Resolution 11-20, Series of 2020 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

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# Level III Application:

> THE DILLON MUNICIPAL CODE REQUIRES A LEVEL III DEVELOPMENT REVIEW FOR A MINOR PUD AMENDMENT

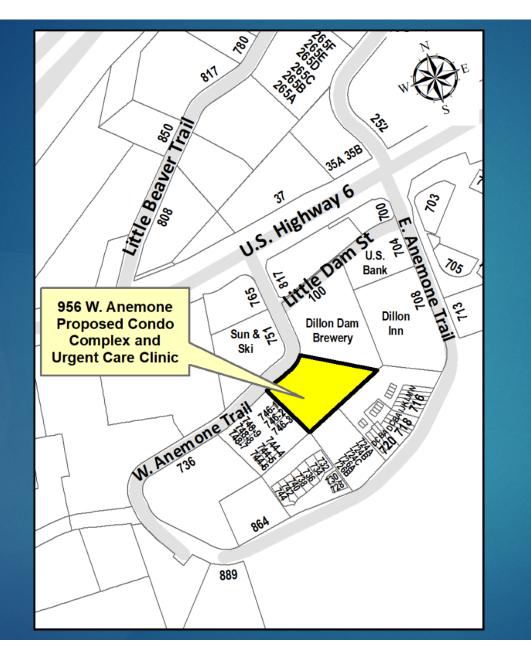
LEVEL III APPLICATIONS REQUIRE A PUBLIC HEARING BEFORE THE PLANNING COMMISSION Public Hearing

> 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



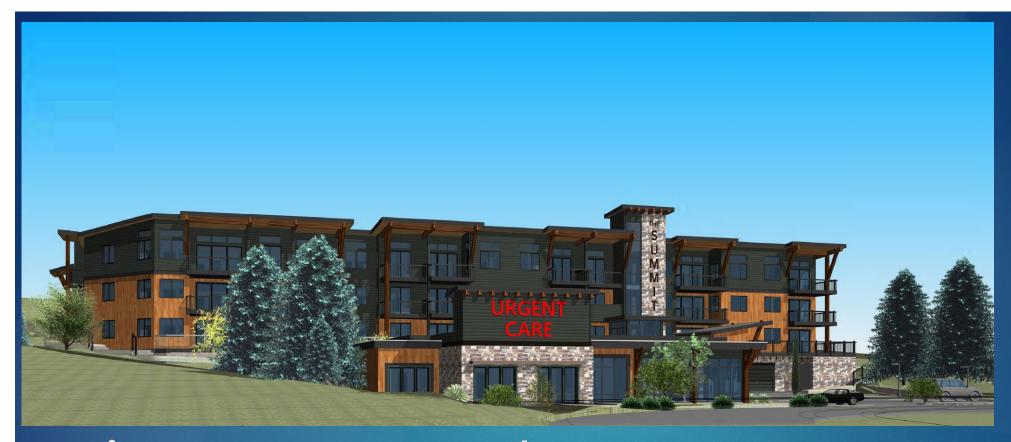
Site Vicinity

4

#### **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 2<sup>nd</sup>, 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 5<sup>th</sup>, 2018 meeting.
- The final architecture was reviewed and approved by the Planning Commission at their January 9<sup>th</sup>, 2019 meeting by Resolution No. PZ 01-19, Series of 2019.
- At the July 3<sup>rd</sup>, 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 8<sup>th</sup>, 2020 by Resolution No. PZ 01-20, Series of 2020. The Town Council approved the plat on February 4<sup>th</sup>, 2020 by Resolution No. 07-20 Series of 2020.





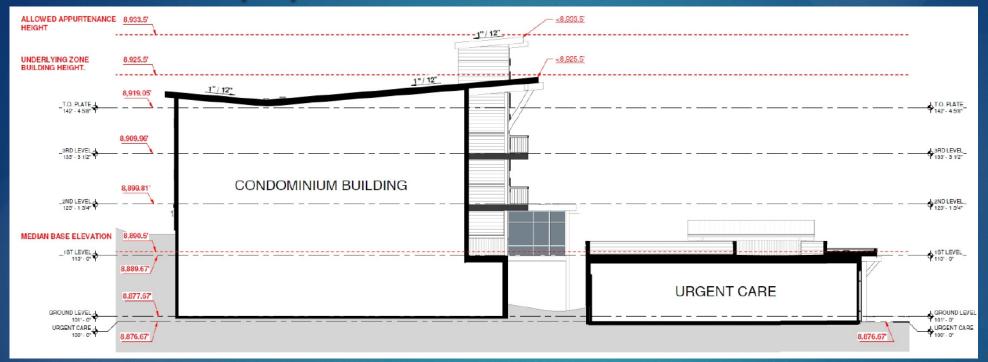
# Prior ApprovalLEVEL IIIPROJECT CONCEPTS, BUILDINGMINOR PUD<br/>AMENDMENTMASSING, SIGNAGE & ARCHITECTUREDILLON URGENT<br/>CARE

#### Prior Approval



BUILDING LOT COVERAGE & LOCATION AND TREE COUNT & LANDSCAPING

#### Prior Approval



BUILDING HEIGHT WITHIN ZONE DISTRICT HEIGHT LIMIT

MINOR PUD AMENDMENT DILLON URGENT CARE

LEVEL III

Prior Approval LOT DENSITY LOT 45A: COMMERCIAL BUILDING WITH 3 WORKFORCE APARTMENTS LOT 45B: RESIDENTIAL **BUILDING WITH 18** CONDOMINIUM UNITS

LEVEL III MINOR PUD AMENDMENT DILLON URGENT CARE

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 AMENDMENT DILLON URGENT CARE

Minor PUD Amendment 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;

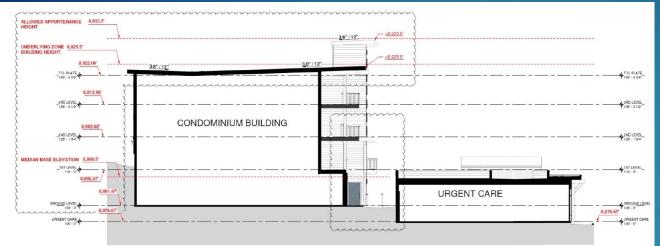
- 2. CHANGE THE BOUNDARIES OF THE PERMITTED DEVELOPMENT;
- 3. CHANGE ANY USE, SUCH AS RESIDENTIAL TO COMMERCIAL;
- 4. SIGNIFICANTLY CHANGE THE LOCATION OR AMOUNT OF LAND DEVOTED TO A SPECIFIC LAND USE; OR

5. RELAX DIMENSIONAL STANDARDS OR OTHER SPECIFIC REQUIREMENTS ESTABLISHED BY THE PLANNING COMMISSION OR TOWN COUNCIL AS A CONDITION OF APPROVAL.

Current Application for Minor PUD Amendment LIMITED SITE AND BUILDING CHANGES:

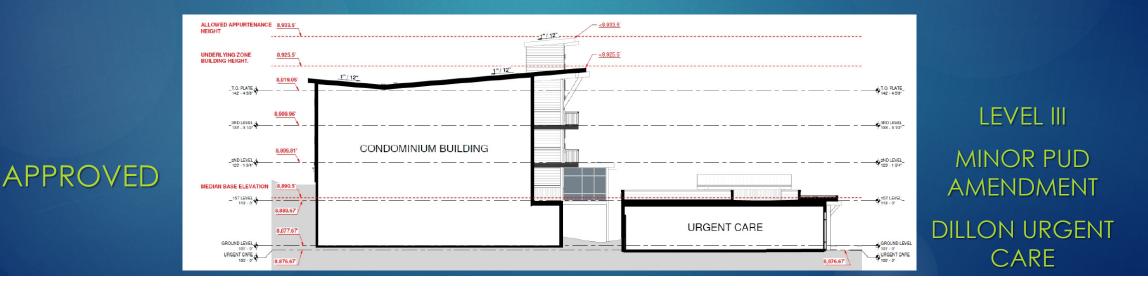
- MINOR BUILDING MODIFICATIONS: RAISE PARKING GARAGE SLAB & REDUCED CEILING HEIGHTS WITH NO BUILDING HEIGHT INCREASE. MODIFICATION TO PEDESTRIAN ENTRY
- SEPARATE RESIDENTIAL BUILDING DRIVEWAY
- ADD A SIDEWALK FOR INTERIOR CIRCULATION
- MINOR REVISIONS TO GRADING, LANDSCAPING, & UTILITY PLANS

# Application vs. Approved



**APPLICATION:** 

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



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

#### LEVEL III

14



Application vs. Approved LANDSCAPING TREE REQUIREMENTS: TOTAL TREES PROVIDED: - 44 VEGETATION / SOIL STABILIZATION REQUIRED 100% - 25% MIN. OF PROVIDED TREES @ 6 FEET MIN. HEIGHT - 44 (10 - 44 (100%)

25% (MIN.) OF ALL PROVIDED

25% (MIN.) OF ALL EVERGREEN TREES SHALL BE & FEET (MIN.) HEIGHT

30% (MIN.) OF ALL PROVIDED TREES SHALL BE EVERGREEN = 25 (57%)

LANDSCAPING LEGEND

ECIDUOUS TREE - & MIN ASPEN (OR COMPARABLE) 49 TOTAL

ECIDUOUS TREE - 6' MIN THINLEAF ALDER

FIGREEN TREE - 0' MIN PICEA PUNGENS LORADO SPRUCE' (OR COMPARABLE) 14 TUTAL

ERGREEN TREE - 6 MIN PICEA PUNGENS LUMMAR BLUE COLORADO SPRUCE (OR COMPARABLE) 11 TOTAL

HRUB - & TALL SYRINGA PRESTONIAE, RUSSIAN LIJAG" (OR COMPARABLE)

TOWN APPROVED GROUND COVER PLANTINGS WI FERICATION AND TOP SOIL PER LANDSCAPE GENERAL NOTES

LANDSCAPE PLAN

- 24 (55%)

= 14 (56%)

TREES SHALL BE @ 8 FEET MIN, HEIGHT

PROPOSED DETENTION POND, SEE CIVIL SHEETS

ADJOINING

POODEDT

.

4

3(HC)

PROPOSED

URGENT

GARE

PROPOSED CONDOMINIUMS

TT

SURFAC

13/0PROPOSED PARKING/ (15 SPACES)

PULL DING DADKING SDACES THE

E. PARKING SPACES COUNTED REQUIRED NUMBER OF TREES

AD IO INING

ADJOINING

-20-0" SEWER EASEMENT

(NEW) PROPERTY LINE

MINOR PUD AMENDMENT **DILLON URGENT** 

CARE

#### TE EASEMENT N SHIELDEL DOWNWARD SITE LIGHT 10-0" POLE HEIGHT DOWNWARD SITE LIGHT 10-0" POLE 3(HC) 12 (R) 13 (R) -PROPERTY -PROPERTY LINE URGENT CARE URGENT CARE 00 (NEW) PROPERTY LINE USE OF THE RESIDENCE. SIGNAGE WILL BE PROVIDED PER CODE 15(R EOR THE EXCL USE OF THE RESIDENCE. SIGNAGE WILL BE PROVIDED PER 300C ENCLOSURE NOTE BELOW NCLOSURE NOT BELOW (NEW) PROPER (NEW) PROPERTY GARAGE PARKING REVOKED SEWER FASEMEN SE - 7 235 25 SOFT PATH REMAIN FREE AND CLEAR OF ICE AND SNOW AT ALL TIME FREE AND CLEAR OF ITE ITY EASEMENT LEVEL III **APPLICATION: ADD SECOND DRIVEWAY, ADD** MINOR PUD SIDEWALK BETWEEN BUILDINGS, AND MINOR AMENDMENT CHANGE TO BUILDING PEDESTRIAN ENTRY **DILLON URGENT** CARE

ANEMONE TRAIL 16 WIDE DRIVE ENTRANCE-

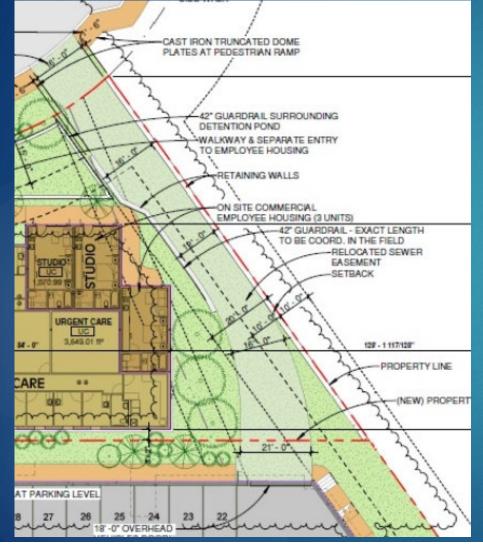
TRANSFORMER RE: CIVIL DETENTION POND

Application vs. Approved 15

8

SEPARATE ENTRY TO EMPLOYEE HOUSING

> ÓN SITE COMMERCIAL EMPLOYEE HOUSING



#### APPLICATION: ADD DEDICATED RESIDENTIAL DRIVEWAY WITH MINOR

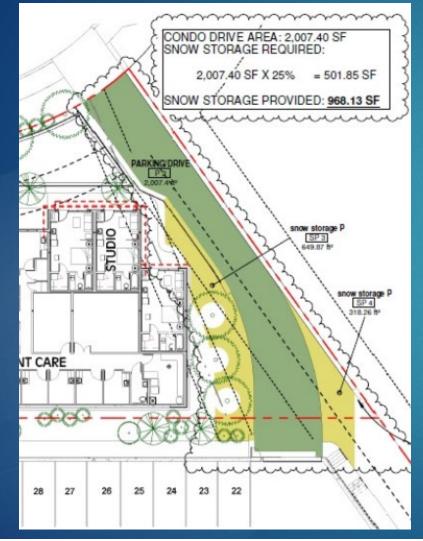
LANDSCAPE SHIFT WITH NO TREES LOST

> LEVEL III MINOR PUD AMENDMENT

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DILLON URGENT CARE





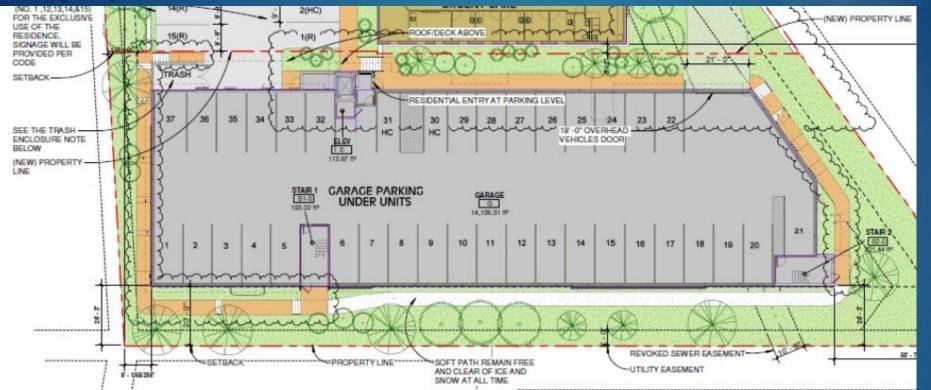
#### **APPLICATION:**

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

LEVEL III

MINOR PUD AMENDMENT

DILLON URGENT CARE



APPLICATION: ADD SIDEWALK BETWEEN BUILDINGS AND MINOR MODIFICATION TO PEDESTRIAN ENTRY MINOR PUD AMENDMENT DILLON URGENT CARE

LEVEL III



APPLICATION: MINOR MODIFICATION TO PEDESTRIAN ENTRY



APPROVED

MINOR PUD AMENDMENT

LEVEL III

DILLON URGENT CARE

Application Summary 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

LEVEL III

MINOR PUD

- 4. GRADING, LANDSCAPING, & UTILITY REVISIONS
- 5. REVISED PEDESTRIAN ENTRANCE

AMENDMENT DILLON URGENT CARE



## Criteria:

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. 2

## 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



#### THANK YOU



#### Resolution PZ 11-20, Series of 2020

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