

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
MAY 6TH, 2020 PLANNING AND ZONING COMMISSION MEETING**

DATE: April 30, 2020

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 05-20, Series of 2020. A RESOLUTION RECOMMENDING APPROVAL OF A MAJOR PUD AMENDMENT FOR THE DILLON URGENT CARE & RESIDENCES PUD DEVELOPMENT PLAN LOCATED AT 956 W. ANEMONE TRAIL. **(PUBLIC HEARING)**

SUMMARY:

The Town of Dillon has received a Level IV Development application for a Major Amendment to the Dillon Urgent Care and Residences PUD Development Plan **(the “PUD”)**. The approved PUD consists of a phased construction project containing a commercial building on Lot 45A, and a residential condominium building on Lot 45B.

The Lot 45A phase would consist of the construction of a commercial clinic building, utility and drainage infrastructure, and the commercial parking lot. The commercial building would contain an Urgent Care center with three (3) attached Workforce Housing apartment units to be used by employees of the clinic to ensure staffing of the clinic.

The Lot 45B phase of the project consists of an 18 unit condominium building with underground parking garage and resident storage units on the backside of the building.

DILLON URGENT CARE & RESIDENCES PUD HISTORY

- The original plan for the DILLON URGENT CARE & RESIDENCES PUD DEVELOPMENT PLAN was approved by the Town Council at their October 2nd, 2018 meeting by Ordinance No. 08-18, Series of 2018. The Planning Commission recommended approval of the PUD by Resolution No. PZ 13-18, Series of 2018 at their September 5th, 2018 meeting.
- The final architecture was reviewed and approved by the Planning Commission at their January 9th, 2019 meeting by Resolution No. PZ 01-19, Series of 2019.
- At the July 3rd, 2019 Planning Commission meeting, the Commission passed Resolution No. PZ 15-19, Series of 2019, approving a minor PUD amendment which separated the original single building into two separate buildings, a commercial clinic and a condominium building, approved phasing of the buildings, and adopted a PUD sign plan for the development.
- A subdivision of Lot 45R into two separate lots, Lot 45A for the commercial building and Lot 45B for the condominium building, was recommended for approval by the Planning

Commission on January 8th, 2020 by Resolution No. PZ 01-20, Series of 2020. The Town Council approved the plat on February 4th, 2020 by Resolution No. 07-20 Series of 2020.

MAJOR PUD AMENDMENT DISCUSSION

Building Heights:

As the developer began completing the final construction plans for the development, the geotechnical soils report indicated higher groundwater elevations than anticipated across the site, which prompted the design team to raise the buildings above the groundwater table.

The finished floor of the commercial building was raised 1.5', and the finished floors of the residential condominium buildings were raised 7.0' above the approved PUD floor elevations. The underlying zone district for the project is the Mixed Use Zone, which has a maximum building height of 35' plus an additional 8' for elevator shafts and mechanical equipment (43' in total). The commercial building will not exceed the height allowed by the code.

The highest point on the residential condominium roof of the elevator is now proposed to be an elevation of 8940.05'. The proposed base elevation of the raised building is calculated to be 8890.5', which means that the allowable height of the elevator tower of the building (43') is 8933.5'. The top of the elevator tower is now 6.55' over the allowable height per the code. Since the top of the main roofline is 8' lower than the top of the elevator, the main roofline is also 6.55' over the allowable height. ***The proposed PUD amendment will allow a maximum height of 8940.5' to allow for a little flexibility (5.4") during construction.***

The PUD process allows the allowable height of buildings to be adjusted higher than that allowed in the underlying zone district (MU) in consideration of the following characteristics of the building:

- (1) Its geographic location;
- (2) Visual effect on adjacent sites or other areas in the vicinity;
- (3) Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view;
- (4) Influence on the general vicinity with regard to extreme contrast, vistas and open space;
- (5) Uses within the proposed building; and
- (6) Fire protection capacities.

The architect submitted the following narrative on how this PUD proposal conforms with the criteria outlined above:

“The Urgent Care project Condominium building height is above the allowed zoning height as allowed by the Town Code criteria. This building is set back from Anemone Trail to the rear portion of the property where the surrounding properties’ buildings are mostly located well away from the Condominium Building. The primary views are to the North and West for the properties adjacent to the building. Adjacent properties’ buildings to the South and East are

also elevated above most of the Condominium building due to the South, upward sloping topography as shown on the provided Cross Section. The combination of the sloped topography and the separation to the adjoining properties' buildings preserves the primary views and provides a spacious context for the areas East, West and South of the Condominium building. Shadows from the Condo building will primarily occur on the Urgent Care building site due to the South location/orientation of the Condominium Building. The Condominium Building has been reviewed with Fire Marshal Kim McDonald. Fire access walkways have been provided surrounding the Condominium building and the Condo building is planned to be provided with an upgraded, more intensive Commercial fire sprinkler protection system.”

The Architect submitted a cross-section through the PUD site and the Eagle View Townhomes site above the PUD, to better communicate how this development would fit in with the neighborhood.

Site changes:

The main change to the site was adding a second driveway to the east end of the condominium building, along the eastern property line adjacent to the Dillon Dam Brewery development. The residential building garage level is now 5.5’ above the finished floor elevation of the clinic, which made access through the clinic parking lot not possible. The new 20’ driveway will be constructed within the 25’ wide sanitary sewer easement located along this property line. From a sanitary sewer maintenance, grading, and access standpoint, this arrangement is desirable to the Town.

This new driveway shifted the clinic building and the commercial parking lot about 6 feet to the west. The parking lot is still outside the utility easement on the west side, and some trees are also proposed to screen the parking lot from the townhome complex along the west side of the street.

The previously proposed retaining wall along the back, or south side, of the condominium building has been eliminated and replaced with grading. This wall was required to dig the previous proposal into the hillside with the garage floor seven feet lower.

Landscaping:

The landscaping plan has been revised to accommodate the new site proposal. Trees are provided around the detention pond and on the east side of the clinic building between the building and the driveway. Trees are also proposed on the west side of Lot 45A between the parking lot and the townhome project next door. This PUD amendment approves the tree quantity, mix, and layout as presented.

Residential complex unit mix:

Both the approved and proposed PUDs have 18 units for Lot 45B. The residential unit mix of the approved PUD is six (6) 3-Bedroom Units and (12) 2-bedroom units. The proposed

amendment revised the unit mix to be three (3) 1-bedroom units, five (5) 2-Bedroom units, five (5) 3-Bedroom units, and five (5) 4-bedroom Units. The new configuration reduced the required parking spaces from 36 down to 35 parking spaces.

Parking:

The commercial parking lot was expanded to include one additional space for a total of 16 spaces. The 3,649 gross square foot clinic building requires 10 parking spaces, and the three studio apartment requires 5 more parking spaces for a total of 15. The proposed PUD provides one additional parking space above the code requirement.

The residential parking garage located on the lower level of the building requires 35 parking spaces with the new unit mix configuration. The new eastern driveway entry into the parking garage allows a more efficient parking layout with 37 spaces, which is two spaces more than the code requirement, and one more space than approved in the existing PUD.

Architecture:

The architecture of both buildings is essentially the same as the approved.

PUD Sign Plan:

The PUD sign plan approved by the minor PUD amendment in July of 2019 allowed for four building signs with a total combined area of 247 square feet. The PUD amendment is requesting five building signs and two small driveway signs for a total of 307 square feet.

The proposed amendment proposes a revised PUD sign plan with the following dimensional standards:

Lot 45A: Urgent Care Sign 2A at 85 Square Feet (Facing North)
Lot 45A: Urgent Care Sign 2B at 85 Square Feet (New Sign facing east)
Lot 45A: Urgent Care Sign 3 at 32 Square Feet (Facing West @ clinic entry)
Lot 45A Signage Total = 202 Square feet

Lot 45B: Multi-family Tower Sign 1A at 74 Square Feet
Lot 45B: Multi-family Entry Sign 1B at 25 Square Feet
Lot 45B Building Signage Total = 99 Square Feet

Residential Driveway Entry Sign at 3 Square Feet
Clinic Driveway Entry Sign at 3 Square Feet
Total driveway entry signage = 6 Square Feet

Total PUD Sign Plan Area: 307 Square Feet

Sign 1A exceeds the twenty foot (20') maximum length set forth in the Code when applied to the vertical orientation of the sign.

Conditions of Approval Revisions:

Condition “D” was modified to reflect the new fire hydrant configuration.

Condition “E” the sanitary sewer easement encroachment language was expanded to include the new residential driveway and the concrete stairways next to the building.

Condition “I” was modified to reflect a maximum allowable height of 8940.50’.

Condition “K” was modified to have the Developer haul off snow when the snow storage areas are full.

Condition “M” was modified to reflect the revised PUD sign plan.

Condition “N” clarified the need for the Developer to submit a separate development application to obtain approval of a condominium map for the Residential Building on Lot 45B.

Condition “Q” was added to require a new access easement across Lot 45A between the W. Anemone Trail and the Lot 45B property line for access to the residential condominium building on Lot 45B.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town Engineer



Detailed Project Analysis Report

Major PUD Amendment to Dillon Urgent Care and Residences PUD Development Plan

**Prepared by the
Town of Dillon for the
Planning and Zoning Commission
and the Dillon Town Council**

April 30, 2020

SUMMARY

The Town of Dillon has received a Level IV Development application for a Major Amendment to the Dillon Urgent Care and Residences PUD Development Plan (**the “PUD”**). The approved PUD consist of a phased construction project containing a commercial building on Lot 45A, and a residential condominium building on Lot 45B.

The Lot 45A phase would consist of the construction of the commercial clinic building, parking lot, utility and drainage infrastructure, and the commercial parking lot. The commercial building would contain an Urgent Care center with three attached Work Force Housing apartment units to be used by employees of the clinic in order to ensure staffing of the clinic.

The Lot 45B phase of the project consists of an 18 unit condominium building.

The project remains to the currently approval PUD

A Level IV Development Application requires a public hearing by the Planning and Zoning Commission to recommend approval of the PUD amendment, and an additional public hearing before the Dillon Town Council to approve the PUD amendment.

PUBLIC NOTICE

Pursuant to the Dillon Municipal Code and Development Regulations (**the “Code”**), proper notification of the public hearings was published, a mailing was sent out to property owners with in 300 feet of the property, and the sign was posted on April 28th, 2020.

ZONING

The PUD is located within the Mixed Use (MU) Zone District.

PROPOSED BUILDING AND SITE

The proposed development consists of a single-story mixed-use building with a medical office (Urgent Care) and 3 Workforce Housing apartment units fronting E. Anemone Trail (Phase I) and a three-story multi-family residential building and below grade parking garage (Phase II). Phase I consists of 3,649 sf of medical office area and 1,071 sf of Workforce Housing residential consisting of three studio apartments to be used for clinic employees in order to staff the clinic full time.

Phase II, which will be constructed behind the building constructed in Phase I, will consist of a three-story multi-family residential building containing a total of approximately 28,892 sf of living area. The residential building contains the following unit mix:

- (3) 1 Bedroom units at 994 square feet each
- (5) 2 Bedroom units at 1,459 sf square feet each
- (5) 3 Bedroom units with areas between 1,395 and 2,094 square feet
- (5) 4 bedroom units at 1,831 square feet each

The proposed mixed-use clinic building (Phase I of the PUD), will be sited on Lot 45A adjacent to E. Anemone Trail right-of-way. The parking lot will be constructed on the western side of the building.

The multi-family residential building and associated parking garage (Phase II) will be sited on Lot 45B, behind the Lot 45A building and parking lot.

The developer will be required to create an access easement across Lot 45A for the residential driveway to Lot 45B.

ARCHITECTURAL GUIDELINES

The architect has worked with the Town of Dillon Architectural Guidelines and the Town's architectural consultant and believes the Application is in conformance with the intent of the Guidelines. The Planning and Zoning Commission approved the architectural design of the PUD by Resolution PZ 01-19, Series of 2019 on January 9, 2019.

OFF-STREET PARKING LOT

Lot 45A: The commercial parking lot was expanded to include one additional space for a total of 16 spaces. The 3,649 gross square foot clinic building requires 10 parking spaces at a rate of 1 parking space per 400 square feet. The three studio apartments require 1.5 parking spaces per unit, for a total of 5 parking spaces. A total of 15 parking spaces are required on lot 45A. Sixteen parking spaces are providing on Lot 45A, creating one additional parking space above the code requirement.

Lot 45B: The residential parking garage located on the lower level of the building requires 35 parking spaces with the new unit mix configuration calculated as follows:

5 Spaces	(3) 1 Bedroom Units at 1.5 parking space/Unit
10 Spaces	(5) 2 Bedroom Units at 2.0 parking space/Unit
10 Spaces	(5) 3 Bedroom Units at 2.0 parking space/Unit
10 Spaces	(5) 4 Bedroom Units at 2.0 parking space/Unit
<u>35 Parking Spaces Required</u>	

The new eastern driveway entry into the parking garage allows a more efficient parking layout with 37 spaces, which is two spaces more than the code requirement, and one more space than approved in the existing PUD.

SNOW STORAGE

The PUD provides the required 25% of snow storage for the residential driveway, parking lots and sidewalks. However, due to the tight nature of this site and conflicts with landscaping within the proposed snow storage areas, the PUD will require the Developer to haul off snow from the site once the snow storage areas are full. See Sheet A104 for more specific details.

SIGNAGE

A PUD sign plan was previously approved for this project in July of 2019 with a maximum of 247 square feet. The revised proposal is for a maximum of 307 square feet of signage.

The approved PUD sign plan had two signs on the clinic, but the proposed PUD amendment has three total, one on the north and one on the west faces of the clinic and also proposes a third sign facing east towards highway 6. The residential building will still have two signs on the elevator tower.

The proposed amendment proposes a revised PUD sign plan with the following dimensional standards:

Lot 45A: Urgent Care Sign 2A at 85 Square Feet (Facing North)
Lot 45A: Urgent Care Sign 2B at 85 Square Feet (New Sign facing east)
Lot 45A: Urgent Care Sign 3 at 32 Square Feet (Facing West @ clinic entry)
Lot 45A Signage Total = 202 Square feet

Lot 45B: Multi-family Tower Sign 1A at 74 Square Feet
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Lot 45B Building Signage Total = 99 Square Feet

Residential Driveway Entry Sign at 3 Square Feet
Clinic Driveway Entry Sign at 3 Square Feet
Total driveway entry signage = 6 Square Feet

Total PUD Sign Plan Area: 307 Square Feet

Sign 1A exceeds the twenty foot (20') maximum length set forth in the Code when applied to the vertical orientation of the sign.

The Code provisions for sign area would only allow 75 square feet per building or 150 square feet total without the PUD sign Plan.

See Sheet A211 for more information.

BUILDING SETBACKS (YARDS)

The project meets or meets the minimum setback requirements of the Mixed-Use (MU) Zone District in the Town Code with respect to the adjacent properties and right-of-way. The Town code uses the term Yard instead of Setbacks. This project provides the minimum yards around the perimeter of the PUD:

- Front Yard: 25' from W. Anemone Trail right-of-way line
- Side Yard: 10' from the property lines along the Dillon Dam Brewery and the Clearview Townhomes.
- Rear Yard: 20' from the southern property line along the Eagle View Townhomes.

The PUD process also allows the yards to be reduced from the code requirements. In this case the yards between the two buildings, as measured to the property line between Lot 45A and 45B are less than the code requirements but acceptable to the developer.

OPEN SPACE

The Mixed-Use Zone requires 50 square feet of open space for Studio Apartments and 100 square feet for 2 bedroom or larger units.

Each studio apartment on Lot 45A has a sidewalk area outside each unit's entry door in excess of 50 square feet.

The one-bedroom units on Lot 45B have decks between 80-200 sf, which exceeds the minimum 50 sf requirement. The two, three and four bedroom units all have decks that exceed the 100 square feet minimum open space requirement.

The overall PUD provides 10.3% of the PUD area as open space with an additional 27.9% of landscape area within the building setback (yards) for a total of 38.2% of open areas. The building coverage is a combined total of 43.7% for both lots. The driveways and parking areas occupy 18.1% of the PUD parcel area. See Sheet A103 for more information.

VEHICULAR AND PEDESTRIAN CIRCULATION

The project proposes adequate internal street circulation designed for the type of traffic generated, safety, convenience and access. The project proposes pedestrian ways throughout the PUD that would allow residents and visitors to walk safely and conveniently among areas of the PUD and provide for connections to the site from the adjacent neighborhoods. The second driveway provides access to the Lot 45B and the residential building.

UTILITIES

The proposed project will be served by an existing water main and a sewer main located in W. Anemone Trail.

DRAINAGE

The applicant will construct two detention ponds along the front of the building site which will be tied into an existing storm sewer system in W. Anemone Trail.

COMPLIANCE WITH DILLON ZONING REGULATIONS AND COMPREHENSIVE PLAN

A medical office, workforce housing, and multi-family residential units are allowed in the Mixed Use (MU) Zone District and are in general conformance with the Town of Dillon Comprehensive Plan.

PROPOSED PLANNED UNIT DEVELOPMENT CHANGES TO THE UNDERLYING MIXED-USE ZONING DISTRICT

The developer is proposing the following changes which are allowed to be varied by the Town Municipal Code through a Planned Unit Development Process.

- A.** The Application proposes development of the site in two phases. Phase I will be constructed initially and include the mixed-use one story building including a medical office, three workforce housing apartment units, off street parking, public utilities, a trash enclosure and associated private utilities. Phase II will be potentially constructed at a later date and will include 18 residential units with subsurface parking. Each phase may be developed as an independent unit.

- B.** The Application proposes a total of 307 sf of signage, one sign greater than twenty (20) feet in length, and signage on the multi-family building, Phase II, that is located above the second floor. These dimensions deviate from the standard provisions of the Code but are permissible through a PUD Sign Plan approval.

PHASING

Under the Code, Phasing of construction within a PUD may be permitted, provided that each individual phase is designed and developed to exist as an independent unit, and that the construction and improvement of common open space and site amenities shown on the development plan proceed at the same rate as the construction of dwellings and other permitted land uses. All public improvements shall be completed during Phase I.

SIGNAGE

The Town shall evaluate the relationship of the PUD to its surroundings in order to consider adverse effects. The Planning Commission may consider proposed signage as part of such evaluation.

CONDITIONS OF APPROVAL

The Planning and Zoning Commission and the Town Council may recommend conditions of approval that relate to the impacts created by the proposed PUD which may include, but are not limited to, the following:

- a. Increasing the required setbacks.
- b. Limiting the height of the buildings.
- c. Controlling the location and number of vehicular access points.
- d. Establishing new streets, increasing the rights-of-way or roadway width of existing streets, requiring curbs and sidewalks and, in general, improving the traffic circulation system.
- e. Requiring additional improvements for utilities or storm drainage facilities.
- f. Increasing the number of parking spaces and improving design standards for parking areas.
- g. Limiting the number, size, location and lighting of signs.
- h. Designating sites for open space and recreation.
- i. Requiring additional view-obscuring screening or fencing.
- j. Establishing any special time limits for completion of all or any portion of the project, including but not limited to utilities, drainage facilities, streets, curbs, gutters, sidewalks, parking areas, landscaping, fencing, screening, recreation areas or community buildings.
- k. Requiring a special contractual agreement with the Town to ensure development of streets, sidewalks, drainage facilities, utilities and other improvements to standards which are acceptable to the Town.
- l. Requiring the placement of building and roadways in such a manner that: i) would provide for utilization of the solar potential of the site and protect the solar access of adjacent sites, and ii) would buffer and minimize any adverse noise impacts.

The resolution contains the specific conditions of approval for this application.

PLANNING COMMISSION AND TOWN COUNCIL ACTION

The Planning and Zoning Commission, after review of the major PUD amendment to the previously approved PUD Development Plan shall either recommend approval of the application, with or without modifications and conditions, recommend denial, or continue the hearing.

The Town Council, after review of the major PUD amendment to the previously approved PUD Development Plan shall either approve the application, with or without modifications and conditions, recommend denial, or continue the hearing.

A recommendation for approval of a major PUD amendment shall be based on the following findings:

- a. The proposed development and major PUD amendment are in substantial conformance with the Comprehensive Plan.
- b. The PUD as set forth in the PUD development plan as amended will not have an adverse impact on the surrounding area. The PUD is compatible with the scale, intensity, and type of land uses located on adjacent property.
- c. The proposed benefits offset the proposed exceptions to the underlying zoning district and the subdivision regulations and such exceptions are in the best interest of the public health, safety and welfare.
- d. Streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.
- e. The proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem. The timing of installation of utility and drainage facilities will be closely coordinated with development construction and will not create a hardship on residents either within or outside the planned area.
- f. The density in the proposed development will not result in the inability on the part of the Town or utility providers to provide public utilities or services to the project. The Applicant must furnish to the Town such additional water rights, storage right and treatment capacity in the Joint Sewer Authority wastewater treatment plant as found necessary by the Town to serve the development following build out. The Town shall determine the quantity and quality of water rights required.

PUD (PLANNED UNIT DEVELOPMENT) PERMIT SET FOR

LEGAL DESCRIPTION:

LOTS 45R PTARMIGAN TRAIL ESTATES, UNIT 1
TOWN OF DILLON, SUMMIT COUNTY,
COLORADO

PROJECT NAME

Dillon Urgent Care and
Residences



Dillon Urgent Care & Residences
956 W. Anemone Trail
DILLON, COLORADO

PROJECT INFORMATION

ZONING DISTRICT:

ZONING: MIXED USE (MU)

PROJECT ADDRESS

956 W. ANEMONE TRAIL

PROJECT TEAM

OWNER:

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730 Kraffel Lane
Chesterfield MO 63017
Nizar Assi, Admin
Phone: 314-640-1632
E-mail:
nizarassi@yahoo.com

CIVIL ENGINEER & SUREYOR

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Rob Goss, PE
Phone: 970-771-3459
E-mail:
rob@marcinengineering.com

ARCHITECT:

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1919 7th Street
Boulder, CO., 80302

Phone: 303-442-5458
Fax:303-442-4745

Project Architect:
Tom Jarmon
Email: tom@esapc.com

APPLICANT

Eric Smith Associates, P.C.
c/o Salima Abou Assi Trust
1919 7th Street
Boulder, CO., 80302

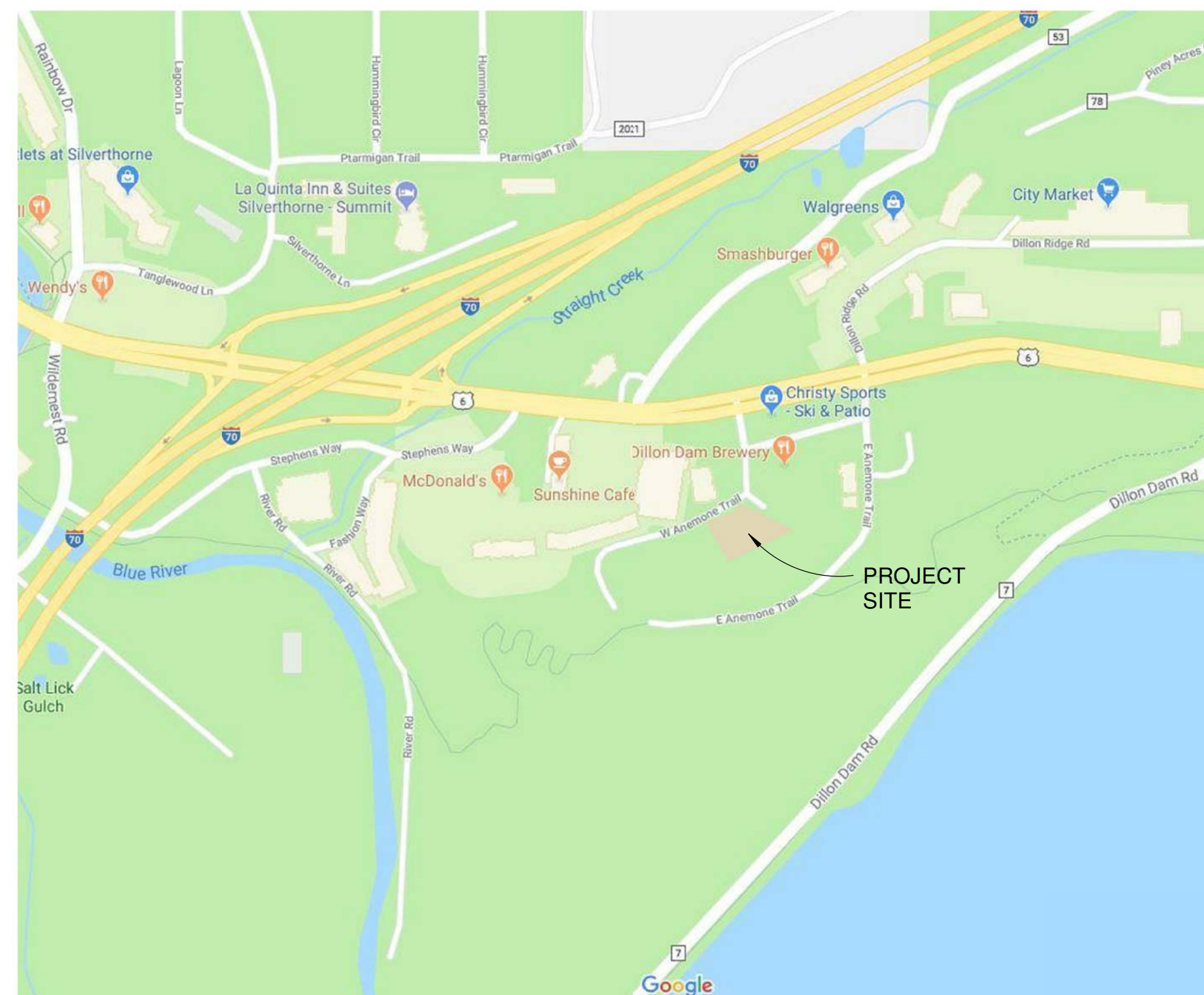
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Tom Jarmon
Email: tom@esapc.com

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VICINITY MAP



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REVISIONS

No.	Description	Date
1	RE: 1st SUB COMMENTS	2018-08-21
2	Resubmittal re comments	2018-12-17

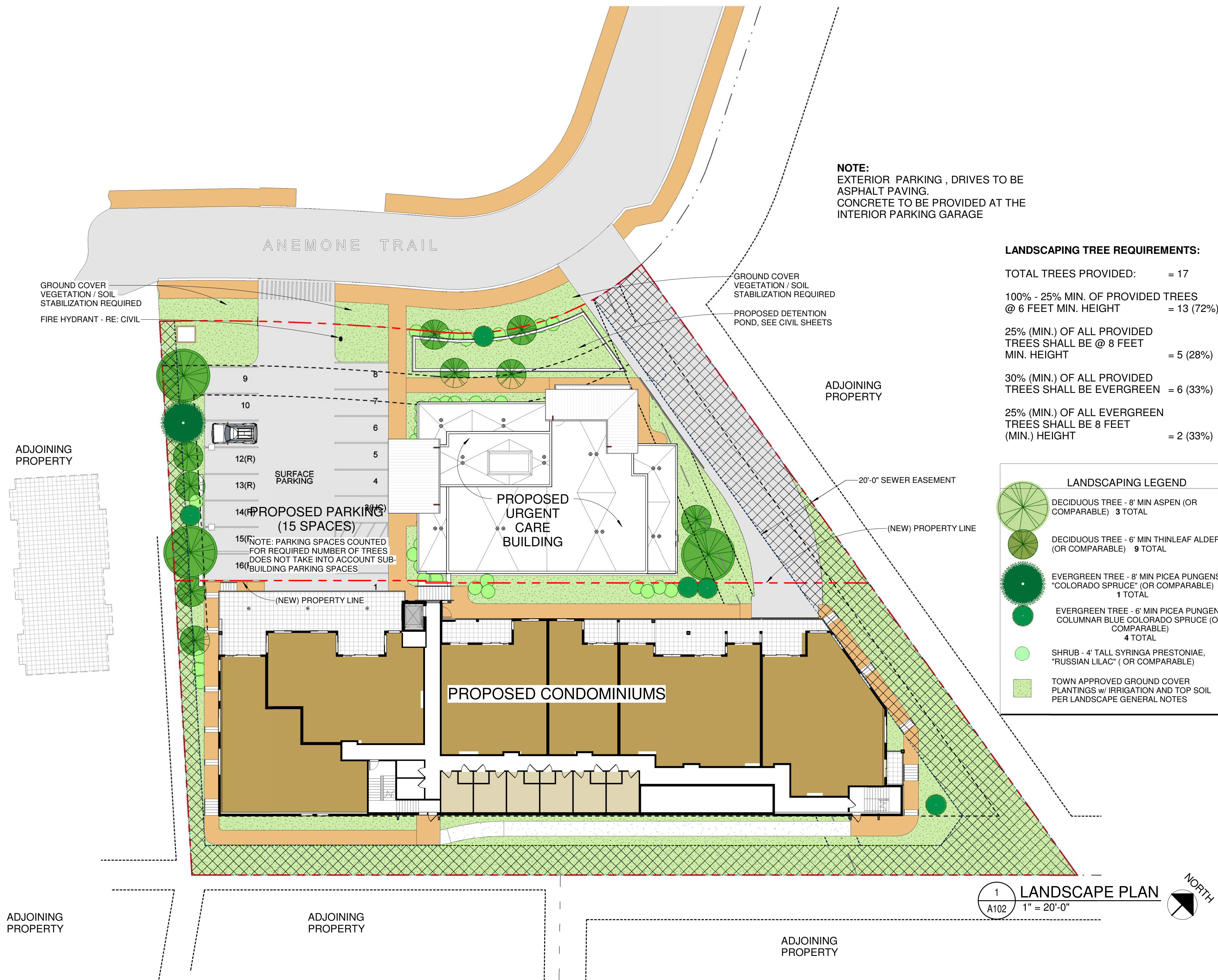
Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title
PROJECT COVER SHEET

Sheet Number
A001

DATE: 2020-04-30

4/30/2020 5:06:33 PM



NOTE:
 EXTERIOR PARKING, DRIVES TO BE ASPHALT PAVING.
 CONCRETE TO BE PROVIDED AT THE INTERIOR PARKING GARAGE

LANDSCAPING TREE REQUIREMENTS:

TOTAL TREES PROVIDED: = 17

100% - 25% MIN. OF PROVIDED TREES @ 6 FEET MIN. HEIGHT = 13 (72%)

25% (MIN.) OF ALL PROVIDED TREES SHALL BE @ 8 FEET MIN. HEIGHT = 5 (28%)

30% (MIN.) OF ALL PROVIDED TREES SHALL BE EVERGREEN = 6 (33%)

25% (MIN.) OF ALL EVERGREEN TREES SHALL BE 8 FEET (MIN.) HEIGHT = 2 (33%)

LANDSCAPING LEGEND

- DECIDUOUS TREE - 8' MIN ASPEN (OR COMPARABLE) 3 TOTAL
- DECIDUOUS TREE - 6' MIN THINLEAF ALDER (OR COMPARABLE) 9 TOTAL
- EVERGREEN TREE - 8' MIN PICEA PUNGENS, "COLORADO SPRUCE" (OR COMPARABLE) 1 TOTAL
- EVERGREEN TREE - 6' MIN PICEA PUNGENS COLUMNAR BLUE COLORADO SPRUCE (OR COMPARABLE) 4 TOTAL
- SHRUB - 4' TALL SYRINGA PRESTONIAE, "RUSSIAN LILAC" (OR COMPARABLE)
- TOWN APPROVED GROUND COVER PLANTINGS w/ IRRIGATION AND TOP SOIL PER LANDSCAPE GENERAL NOTES

1 LANDSCAPE PLAN
 A102 1" = 20'-0"



Dillon Urgent Care & Residences
 956 W. Anemone Trail
 DILLON, COLORADO



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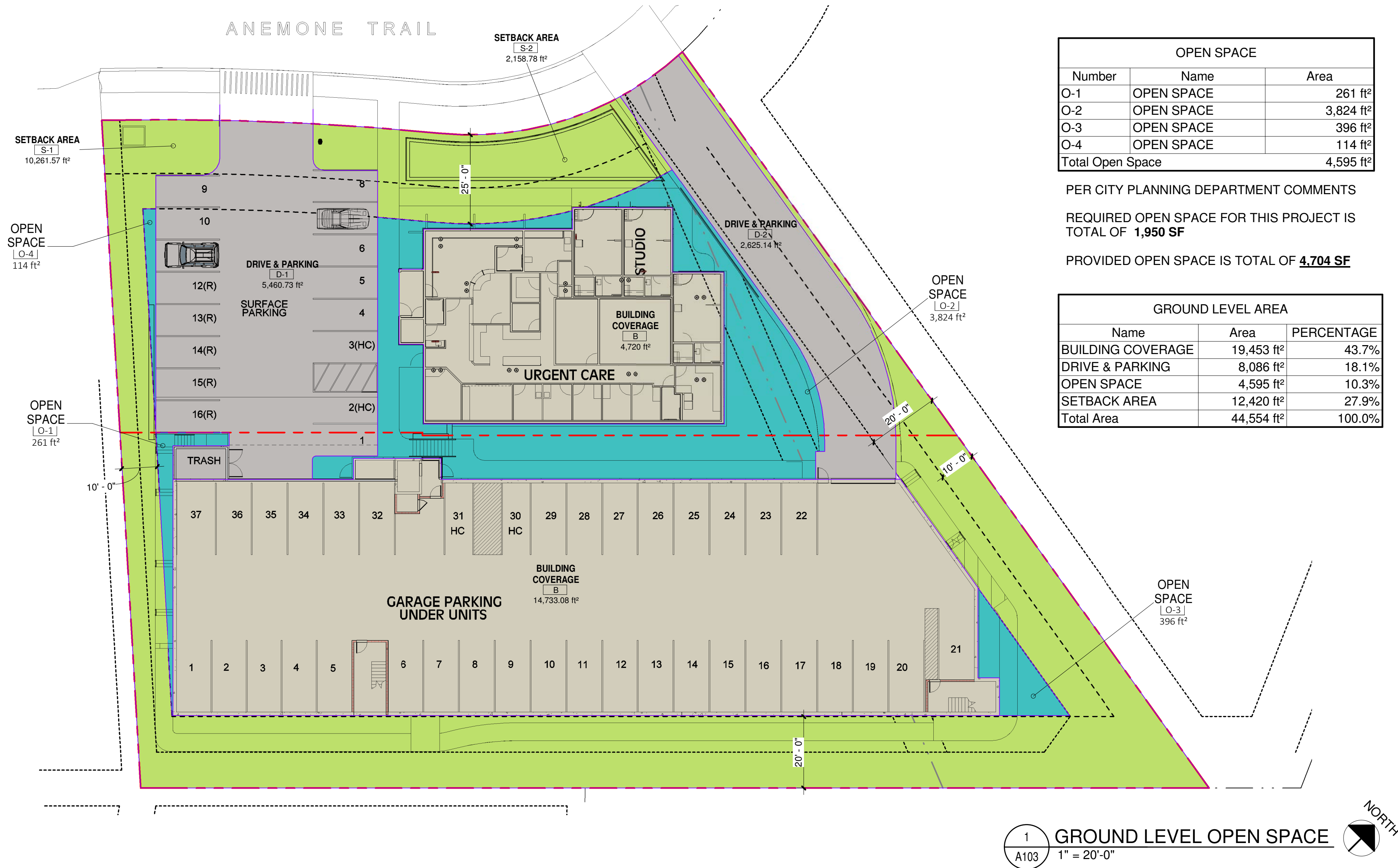
REVISIONS

No.	Description	Date
1	RE: 1st SUB COMMENTS	2018-09-21
2	Resubmittal re comments	2018-12-17
3	PROPERTY LINE UPDATE	2019-12-11

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	T.J.

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	LANDSCAPE PLAN
Sheet Number	A102

DATE: 2020-04-30



OPEN SPACE		
Number	Name	Area
O-1	OPEN SPACE	261 ft ²
O-2	OPEN SPACE	3,824 ft ²
O-3	OPEN SPACE	396 ft ²
O-4	OPEN SPACE	114 ft ²
Total Open Space		4,595 ft ²

PER CITY PLANNING DEPARTMENT COMMENTS
 REQUIRED OPEN SPACE FOR THIS PROJECT IS
 TOTAL OF **1,950 SF**
 PROVIDED OPEN SPACE IS TOTAL OF **4,704 SF**

GROUND LEVEL AREA		
Name	Area	PERCENTAGE
BUILDING COVERAGE	19,453 ft ²	43.7%
DRIVE & PARKING	8,086 ft ²	18.1%
OPEN SPACE	4,595 ft ²	10.3%
SETBACK AREA	12,420 ft ²	27.9%
Total Area	44,554 ft ²	100.0%

1 GROUND LEVEL OPEN SPACE
 A103 1" = 20'-0"

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 DILLON, COLORADO



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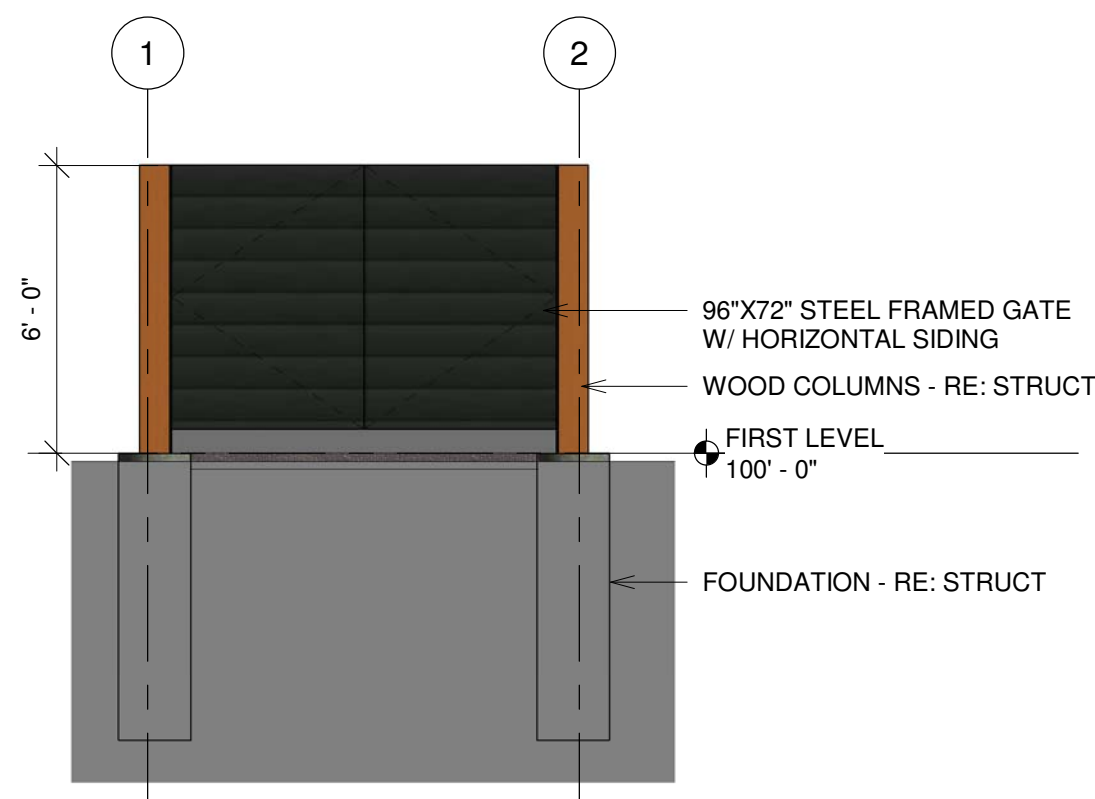
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REVISIONS		
No.	Description	Date
1	RE: 1st SUB COMMENTS	2018-09-21
2	Resubmittal re comments	2018-12-17

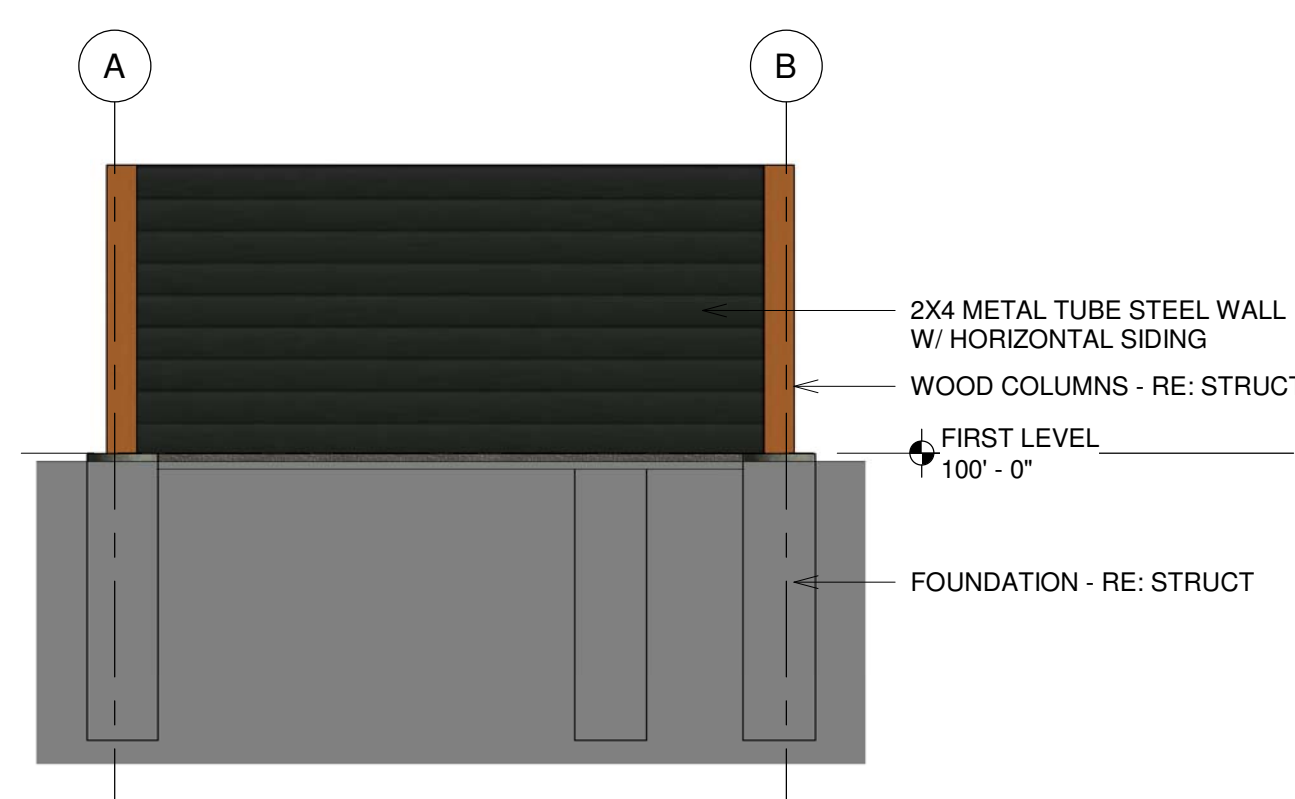
Job Number:	17039
Date:	2018 NOV 14
Drawn By:	-
Checked By:	-

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	OPEN SPACE & PHASING PLAN
Sheet Number	A103

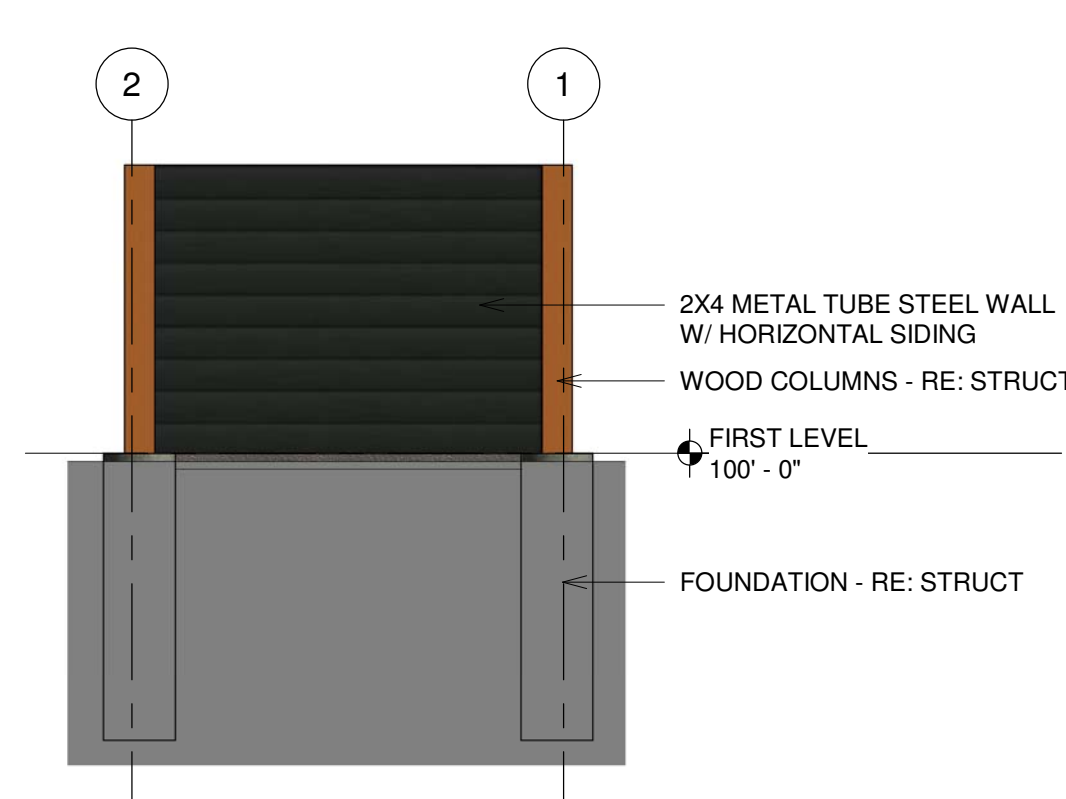
DATE: 2020-04-30



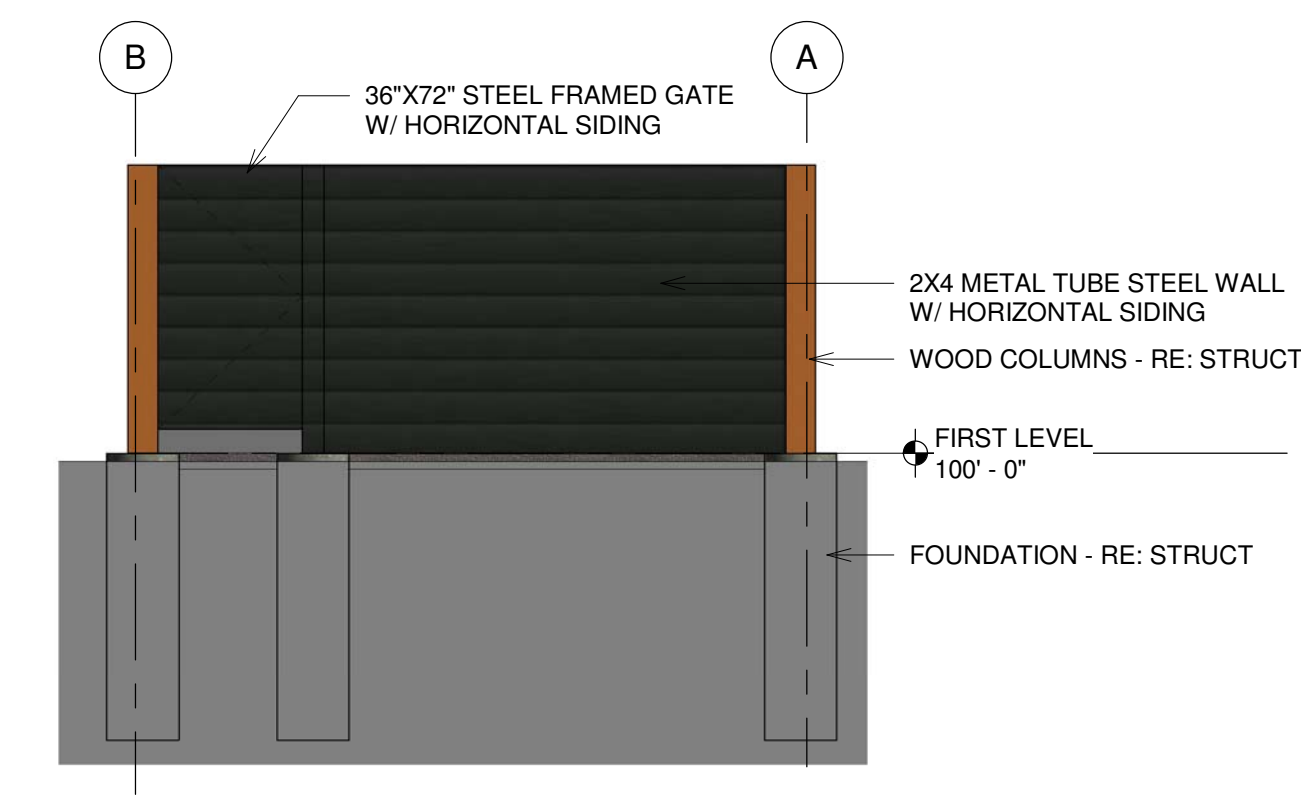
3 TRASH & RECYCLING ENCLOSURE-FRONT ELEV.
A104 1/4" = 1'-0"



4 TRASH & RECYCLING ENCLOSURE-LEFT ELEV.
A104 1/4" = 1'-0"



5 TRASH & RECYCLING ENCLOSURE-REAR ELEV.
A104 1/4" = 1'-0"



6 TRASH & RECYCLING ENCLOSURE-RIGHT ELEV.
A104 1/4" = 1'-0"

SNOW STORAGE GENERAL NOTES:

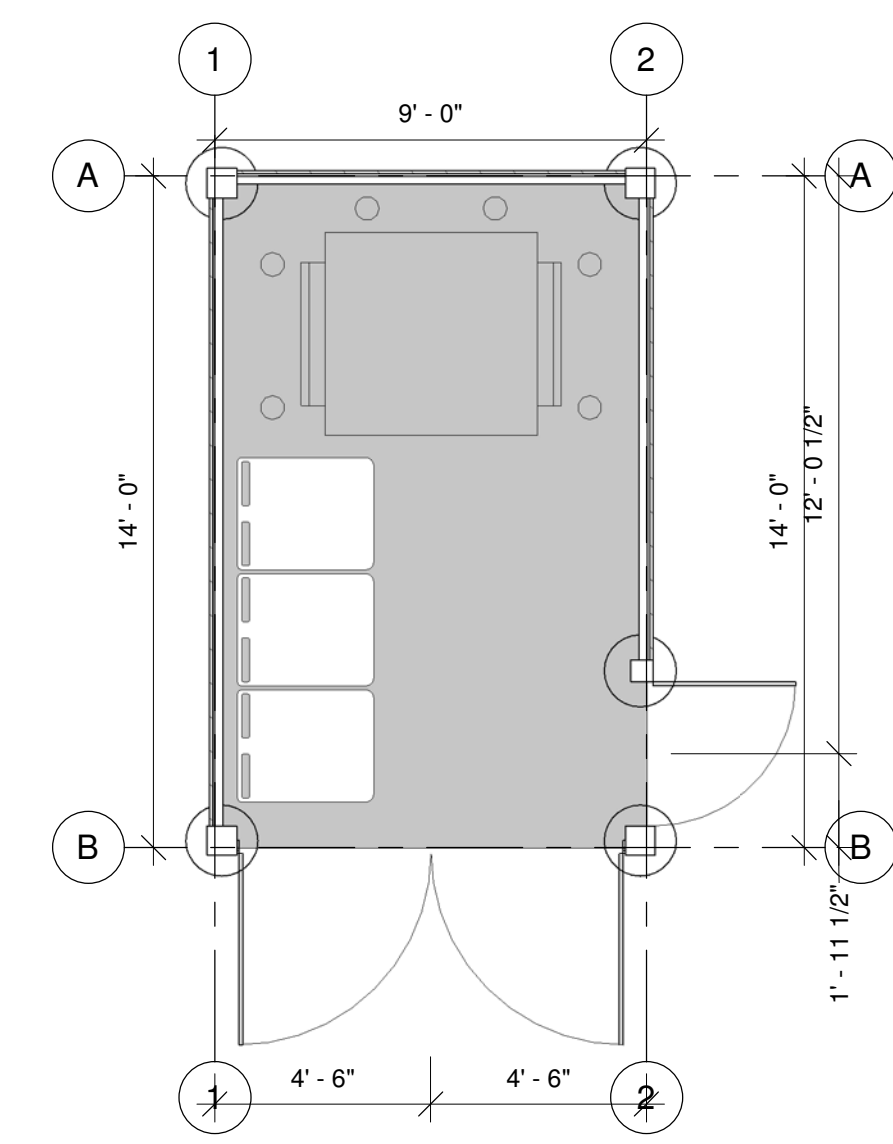
1. A WRITTEN AGREEMENT BETWEEN OWNER AND THE TOWN OF DILLON THAT THERE WILL BE A CONTINUOUS GUARANTEE OF REMOVAL OF SNOW.
2. LANDSCAPING DAMAGED DUE TO SNOW STORAGE SHALL BE REPLACED.

PARKING & DRIVE AREA: 7,788 SF
SNOW STORAGE REQUIRED:
7,788 SF X 25% = 1,947 SF
SNOW STORAGE PROVIDED: **1,938 SF**

SIDEWALK AREA: 3,575 SF
SNOW STORAGE REQUIRED:
3,575 SF X 25% = 893.75 SF
SNOW STORAGE PROVIDED: **1,431 SF**

Area Schedule (Snow Storage)		
Name	Number	Area

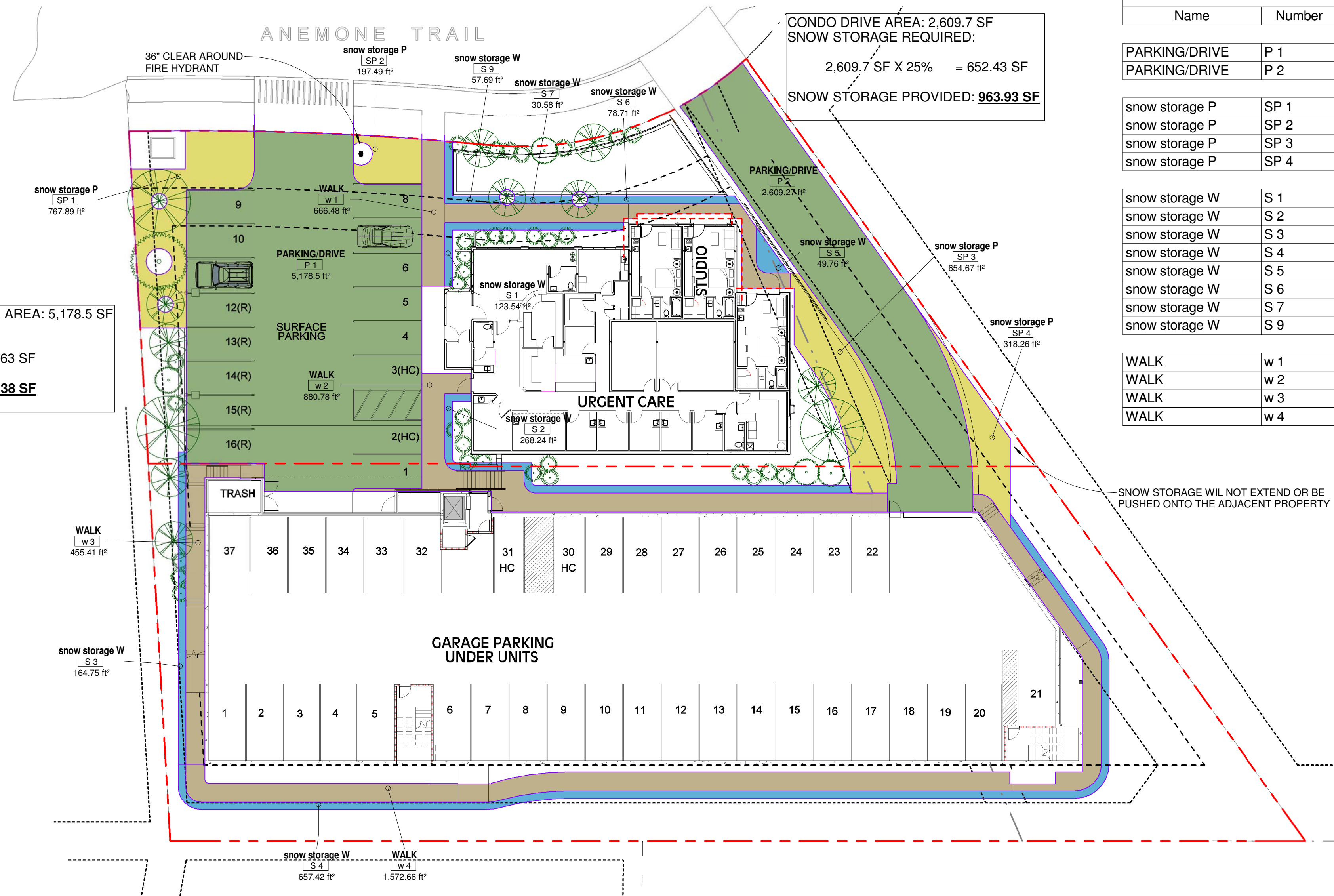
PARKING/DRIVE	P 1	5,178 ft ²
PARKING/DRIVE	P 2	2,609 ft ²
		7,788 ft ²
snow storage P	SP 1	768 ft ²
snow storage P	SP 2	197 ft ²
snow storage P	SP 3	655 ft ²
snow storage P	SP 4	318 ft ²
		1,938 ft ²
snow storage W	S 1	124 ft ²
snow storage W	S 2	268 ft ²
snow storage W	S 3	165 ft ²
snow storage W	S 4	657 ft ²
snow storage W	S 5	50 ft ²
snow storage W	S 6	79 ft ²
snow storage W	S 7	31 ft ²
snow storage W	S 9	58 ft ²
		1,431 ft ²
WALK	w 1	666 ft ²
WALK	w 2	881 ft ²
WALK	w 3	455 ft ²
WALK	w 4	1,573 ft ²
		3,575 ft ²



2 TRASH & RECYCLING ENCLOSURE
A104 1/4" = 1'-0"

NOTE: TRASH ENCLOSURE CONFIGURATON WILL REQUIRE A ROLL-IN DUMPSTER FOR SERVICING

URGENT CARE PARKING & DRIVE AREA: 5,178.5 SF
SNOW STORAGE REQUIRED:
5,178.5 SF X 25% = 1,294.63 SF
SNOW STORAGE PROVIDED: **965.38 SF**



1 SNOW STORAGE PLAN
A104 1" = 20'-0"



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No.	Description	Date
1	RE: 1st SUB COMMENTS	2018-09-21
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	-
Checked By:	-

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	SNOW STORAGE
Sheet Number	A104

DATE: 2020-04-30



1 1ST LEVEL RESIDENTIAL UNITS ABOVE PARKING
A110 1/16" = 1'-0"



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956 W. Anemone Trail
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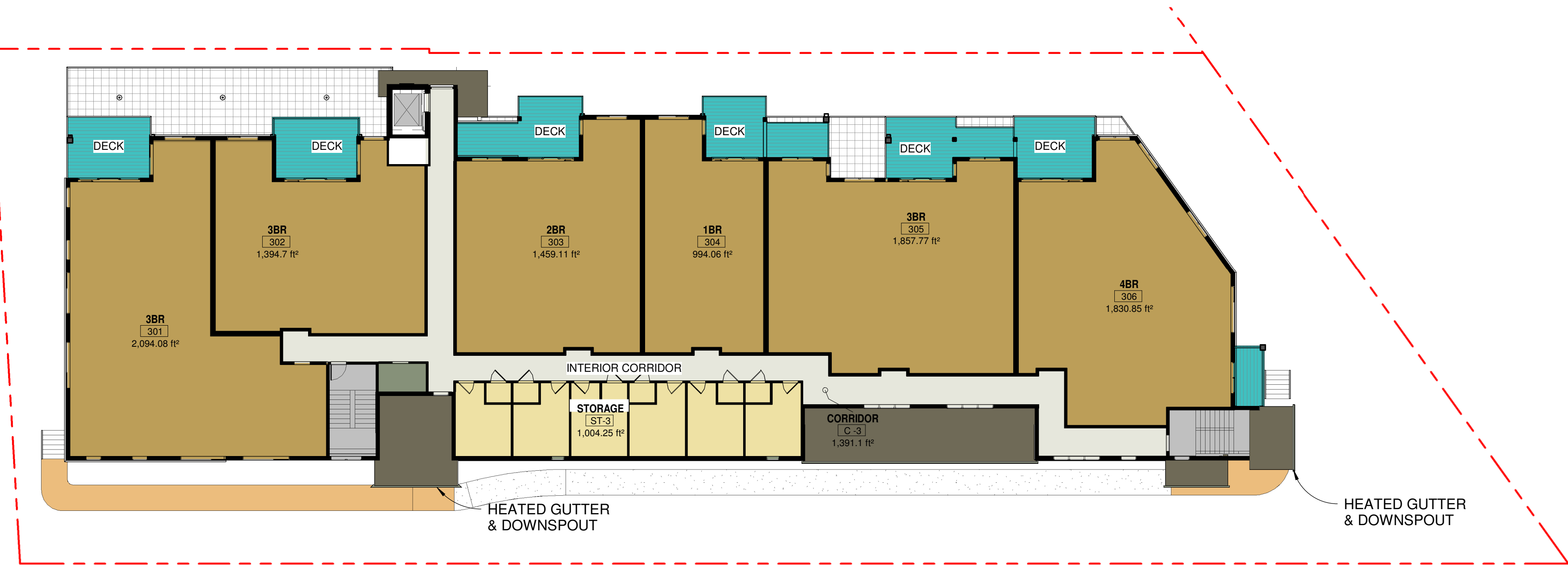
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REVISIONS		
No.	Description	Date
2	Resubmittal re comments	2018-12-17

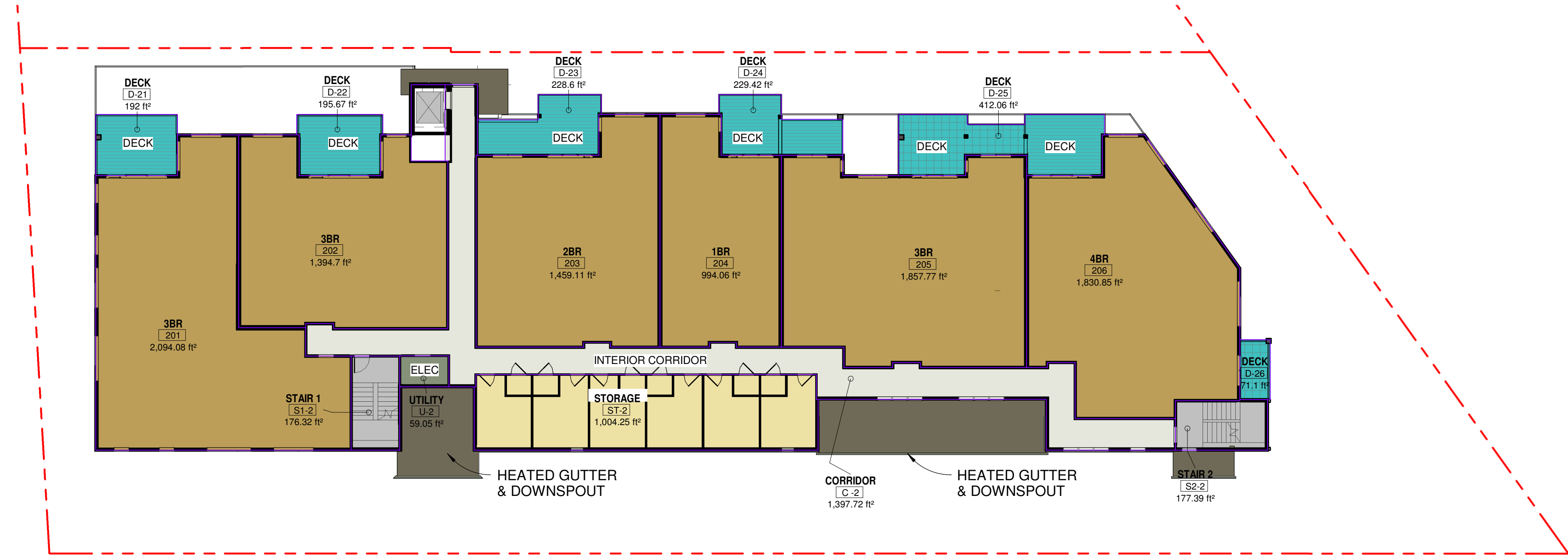
Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	1ST LEVEL FLOOR PLAN
Sheet Number	A110

DATE: 2020-04-30



2 3RD LEVEL RESIDENTIAL UNITS ABOVE PARKING
A120 1/16" = 1'-0"



1 2ND LEVEL RESIDENTIAL UNITS ABOVE PARKING
A120 1/16" = 1'-0"



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REVISIONS

No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	T.J.

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	2ND & 3RD LEVEL FLOOR PLAN & ROOF PLAN
Sheet Number	A120

DATE: 2020-04-30

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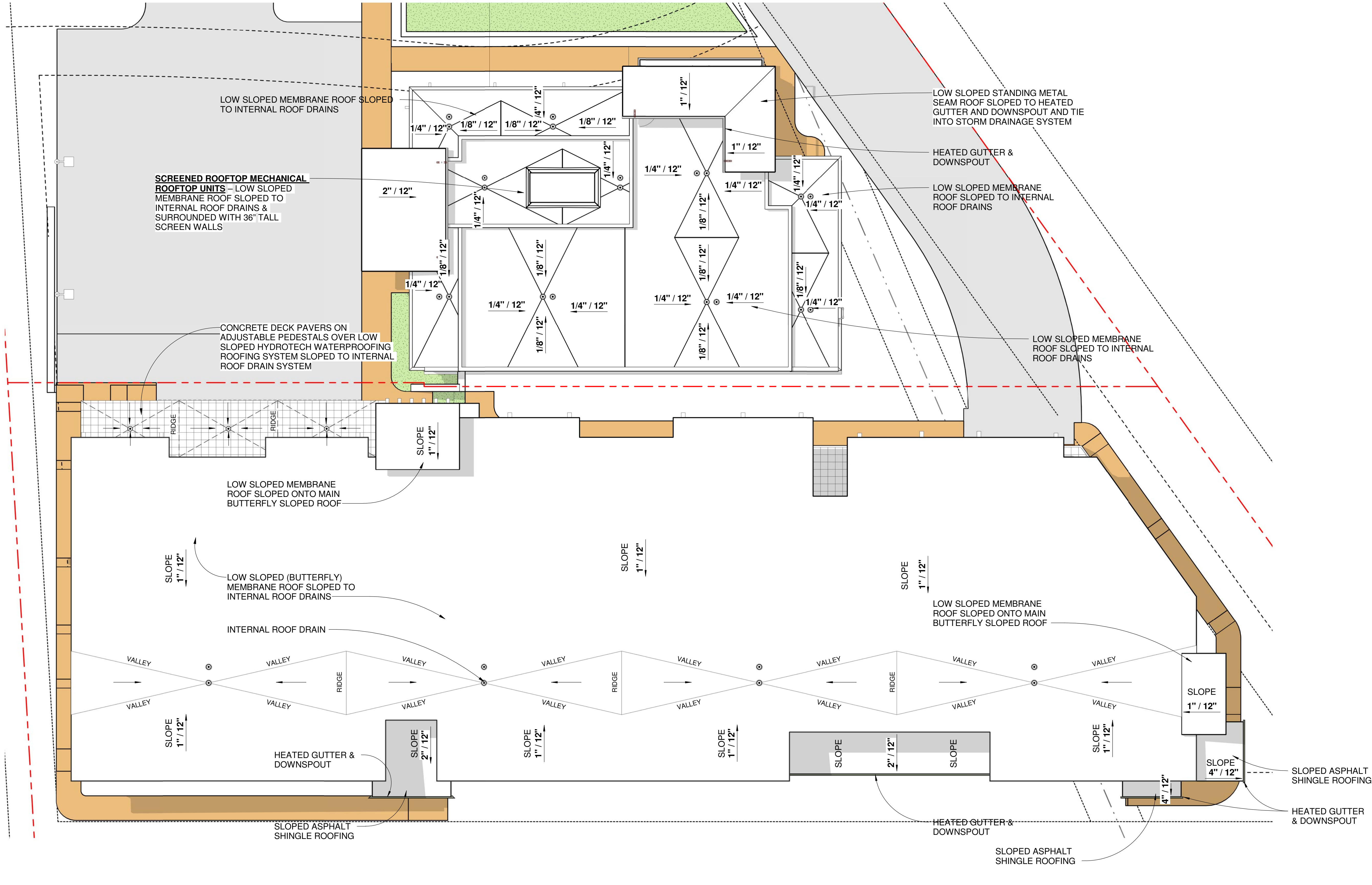
REVISIONS

No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	T.J.

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	ROOF PLAN
Sheet Number	A130

DATE: 2020-04-30



1 ROOF DRAINAGE PLAN
 A130 1" = 10'-0"





2 URGENT CARE WEST ELEVATION
A201 1" = 10'-0"



1 WEST ELEVATION
A201 1" = 10'-0"

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2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	T.J.

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	EXTERIOR ELEVATIONS
Sheet Number	A201

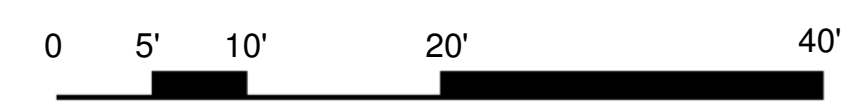
DATE: 2020-04-30



2 NORTH ELEVATION
1" = 10'-0"



1 URGENT CARE NORTH ELEVATION
1" = 10'-0"



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REVISIONS		
No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	Author
Checked By:	Checker

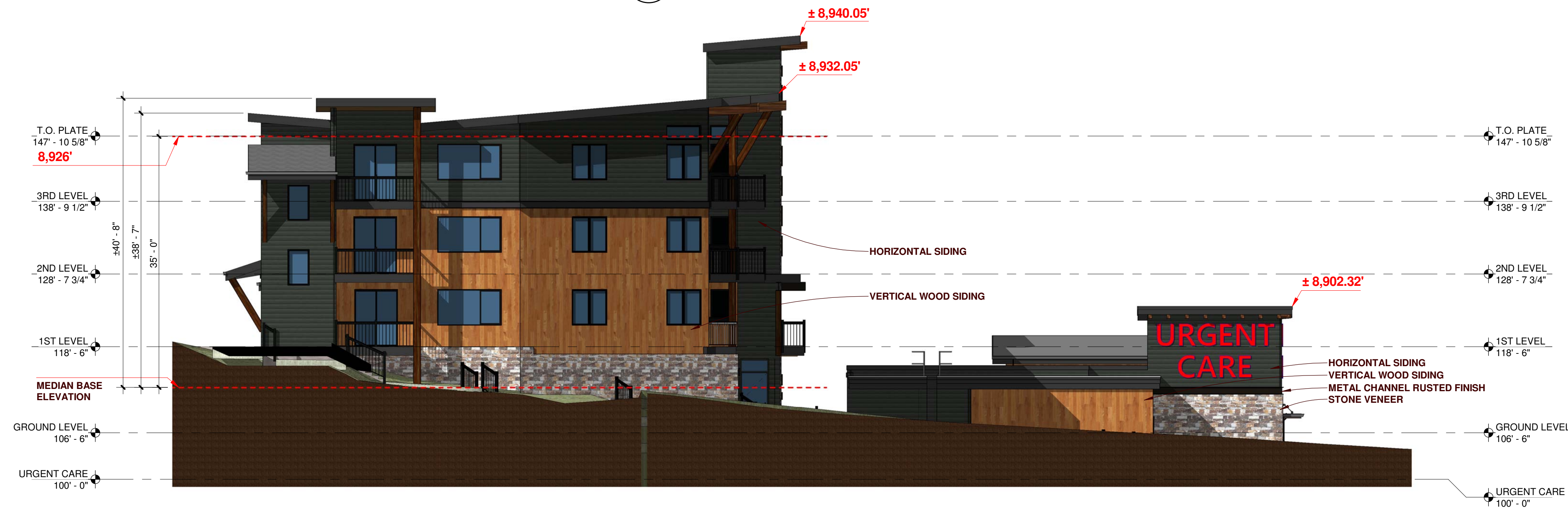
Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	EXTERIOR ELEVATIONS
Sheet Number	A202

DATE: 2020-04-30

Dillon Urgent Care & Residences
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2 SOUTH ELEVATION
 A203 1" = 10'-0"



1 EAST ELEVATION
 A203 1" = 10'-0"



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REVISIONS

No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	ESA
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	EXTERIOR ELEVATIONS
Sheet Number	A203

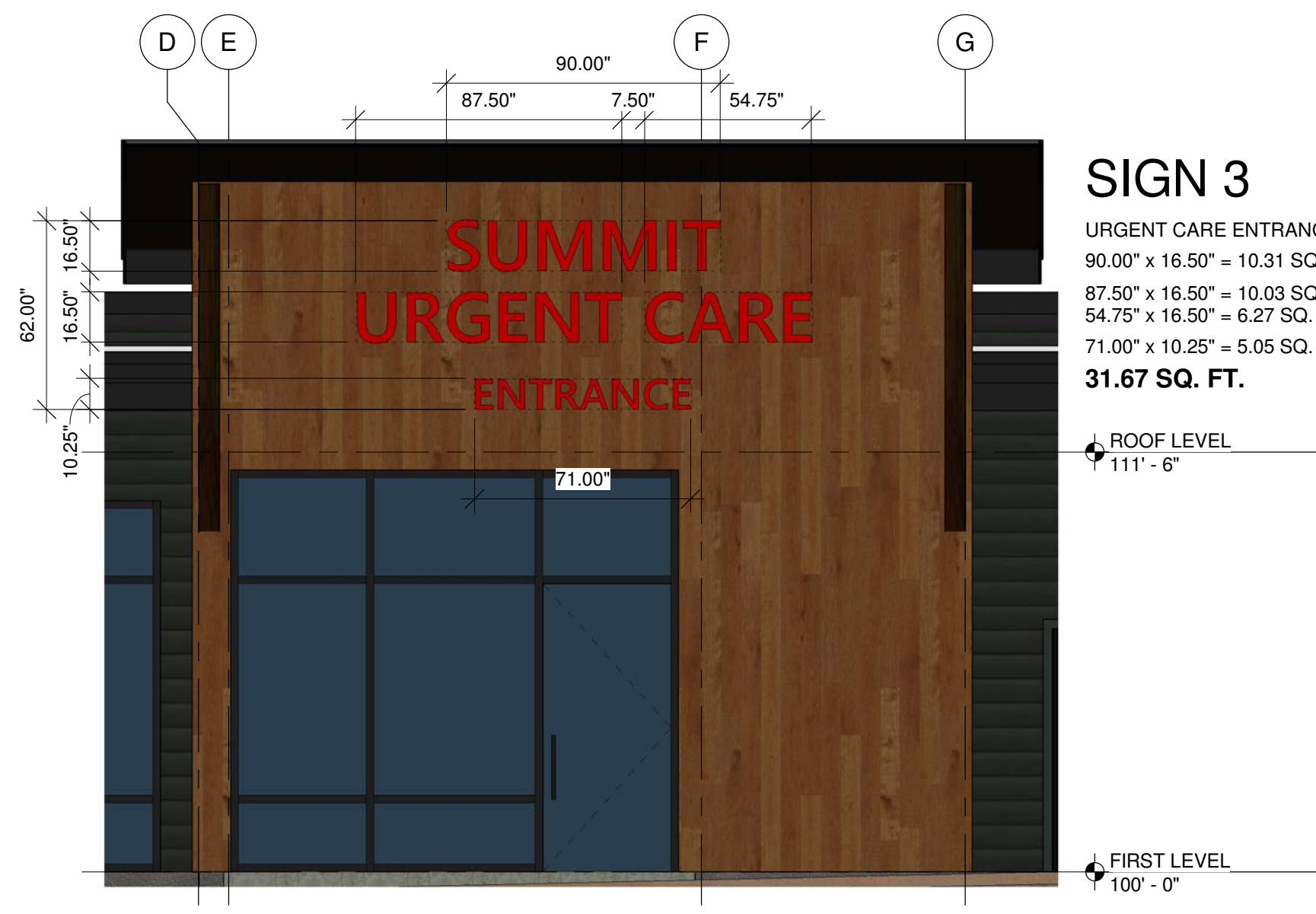
DATE: 2020-04-30



2 02A - URGENT CARE SIGN 1 (NORTH FACE-2A, EAST FACE 2B SIMILAR)
A211 1/4" = 1'-0"

5 02A & 02B - URGENT CARE SIGN EXHIBIT
A211

NOTE: SIGN 2B IS NEW AND HAS BEEN ADDED TO THE EAST FACE OF THE BUILDING AS PART OF THIS REVISED PUD PERMIT SUBMITTAL



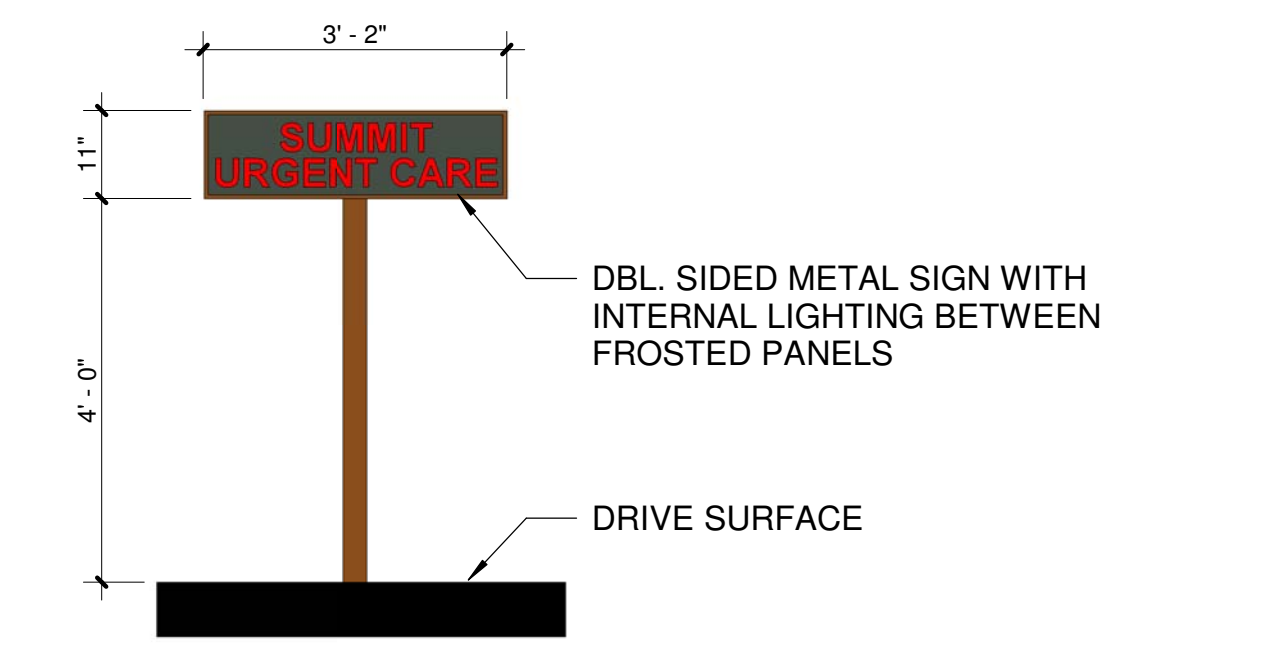
3 03 - URGENT CARE SIGN 2
A211 1/4" = 1'-0"

Length	Height	Letter Area sq. in.	Letter Area sq. ft.	Area Shown	Area Requested
2A - URGENT CARE SIGN (NORTH FACE)					
197.00	38.00	7486.00 SQ. IN.	51.99 SQ. FT.		
123.00	38.00	4674.00 SQ. IN.	32.46 SQ. FT.	84.44 SQ. FT.	95.00 SQ. FT.
2B - URGENT CARE SIGN (EAST FACE)					
197.00	38.00	7486.00 SQ. IN.	51.99 SQ. FT.		
123.00	38.00	4674.00 SQ. IN.	32.46 SQ. FT.	84.44 SQ. FT.	95.00 SQ. FT.
3 - URGENT CARE ENTRANCE SIGN					
90.00	16.50	1485.00 SQ. IN.	10.31 SQ. FT.		
87.50	16.50	1443.75 SQ. IN.	10.03 SQ. FT.		
54.75	16.50	903.38 SQ. IN.	6.27 SQ. FT.		
71.00	10.25	727.75 SQ. IN.	5.05 SQ. FT.	31.67 SQ. FT.	36.00 SQ. FT.
1A - MULTI-FAMILY TOWER SIGN					
44.00	18.00	792.00 SQ. IN.	5.50 SQ. FT.		
34.00	287.00	9758.00 SQ. IN.	67.76 SQ. FT.	73.26 SQ. FT.	80.00 SQ. FT.
1B - MULTI-FAMILY ENTRANCE SIGN					
144.50	18.00	2601.00 SQ. IN.	18.06 SQ. FT.		
80.75	12.00	969.00 SQ. IN.	6.73 SQ. FT.	24.79 SQ. FT.	36.00 SQ. FT.

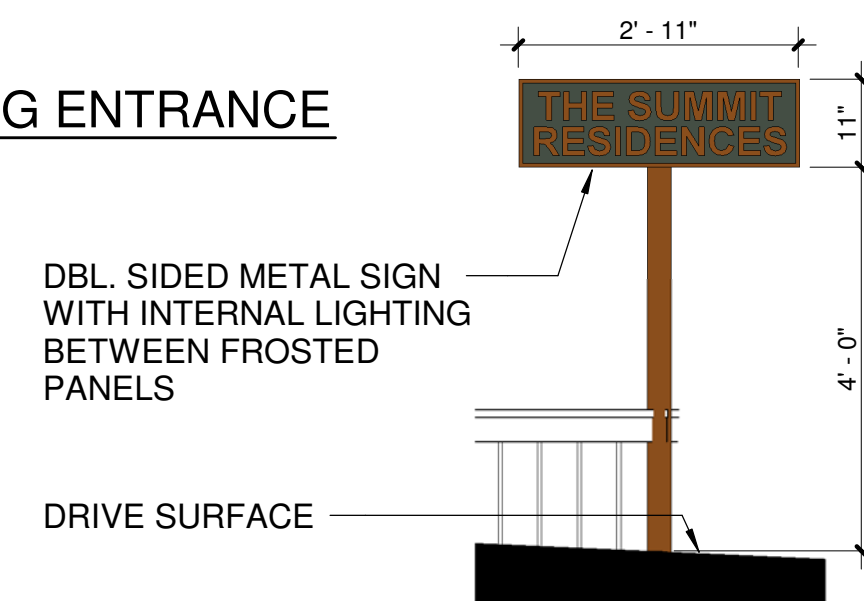
1 01A & 01B - MULTI-FAMILY SIGN
A211 1/4" = 1'-0"



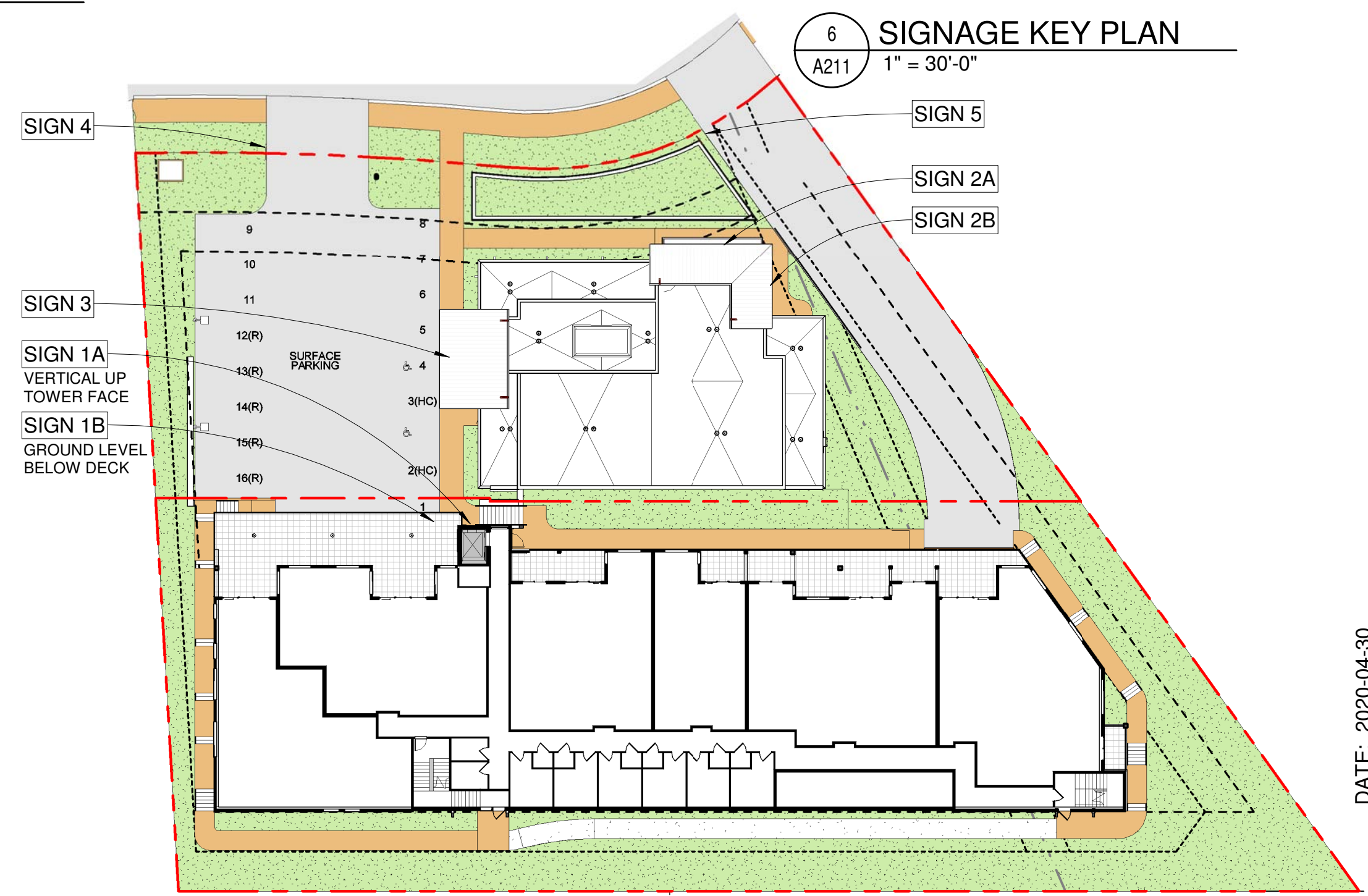
4 URGENT CARE SIGN 2A
A211



7 04 - URGENT CARE PARKING ENTRANCE
A211 1/2" = 1'-0"



8 05 - SUMMIT CONDO RESIDENCE ENTRANCE
A211 1/2" = 1'-0"



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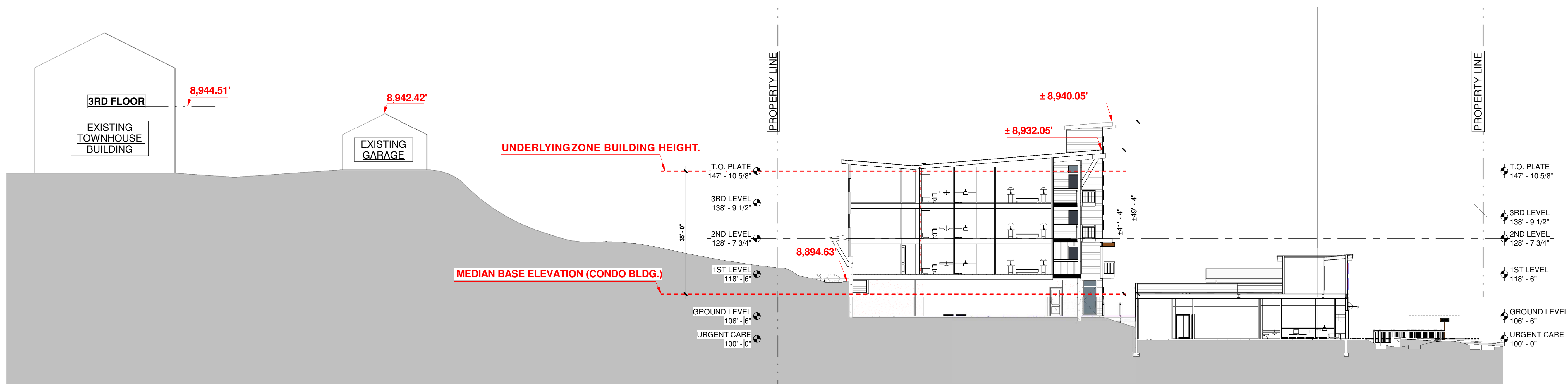
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REVISIONS
No. Description Date

Job Number: 17039
Date: 2018 NOV 14
Drawn By: Author
Checked By: Checker

Project Phase
PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title
SIGN ELEVATIONS & AREAS
Sheet Number
A211

DATE: 2020-04-30



1 SITE SECTION 01
A301 1/16" = 1'-0"

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No.	Description	Date

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	Author
Checked By:	Checker

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	SITE SECTION
Sheet Number	A301

DATE: 2020-04-30



STREET 3D VIEW 1

Dillon Urgent Care & Residences
 956 W. Anemone Trail
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REVISIONS

No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	3D VIEW 1
Sheet Number	A901

DATE: 2020-04-30



STREET 3D VIEW 2

Dillon Urgent Care & Residences
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REVISIONS

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2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	3D VIEW 2
Sheet Number	A902

DATE: 2020-04-30



3D View BACK SIDE

Dillon Urgent Care & Residences
 956 W. Anemone Trail
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REVISIONS

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Job Number:	17039
Date:	2018 NOV 14
Drawn By:	J.M.
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	3D VIEW 3
Sheet Number	A903

DATE: 2020-04-30



CONDO ENTRY 1



Dillon Urgent Care & Residences
 956 W. Anemone Trail
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REVISIONS

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Job Number:	17039
Date:	2018 NOV 14
Drawn By:	Author
Checked By:	Checker

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	ENTRY 3D VIEW 1
Sheet Number	A904

DATE: 2020-04-30



CONDO ENTRY 2

Dillon Urgent Care & Residences
 956 W. Anemone Trail
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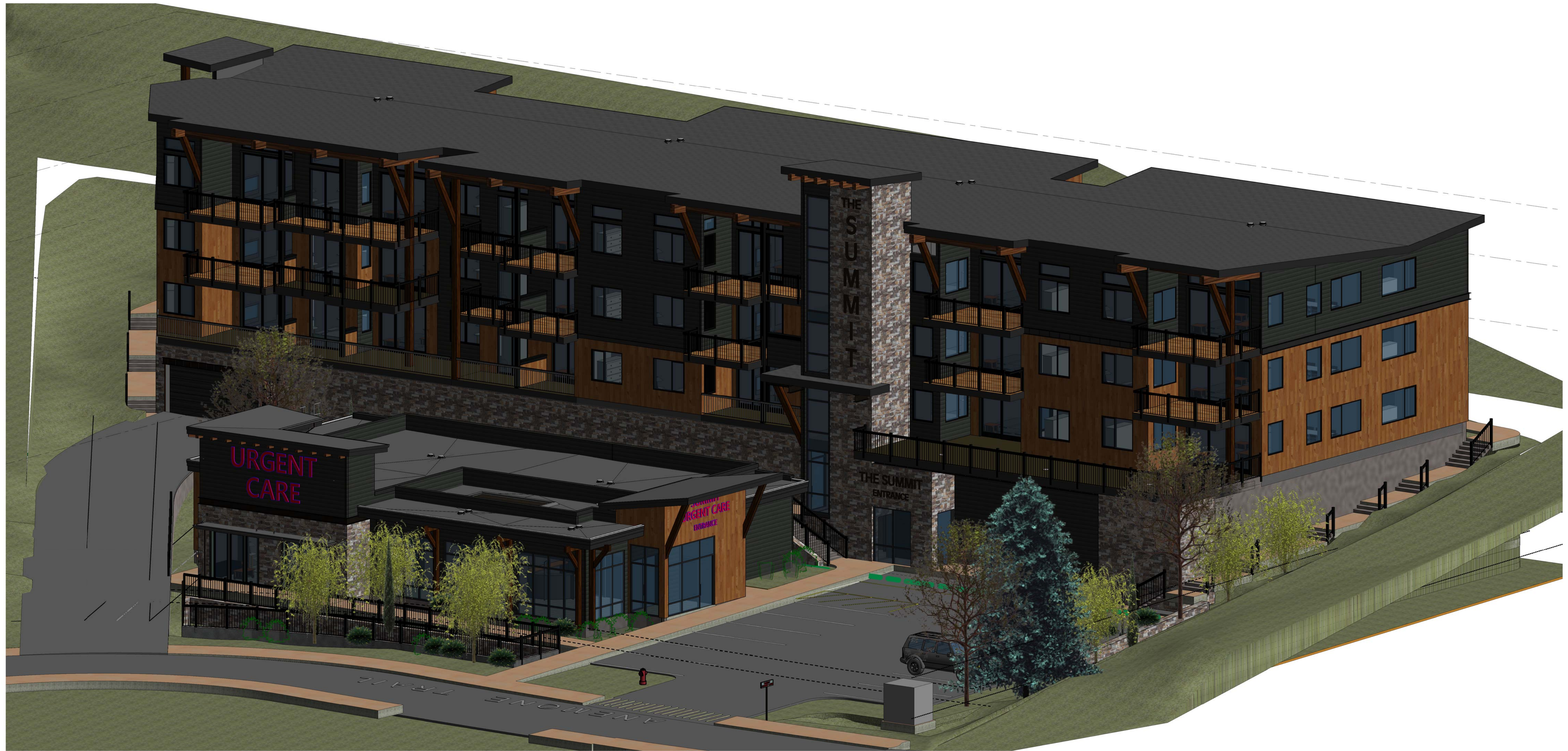
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REVISIONS		
No.	Description	Date
2	Resubmittal re comments	2018-12-17

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	Author
Checked By:	Checker

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	ENTRY 3D VIEW 2
Sheet Number	A905

DATE: 2020-04-30



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REVISIONS

No.	Description	Date

1 CONDO ENTRY COMPARISON
 A906

Job Number:	17039
Date:	2018 NOV 14
Drawn By:	Author
Checked By:	Checker

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	ENTRY 3D VIEW 3
Sheet Number	A906

DATE: 2020-04-30

RESOLUTION NO. PZ 5-20
Series of 2020

**A RESOLUTION RECOMMENDING APPROVAL OF A
MAJOR PUD AMENDMENT FOR THE DILLON URGENT CARE
& RESIDENCES PUD DEVELOPMENT PLAN LOCATED AT 956
W. ANEMONE TRAIL.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Pikes Peak Professional Service LLC (the “**Applicant**”) for a major amendment to the Dillon Urgent Care and Residences PUD Development Plan (“**Application**”), which was previously approved by the Town Council pursuant to Ordinance No. 08-18, Series 2018, following a recommendation of approval by the Planning Commission; 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 May 6, 2020, 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 May 6, 2020 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 Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby recommends that the Town Council of the Town of Dillon approve the Application for a major amendment to the Dillon Urgent Care and Residences PUD Development Plan, 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 Dillon Urgent Care and Residences PUD Development Plan shall be updated once all conditions have been met and be recorded prior to issuance of a Building Permit.
- C. The Applicant shall enter into a Development Agreement with the Town of Dillon prior to issuance of a Building Permit.
- D. The applicant shall grant a new 25' water easement to the Town centered on the fire hydrant lateral and main from the street.
- E. The applicant shall enter into an encroachment license with the Town of Dillon for the residential driveway, site concrete walks & stairways and boulder walls constructed within the 25' sanitary sewer easement. The stairways shall not be connected to the building to allow their complete removal for sanitary sewer main maintenance or replacement.
- F. The Applicant shall submit final site plan, landscape plans, site lighting plans, construction stormwater management plans, and civil and right-of-way construction plans to the Town Engineer for review and approval. The applicant shall address all comments from the Summit Fire & EMS authority prior to submittal of the final drawing set.
- G. The Applicant shall design and construct a storm sewer collection system between the onsite detention ponds to a new double gutter inlet in the W. Anemone Trail Right-of-way near the northern corner of the site, which new inlet shall be connected to the existing inlet near the southeastern corner of W. Anemone Trail and Little Dam Street.
- H. For each phase of the Development, the Applicant shall submit to the Town for review and approval a surveyor's Improvement Location Certificate plat (the "ILC") of the cast concrete foundation for the building prior to final foundation inspection by the Summit County Building Inspection Department (the "Building Department").
- I. For each phase of the Development, the Applicant shall submit to the Town for review and approval a surveyor's Improvement Location Certificate plat (the "ILC") of the framed building height prior to final framing inspection by the Building Department. The maximum height of any building element shall not exceed 8940.50'.
- J. The Applicant shall provide to the Town Engineer, upon the completion of the underground utility installations and prior to the Certificate of Occupancy, an As-Built drawing of the underground utilities associated with the Application to

include dimensions and details relating to the location of utility system fittings, components, pipe sizes, alignment, and installation locations.

- K. Due to the minimal nature of the snow storage provided, the Applicant shall enter into a snow storage removal agreement with the Town for the instances when the snow storage is full. Parking spaces shall not be used for permanent storage of snow.
- L. The Applicant shall construct and maintain a trash enclosure for Phase I. A trash enclosure shall remain available to the Phase I portion of the Development during the construction of Phase II. Upon completion of Phase II, and the construction of the permanent trash enclosure approved as a part of the original PUD approval, Phases I and II shall jointly utilize the permanent trash enclosure.
- M. The Applicant shall conform to the PUD Sign Plan requirements set forth in this application, which provides the dimensional standards for a total of seven (7) signs for the Development with a total square foot area of 307 square feet. One sign exceeds the typical twenty (20) foot maximum sign length.
- N. The Applicant shall submit an application for a Condominium Map for the Lot 45B residential building for review and approval by both the Planning and Zoning Commission and the Town Council in Public Hearings prior to issuance of a certificate of occupancy for Phase II.
- O. The Applicant shall complete all Public Improvements related to the PUD prior to issuance of the Certificate of Occupancy for Phase I. All landscaping and site improvements for Phase I shall be completed prior to issuance of the Certificate of Occupancy for Phase I. All site improvements and landscaping shall be completed for Phase II of the PUD prior to issuance of the Certificate of Occupancy for Phase II of the PUD.
- P. The Applicant shall enter into a Restrictive Covenant Agreement with the Town to ensure the apartment units constructed as part of Phase I are to be used solely as temporary housing for employees of the urgent care facility, or workforce housing for persons working at least 30 hours per week in the Town of Dillon or Summit County.
- Q. The Applicant shall grant a new access easement across Lot 45A between the W. Anemone Trail and the Lot 45B property line for access to the residential condominium building on Lot 45B. If the final lot line between Lots 45A and 45B needs to be adjusted, the Applicant shall submit an additional application for approval of a lot line adjustment to the recorded plat.

**RECOMMENDED FOR APPROVAL THIS 6TH DAY OF MAY, 2020 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

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