



**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
Wednesday, January 8, 2014
5:30 p.m.
Dillon Town Hall
275 Lake Dillon Dr.**

AGENDA

1. Call to Order
2. Approval of the minutes of the December 4th, 2013 regular meeting.
3. Public Comments
4. Consideration of Resolution PZ 15-13, Series of 2013; A RESOLUTION AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO.
5. Consideration of Resolution PZ 01-14, Series of 2014; A RESOLUTION AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO.
6. Other Business
7. Adjournment

RECORD OF PROCEEDINGS

Draft

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, December 4, 2013
5:15 p.m.
Town Hall**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, December 4, 2013, at Dillon Town Hall. Chair Brad Bailey called the meeting to order at 5:20pm. Commissioners present were:: Yvonne Bryant Nathan Nosari and Jerry Peterson. Commissioner Jeff Shibley was absent. Staff members present were Ned West, Town Planner/Construction Inspector, Scott O'Brien, Public Works Director, and Debbie Wilkerson, Secretary to the Commission and members of the public.

APPROVAL OF THE MINUTES OF November 6, 2013

Commissioner Peterson moved to approve the meeting minutes from November 6, 2013. Corrections to many Commissioner Bryant noted a correction on page 6 should be many not may, then seconded the motion, Chairman Bailey abstained from vote with the motion then passed unanimously.

Public Comments

No Public Comments

Consideration of Resolution No. PZ 13-13 Series of 2013, (PUBLIC HEARING)

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE XI, "SIGN REGULATIONS," SECTION 16-11-260 "FREESTANDING SIGNS," SUBSECTION (c), OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF MODIFYING THE PERMITTED SIGN HEIGHTS IN SIGN ZONE A; AND, SETTING FORTH DETAILS IN RELATION THERETO.

The purpose of this resolution is to provide for an allowance for increased freestanding sign heights for businesses fronting Lake Dillon Drive. The Town has received numerous grievances over the years from businesses that front Lake Dillon Drive citing that their signs are not visible from the road, especially when vehicles are parked in front of them. The current code language restricts freestanding signs in Sign Zone A to a maximum of six (6) feet. Freestanding signs located in Sign Zone B may be as high as eighteen (18) feet.

This resolution allows for increased signage with the following conditions:

1. Freestanding signs shall be installed on properties fronting Lake Dillon Drive within twenty (20) feet of the Lake Dillon right-of-way.
2. The signs may be up to fifteen (15), which was a height reached in discussion with the Planning and Zoning Commission.
3. The materials and other sign criteria detailed in the Dillon Municipal Code for Sign Zone A shall remain in effect

RECORD OF PROCEEDINGS

This Resolution No. PZ 13-13, Series of 2013 deletes and replaces in its entirety, Chapter 16, "Zoning," Article XI, "Sign Regulations," Section 16-11-260 "Freestanding Signs," sub-section (c) of the Dillon Municipal Code of the Town of Dillon, Colorado to read as follows:

(c) Permitted Freestanding Sign Heights:

1. Sign Zone A Freestanding Signs shall have a maximum height of six (6) feet, except as follows:
 - i. Directory Way Finding Signs as allowed pursuant to Section 16-11-335 of this Article may exceed six (6) feet in height, with a maximum height of eighteen (18) feet.
 - ii. Freestanding Signs located within twenty (20) feet of the Lake Dillon Drive Right-of-Way may exceed six (6) feet in height with a maximum permitted height of fifteen (15) feet.
2. Sign Zone B Freestanding Signs shall have a maximum height of eighteen (18) feet.

Bryant, do we want to keep at a minimum or change to 15, Nat stated that the ground level has slope And some signs can't be seen with cars parked.

Chair Bailey opened the public hearing at 5: 26 pm, with no public comment public hearing closed 5:27 pm.

Staff recommends approval of Resolution PZ 13-13, Series of 2013.

Commissioner Bryant made a motion to approve: Resolution NO. PZ 13-13

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE XI, "SIGN REGULATIONS," SECTION 16-11-260 "FREESTANDING SIGNS," SUBSECTION (c), OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF MODIFYING THE PERMITTED SIGN HEIGHTS IN SIGN ZONE A; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Commissioner Nosari seconded the motion; which then passed unanimously upon roll call vote.

Consideration of Resolution No. PZ 14-13 Series of 2013, (PUBLIC HEARING)

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AMENDING CHAPTER 16, "ZONING," ARTICLE III, "ZONING DISTRICTS," SECTION 16-3-150, "CORE AREA RETAIL (CA) ZONE"; MODIFYING THE PERMITTED AND CONDITIONAL USES TO INCLUDE CHURCHES, CHILD CARE CENTERS AND CHILD CARE FACILITIES.

The Town is interested in allowing Churches as a permitted use in the Core Area Retail (CA) Zone district, so long as such use is not within 500 feet of the Lake Dillon Drive right-of-way. Additionally, the Town would like to allow for Child Care Centers and Child Care Facilities as Conditional Uses within the CA Zone, so long as such a use is not within 500 feet of the Lake Dillon Drive right-of-way.

RECORD OF PROCEEDINGS

These uses are defined in the Dillon Municipal Code as follows:

Child care center means a facility other than a school which is maintained for the care of four (4) or more children under the age of sixteen (16) not related to the owner, operator or manager thereof.

Child care facility means a commercial establishment for daily care or instruction of children.

Church means any institution that people regularly attend to participate in or hold religious services, meetings and other activities. The term *church* shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held.

Conditional use means an activity, development or use generally similar to other uses permitted within a zoning district, which because of the manner in which the proposed use could be developed, may not be appropriate; a) in all situations, or b) without the imposition of special conditions required to ensure compatibility with existing and potential land uses within the vicinity.

The Town has determined that the Conditional Use process should be considered for the Child Care operations due to the sensitive nature of that care, their demands for private playground areas and equipment, and the need to ensure safe drop-off zones that do not negatively impact other businesses. Additionally, these types of businesses may have an impact on liquor licenses held by established businesses in the Core Area. A Child Care operation that is considered a parochial school (a primary or secondary school supported by a religious organization) would preclude liquor licenses within 500 feet, according to C.R.S. 12-47-313. This is true for public schools and the principal campuses of colleges, universities, or seminaries, as well.

It is noteworthy that the Town Core Area currently has a nonconforming use of the Lake Dillon Preschool. Any proposed addition to their building would be grounds for them to seek approval of a Conditional Use Permit prior to issuance of a Development Permit. The Colorado Mountain College campus in Dillon is not the principal campus of the school; therefore, does not affect liquor licenses in the Town. Additionally, although such a use is not permitted in the CA Zone, the land on which the college campus sits is owned by the State, and is therefore immune to the underlying zoning regulations.

Staff recommends approval of Resolution PZ 14-13, Series of 2013.

A Church has come forward asking for permission to opening a church in the core area. Town Council and public have come forward asking for approval of Church to be opened in the core area.

Chair Bailey opened the public hearing at 5:38 pm, no public comment; Chair Bailey closed the public hearing at 5:39 p.m.

Commissioner Bailey made a motion to approve Resolution NO. PZ 14-13, A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AMENDING CHAPTER 16, "ZONING," ARTICLE III, "ZONING DISTRICTS," SECTION 16-3-150, "CORE AREA RETAIL (CA) ZONE"; MODIFYING THE PERMITTED AND CONDITIONAL USES TO INCLUDE CHURCHES, CHILD CARE CENTERS AND CHILD CARE FACILITIES.

Commissioner Nosari seconded the motion; which passed unanimously upon roll call vote.

RECORD OF PROCEEDINGS

Consideration of Resolution No. PZ 15-13 Series of 2013, (PUBLIC HEARING)

A RESOLUTION AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO.

The Town has received an application for amending the Dillon Ridge Marketplace Planned Unit Development (“PUD”) from Sign Safari on behalf of Mitchell Theatres which owns Block 5 (“Skyline Cinema”) of the Dillon Ridge Marketplace.

The application requested three (3) changes to the PUD:

- 1) Allow an increase in signage area for the building.
- 2) Allow an increase in the overall length of a sign on the building.
- 3) Allow electrical raceways behind the Channelized Signage Letters for building mounting.

1. Increase Sign Area:

- a. There is only one (1) existing wall mounted sign “Skyline Cinema” which measures approximately 93 Square Feet (SF).
- b. The applicant proposes two (2) wall mounted signs measuring 157.67 SF each, for a total 315.34 SF. The “Skyline Cinema” portion of the sign will be the same area as exists (the existing sign is proposed to be relocated to one of the proposed locations in this application), but the area will be doubled to provide for the second sign. The additional sign area is accounted for with the addition of “Mitchell Theatres” to reflect the owner’s branding.

2. Increase Sign Length:

- a. The existing “Skyline Cinema” sign is approximately 16’-7” in length.
- b. The applicant proposes a length of 32’-6 ¾” for the addition of the “Mitchell Theatres” sign below the “Skyline Cinema” sign in both proposed locations. The existing PUD agreement for this block allows for a maximum sign length of 25’.

3. Electrical raceways beneath the Channelized Signage Letters

- a. The original PUD required that all signage be individual channelized letters that are mounted individually to the side of the building without a visible electrical raceway. This provided the Dillon Ridge Marketplace with a very clean and distinct look, but has been a problem for sign changes.
- b. The exclusion of raceways was amended with the approval of Resolution No. PZ12-12, Series of 2012, by the Planning and Zoning Commission on October 24, 2012, and then by Town Council approval November 6, 2012. To make it clear for future reviewers of amendments to the PUD and sign applications for individual blocks of the PUD, it was thought best to include the allowance of raceways for sign letter mounting with this major PUD amendment for more thorough record keeping purposes.

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may table the application to a future meeting and request additional information.

If the Planning and Zoning Commission chooses to recommend approval of this application, then Town staff recommends approval of Resolution PZ 15-13 with the following conditions:

- A. The maximum allowable sign area for building mounted signs shall not exceed three-hundred and sixteen square feet (316 SF), which shall be evenly split between two (2) signs.
- B. The maximum allowable building sign length shall not exceed thirty-two feet and seven inches (32’-7”).

RECORD OF PROCEEDINGS

C. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.

D. The internal lighting for the sign installed on the eastern face of the building shall be automatically turned off no later than 10:00 p.m. each night.

Chairman Baily opened the public hearing at 5:45 pm

One letter in opposition to the application

Tom, from Sign Safari: Want to take the current sign and add Mitchell theaters underneath the sign. Also add a sign to east side of the building with Mitchell Theaters underneath the sign. Doing this for more visibility on HWY 6, Current sign you don't see it in the summer because of landscape Mitchell is trying to brand their theaters, they bought several theaters from Translux Theaters and trying to brand them as their own.

Tim Alcock, Lake Cliffe resident. If you allow this increase in size will other businesses then come in and want to increase their signage?

Ned, This PUD is for this block only; other businesses could come forward, but would have to go thru this PUUD process before they were allowed to increase their signage.

Commissioner Bailey, I can understand the addition of the South facing sign, does it need to be this big? Do they have other theatres with same type of signage?

Commissioners Nosari and Bryant think the sign is too big also. What is the size of Walgreens sign on the I70 side of the building?

Commissioner Peterson asked if they could make up mock up to show the larger signage, and table (continue) the amending resolution till next month.

Chairman Bailey asked the Commissioners if they were ok with the 2 signs and understood the need, but not agreeing they needed to be this big.

Chairman Bailey made a motion to table (continue) this resolution to the next meeting in January 2014. Commissioner Nosari seconded the motion, which passed unanimously upon roll call vote.

Tom, with Sign Safari, will bring back new drawings or ideas for signage.

Other Business

Adjournment

There being no further business, the meeting adjourned at 6:00 p.m.

Joint Work Session with Town Council.

Respectfully submitted,

Debbie Wilkerson,
Secretary to the Commission

From: [elsa_pischke](#)
To: [Ned West](#)
Subject: wkyline cinema
Date: Tuesday, December 03, 2013 11:31:31 AM

**dear gentlemen: i strongly oppose the enlargement of the sign on the skyline cinema.
our home, a cabin, is directly built above your teather. the increased light is not really
welcome**

i would appreciate your taking my opinion into consideration. much obliged.

elsa pischke 0292 piney acres road, dillon, colorado.

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
January 8, 2014 PLANNING AND ZONING COMMISSION MEETING**

DATE: December 13, 2013

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED: Consideration of Resolution No. PZ 15-13, Series of 2013; a resolution amending an existing Planned Unit Development for the Dillon Ridge Marketplace, Dillon, Colorado.

SUMMARY: The Town has received an application for amending the Dillon Ridge Marketplace Planned Unit Development (“PUD”) from Sign Safari on behalf of Mitchell Theatres which owns Block 5 (“Skyline Cinema”) of the Dillon Ridge Marketplace.

The application requested two (2) changes to the PUD:

- 1) Allow an increase in signage area for the building.
- 2) Allow electrical raceways behind the Channelized Signage Letters for building mounting.

DISCUSSION:

1. Increase Sign Area:

- a. There is only one (1) existing wall mounted sign “Skyline Cinema” which measures approximately 93 Square Feet (SF).
- b. The applicant proposes two (2) wall mounted signs measuring 135.12 SF each, for a total 271.24 SF. The “Skyline Cinema” portion of the sign will be the same area as exists (the existing sign is proposed to be relocated to one of the proposed locations in this application), but the area will be doubled to provide for the second sign. The additional sign area is accounted for with the addition of “Mitchell Theatres” to reflect the owner’s branding.

2. Electrical raceways beneath the Channelized Signage Letters

- a. The original PUD required that all signage be individual channelized letters that are mounted individually to the side of the building without a visible electrical raceway. This provided the Dillon Ridge Marketplace with a very clean and distinct look, but has been a problem for sign changes.
- b. The exclusion of raceways was amended with the approval of Resolution No. PZ12-12, Series of 2012, by the Planning and Zoning Commission on October 24, 2012, and then by Town Council approval November 6, 2012. To make it clear for future reviewers of amendments to the PUD and sign applications for individual blocks of the PUD, it was thought best to include the allowance of raceways for sign letter mounting with this major PUD amendment for more thorough record keeping purposes.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may continue the application to a future meeting and request additional information.

If the Planning and Zoning Commission chooses to recommend approval of this application, then Town staff recommends approval of Resolution PZ 15-13 with the following conditions:

- A. The maximum allowable sign area for building mounted signs shall not exceed Two-hundred-seventy two square feet (272 SF), which shall be evenly split between two (2) signs.
- B. The maximum allowable building sign length shall not exceed twenty five feet (25’).
- C. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.
- D. The internal lighting for the sign installed on the eastern face of the building shall be automatically turned off no later than 10:00 p.m. each night.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

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

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner



Town of Dillon

275 Lake Dillon Drive
Dillon, Colorado 80435

Public Works - GIS

Contents:

**312 Dillon Ridge Road
Skyline Cinema-Mitchell Theatres**

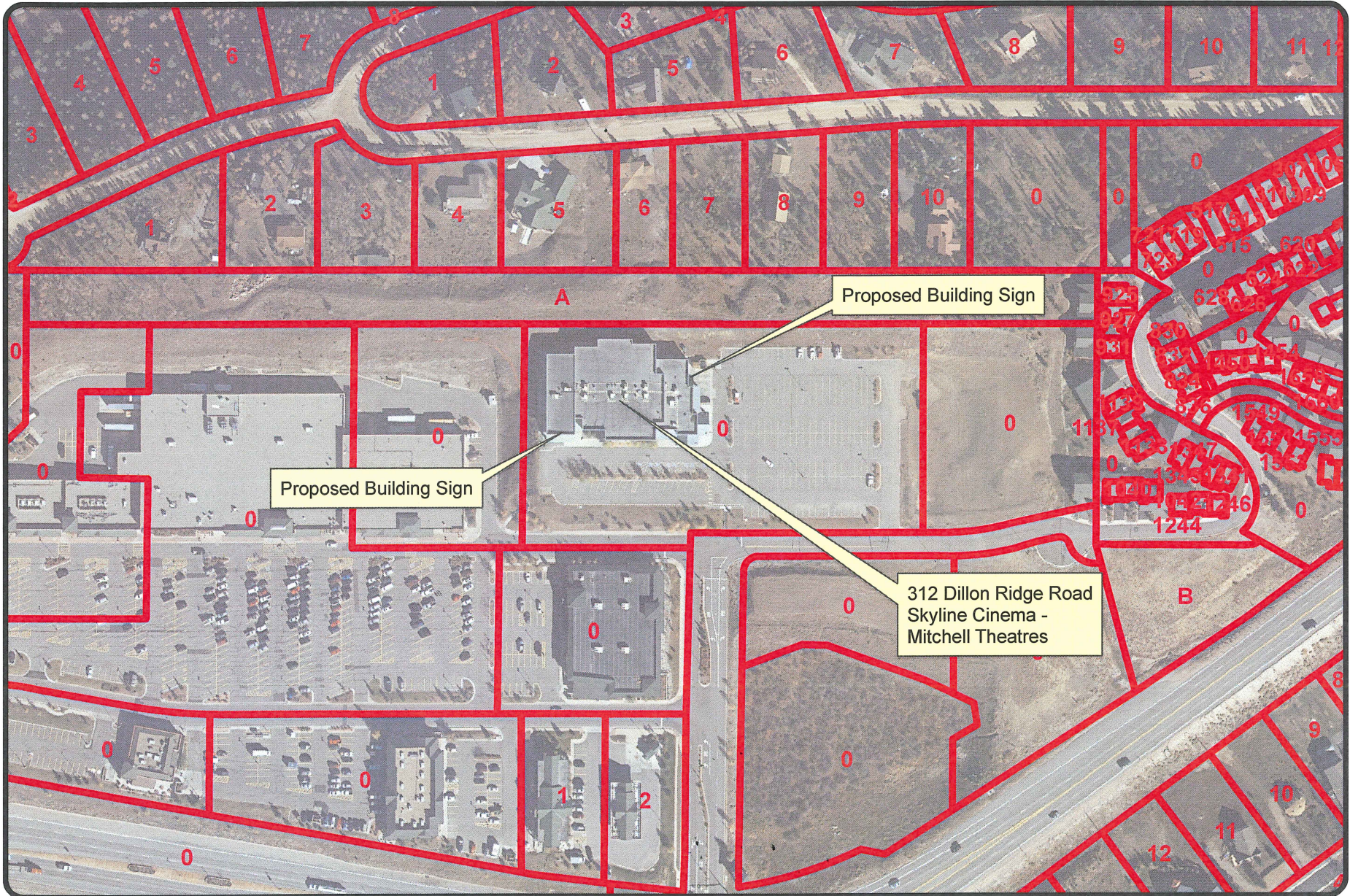


Date: 11-21-2013

By:

Scale: 1 inch = 200 feet

N. WEST

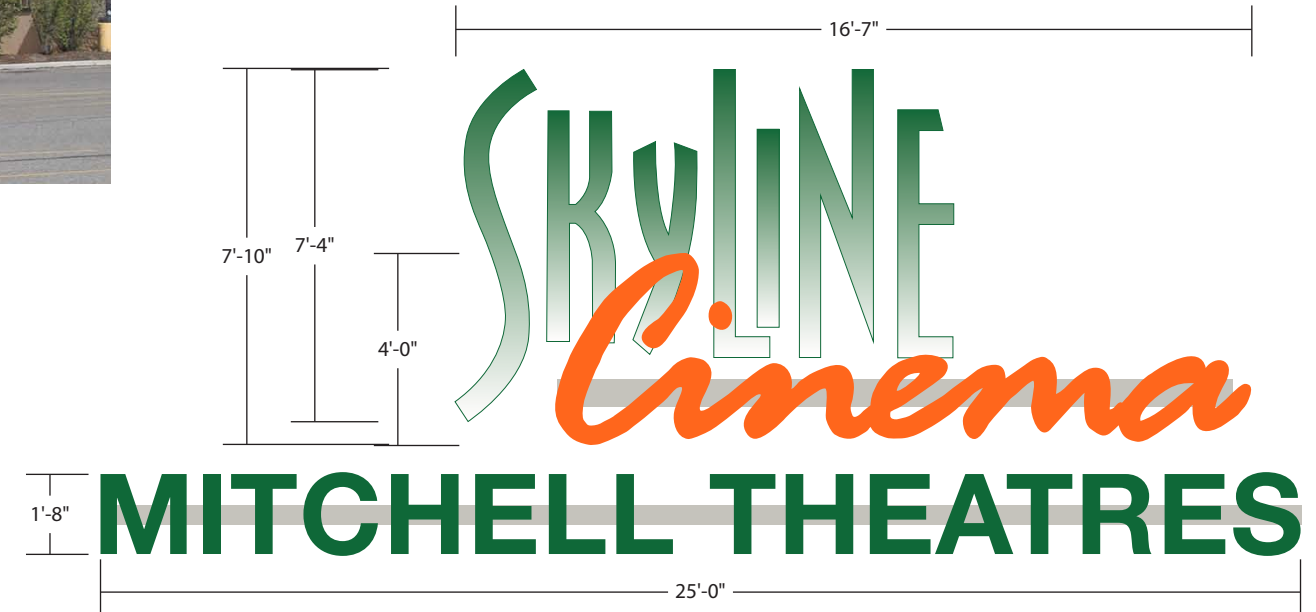
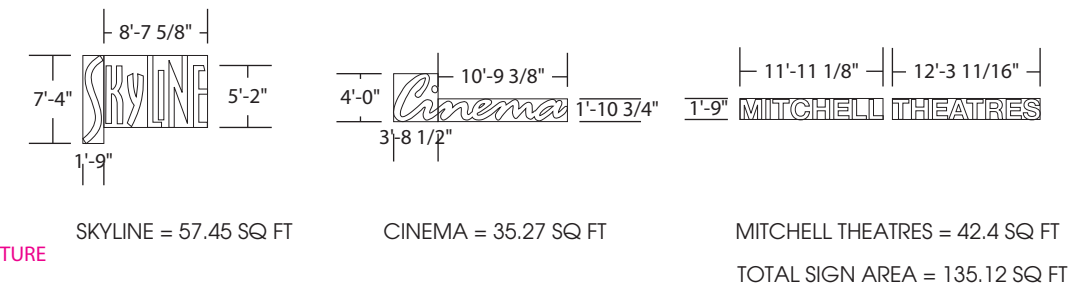




REMOVE EXISTING



NOTE: REMOVE LIGHT FIXTURE



SPECIFICATIONS:

- REMOVE EXISTING "SKYLINE CINEMA" SIGNAGE FROM SOUTH ELEVATION AND RE-INSTALL ON EAST ELEVATION ALONG WITH NEW SET OF PAN CHANNEL LETTERS "MITCHELL THEATRES"
- EXISTING LETTERS TO BE INSPECTED. REPLACE TRIM CAPS ON CINEMA, REPLACE INTERNAL LIGHTING AS NEEDED AND WITH APPROVAL BY CUSTOMER.
- "MITCHELL THEATRES" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-26 GREEN VINYL, GREEN TRIM CAPS AND RETURNS, WHITE LEDS
- RACEWAYS PAINTED TO MATCH BUILDING (COLOR TO BE DETERMINED)
- NEED SURVEY TO CONFIRM ACTUAL SIZE OF "SKYLINE CINEMA".

CUSTOMER: SKYLINE CINEMA 8
NAME: RANDY CROSLY
LOCATION: 312 DILLON RD
 DILLON, CO 80435

DATE: 12/4/13
DESIGN NO: SS-9345-1rev1
ARTIST: JH

PHONE:

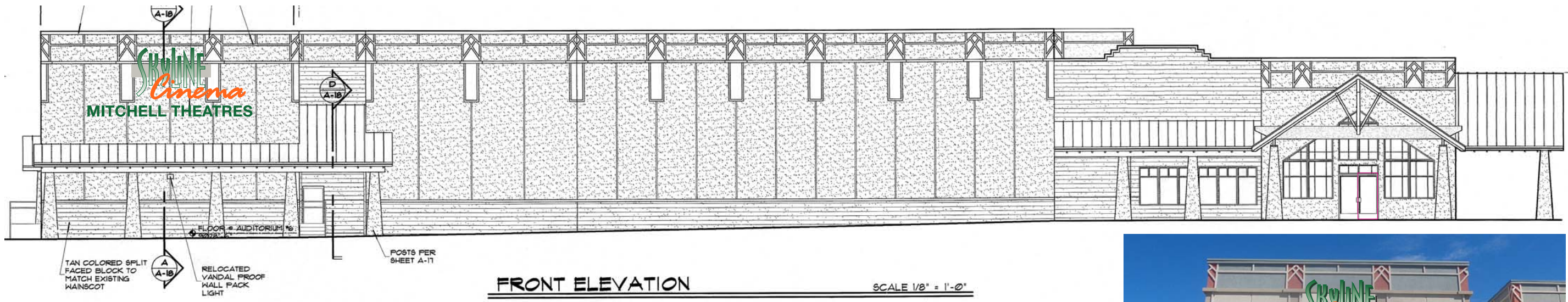
SCALE: 1/4" = 1'

APPROVED:

DATE:



LUMINOUS Neon Inc
 ART & SIGN SYSTEMS



**FRONT ELEVATION
(SOUTH FACING)**

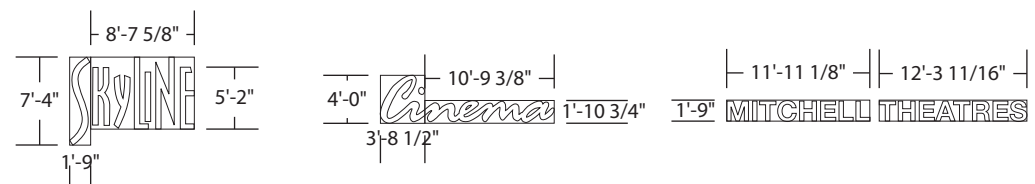
SCALE 1/8" = 1'-0"



PROPOSED SKYLINE - DAM VIEW



PROPOSED

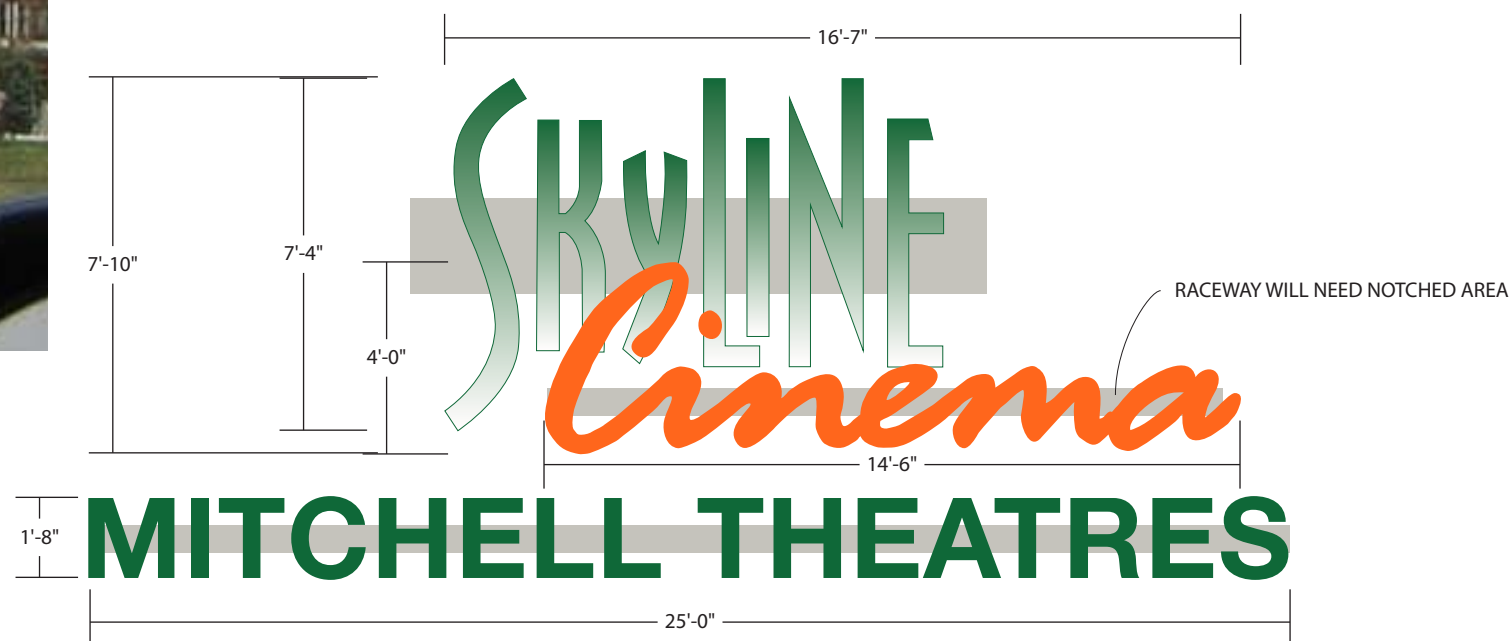


SKYLINE = 57.45 SQ FT

CINEMA = 35.27 SQ FT

MITCHELL THEATRES = 42.4 SQ FT

TOTAL SIGN AREA = 135.12 SQ FT



SPECIFICATIONS:

- REMOVE EXISTING PAN CHANNEL AND REVERSE CHANNEL "SKYLINE CINEMA" FROM SOUTH ELEVATION FOR FUTURE USE
- FABRICATE AND INSTALL NEW INTERNALLY-ILLUMINATED PAN CHANNEL LETTERS MOUNTED TO RACEWAYS
- "SKYLINE" FABRICATED PAN CHANNEL LETTER WITH WHITE FACES OVERLAID WITH DIGITALLY PRINTED VINYL, GREEN TRIMCAPS AND RETURNS, WHITE LEDS.
- "CINEMA" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-84 TANGERINE VINYL, ORANGE TRIM CAPS AND RETURNS, WHITE LEDS
- "MITCHELL THEATRES" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-26 GREEN VINYL, GREEN TRIM CAPS AND RETURNS, WHITE LEDS
- RACEWAYS PAINTED TO MATCH BUILDING (COLOR TO BE DETERMINED)
- DETAILED SURVEY TO DETERMINE DEPTHS OF RACEWAYS AND NOTCHED AREA OF RACEWAY REQUIRED

CUSTOMER: SKYLINE CINEMA 8
NAME: RANDY CROSLY
LOCATION: 312 DILLON RD
DILLON, CO 80435

DATE: 12/10/13
DESIGN NO: SS-9345-3rev
ARTIST: JH

SCALE: 1/4" = 1'

APPROVED:

DATE:



RESOLUTION NO. PZ 15 - 13
Series of 2013

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has received a Class IV development application for a major amendment to an existing Planned Unit Development for the Dillon Ridge Marketplace (“PUD”) submitted by Sign Safari and Mitchell Theatres (“Applicants”); and,

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has previously approved said PUD at a special meeting held on January 22, 1997; and,

WHEREAS, the Town of Dillon Town Council has previously approved said PUD at the February 7th, 1997 regular meeting; and,

WHEREAS, the Applicants wish to amend the PUD to allow for the following changes to the PUD:

- A. to increase the maximum allowable signage area on Block 5 of the PUD;
- B. to allow channelized sign letters to be placed on rectangular, electric raceways; and,

WHEREAS, following the required notice, a public hearing was held on December 4, 2013 and was continued to the hearing on January 8th, 2014, before the Planning and Zoning Commission of the Town of Dillon on the application to amend the PUD; and,

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact for an amendment to the existing PUD and finds that the application meets the requirements of the Town of Dillon Municipal Code, and Land Development Code; and,

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the proposed amendment to the PUD should attach to the approval of the application for the Class IV major amendment to the PUD.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on December 4th, 2013 and continued said public hearing to January 8th, 2014, on the application to amend the PUD for the Dillon Ridge Marketplace, and following said public hearing makes the following findings of fact:

A. That the application for the proposed major amendment to the PUD is complete.

B. That the proposed Class IV application to amend the PUD complies with the specific requirements of Chapter 16, "Zoning," of the Town of Dillon Municipal Code.

C. That the proposed amendments of the PUD are in substantial conformance with the Comprehensive Plan.

D. That the proposed amendments of the PUD will not have an adverse impact on the surrounding area. The proposed amendments of the PUD are compatible with the scale, intensity, and type of land uses located on adjacent property.

E. That the proposed benefits of the proposed amendments of the PUD 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.

F. That certain conditions which are reasonable and necessary to and relate to impacts created by the proposed amendment to the PUD, as set forth herein below, should attach to the approval of the application for the Class IV amendment to the PUD.

Section 2. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the amendment to the PUD with the following conditions:

A. The maximum allowable signage area for the building on Block 5 shall be 272 square feet total; and shall be split equally between two (2) signs. The signs shall be placed on the eastern and southern sides of the building.

B. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.

C. The internal lighting for the sign installed on the eastern face of the building shall be turned off no later than 10:00 P.M. each night.

**APPROVED AND ADOPTED THIS 8TH DAY OF JANUARY, 2014 BY
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
January 8, 2014 PLANNING AND ZONING COMMISSION MEETING**

DATE: December 19, 2013

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED: Consideration of Resolution No. PZ 01-14, Series of 2014; a resolution amending an existing Planned Unit Development for the Dillon Ridge Marketplace, Dillon, Colorado. This is a public hearing.

SUMMARY: The Town has received an application for amending the Dillon Ridge Marketplace Planned Unit Development (“PUD”) from PETCO and Miller Real Estate Investments for Block 7 (previously Borders Books) of the Dillon Ridge Marketplace.

The application requested three (3) changes to the PUD:

- 1) Allow an increase in the number of signs for the building for a single tenant, and allow for the installation of signs on each side of the building.
- 2) Allow electrical raceways behind the Channelized Signage Letters for building mounting.
- 3) Allow for the installation of a sign panel on the Highway 6 side of the Business Area Directory sign at the Dam Road and Highway 6 intersection.

DISCUSSION:

1. Increase the Number of Signs Permitted for the Building for a Single Occupant:

- a. The Planning and Zoning Commission previously approved a PUD amendment to allow for two-hundred (200) square feet of signage for the building that would be permitted if the building was split into two (2) businesses. This would have provided for a total of four (4) building signs for the two businesses. This was approved by the Planning and Zoning Commission Resolution No. 12-12, Series of 2012 on October 24, 2012, and by the Town Council by Resolution No. 54-12, series of 2012 on November 6, 2012.
- b. PETCO, as a single tenant occupying the entire space of the building, requests four (4) signs, one on each side of the building. The applicant proposes a total of one hundred ninety one and three tenths square feet (191.3 Sq. Ft.) of signage for the four (4) building signs. These signs, along with the permitted monument sign located south of the building along Highway 6, will help to identify the building with the business.

2. Electrical raceways beneath the Channelized Signage Letters

- a. The original PUD required that all signage be individual channelized letters that are mounted individually to the side of the building without a visible electrical raceway. A raceway is a rectangular support running the length of the sign behind individual letters that provides for electrical and sign connection to the building. Originally not allowing the raceways provided the Dillon Ridge Marketplace with a very clean and distinctive look; however, this has proven to be a problem for sign changes when new businesses open, leaving scarred building faces, or damaged timber features.

- b. The exclusion of raceways was amended with the approval of Resolution No. PZ12-12, Series of 2012, by the Planning and Zoning Commission on October 24, 2012, and then by Town Council approval by Resolution No. 54-12 on November 6, 2012. To make it clear for future reviewers of amendments to the PUD and sign applications for individual blocks of the PUD, it was thought best to include the allowance of raceways for sign letter mounting with this major PUD amendment for more thorough record keeping purposes.
3. **Sign Panel in the Business Area Directory Sign**
- a. The applicant wishes to install an internally illuminated sign panel in the Business Area Directory Sign below the existing sign panel for Bed, Bath & Beyond fronting Highway 6.
 - b. The Resolution stipulates that the sign be framed with timbers such that it appears to be part of the sign and not hung from it. This is the same language that was applied to the previous PUD amendment allowing the Bed, Bath and Beyond sign in March of 2000.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may continue the application to a future meeting and request additional information.

If the Planning and Zoning Commission chooses to recommend approval of this application, then Town staff recommends approval of Resolution PZ 01-14, Series of 2014 with the following conditions:

A. The maximum allowable signage area for the building on Block 7 shall be 200 square feet total for four (4) signs. The signs shall be placed on the four (4) sides of the building.

B. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.

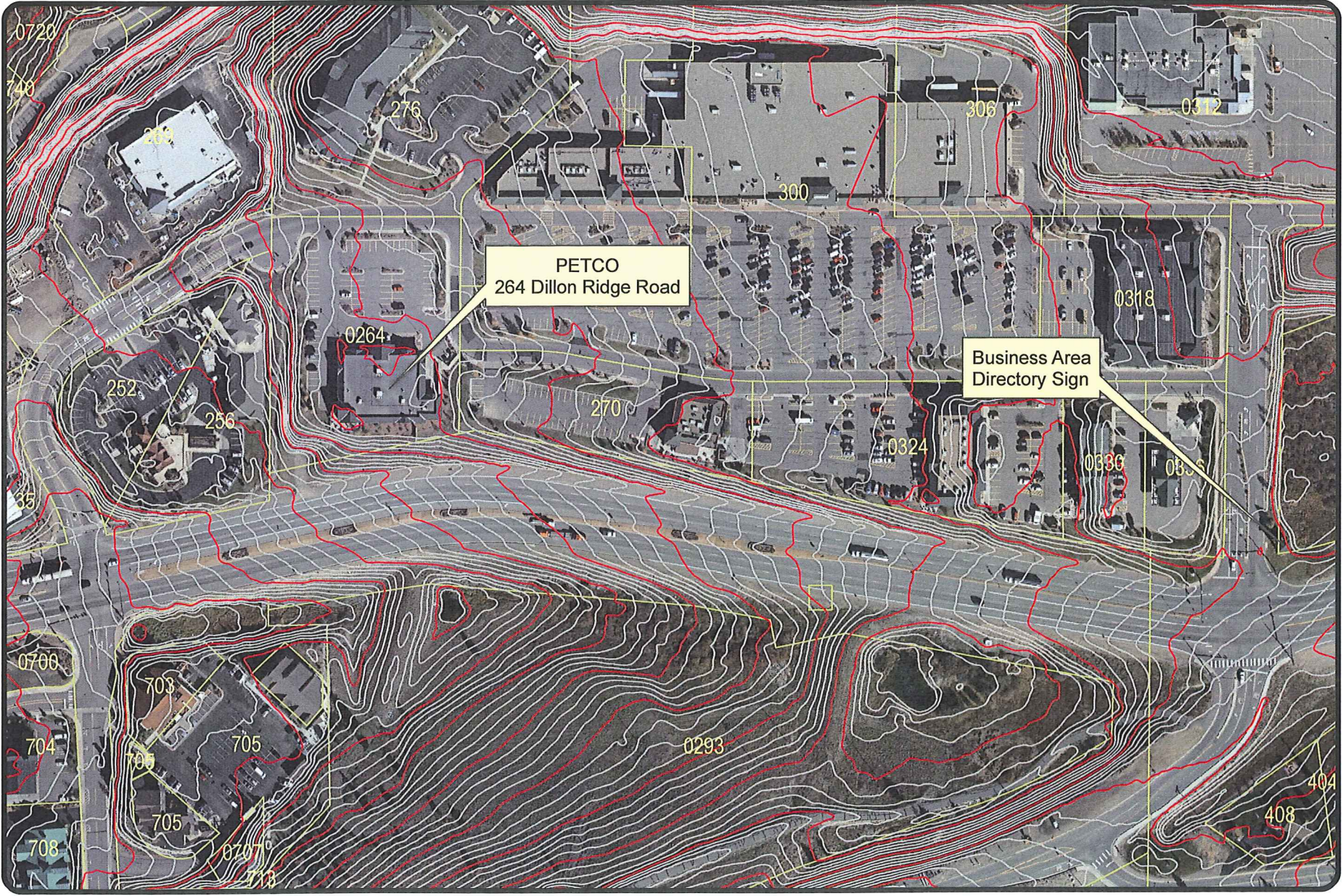
C. A new sign panel may be installed on the Business Area Directory Sign located at Highway 6 and the Dam Road on the southern face, Highway 6 side, of the sign. The new sign panel shall be installed below the “Bed Bath and Beyond” sign currently located on the Business Area Directory Sign. The new panel shall be equivalent in size as the “Bed Bath and Beyond” panel and shall be framed with a bottom timber such that it appears to be part of the sign structure, and not hanging below it.

D. The sign panel on the Business Area Directory Sign shall have a black, opaque background with minimally illuminated colored letters.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

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

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner



Dillon Ridge Marketplace

U.S. Highway 6 & Dillon Ridge Road | Dillon, Colorado



Exhibit A Petco



Everbrite, LLC
 4949 South 110th Street
 P.O. Box 20020
 Greenfield, WI 53220-0020
www.everbrite.com

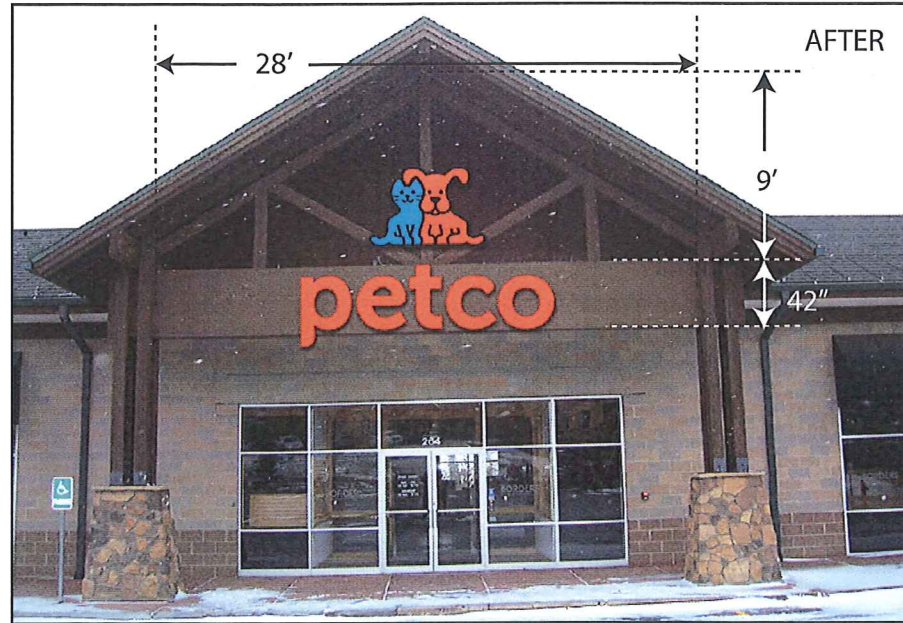
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Site: PETCOT380 DILLON, CO

Prepared By: Jacob Cosson; 303212-6

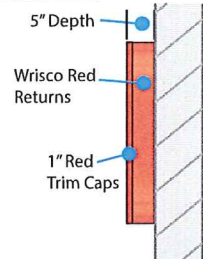
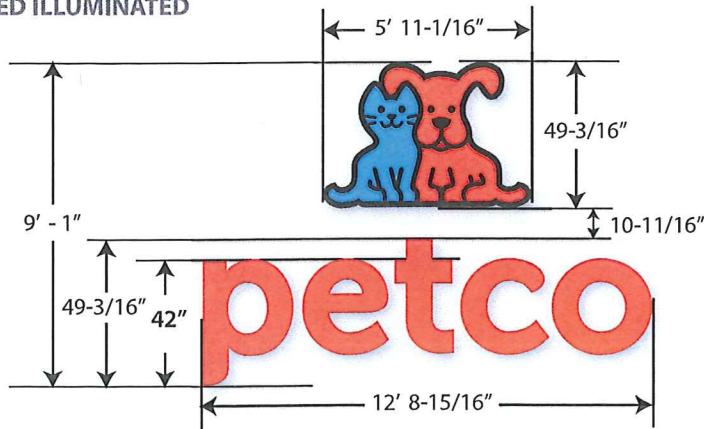
Date: 11/06/2013

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FRONT ELEVATION

LED ILLUMINATED



Letter Side View

COLOR REFERENCE	3M 3630-53 Cardinal Red	3M3630-57 Blue	3M7725-22 Black



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Site: PETCOT380 DILLON, CO

Prepared By: Jacob Cosson; 303212-6

Date: 11/06/2013

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AFTER

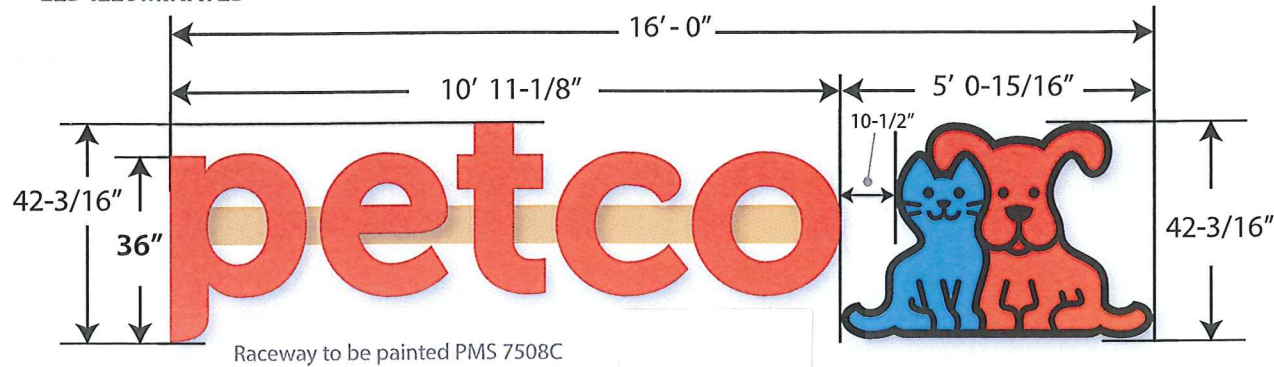


BEFORE

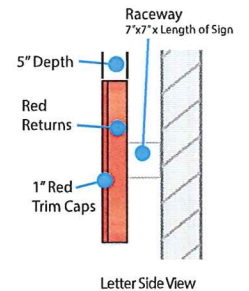


SOUTH ELEVATION

LED ILLUMINATED



Raceway to be painted PMS 7508C



COLOR REFERENCE	3M 3630-53 Cardinal Red	3M3630-57 Blue	3M7725-22 Black



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Site: PETCOT380 DILLON, CO

Prepared By: Jacob Cosson; 303212-6

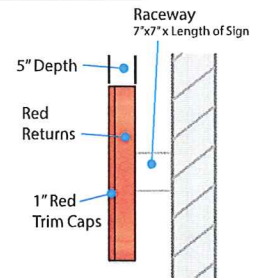
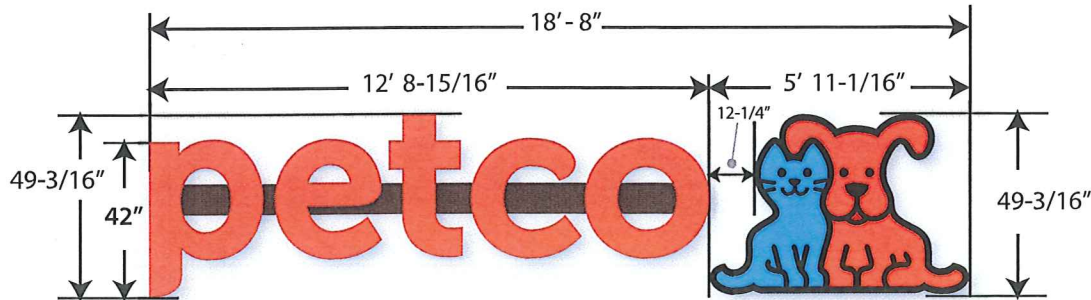
Date: 11/06/2013

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WEST ELEVATION

LED ILLUMINATED



Letter Side View			
COLOR REFERENCE	3M 3630-53 Cardinal Red	3M3630-57 Blue	3M7725-22 Black



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Site: PETCOT380 DILLON, CO

Prepared By: Jacob Cosson; 303212-6

Date: 11/06/2013

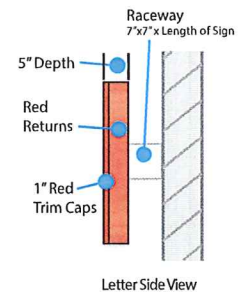
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EAST ELEVATION

LED ILLUMINATED



COLOR REFERENCE	3M 3630-53 Cardinal Red	3M3630-57 Blue	3M7725-22 Black



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Site: PETCOT380 DILLON, CO

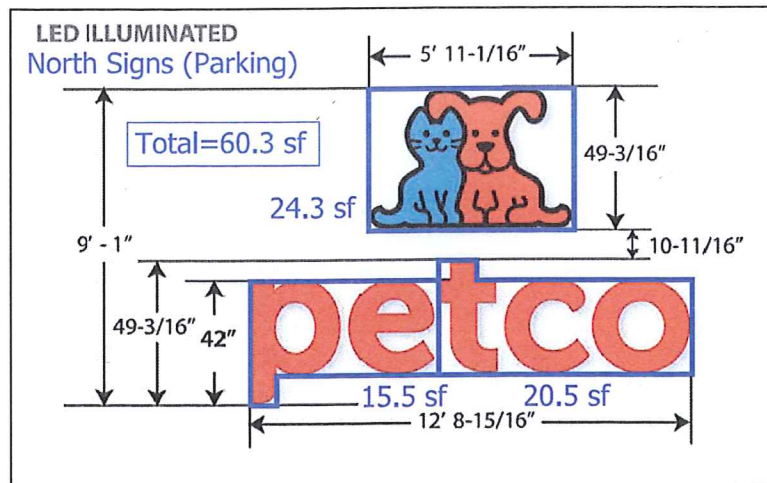
Prepared By: Jacob Cosson; 303212-6

Date: 11/06/2013

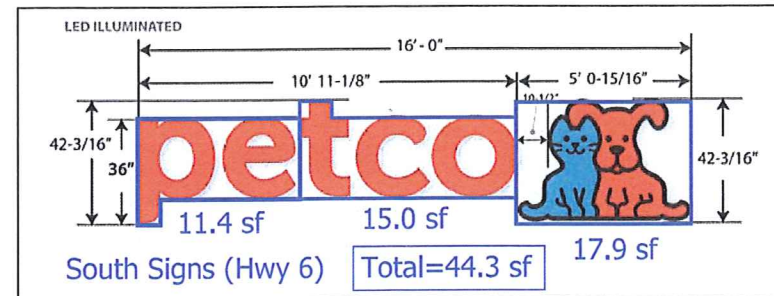
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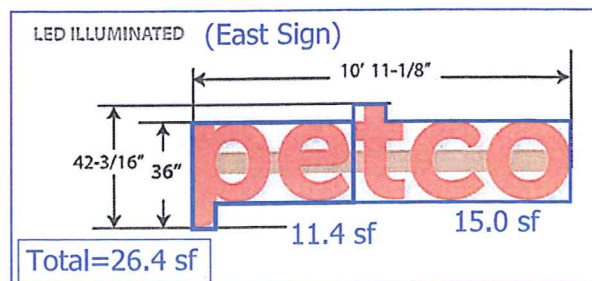
North Sign (Parking Lot)



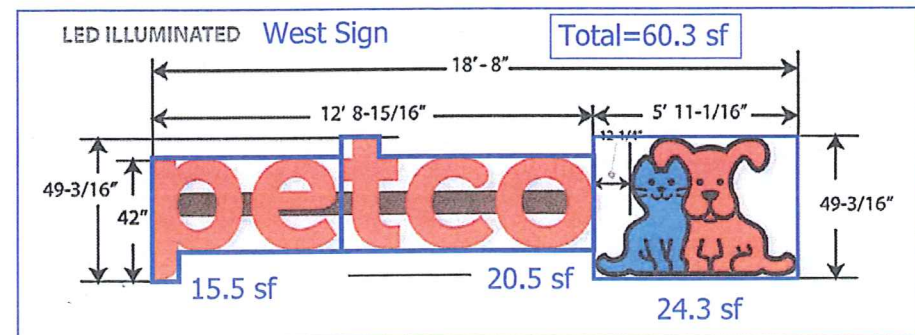
South Sign (Hwy 6 Side)



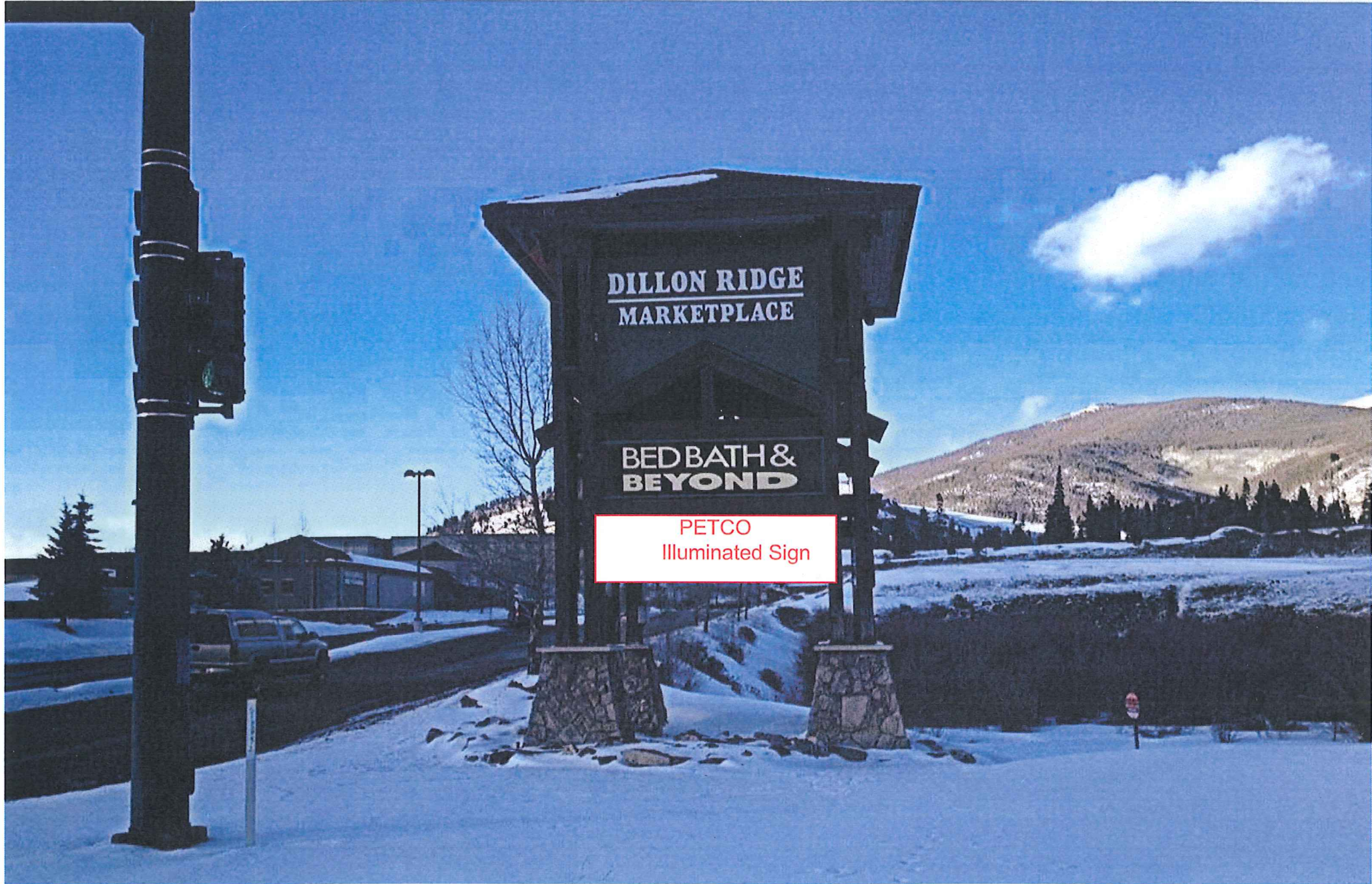
East Sign



West Sign



MODIFY SIGN TO ADD ILLUMINATED PANEL
10F2



MODIFY SIGN TO ADD ILLUMINATED PANEL
2 OF 2



New panel

