

RESOLUTION NO. PZ 07-20
Series of 2020

**A RESOLUTION RECOMMENDING APPROVAL OF A
LEVEL IV DEVELOPMENT APPLICATION FOR A PUD MASTER
SIGN PLAN FOR THE MULTI-TENANT BUILDING AT 35
DILLON RIDGE ROAD.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Cellular Plus (the “**Applicant**”) for a PUD Sign Plan for the multi-tenant building at 35 Dillon Ridge Road; 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 3, 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 June 3, 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.
- E. That the Applicant wishes to install building signage larger than provided for in the Code to provide for greater building and tenant recognition.

- F. That the proposed benefits offset the proposed exceptions to the underlying zoning district regulations, and such exceptions are in the best interest of the public health, safety and welfare.

Section 2. That the Planning Commission hereby recommends approval of the Application for a PUD Sign 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. Tenants shall obtain written approval from the building owner for each proposed sign.
- C. Tenants shall apply for a sign permit for each proposed tenant sign and any temporary sign displays.
- D. Signs shall be maintained in good condition.

RECOMMENDED FOR APPROVAL THIS 3rd DAY OF JUNE, 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

Resolution PZ 07-20, Series of 2020

EXHIBIT 'A'
PUD Sign Plan
35 Dillon Ridge Road

Master Sign Plan – Sign Zone B
Supplemental Application Worksheet

Address: 35 Dillon Ridge Rd

Sign Zone: B

Number of Tenant Units: 2

Common Master Sign Plan Elements, General:

Signs within a Master Sign Plan shall have a consistent and coordinated design with a combination of at least two (2) of the following elements: size, shape, materials, letter style and color:

1. **Size:**
 - a. 45 SF each Tenant Signs on South building face;
 - b. 15 SF each Tenant Signs on North building face;
 - c. N/A SF each Building Identification Sign
 - d. 40 SF Freestanding Sign
 - e. N/A SF other
2. **Shape:** Rectangular Sign bands
3. **Materials:** Aluminum and Acrylic
4. **Letter Style:** N/A
5. **Color:** N/A
6. **Other:** _____

Total Number of Signs Permitted: 5 Total Signs

Sign Dimensional Allowances:

1. **Building Identification Signs (optional):** N/A:
 - a. Location: _____ Size: _____
 - b. Location: _____ Size: _____
2. **Tenant Signs (optional):**
 - a. Building Face South:
 - i. Dimensions: 20' X 2.25"
 - ii. Length to Height ratio: _____
 - b. Building Face North:
 - i. Dimensions: _____
 - ii. Length to Height ratio: _____
 - c. Each tenant is permitted how many signs: 2 Building Signs per tenant.
Current Freestanding sign used only by Tenant 2

- i. Tenant Sign Description: _____
 - ii. Tenant Sign Description: _____
 - iii. Tenant Sign Description: _____
 - iv. Tenant Sign Description: _____
- d. Locations: South and North elevations
3. **Freestanding Sign?**: _____40_____
4. **Directory Sign?**: _____N/A_____

Total Permitted Building Sign Area:

- 1. **Building Identification Signs:** _____N/A_____ SF Total
- 2. **Tenant Signs:** _____160_____ SF Total
- 3. **TOTAL SIGN AREA:** _____160_____ SF

Sign Materials:

- 1. Aluminum _____
- 2. Acrylic _____
- 3. _____

Design Standards:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. Provide sign drawings with dimensions and design details.

Sign Lighting:

Shall conform with the Sign Regulations as set forth in the Dillon Municipal Code, to include, but not limited to:

- 1. Shielded lighting. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from the vehicular travel lanes of adjacent public rights-of-way. The use of adequate shielding, designed so that light from sign-illuminating devices does not shine directly into the eyes of passing motorists without first being reflected off the sign or its background, is required whenever exterior sign lighting is used.
- 2. Subdued lighting. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest municipal street, and the illumination of a sign shall not be noticeably brighter than other lighting in the vicinity.
- 3. Direction of lighting. Exterior sources of lighting for signs and other uses on the property shall not be directed toward nearby residential properties.
- 4. All light fixtures, conduit and shielding shall be a flat, dark color or shall be a color to be architecturally compatible with either the building or the supporting

structure that serves as the background of the sign. Fixtures and shielding for the lighting associated with the signs on the building shall be consistent.

5. Energy efficient lighting, in general conformance with industry standards, is required.

Proposed Sign Lighting (provide cut sheets and location drawings, but briefly call out and describe here: **LED internally lit pan channel letters**)

Architectural Compatibility:

A sign, including its supporting structure and components, if any, shall be architecturally compatible with the building and with the surrounding structures. Architectural compatibility includes features such as sign location, materials, letter style, colors or size. Provide an explanation:

Sign bands will be rectangular and signs shall be designed as such.

Sign Band Locations (Provide Drawings or Images Architectural Elevations and Site Plan): See accompanying sign plan