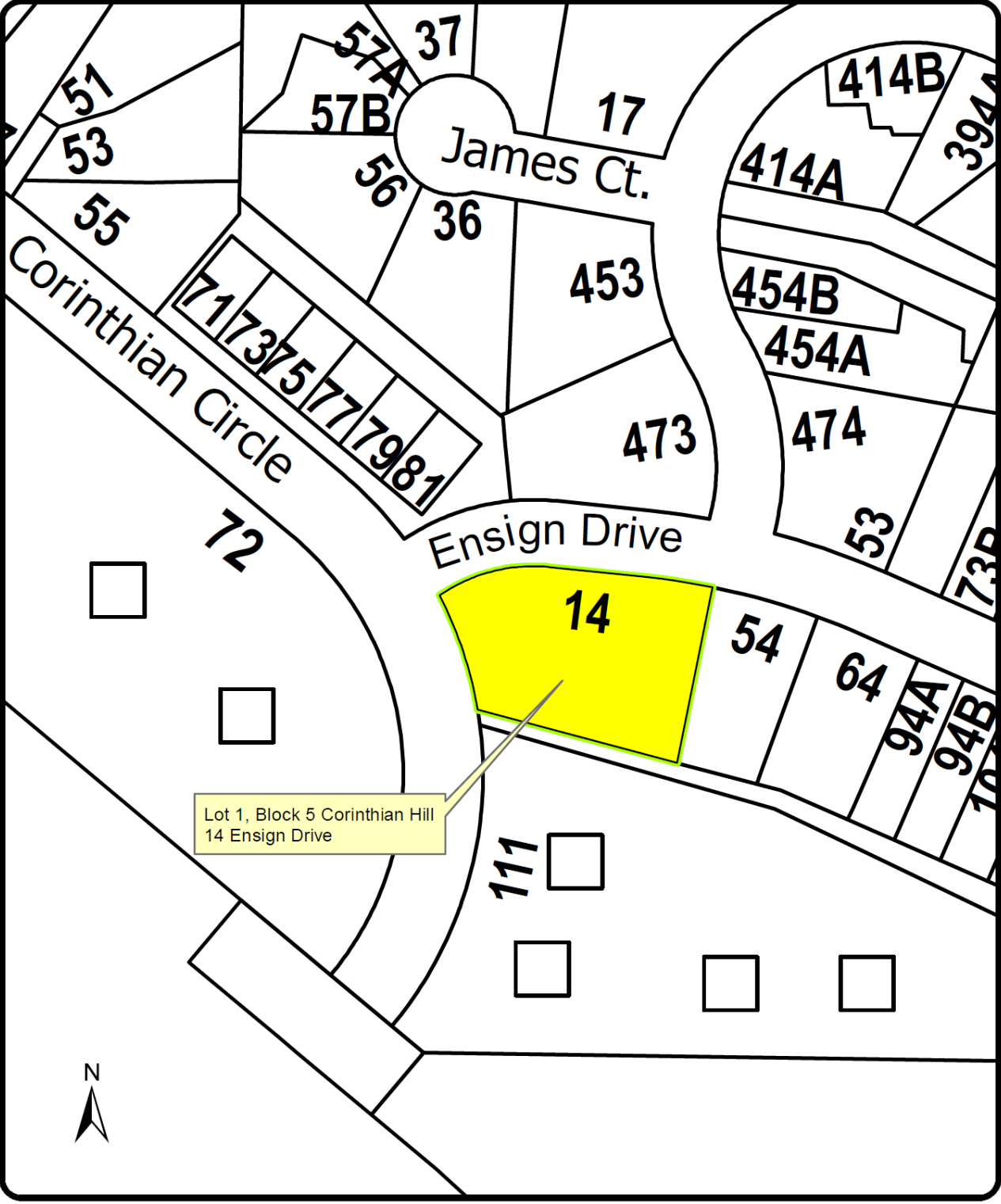
SUMMARY:

The Town has received a Level III Development Permit Application for a Conditional Use multi-family development for two duplexes to be located at 14 Ensign Drive, or more specifically located on Lot 1, Block 5, Corinthian Hill Subdivision. The applicant is James Haass.

PUBLIC NOTICE:

The Town posted signs of the Public Hearing on the site on Tuesday, May 28th, 2019. A newspaper ad ran in the Summit Daily (Journal) on Friday, May 24, 2019, and a mailing noticing the public hearing time and date was sent out on Friday, May 24, 2019 to property owners within 300' of the Application. These dates and notification distribution are all within the required 7-day minimum and 14-day maximum notice period required by the Dillon Municipal Code (the "Code").





CODE ANALYSIS:

Zoning District: The Application is located in the Residential Medium (RM) Zone. In general, the RM zone allows for 6-14 units per acre. Multi-family residential developments in the zone require a Conditional Use Permit for dwellings up to eight (8) units per building. The Application proposed two units per building, with a total of two buildings. The Application complies with the Code for consideration under a Conditional Use.

Lot Coverage: The RM zone allows for up to 45% lot coverage. The application provides 7,595 square feet of lot coverage over a 21,735 square foot lot, which equates to a 35% proposed lot coverage. The Application complies with the Code.

Open Space: The RM zone requires that multi-family dwellings provide usable private open space at a rate of two hundred (200) square feet per dwelling unit. The Application provides more than the minimum required open space in decks, balconies, and the common elements of the site.

Yards: Yards, or setbacks, are required in most zone districts from the side of a building to a property line. The Code allows for a two-foot (2') roof overhang to project into a yard but does not allow such an encroachment into a platted utility easement. The RM zone requires the following yards (setbacks):

Front Yard: 20'
Side Yard: 10'
Street Side Yard: 20'
Rear Yard: 20'

The Application complies with the Code as it relates to Yards. The Application shows a minor roof overhang encroachment into the platted utility easement on the eastern side of Building C-D. A condition of approval is that the Applicant resubmit a site plan where this encroachment is removed. The Town has determined that some underground utilities are present in the utility easement, and the Town is not interested in vacating the easement.

Building Height: To determine the building height, the Dillon Municipal Code requires that a base elevation be determined by averaging the high and low foundation contact points at existing grade. This is then compared to the highest ridge elevation to determine the building height. The maximum building height in the RM zone is 35'.

Building A-B:

High Point: 9098.4'
Low Point: 9090.8'
Base Elevation: 9094.6'
Ridge Elevation: 9129.4
Building Height: **34.8'**

Building C-D:

High Point: 9106.4'
Low Point: 9099.2'
Base Elevation: 9102.8'
Ridge Elevation: 9137.3
Building Height: **34.5'**

The Application complies with the Code.

Design Guidelines: The architectural style, materials, and proposed colors are harmonious with the mountain setting and scale of the Town. The roofs are pitched, and eaves and overhangs provide shelter from the elements. The building materials are predominantly natural in style and appearance, with some metal siding highlights which point to the Mountain Lakestyle design elements found in the 2017 Design Guidelines. Earth tone colors dominate the design. The Application complies with the Code.

Snow Storage: The site provides ample areas for snow storage adjacent to the proposed driveways. A condition of approval is that a revised site plan be provided, and snow storage areas are required to be shown on the revised site plan. The Application provides enough snow storage area to comply with the Code and will be deemed compliant once the revised site plan is submitted showing snow storage areas of not less than 25% of the hardscape snow removal area.

Off-Street Parking: Parking is provided in the garages of the units, as well as surface parking in front of the garages. There are two separate driveway cuts proposed, one for each of the two buildings. The Application complies with the Code.

Landscaping: A condition of approval is the requirement to submit a Code conforming landscape plan for review by the Planning and Zoning Commission in a future meeting. The Application has a two-hundred and eleven-foot (211') front yard. The Code specifies the number of street trees in a required front yard to be determined at a rate of one (1) tree for each fifteen (15) linear feet of frontage. The Applicant is therefore required to plant fourteen (14) street trees in the front yard to screen the development. Additional trees are required in the other yards in a number adequate to buffer the project from adjacent uses.

All required trees shall be a minimum of six (6) feet in height, with the exception that twenty-five percent (25%) shall be a minimum of eight (8) feet in height. All required trees shall have a minimum caliper, measured two (2) inches above ground level, of one and one-half (1½) inches. A minimum of thirty percent (30%) of all required trees shall be evergreens, and at least twenty-five percent (25%) of the evergreens shall be a minimum of eight (8) feet in height. No trees shall be planted within ten (10) lateral feet of any underground water line, sewer line, transmission line or other underground public utility. In addition to the required trees, the site shall be landscaped with grasses, ground cover, and shrubs suitable to the site and in fitting with the adjacent residential properties.

All required yards and the entire open space of all multi-family dwelling sites, exclusive of walks, drives, parking areas and buildings, shall be landscaped and permanently maintained. Landscaping shall primarily consist of ground cover, trees, shrubs and other living plants with sufficient irrigation to properly maintain all vegetation. Revegetation of the site is required. All surface areas designated on the approved site plan that will not be a hard surface shall be planted with adequate ground cover as approved by the Town and shall be top-dressed with a minimum of two (2) inches of top soil prior to planting. In addition, irrigation systems shall be provided in those instances where required to guarantee the proper growth of the landscaping being provided.

MOTION FOR APPROVAL:

I move the approval of Resolution 12-19, Series of 2019 with conditions as presented.

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

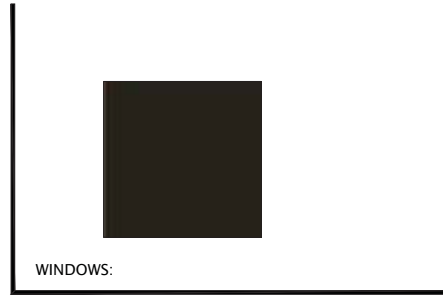
Development Application

Corinthian Townhomes

14 Ensign Dr
Dillon, CO 80435



VICINITY MAP



WINDOWS:



ROOFING FOR CABIN & LOWER
UNIT 2 LOWER FLOOR:



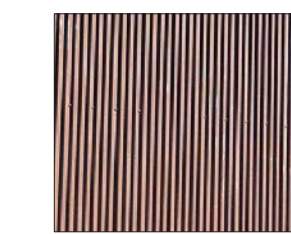
ASPHALT SHINGLES:



VERTICAL SIDING:



STONE VENEER:



METAL SIDING:
 $\frac{7}{8}$ " CORRUGATED (RUSTED)



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DILLON TOWNHOMES
CORINTHIAN CIRCLE & ENSIGN DR
DILLON, COLORADO 80435

PROJECT #
S19-008

DATE
05/21/19

REVISIONS

SHEET #
T-1.1

SITE PLAN CALCULATIONS

UNIT A & B BUILDING COVERAGE

BUILDING UNDER ROOF AREA 3304 SF
DECKS & BALCONY AREA 420 SF

UNIT C & D BUILDING COVERAGE

BUILDING UNDER ROOF AREA 3482 SF
DECKS & BALCONY AREA 389 SF
TOTAL BUILDING COVERAGE 7595 SF

ALLOWABLE LOT COVERAGE

LOT SIZE 21735.44 SF
@ 45% 9781 SF

UNIT A & B BUILDING HEIGHT CALCULATIONS

HIGH POINT OF RIDGE 9129'-4 1/2"

CORNER GRADES 9098'-6", 9097'-9", 9098'-0"
9097'-3", 9094'-0", 9092'-6"
9091'-0", 9092'-3", 9092'-0"
9095'-0", 9096'-0", 9097'-0"

AVERAGE HEIGHT 9095'-2 1/2"
ACTUAL HEIGHT 34'-4"

UNIT C & D BUILDING HEIGHT CALCULATIONS

HIGH POINT OF RIDGE 9137'-3 1/2"

CORNER GRADES 9106'-6", 9105'-10", 9105'-11"
9105'-0", 9101'-3", 9101'-0"
9100'-6", 9100'-3", 9100'-0"
9100'-9", 9101'-6", 9103'-6"
9104'-6", 9105'-3"

AVERAGE HEIGHT 9103'-11"
ACTUAL HEIGHT 33'-4 1/2"

ZONING PROJECT DATA

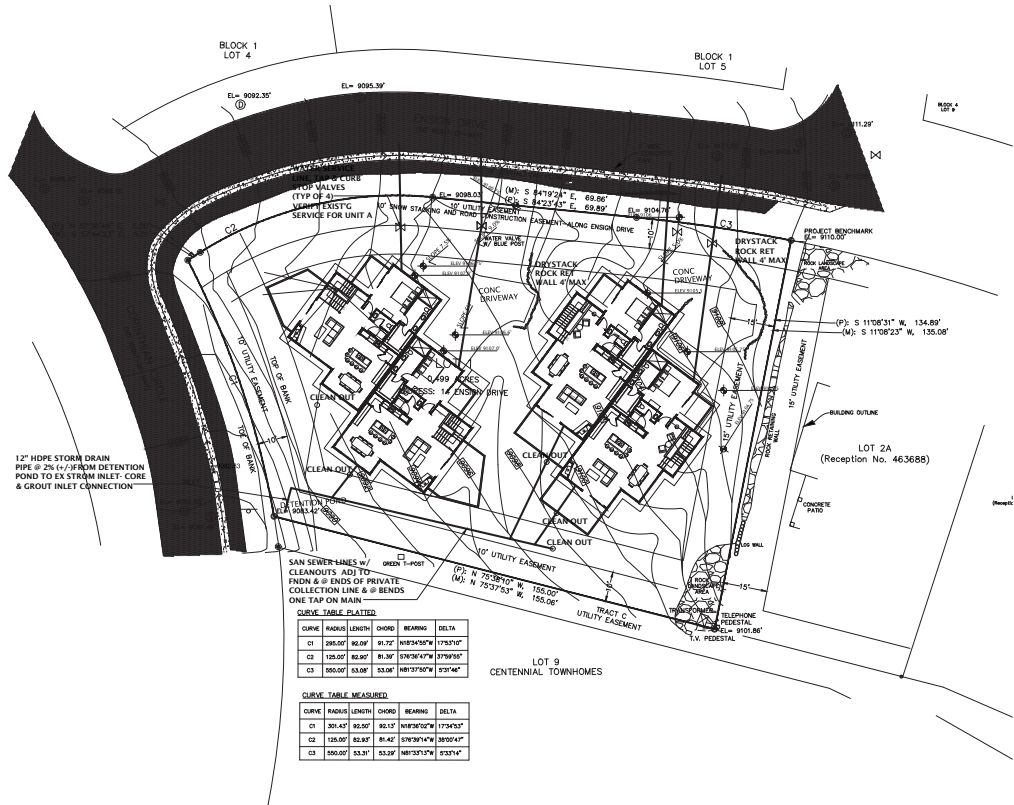
PROJECT NAME	DILLON TOWNHOMES
ADDRESS	14 ENSIGN DRIVE
LOCATION	DILLON, CO 80435
OCCUPANCY	MEDIUM DENSITY

SETBACK AND RESTRICTIONS

FRONT SETBACK	20'	
REAR SETBACK	20'	
SIDE SETBACK	10'	
STREET SIDE SETBACK	20'	

PROPERTY OWNERSHIP

EACH UNIT IS OWNED INDIVIDUALLY FROM THE FOUNDATION UP.
ALL OPEN LAND WILL BE ASSIGNED OWNERSHIP TO A LEGALLY ESTABLISHED HOA AS COMMON AREA.



CURVE TABLE PLATTED

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	285.00'	92.90'	91.72'	N53°45'57" W	173°51'07"
C2	125.00'	82.80'	81.30'	S78°38'47" W	178°59'55"
C3	350.00'	53.00'	53.06'	N87°37'50" W	97°46'47"

CURVE TABLE MEASURED

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	301.45'	92.90'	92.17'	N53°50'52" W	173°50'51"
C2	125.00'	82.80'	81.42'	S78°39'47" W	180°02'41"
C3	350.00'	53.31'	53.28'	N87°37'57" W	97°37'14"

1 SITE PLAN
SP-1.1 SCALE - 1"=20'-0"



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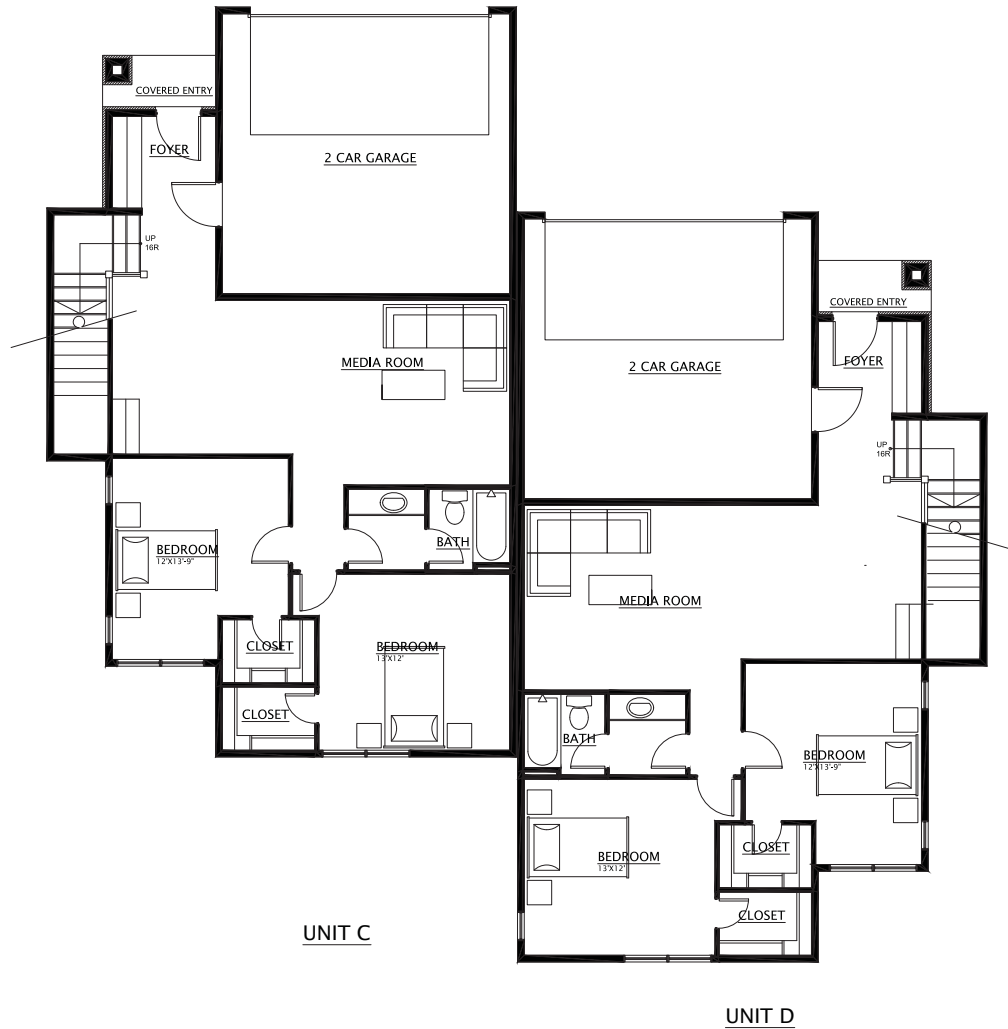
DILLON TOWNHOMES
CORINTHIAN CIRCLE & ENSIGN DR
DILLON, COLORADO 80435

PROJECT #
S19-008

DATE
05/21/19

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SHEET #
SP1.0



1 LOWER FLOOR PLAN- UNIT C & UNIT D
 A-1.2 SCALE: 1/4" = 1'-0"



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UNITS C & D

DILLON TOWNHOMES
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 DILLON, COLORADO 80435

PROJECT #
 S 19-008

DATE
 05/21/19

REVISIONS

SHEET #
 A1.2



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UNITS A & B

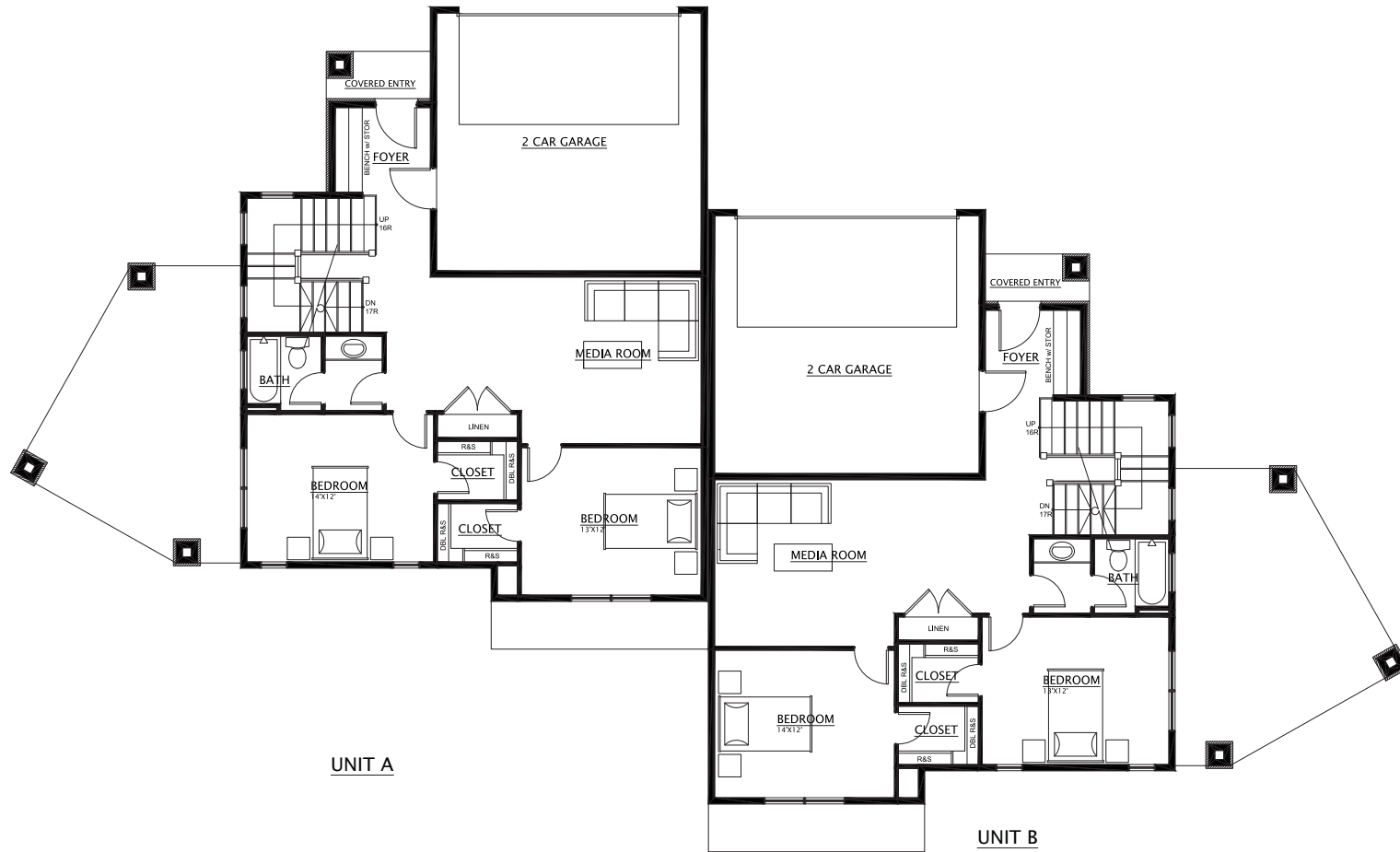
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PROJECT #
S 19-008

DATE
05/21/19

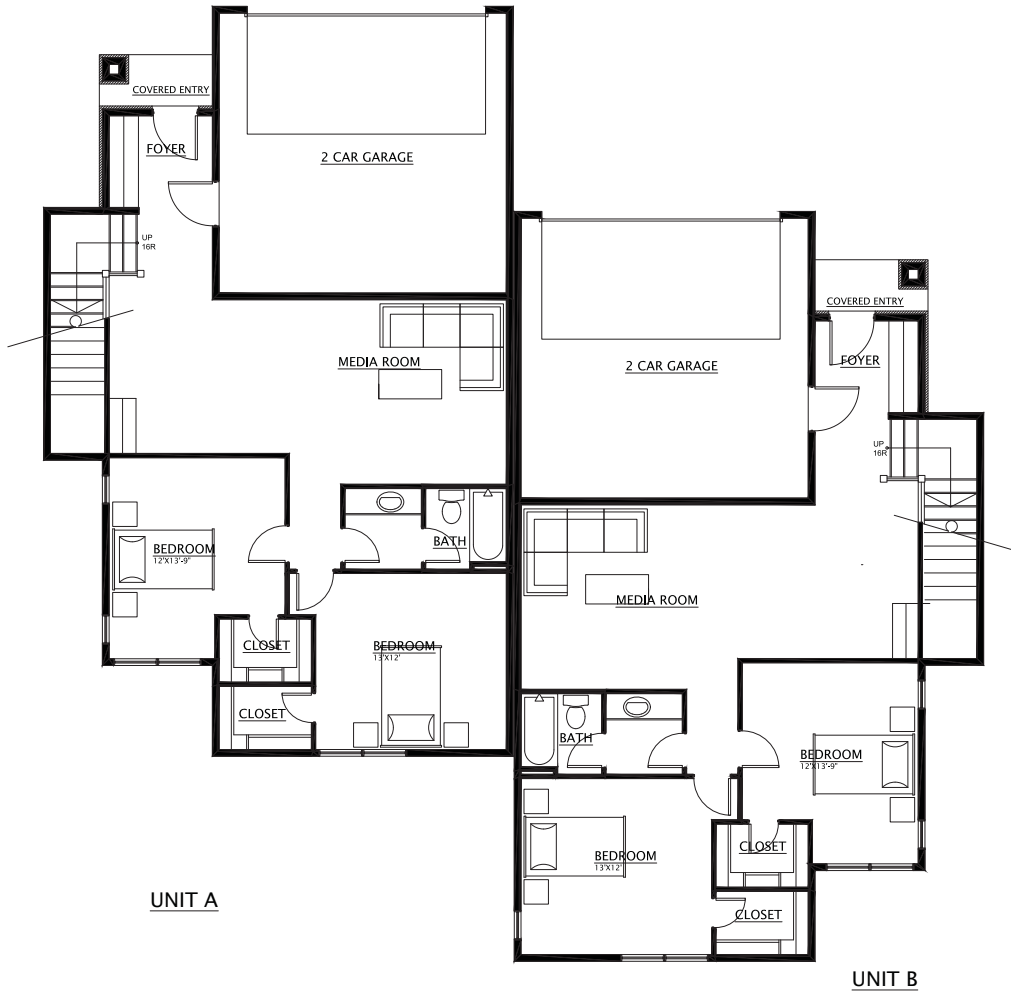
REVISIONS

SHEET #
A1.0



1 MAIN FLOOR PLAN- UNIT A & UNIT B
A-1.0 SCALE: 1/4" = 1'-0"





1 MAIN FLOOR PLAN- UNIT C & UNIT D CONCEPT B
 A-1.4 SCALE: 1/4" = 1'-0"



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UNITS C & D

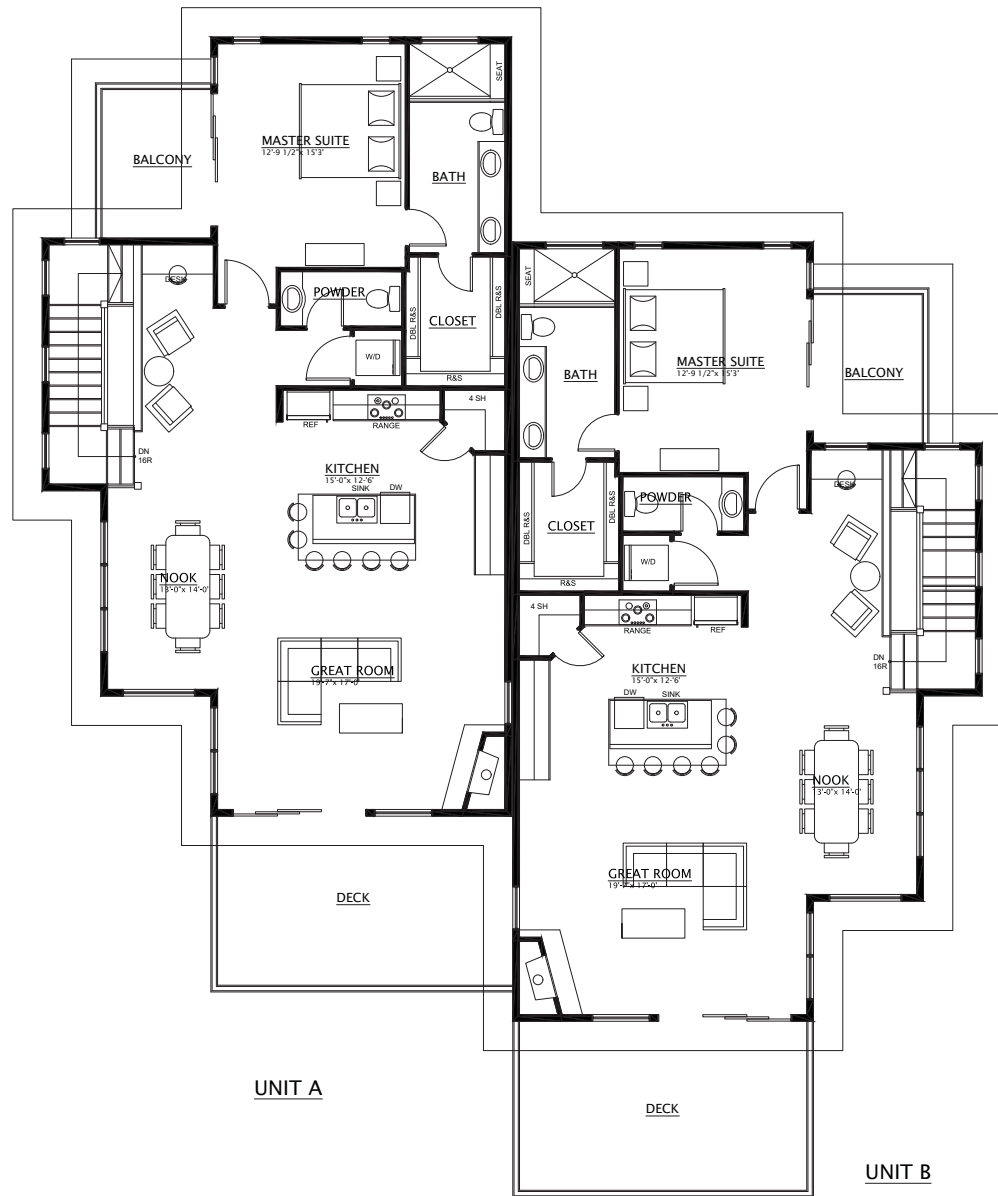
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PROJECT #
 S19-008

DATE
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REVISIONS

SHEET #
A1.4



1 UPPER FLOOR PLAN- UNIT C & UNIT D CONCEPT B

A-1.5 SCALE: 1/4" = 1'-0"



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UNITS C & D

DILLON TOWNHOMES
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PROJECT #
S 19-008

DATE
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SHEET #
A1.5



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UNITS A & B

DILLON TOWNHOMES
CORINTHIAN CIRCLE & ENSIGN DR
DILLON, COLORADO 80435

PROJECT #
S19-008

DATE
05/21/19

REVISIONS

SHEET #
A2.0

MATERIAL SCHEDULE			
M1	40 YEAR ASPHALT COMPOSITION SHINGLES	M10	2x6 SMOOTH CEDAR CORNER TRIM
M2	1x6 w/ 2x10 ROUGH SAWN CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M11	2x6 CEDAR TOP RAIL
M3	STANDING SEAM METAL ROOFING	M12	4x4 CEDAR RAILING POSTS
M4	7" CORRUGATED METAL SIDING	M13	3x3 WELDED WIRE MESH 14 GA
M5	3" METAL SIDING CAP	M14	8x8 RS TIMBER POST
M6	1x6 CEDAR CORNER TRIM	M15	STONE CAP
M7	1x4 CEDAR WINDOW & DOOR TRIM	M16	CUT STONE VENEER
M8	2x10 CEDAR BAND	M17	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w/ 1x4 CEDAR TRIM AS SHOWN
M9	6" PLANK, CEDAR VERTICAL SIDING		

HIGH POINT RIDGE
EL: 9129'-4 1/4"

TOP OF SHEATHING
EL: 9111'-7 3/8"

TOP OF SHEATHING
EL: 9101'-4 1/8"

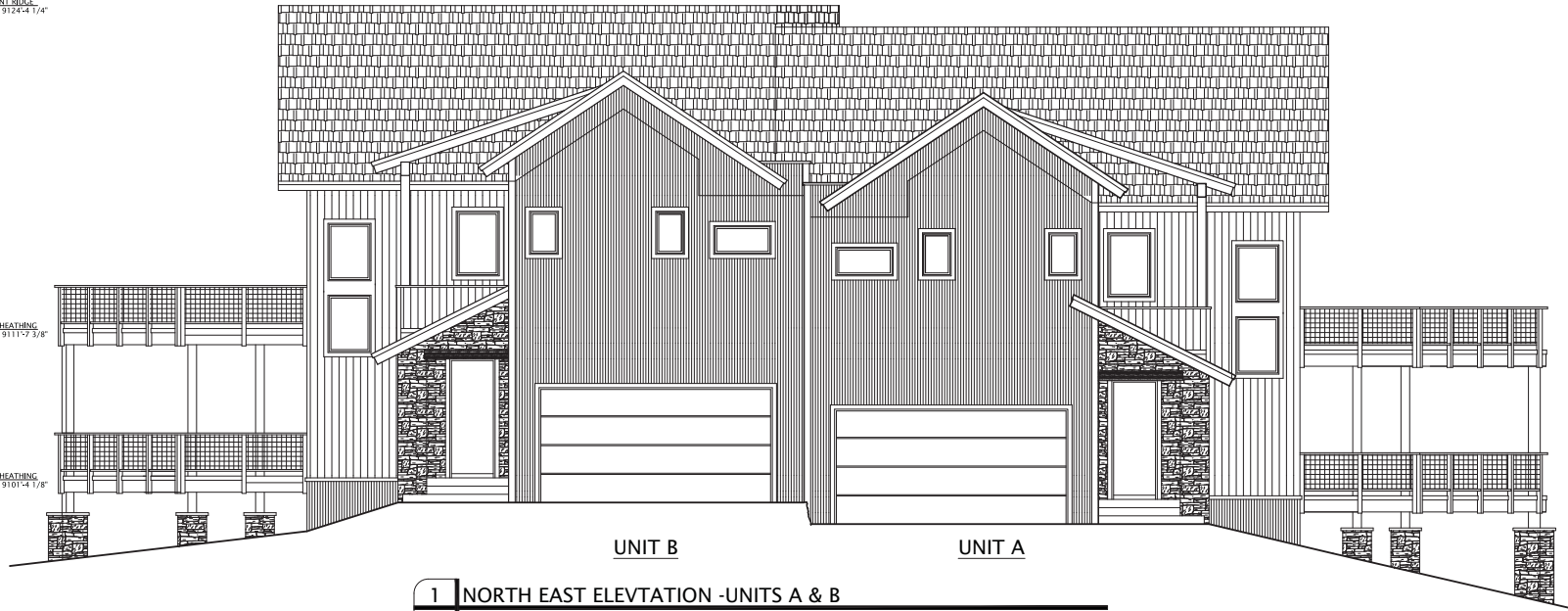


1 NORTH WEST ELEVATION - UNIT A
A2.0 SCALE: 1/4"=1'-0"

HIGH POINT RIDGE
EL: 9124'-4 1/4"

TOP OF SHEATHING
EL: 9111'-7 3/8"

TOP OF SHEATHING
EL: 9101'-4 1/8"



1 NORTH EAST ELEVATION - UNITS A & B
A2.0 SCALE: 1/4"=1'-0"



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UNITS C & D

DILLON TOWNHOMES
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PROJECT #
S19-008

DATE
05/21/19

REVISIONS

SHEET #
A2.2

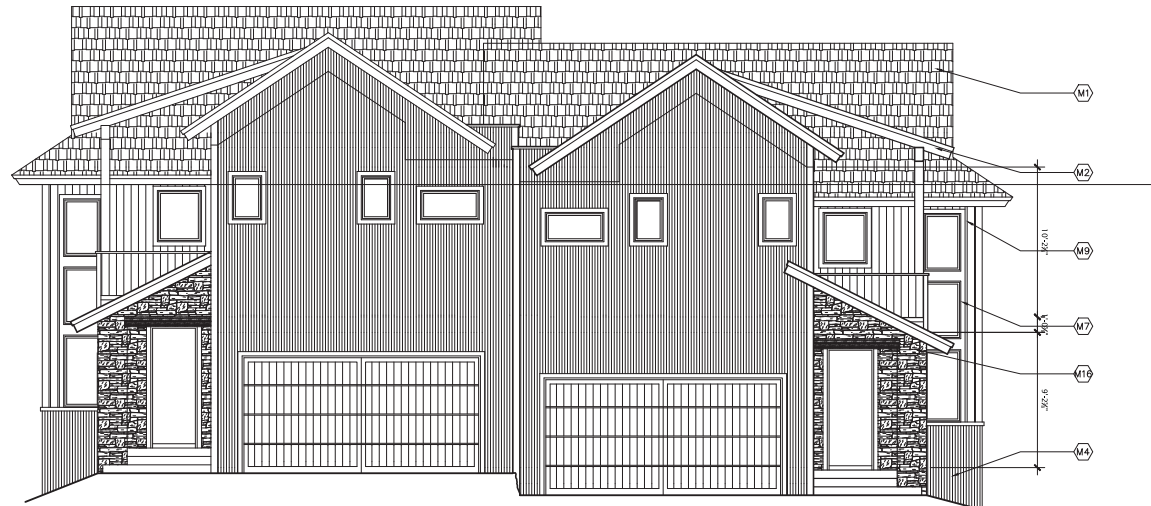
HIGH POINT BRIDGE
EL: 9137'-9.72"



2 NORTH/ WEST ELEVATION UNIT C & D
A-2.2 SCALE: 1/4" = 1'-0"

HIGH POINT BRIDGE
EL: 9137'-9.72"

MATERIAL SCHEDULE			
(M1)	40 YEAR ASPHALT COMPOSITION SHINGLES	(M10)	2x6 SMOOTH CEDAR CORNER TRIM
(M2)	1x6 or 2x10 ROUGH SAWN CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	(M11)	2x6 CEDAR TOP RAIL
(M3)	STANDING SEAM METAL ROOFING	(M12)	4x4 CEDAR RAILING POSTS
(M4)	7" CORRUGATED METAL SIDING	(M13)	3x3 WELDED WIRE MESH 14 GA
(M5)	3" METAL SIDING CAP	(M14)	8x8 RS TIMBER POST
(M6)	1x6 CEDAR CORNER TRIM	(M15)	STONE CAP
(M7)	1x4 CEDAR WINDOW & DOOR TRIM	(M16)	CUT STONE VENEER
(M8)	2x10 CEDAR BAND	(M17)	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w/ 1x4 CEDAR TRIM AS SHOWN
(M9)	6" PLANK, CEDAR VERTICAL SIDING		



1 NORTH/ EAST ELEVATION UNIT C & D
A-2.2 SCALE: 1/4" = 1'-0"



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UNITS C & D

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PROJECT #
S19-008

DATE
05/21/19

REVISIONS

SHEET #
A2.3



2 SOUTH/ WEST ELEVATION- UNIT D
 A-2.3 SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE	
M1 40 YEAR ASPHALT COMPOSITION SHINGLES	M10 2x6 SMOOTH CEDAR CORNER TRIM
M2 1x6 or 2x10 ROUGH SAWN CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M11 2x6 CEDAR TOP RAIL
M3 STANDING SEAM METAL ROOFING	M12 4x4 CEDAR RAILING POSTS
M4 2" CORRUGATED METAL SIDING	M13 3x3 WELDED WIRE MESH 14 GA
M5 3" METAL SIDING CAP	M14 8x8 RG TIMBER POST
M6 1x6 CEDAR CORNER TRIM	M15 STONE CAP
M7 1x4 CEDAR WINDOW & DOOR TRIM	M16 CUT STONE VENEER
M8 2x10 CEDAR BAND	M17 OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M9 6" PLANK, CEDAR VERTICAL SIDING	



1 SOUTH/ EAST ELEVATION- UNITS C & D
 A-2.3 SCALE: 1/4" = 1'-0"

UNIT C

UNIT D

RESOLUTION NO. PZ 12-19
Series of 2019

**A RESOLUTION APPROVING A CONDITIONAL USE
AND LEVEL III DEVELOPMENT APPLICATION FOR A MULTI-
FAMILY DEVELOPMENT AT 14 ENSIGN DRIVE.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received an application from James Haass (the “**Applicant**”) for a Conditional Use Permit and Level III Development Permit to develop a multi-family development at 14 Ensign Drive to be known as Corinthian Townhomes (“**Application**”); and

WHEREAS, the Town Code requires a Conditional Use approval for multi-family dwellings as set forth in Section 16-3-130(3)(a) of the Dillon Municipal Code (“**Code**”) subject to satisfying the criteria established in the Code; and

WHEREAS, the Planning Commission has determined that the Application is complete and satisfies the criteria for the proposed conditional use as set forth in the Town Code; 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:

1. That the Application is complete.
2. That the Application meets the applicable Code requirements.
3. That the Application satisfies the criteria established for a Conditional Use approval for multi-family dwellings as set forth in the Code.
4. That the Application is compatible with the Residential Medium (RM) Zone District.

5. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby approves the Application for the development of a multi-family development at 14 Ensign Drive to be known as Corinthian Townhomes, 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. The Applicant shall submit a revised site plan that removes any portion of a structure, including roof overhangs and deck cantilevers, from the limits of any platted utility easement, prior to issuance of a Building Permit.
- C. The revised site plan shall include the delineation of the required snow storage areas of not less than twenty-five percent (25%) of the hardscape snow removal area.
- D. The Applicant shall submit a revised grading plan to the Town for review and approval prior to issuance of a Building Permit.
- E. The Applicant shall submit a Landscaping Plan for review by the Planning and Zoning Commission in a future meeting which conforms to the Code landscaping requirements prior to issuance of a Certificate of Occupancy. Not less than fourteen (14) street trees shall be planted, irrigated, and maintained in the front yard. Additional landscaping in all yards and throughout the site is required in accordance with the Code.
- F. The Applicant shall pay all water and sewer tap fees associated with the Application prior to the issuance of a Building Permit.
- G. The Applicant shall pay all Impact Fees associated with the Application prior to issuance of a Building Permit.
- H. The Applicant shall submit an application for a Class S-3 Subdivision to map the individual units and the common elements prior to issuance of the Certificate of Occupancy.

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