

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
JULY 3, 2019 PLANNING AND ZONING COMMISSION MEETING**

DATE: June 27, 2019

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 15-19, Series of 2019.

**A RESOLUTION APPROVING A LEVEL III DEVELOPMENT
APPLICATION FOR A MINOR AMENDMENT TO THE DILLON
URGENT CARE AND RESIDENCES PUD DEVELOPMENT PLAN.**

(PUBLIC HEARING)

SUMMARY:

The Town has received a Level III Development Permit Application for a Minor PUD Amendment to the Dillon Urgent Care and Residences PUD Development Plan. The Application provides for a phased project with the site development taking place in two phases. The Application also provides for a PUD Sign Plan for the Development.

Phase I of the PUD includes all of the public improvements for the Development, the exterior parking lot, the temporary trash and recycling enclosure for Phase I, landscaping for Phase I and the construction of the Urgent Care building and the three (3) Workforce Housing apartments connected to that building. Phase II includes the multi-family condominium building in the rear of the lot. With the Minor PUD Amendment, a space of approximately sixteen (16) feet is created between the two buildings of the two phases.

The PUD Sign Plan provides the dimensional standards for a total of four (4) signs for the Development with a total square foot area of 247 square feet. Without a PUD Sign Plan, the Code would limit the total sign area to 150 square feet. One sign exceeds the typical twenty (20) foot maximum sign width. Also, a portion of the signage on the building tower for the Phase II portion of the Development is above the second story, which would not typically be permitted without a PUD Sign Plan approval.

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