

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
APRIL 6th, 2016 PLANNING AND ZONING COMMISSION MEETING**

DATE: April 1, 2016

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of a Resolution No. PZ 02-16, Series of 2016: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A DETACHED SIX CAR RESIDENTIAL GARAGE STRUCTURE AT 111 CORINTHIAN CIRCLE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

SUMMARY:

The Town received a Level III Development application for the construction of a detached six (6) car residential garage structure in the Residential Medium (RM) zoning district at the Centennial Townhome complex located at 111 Corinthian Circle, Dillon, Colorado. More specifically 111 Corinthian Circle is Lot 9, Block 5 of the Corinthian Hill subdivision and contains 79,816 square feet or 1.827 acres.

The existing lot contains four (4) existing Townhome buildings; two (2) of the buildings have five (5) units and (2) of the buildings have four (4) units; a total of eighteen (18) units.

The proposed garage unit will be located on the common property owned by the Centennial Townhomes Homeowner Association (HOA). After construction, the HOA plans to sell each of the six units to one of the Townhome owners within the complex. Since the use of these garage units will be bought and sold in private contractual agreements between the HOA and its members, the 6 car garage structure will remain common property of the HOA and are therefore not subdivided into individual lots or condominiums.

See the attached drawings for plans and elevations of the proposed structure and a location map.

The materials and colors of the proposed garage unit will match the existing colors and materials of the existing Townhome Buildings. See the next page for photos of the existing buildings in the complex.



Figure 1: Representative Architecture - Existing Centennial Townhomes building.



Figure 2: Proposed Garage Location.

CODE ANALYSIS:

Permitted Uses: The proposed accessory garage structure is a permitted use by right in the Residential Medium (RM) zone district.

Yards (Setbacks): The proposed garage structure will sit 10’ off of the northern property line. This is in compliance with the 10 foot minimum side yard setback required by code. The proposed structure is also compliant with the 20 foot Front Yard Setback and the 20 foot Rear Yard setback.

Lot Coverage: The Centennial Townhome Lot contains 79,816 square feet. The proposed garage structure footprint will occupy an additional 1,584 square feet [six (6) 22’x12’ garage units]. The four (4) existing buildings occupy 13,068 square feet according to the original site plan for the development. So the total building coverage including the existing buildings and the proposed garage structure totals 14,652 square feet which covers 18.4% of the lot surface area. This is compliant with the RM zone district which allows a maximum of 45% lot coverage by buildings.

Building Height: The proposed height of the garage structure is 18.51’ which is less than the maximum allowed 35’ building height in the RM zone district. This was calculated as follows:

- The highest point on the building is at an elevation of 9121.76’.
- The lowest existing ground elevation at the southwest building corner is 9099.5’.
- The highest existing ground elevation at the northeast building corner is 9107’.
- The average existing ground elevation is calculated to be 9103.25’.
- The calculated height is the 18.51’ (9121.76’-9103.25’).

Easements: The proposed garage structure will not be constructed within in any known easements.

PARKING ANALYSIS:

Per Town Code Section 16-6-40, each townhome unit in a multi-family structure requires 2 parking spaces. Centennial Townhomes has 18 units and therefore requires 36 parking spaces.

Proposed Parking Structure.....	6 Spaces
Building One (One Garage per unit).....	5 Spaces
Surface Parking along southside of parking lot	<u>30 Spaces</u>
 Total Parking Spaces Provided	 41 Spaces

The Centennial Townhomes complex has more parking than is required by code.

DEVELOPMENT FEES:

The applicant has paid the required \$320 application fee for this type of Level III Development.

No additional water or sewer tap fees are required for the project.

The Affordable housing fee does not apply to this project because there is an exemption for detached garage units associated with this type of condominium complex.

COMPATIBILITY WITH THE TOWN OF DILLON COMPREHENSIVE PLAN:

Providing 6 parking spaces within a detached structure for the use of the Townhome owners at 111 Corinthian Circle is in compliance with the goals and visioning of the Town of Dillon Comprehensive Plan.

PUBLIC NOTICE:

A public notice for this Level III development review at the April 6th, 2016 town of Dillon Planning And Zoning Commission meeting, was published in the Summit County Journal on Friday, March 25th, 2016.

A sign was posted on a retaining wall adjacent to 111 Corinthian Circle and visible from the Corinthian Circle Right-Of-Way on Monday, March 28th, 2016.



CONDITIONS OF APPROVAL:

The following conditions are attached to the Level III Development Permit for a detached six car residential garage structure at 111 Corinthian Circle, Dillon, Colorado in the Residential Medium (RM) zoning district:

1. The applicant shall submit construction documents for the approval and satisfactory construction of the proposed detached six car residential garage structure at 111 Corinthian Circle, Dillon, Colorado to the Summit County Building Inspection Department and Lake Dillon Fire Rescue for review and approval.

2. The applicant shall install, maintain and provide the required fire apparatus dead-end turnaround required by Lake Dillon Fire Rescue.

3. The colors and materials used for the proposed detached garage structure shall match the colors and materials of the existing Centennial Townhome Buildings.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 02-16, Series of 2016.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commission may approve the application, choose to deny the application, or may continue the review of this application at a future meeting and request additional information.

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

Town of Dillon Planning Case No. 2016.13