

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
AUGUST 2, 2017 PLANNING AND ZONING COMMISSION MEETING**

DATE: July 27, 2017

AGENDA ITEM NUMBER: 3

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 08-17, Series of 2017;

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR THE DILLON FLATS CONDOMINIUMS, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 175 AND 205 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

DILLON FLATS CONDOMINIUMS SUMMARY:

The Town of Dillon has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the Dillon Flats Condominiums (“Application”), consisting of a 24 unit condominium building and its associated parking located on 175 and 205 E. LaBonte Street, Dillon, Colorado. More specifically, the project will be constructed on Lots 17A and 17B, Block A of the New Town of Dillon subdivision.

The Dillon Flats Condominium proposal includes a single condominium building on Lot 17A with the required parking being provided on Lots 17A and 17B. A new park amenity will be constructed at the South end of Lot 17B at the Northeast corner of Fiedler Avenue and E. LaBonte Street. The project will also continue the Marina Place walking path through the property to Colorado Mountain College.

The unit mix for the building includes three (3) One Bedroom & One Bath Units, seventeen (17) Two Bedroom & Two Bath Units, and four (4) Three Bedroom & Two Bath Units.

DILLON URBAN RENEWAL AUTHORITY (DURA) BACKGROUND:

Lots 17A and 17B were created by the Town of Dillon in 2015 out of underutilized Town Owned land in the Dillon Town Center. These two parcels are the vacant land between Colorado Mountain College and East LaBonte Street. In the fall of 2015, the Town of Dillon requested proposals from the development community for these two lots and also Lot 16R on the north side of Main Street. The Town received two (2) proposals and ultimately decided to move ahead with a proposal for condominiums on Lots 17A and 17B because the proposal has a workforce housing component. The Town of Dillon Town Council passed a resolution earlier this year that allows the property to be transferred from the Town of Dillon to the Dillon Urban Renewal Authority on a date to be determined in September of 2017.

The proposed real estate transfer agreement between the Developer and the Dillon Urban

Renewal Authority is planned to be signed on August 15th, 2017 at a special meeting of the Dillon Urban Renewal Authority to be held at Dillon Town Hall. This agreement sets up the terms of the purchase and sale of the two (2) lots in conjunction with Lot 16R to the Developer and will require that an additional workforce housing covenant and an additional development agreement be executed between the Town of Dillon and the Developer.

PUBLIC NOTICE:

The Town posted a sign of the public hearing on the site on Thursday, July 20, 2017. A newspaper ad was ran in the Summit Daily (Journal) on Friday July 21, 2017, and a mailing noticing the public hearing time and date was sent out on July 19, 2017 to property owners within 300' of the proposed development. These dates are all within the required 7-14 day notice period before the Public hearing on August 2, 2017.

ZONING:

The proposed project is located within the Core Area (CA) Zone District. A multi-family residential project is allowed without a conditional use permit as long as none of the residences are located on the ground floor. In this case, the ground floor of the building is mostly parking and also includes stairwells and an elevator. Therefore the project complies with the use requirements of the CA zone district.

WORKFORCE HOUSING:

The Developer is proposing that 25% of the twenty-four (24) units, a total of 6 units will be reserved for workforce housing and will be sold to people who can demonstrate that they work within Summit County a Minimum of 30 hours per week. Additionally, four (4) of these units will also have a maximum purchase price set by the Summit County Combined Housing Authority based on incomes within the 90% to 130% AMI (Area Median Income) range.

The final unit numbers to be dedicated with the AMI restriction will be finalized in a separate Workforce Housing Restrictive Covenant ("Restrictive Covenant") that the Developer will enter into with the Town of Dillon. This agreement will be reviewed and approved by the Town Council at a future date and is a condition of the purchase and sale agreement between the DURA and the Developer.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

The Developer believes that their proposal for a 100% residential project above the first floor within the Core Area Zone meets the Towns objectives for development by providing 24 condominium units in the Dillon Town Center to add more residents to the Town Center to support core area business growth. The Comprehensive plan also encourages developments in the Town Center that can add workforce housing opportunities within the Town of Dillon and Summit County.

OFF-STREET PARKING LOT CONSIDERATIONS:

The proposed development requires five (5) Parking spaces for the one bedroom units at a rate of 1.5 parking space per unit; and an additional forty-two (42) parking spaces for the twenty-one (21) two bedroom and three bedroom units based on two units per unit. A total of forty-seven parking spaces are required. The developer is providing 53 parking spaces, 27 on the first level of the building and 26 outside the building.

| Unit Type | Quantity | Parking Rate | Parking Required | Parking Provided |
|------------------|-----------------|---------------------|-------------------------|-------------------------|
| One Bedroom | 3 | 1.5 space/unit | 5 | |
| Two Bedroom | 21 | 2 space/unit | 42 | |
| TOTAL | | | 47 | 53 |

Per Town and Federal Code, the Developer is providing three (3) Accessible parking spaces; one is inside the parking structure and the other two (2) are located outside the south side of the building.

The proposed parking lot conforms to the Town Code parking lot design standards and includes 18' x 9' spaces outside the building with a 24' driveway between them.

SIDE YARDS (SETBACKS):

The Town Code does not require any setbacks in the Core Area Zone, so the building complies with Town Code.

LOT COVERAGE:

The Town Code allows a building within the Core Area Zone to occupy the entire lot. The proposed development will provide 0.22 acres of open space, or 29% of the total 0.77 acres of lot area. The project complies with Town Code.

BUILDING HEIGHT:

The Core area zone allows buildings to be 50' high plus an additional 8' for unoccupied vaulted ceilings areas and elevator shafts.

The actual proposed height of the building from the finished floor of the garage to the top of the ridge line is 58'. As measured by the Town of Dillon zoning code the building height for the building is as shown in the table below:

| | |
|---|----------|
| Building Identification | 1 |
| High Existing Ground Elevation @ Building | 9100.2' |

| | |
|--|----------|
| Low Existing Ground Elevation @ Building | 9093.8' |
| Base Elevation | 9097' |
| Allowable Building Height per Code (at 50'+8') | 9155' |
| USGS Finished Floor Elevation | 9094.5' |
| USGS Top of Building Elevation (37' 9.75") | 9152.5' |
| | Complies |

The table above demonstrates that the building is actually below the maximum building height allowed as measured by Town Code.

UTILITIES:

The proposed project is located within the Dillon Town Center and water and sewer mains exist on the adjacent streets. The proposed water service to the building will be fed off the 8" water main in E. LaBonte Street. The proposed sewer service to the building will connect to the existing sewer main in Main Street.

DRAINAGE:

The proposed property drains to Dillon Reservoir. A storm sewer system exists in the Town Center and outfalls in Lake Dillon Drive below the Dillon Amphitheater. The proposed development will install a new private storm sewer system between the building and Fiedler Avenue. All onsite storm sewer pipes and manholes are private improvements and will be maintained by the Developer in perpetuity.

SNOW STORAGE:

The proposed development provides the required 25% snow storage for the parking lot onsite. The parking paved surface is 10,240 square feet. The Snow storage required is 2,605 sf and the Developer is providing 2,636 square feet.

ARCHITECTURAL GUIDELINES:

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

PEDESTRIAN CONNECTIVITY:

The proposed project provides a new sidewalk along the east side of the property along E. LaBonte Street and the project creates a direct public sidewalk connection between the Marina Place path and Colorado Mountain College.

PRIVATE RESIDENTIAL UNIT OPEN SPACE:

The developer is providing a 6'x20' Deck for most of the units which provides 120 square feet of outdoor open space per unit. The exception to this rule are Units 4, 12 and 20 which have Two(2) 6'x10' decks, which still provides a combined total of 120 square of outdoor open space for each of these units. There is not a specific private open space requirement in the Core Area zone, but the mixed use zone requires a minimum of 100 square feet per two-bedroom for comparison purposes.

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 of Dillon