

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
JULY 18, 2017 TOWN COUNCIL MEETING**

DATE: July 13, 2017

AGENDA ITEM NUMBER: 8

ACTION TO BE CONSIDERED:

Consideration of Resolution No. 35-17, Series of 2017;

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR THE BLOCK 6 AMENDMENT TO THE DILLON RIDGE MARKETPLACE PLANNED UNIT DEVELOPMENT, CONSISTING OF 3 APARTMENT BUILDINGS WITH A TOTAL OF 36 APARTMENT UNITS LOCATED, ON BLOCK 6 OF THE DILLON RIDGE MARKETPLACE PLANNED UNIT DEVELOPMENT, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

TIME FRAME: Recommended for Approval by the Planning & Zoning Commission on June 28, 2017. Public Hearing before Town Council on July 18, 2017.

SUMMARY:

The Town of Dillon has received a Level IV Development Application for a an amendment to Block 6 of the existing Dillon Ridge Marketplace Planned Unit Development consisting of 36 apartment units located on Block 6, Dillon Ridge Marketplace Planned Unit Developed, Dillon, Colorado. The proposed Dillon Vistas Apartment Complex consists of three buildings with twelve (12) 2 bedroom units each for a total of 36 units. 18 of the units (50% of the units) will be set aside for workforce housing.

Block 6 is essentially a lot that was created with the approval of the Original Dillon Ridge Marketplace Planned Unit Development (P.U.D.). Block 6 sits along the north side of Lookout Ridge between the Skyline Cinemas parking lot to the west and the Lookout Ridge Townhome development along the east side of the property. The addresses for these apartment buildings have not yet been assigned by Summit County Government.

A Level IV application requires a public hearing between both the Planning and Zoning Commission and the Dillon Town Council for approval.

PUBLIC NOTICE:

The Town posted a sign of the public hearing on the site on Monday July 10, 2017. A newspaper ad was ran in the Summit Daily Journal on Friday July 7, 2017, and a mailing noticing the public hearing time and date was sent out on Monday, July 10, 2017 to property owners within 300' of the proposed development. These dates meet the required 7-14 day notice period before the Public hearing on July 18, 2017.

ZONING:

The proposed project is located within the Mixed Use (MU) Zone District.

PROPOSED PLANNED UNIT DEVELOPMENT CHANGES TO THE UNDERLYING MIXED-USE ZONING DISTRICT:

The developer is proposing the following dimensional changes which are allowed to be varied by the Town Municipal Code through a Planned Unit Development Process.

- A. The front yard setback along Lookout Ridge Road shall not be less than twelve feet (12'). The Code typically requires 25' in the Mixed Use Zone.
- B. Allow a 100% residential development without a commercial or retail component.
- C. Use 20' parking lot drive aisle widths instead of 24'.

WORKFORCE HOUSING:

The Developer is proposing that 50% of the units (18 units total) will be reserved for workforce housing and will be rented to people who can demonstrate that they work within Summit County a Minimum of 30 hours per week. The lease term shall be for a minimum of 180 days or 6 months.

For the first year, the maximum rental rate for each of these units shall be set at the 2017 rental rate for a 2 bed (3 person) rental unit based on 100% AMI (Area Median Income) household as established by the 2017 Summit Combined Housing Authority in 2017. *In 2017, the 100% AMI rental rate for a 2 bed (3 person) household is \$1,980/month; and the rental rate should include utilities including electric, gas, water, sewer, trash and snow removal.*

If subsequent AMI studies in future years increase the rent level for 100% AMI rates, the maximum rental rate may be adjusted upwards accordingly.

The developer shall not be required to rent these units for less than the 2017 100% AMI rental rate for a 2 bedroom (3 person) household.

The Rental Units shall not be allowed to be subleased, nor shall the Rental Units be rented short term through vacation rental programs such as VRBO or AirB&B.

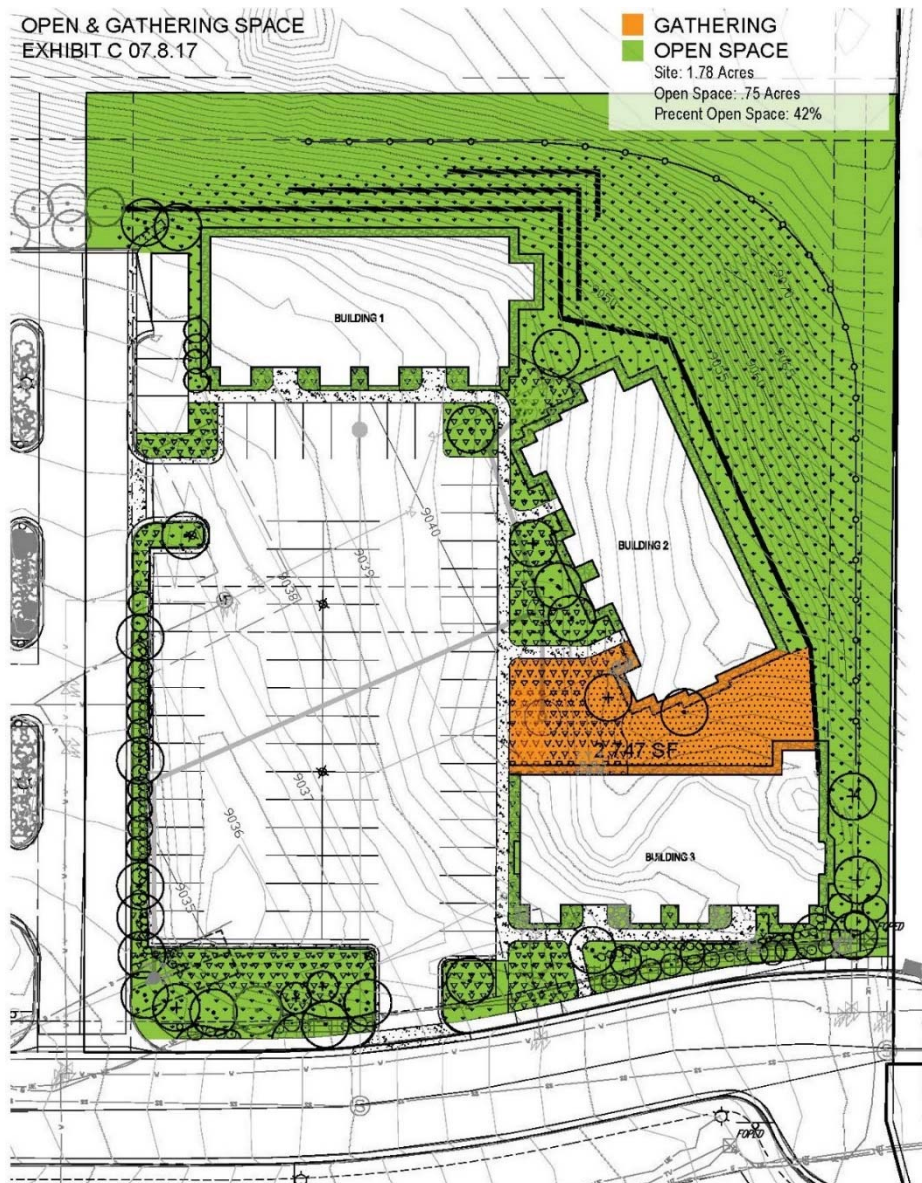
The Developer will enter into a Workforce Housing Restrictive Covenant ("Restrictive Covenant") with the Town of Dillon, this agreement will be approved by the Town Council at a future date.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

The Developer believes that their proposal for a 100% residential project within the Mixed-Use Zone meets the Town's objectives for development by providing 36 rental units in Summit County to provide work force housing opportunities within the Town of Dillon and Summit County.

LOT COVERAGE:

The proposed development will provide 42% open space, the majority of which is located on the north and east sides of the property. The proposed buildings account for less than 20% of the site and are therefore well under the 40% maximum allowable footprint allowed by Town Code.



OPEN SPACE:

The developer is providing a 10'x6' Deck for each unit which is 60 square feet per unit. The mixed use zoning district requires that each unit have a minimum of 100 square feet of open space which can be constructed as individual open spaces or combined into a common community area.

The developer is proposing to construct a 2,747 square foot community gathering space between buildings 2 and 3 as shown on the site plan. This accounts for the additional 40 square feet of open space required for each of the two-bedroom units. The proposed design include a small lawn area and a dining/grilling area. See the sketch below.



DILLON RIDGE | GATHERING SPACE
07/06/2017

NORRIS DESIGN
Planning | Landscape Architecture | Branding

SIDE YARDS (SETBACKS):

The Town Code requires the following setbacks in the Mixed Use Zone:

- Front Yard: 25' Minimum
- Side Yard: 10' Minimum
- Rear Yard: 20' Minimum

The proposed buildings meet the setbacks required by code except Building 3. Building 3's front yard will be approved at 12' instead of the 25' minimum required by Town Code. The reduced setback is allowed by the Town of Dillon PUD process.

BUILDING HEIGHT:

The proposed height of each building from the finished floor of each building to the top of the ridge line is 37’-9 ¾” (37.81’). As measured by the Town of Dillon zoning code the building height for each building is as shown in the table below:

Building Identification	1	2	3
High Existing Ground Elevation @ Building	9052.0’	9055.0’	9050.5’
Low Existing Ground Elevation @ Building	9039.5’	9046.5’	9040.5
Base Elevation	9045.75’	9050.75’	9045.5’
Allowable Building Height per Code (at 35’)	9080.75’	9085.75’	9080.5’
USGS Finished Floor Elevation	9041.50’	9041.80’	9041.50’
USGS Top of Building Elevation (37’ 9.75”)	9079.31’	9079.61’	9079.31’
	Complies	Complies	Complies

The buildings therefore are actually below the maximum building height allowed of 35’ as measured by Town Code.

OFF-STREET PARKING LOT CONSIDERATIONS:

The proposed thirty-six (36) two-bedroom units require 2 parking spaces per unit. The Town code therefore requires a minimum of 72 parking spaces. The developer is providing 73 parking spaces including three accessible parking spaces.

The maximum grade of the parking lot is at 4% which is in conformance with Town Code.

The applicant is proposing parking spaces that are 9’x18’ with 20’ drive aisles. As part of the PUD, the applicant is requesting a variance from the typical 24’ wide drive aisle required in the code.

As a condition of approval, the applicant still needs to modify the site plan to ensure that the accessible spaces and their corresponding aisles be designed with a maximum slope of 2% in all directions per federal law.

UTILITIES:

The proposed project is within the original Dillon Ridge Marketplace Planned Unit Development, so water and sewer services have already been stubbed into the property. A new fire hydrant will be installed and individual building water and sewer services will be constructed to each of the buildings. A second fire hydrant located along Lookout Ridge Road will be relocated next to the south entrance for the project.

DRAINAGE:

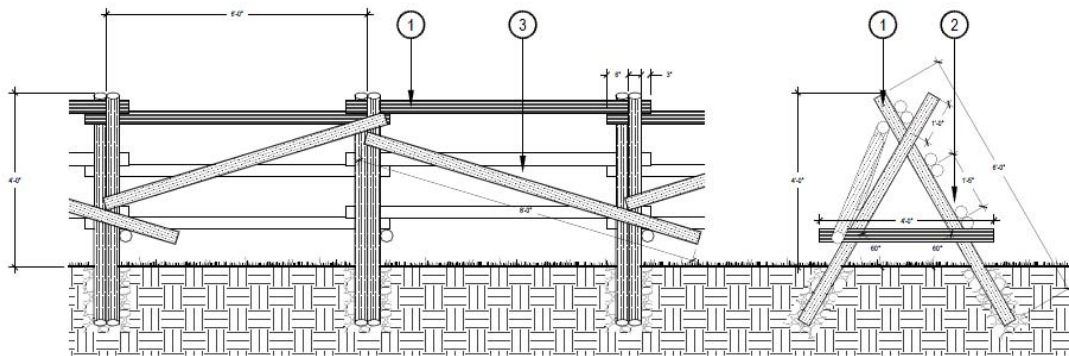
As part of the original PUD a storm sewer pipe was stubbed into Block 6 to accept the drainage from the development and pipe the storm water to the regional detention ponds for Dillon Ridge Marketplace constructed on the south side of U.S. Highway 6 between the Dillon Dam Road and East Anemone Trail.

SITE RETAINING WALLS AND BUCK AND RAIL FENCING:

The proposed project has a significant retaining wall complex located behind the buildings along the north and east sides of the buildings. The developer was trying to minimize the height of the buildings and impacts to adjacent Townhome views by excavating into the hillside.

The retaining walls will be constructed with a segmental block retaining wall system.

At the top of the retaining walls the Developer is proposing to build a buck and rail fence which is characteristic in this mountain environment. See the landscape plans for more details.



2 BUCK AND RAIL FENCE

PEDESTRIAN CONNECTIVITY:

The proposed project provides a sidewalk connection between the onsite sidewalks and the sidewalk along the north side of Lookout Ridge in conformance with the code.

ARCHITECTURAL GUIDELINES:

The architect has worked with the Town of Dillon Architectural Guidelines and the Town’s architectural consultant and believes his development is in conformance with the intent of the guidelines. See the attached checklists for additional information.

PLANNING AND ZONING RECOMMENDATION:

A public hearing was held on June 28, 2017 before the Town of Dillon Planning and Zoning Commission on the application for the Block 6 apartment complex. The Planning and zoning commission approved the application unanimously with additional conditions that were addressed as follows:

- Revised the material boards to fix a clerical error. *(Completed)*
- Redistribute the Accessible parking spaces so that there is one per building. *(Completed)*
- Developer shall get site plan approval from Lake Dillon Fire Rescue. *(Received comments....revised condition #2.E was added to the Town Council Resolution).*
- Developer shall provide all trees and shrubs in conformance with Town Code. *(Completed)*
- Developer shall submit final construction plans for the 1,440 sf public community open space. *(Completed)*
- Meet with Lookout Ridge homeowners to review their concerns. *(Completed. The applicant held a public meeting at Town Hall on July 6, 2017.)*
- Site plan to be modified to identify elevations along property line and building. *(Completed. The applicant provided site cross sections and building perspective drawings instead).*

The Planning and Zoning Commission conditions of approval that have been completed were not carried forward into the Town Council resolution for approval.

BUDGET IMPACT: None. Private Development Proposal.

MOTION FOR APPROVAL:

I recommend approval of Resolution 35-17. Series of 2017, approving a Level IV development application for the Block 6 Amendment to the Dillon Ridge Marketplace Planned Unit Development.

ACTION REQUESTED:
MOTION, SECOND, ROLL-CALL VOTE

Resolutions require affirmative votes from majority of council members present

DEPARTMENT HEAD RESPONSIBLE:

Scott O'Brien, Public Works Director