

Resolution 11-20, Series of 2020

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

AUGUST 5, 2020 – TOWN OF DILLON

PLANNING AND ZONING COMMISSION

PUBLIC HEARING BY ELECTRONIC PARTICIPATION

Resolution 11-20, Series of 2020

1.1



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

AUGUST 5, 2020 – TOWN OF DILLON

PLANNING AND ZONING COMMISSION

PUBLIC HEARING BY ELECTRONIC PARTICIPATION

Level III Application:

- THE DILLON MUNICIPAL CODE REQUIRES A LEVEL III DEVELOPMENT REVIEW FOR A MINOR PUD AMENDMENT
- LEVEL III APPLICATIONS REQUIRE A PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Public Hearing

LEVEL III
MINOR PUD
AMENDMENT
DILLON URGENT
CARE

THE DILLON MUNICIPAL CODE REQUIRES 7 -14 DAYS NOTICE FOR A PUBLIC HEARING

- SITE POSTING
- MAILING TO PROPERTY OWNERS
WITH 300 FEET
- LEGAL NOTICE IN PAPER
- PUBLIC POSTING LOCATIONS

ELECTRONIC MEETINGS: WEBSITE
INFORMATION PRIOR TO HEARING

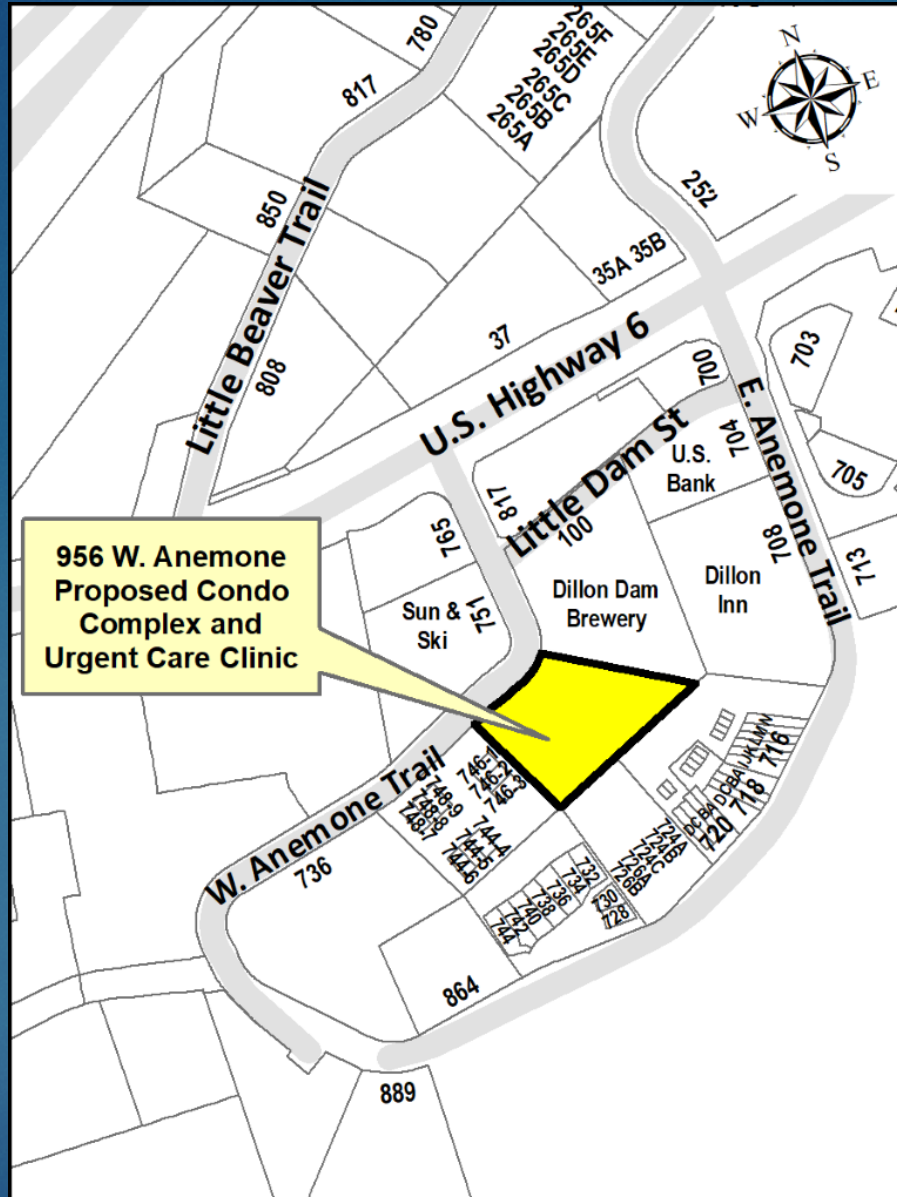
Public Notice

LEVEL III

MINOR PUD
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DILLON URGENT
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Site Vicinity



LEVEL III

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DILLON URGENT CARE & RESIDENCES PUD APPROVAL 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.

LEVEL III

MINOR PUD
AMENDMENTDILLON URGENT
CARE



Prior Approval

PROJECT CONCEPTS, BUILDING
MASSING, SIGNAGE & ARCHITECTURE

LEVEL III

MINOR PUD
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DILLON URGENT
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Prior Approval

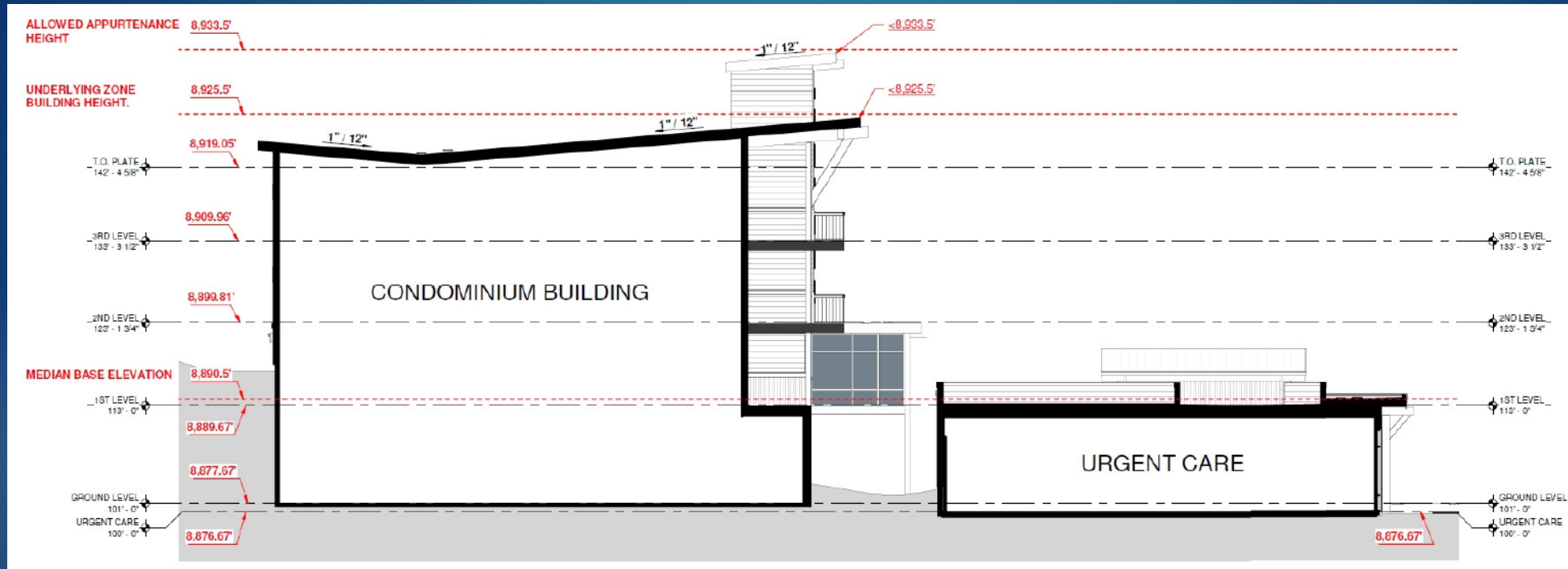
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BUILDING LOT COVERAGE & LOCATION AND TREE COUNT & LANDSCAPING

LEVEL III
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Prior Approval



BUILDING HEIGHT WITHIN ZONE
DISTRICT HEIGHT LIMIT

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Prior Approval

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LOT DENSITY

- LOT 45A: COMMERCIAL BUILDING WITH 3 WORKFORCE APARTMENTS
- LOT 45B: RESIDENTIAL BUILDING WITH 18 CONDOMINIUM UNITS

LEVEL III
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Recent Application

THE APPLICANT PREVIOUSLY
SUBMITTED A MAJOR PUD
AMENDMENT REVIEWED AND
RECOMMENDED FOR APPROVAL
BY THE PLANNING COMMISSION IN
JULY 2020; HOWEVER, IT WAS NOT
APPROVED BY TOWN COUNCIL

LEVEL III
MINOR PUD
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Minor PUD Amendment

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DEFINING A MINOR PUD AMENDMENT:

MINOR CHANGE MEANS A PROPOSED CHANGE TO AN APPROVED DEVELOPMENT PERMIT THAT DOES NOT QUALIFY AS A "CORRECTION" OR "ADJUSTMENT" AND DOES NOT:

1. CHANGE THE GENERAL CHARACTER OF THE DEVELOPMENT OR THE PROPOSED DENSITY;
2. CHANGE THE BOUNDARIES OF THE PERMITTED DEVELOPMENT;
3. CHANGE ANY USE, SUCH AS RESIDENTIAL TO COMMERCIAL;
4. SIGNIFICANTLY CHANGE THE LOCATION OR AMOUNT OF LAND DEVOTED TO A SPECIFIC LAND USE; OR
5. RELAX DIMENSIONAL STANDARDS OR OTHER SPECIFIC REQUIREMENTS ESTABLISHED BY THE PLANNING COMMISSION OR TOWN COUNCIL AS A CONDITION OF APPROVAL.

LEVEL III

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Current Application for Minor PUD Amendment

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LIMITED SITE AND BUILDING CHANGES:

- MINOR BUILDING MODIFICATIONS: RAISE PARKING GARAGE SLAB & REDUCED CEILING HEIGHTS WITH NO BUILDING HEIGHT INCREASE. MODIFICATION TO PEDESTRIAN ENTRY
- SEPARATE RESIDENTIAL BUILDING DRIVEWAY
- ADD A SIDEWALK FOR INTERIOR CIRCULATION
- MINOR REVISIONS TO GRADING, LANDSCAPING, & UTILITY PLANS

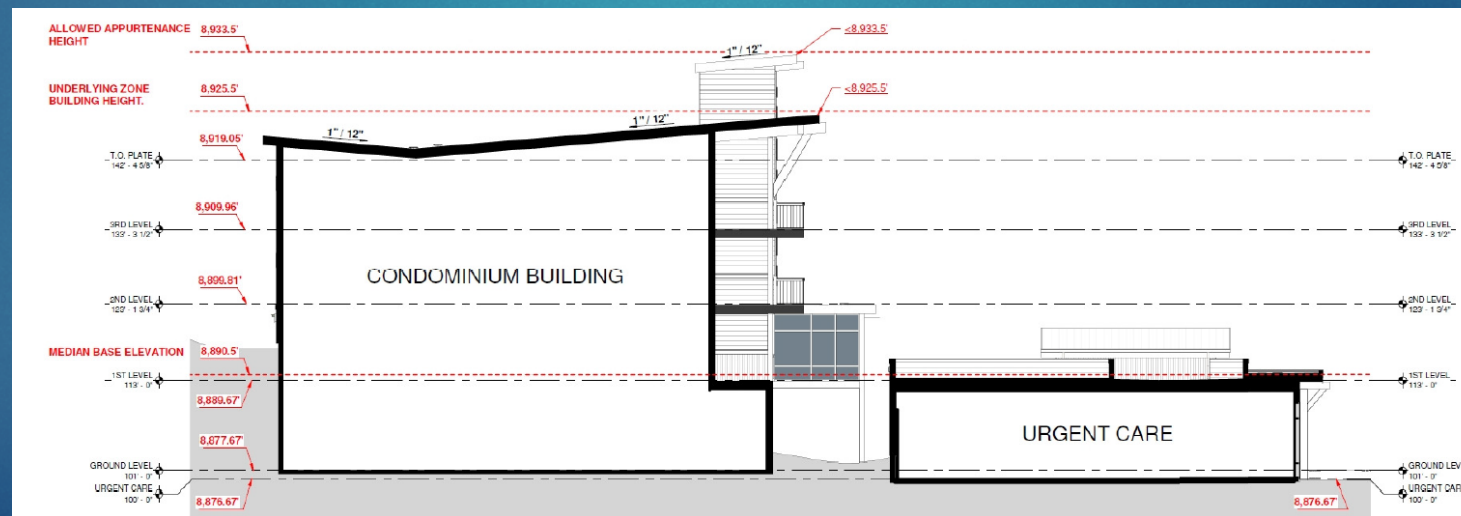
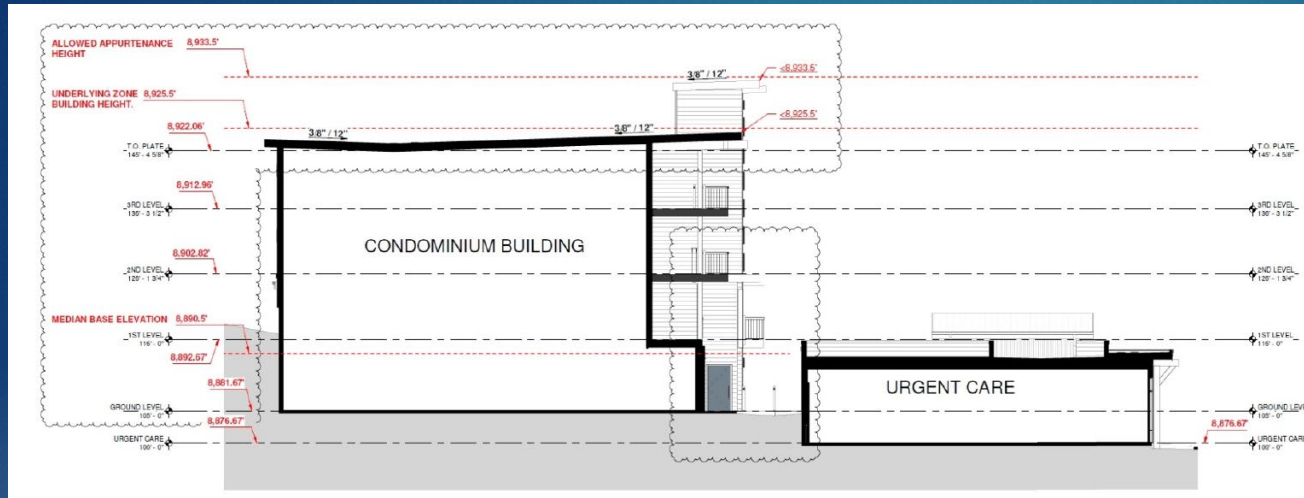
LEVEL III
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Application vs. Approved

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APPLICATION:

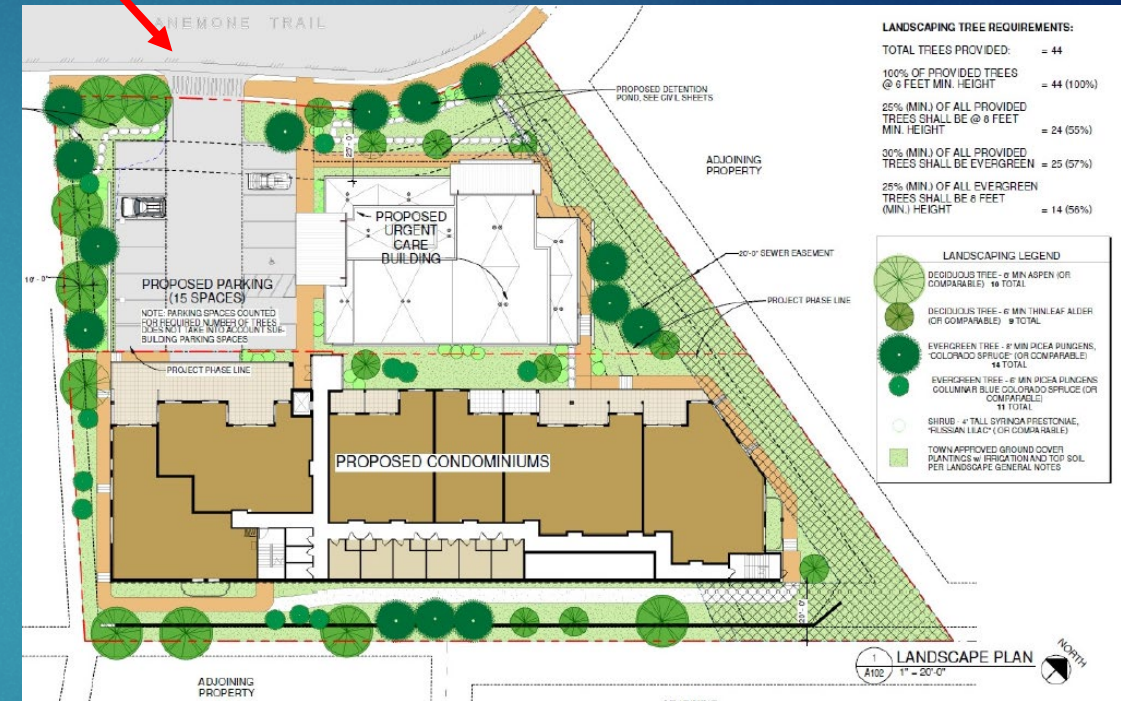
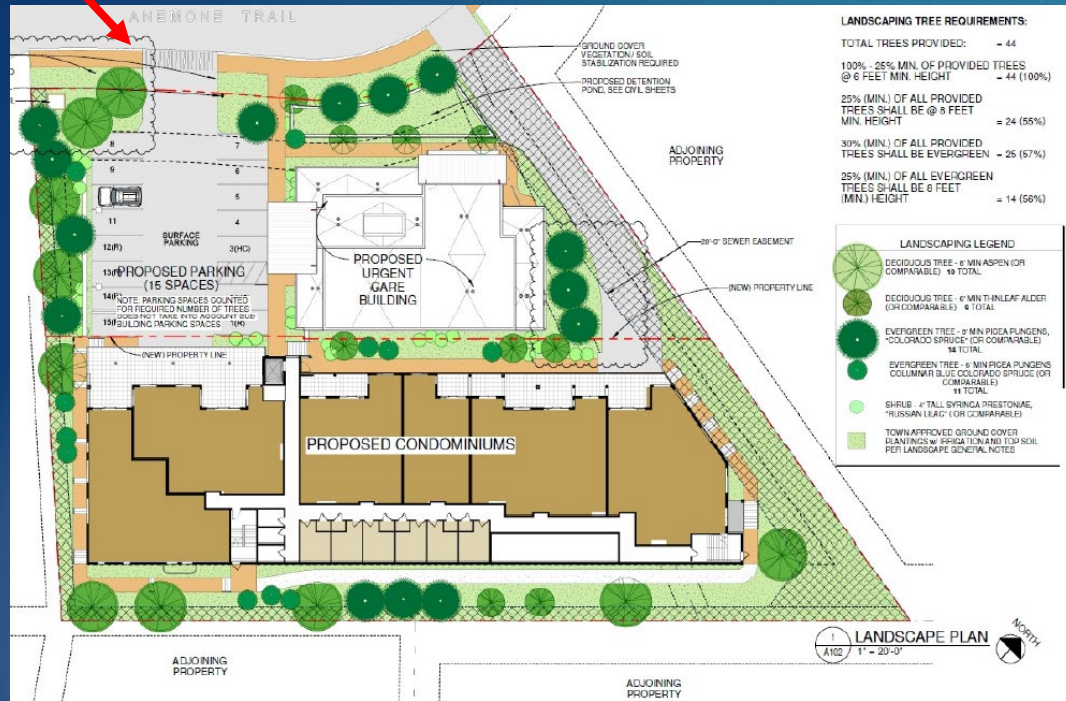
- RAISE GARAGE SLAB 4'
- DECREASE CEILING HEIGHTS
- FLATTEN ROOF
- MAINTAIN APPROVED BUILDING HEIGHT WITHIN ZONING LIMITS



APPROVED

LEVEL III
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Application vs. Approved

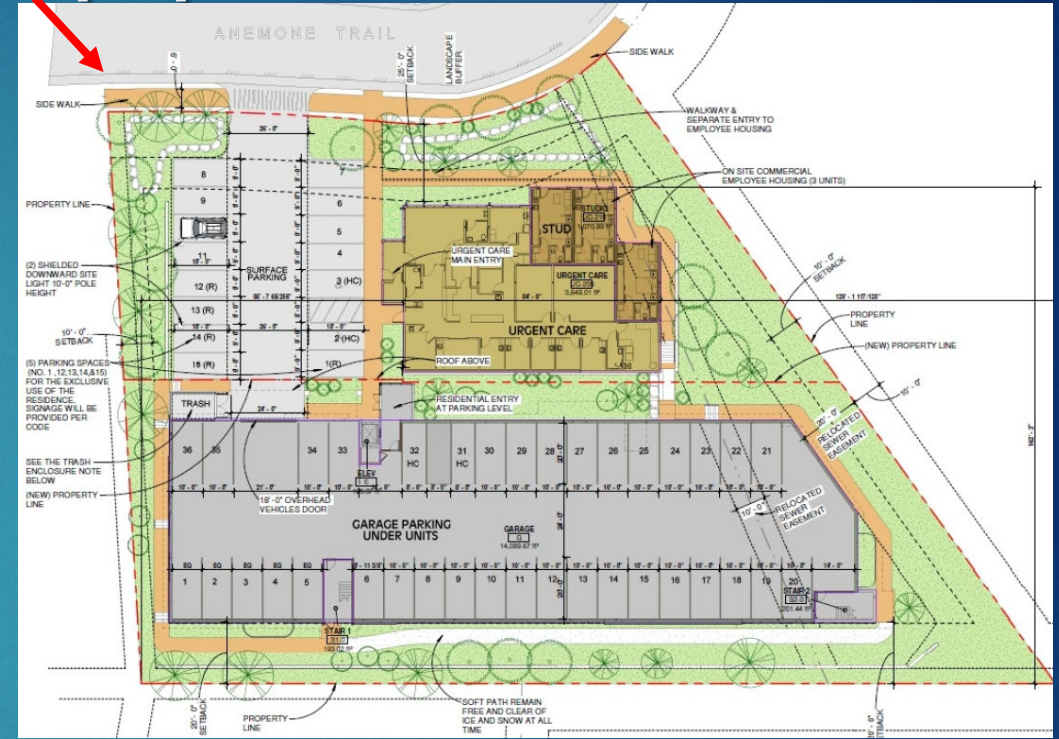
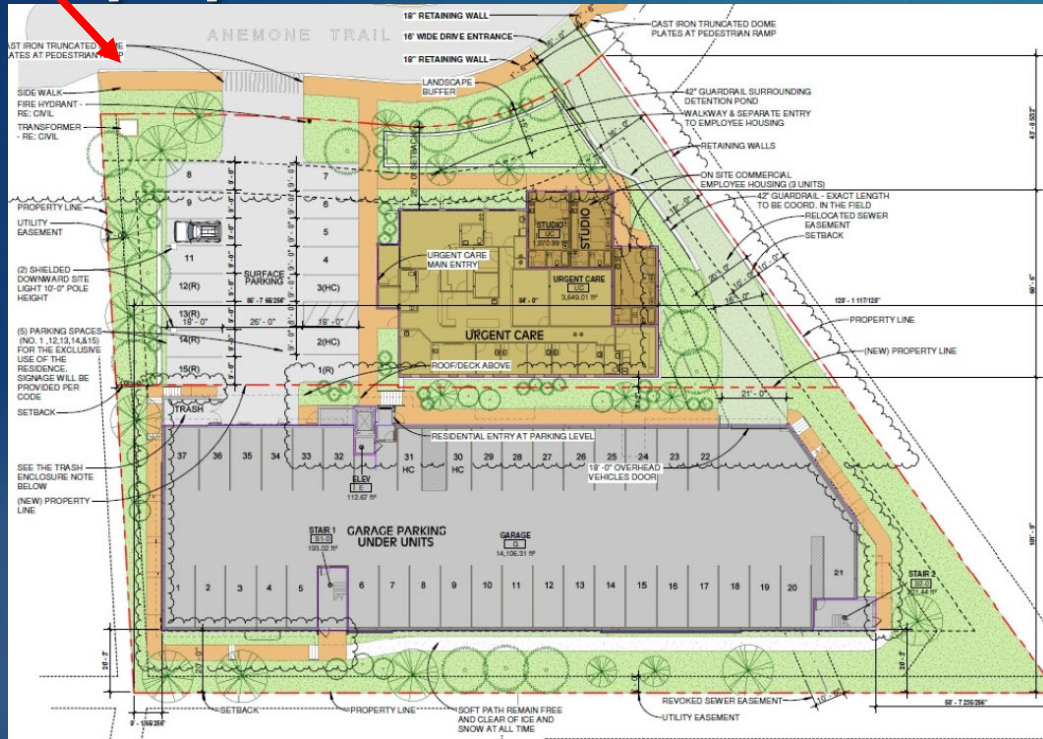


APPLICATION: RELOCATE TREES WHILE MAINTAINING THE APPROVED TOTAL NUMBER OF TREES

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Application vs. Approved

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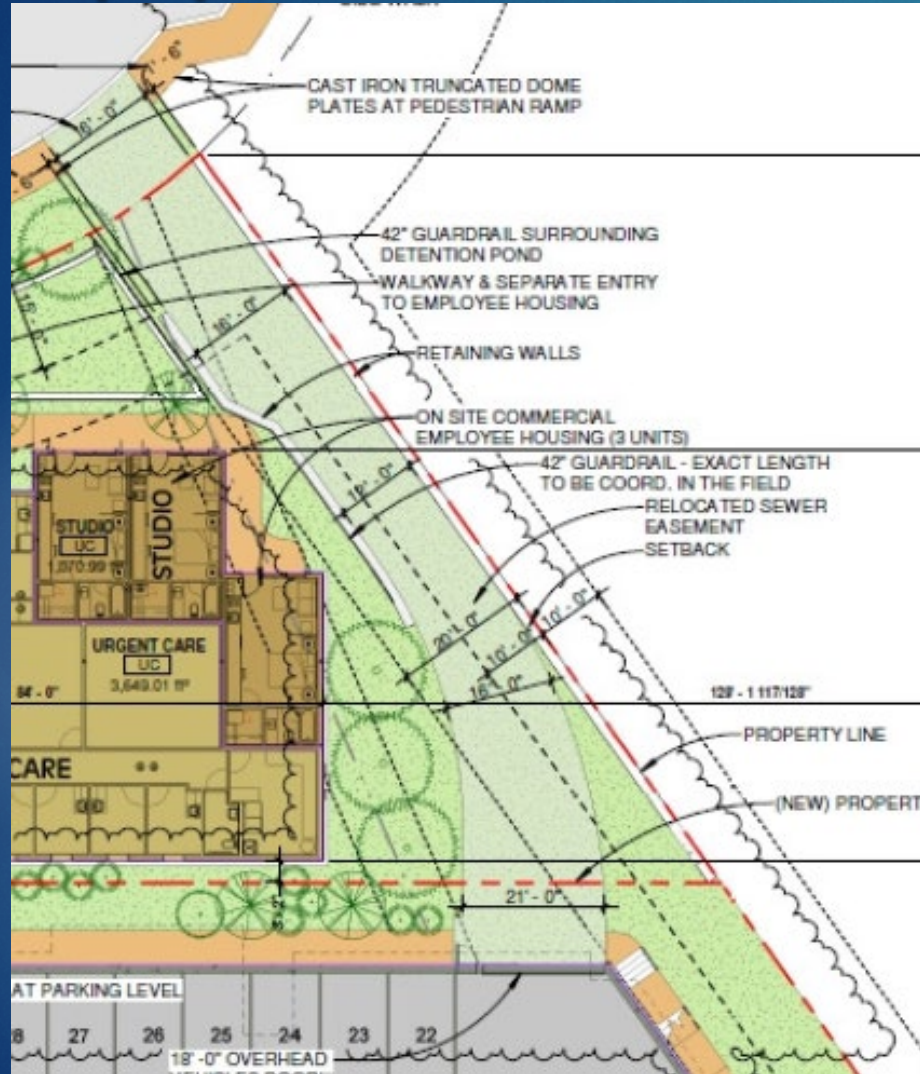


APPLICATION: ADD SECOND DRIVEWAY, ADD SIDEWALK BETWEEN BUILDINGS, AND MINOR CHANGE TO BUILDING PEDESTRIAN ENTRY

LEVEL III
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Application

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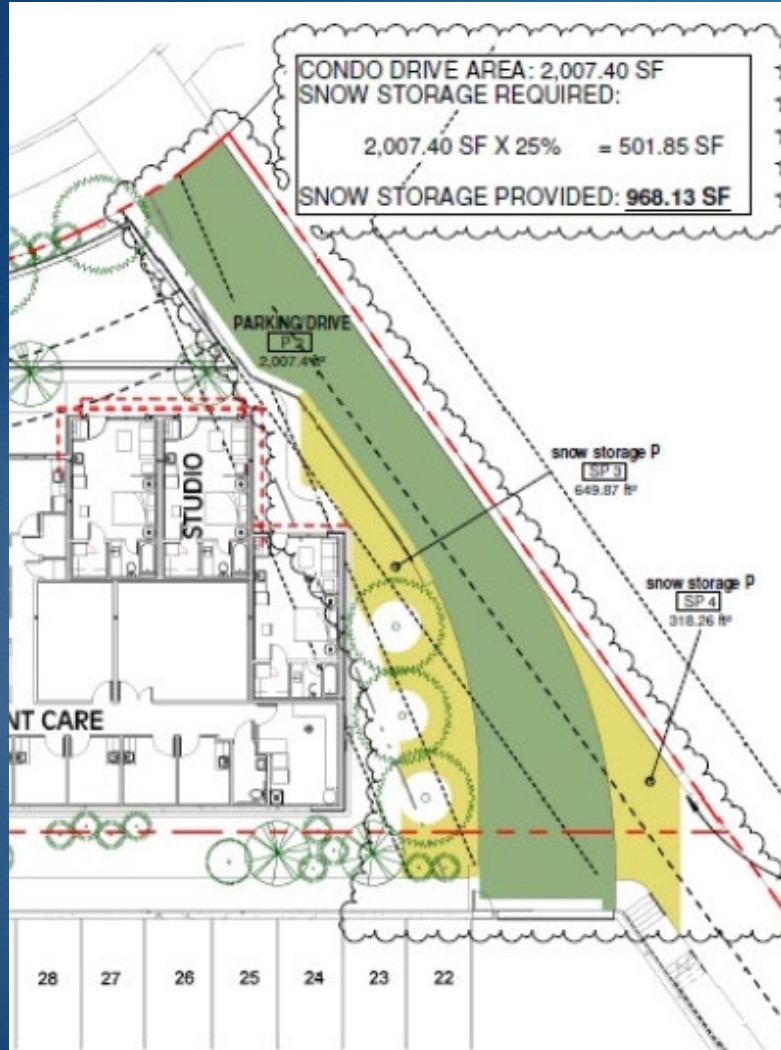


APPLICATION:
ADD DEDICATED
RESIDENTIAL DRIVEWAY
WITH MINOR
LANDSCAPE SHIFT WITH
NO TREES LOST

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Application

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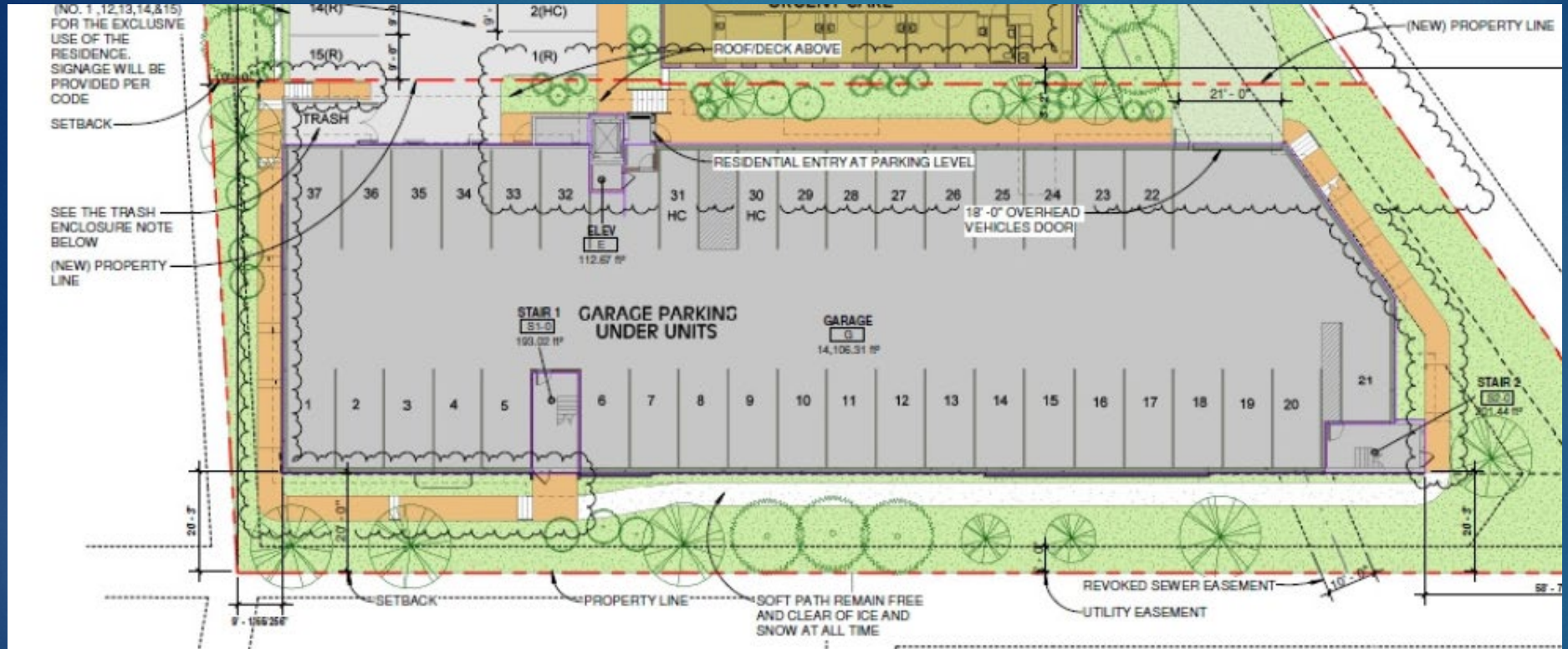
APPLICATION:
ADD DEDICATED
RESIDENTIAL DRIVEWAY
WITH REQUIRED SNOW
STORAGE. ANY SURPLUS
SNOW TO BE HAULED OFF
SITE PER AGREEMENT.

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Application



APPLICATION: ADD SIDEWALK BETWEEN BUILDINGS AND MINOR MODIFICATION TO PEDESTRIAN ENTRY

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Application



APPLICATION: MINOR MODIFICATION TO PEDESTRIAN ENTRY

APPROVED

LEVEL III
MINOR PUD AMENDMENT
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Application Summary

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THE ITEMS UNDER CONSIDERATION FOR THIS HEARING ARE:

1. RAISING GARAGE ELEVATION & REDUCING CEILING HEIGHTS WHILE MAINTAINING BUILDING HEIGHT
2. ADD SEPARATE RESIDENTIAL DRIVEWAY
3. ADD SIDEWALK BETWEEN APPROVED BUILDINGS
4. GRADING, LANDSCAPING, & UTILITY REVISIONS
5. REVISED PEDESTRIAN ENTRANCE

LEVEL III

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Criteria:

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PRIOR TO MAKING A DECISION ON A LEVEL III DEVELOPMENT PERMIT, THE PLANNING AND ZONING COMMISSION SHALL REQUIRE A FINDING THAT THE APPLICANT AND EVIDENCE PRESENTED TO THE REVIEWING BODY ESTABLISHED THE FOLLOWING BY COMPETENT AND SUFFICIENT EVIDENCE:

(1) ALL OTHER REQUIRED APPROVALS FOR THE DEVELOPMENT APPLICATION WERE ISSUED AND REMAIN VALID AND EFFECTIVE.

(2) THE PROPOSED DEVELOPMENT SUBSTANTIALLY COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THIS CODE, AND APPLICABLE TOWN REGULATIONS, STANDARDS, AND ORDINANCES.

Review & Findings

LEVEL III

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Decision:

COMMISSION ACTION. THE PLANNING AND ZONING COMMISSION, AFTER REVIEW OF THE MINOR PUD AMENDMENT UNDER THE LEVEL III DEVELOPMENT REVIEW PROCESS SHALL EITHER APPROVE OF THE APPLICATION, WITH OR WITHOUT MODIFICATIONS AND CONDITIONS, OR DENY THE APPLICATION

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Review &
Findings

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THANK YOU

Resolution PZ 11-20, Series of 2020

AUGUST 5, 2020 – TOWN OF DILLON
PLANNING & ZONING COMMISSION MEETING
PUBLIC HEARING BY ELECTRONIC PARTICIPATION