

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

DATE: July 27, 2017

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 11-17, 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, SECOND PHASE, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 235 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

DILLON FLATS CONDOMINIUMS, SECOND PHASE, AND PROJECT SUMMARY:

The Town of Dillon has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the second phase of the Dillon Flats Condominiums (“Application”), consisting of a 24 unit condominium building and its associated parking located on 235 E. LaBonte Street, Dillon, Colorado. More specifically, the project will be constructed on Lot 16R, Block A of the New Town of Dillon subdivision.

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.

The fourth floor residential plan (Fifth story from street level) shows the additional third bedroom & loft for units 17, 20, 21 and 24.

The First phase of the Dillon Flats Condominium proposal includes a single condominium building on Lot 17A with the required parking being provided on Lots 17A and 17B. The First Phase was previously approved at the August 2, 2017 Planning and Zoning Commission Meeting under Resolution PZ 08-17, Series of 2017.

DILLON URBAN RENEWAL AUTHORITY (DURA) BACKGROUND:

Lots 16R, 17A and 17B were created by the Town of Dillon in 2015 out of underutilized Town Owned land in the Dillon Town Center. Lot 16R contains a portion of existing Parking Lot B which only saw an average use of around 10 vehicles per day after a year of study. Parking Lot B will be reconfigured to provide 19 public parking spaces to help serve the needs of the La Riva Del Lago building. See the attached proposed Parking Lot ‘B’ layout.

In the fall of 2015, the Town of Dillon requested proposals from the development community for these lots, and received two (2) proposals. Ultimately, the Town decided to move ahead with a proposal for two (2) condominium buildings on Lot 16R, 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 was approved at the August 15th, 2017 special meeting of the Dillon Urban Renewal Authority. This agreement sets up the terms of the purchase and sale of Lot 16R and Lots 17A and 17B 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 Tuesday, August 29, 2017. A newspaper ad was ran in the Summit Daily (Journal) on Friday, August 25th, 2017, and a mailing noticing the public hearing time and date was sent out on August 23, 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 September 6, 2017.

ZONING:

The proposed project is located within the Core Area (CA) Zone District. A multi-family residential project is allowed above the street level as a use by right 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.

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	47

The developer is providing 41 parking spaces onsite; 27 on the first level of the building and 14 outside the building along the west side of the property. The additional 6 spaces will be provided on Lots 17A and 17B, which had an excess of 6 parking spaces. These spaces will be permanently attached to Lot 16R through a cross-parking agreement between the two phases of the Dillon Flats Condominiums future Owner’s Association. These will also be permanently dedicated on the final Condominium maps for the properties.

Per Town and Federal Code, the Developer is providing two (2) Accessible parking spaces in the parking garage beneath 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. Per Town Code Section 16-6-60(7) “Backing onto public Street,” the parking spaces are allowed to back into the right-of-way used primarily as a public parking lot along the west side of Lot 16R.

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 landscape indicates that 0.09 acres (22%) of the 0.41 acre property will be landscaping/open space.

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	9108.8'
Low Existing Ground Elevation @ Building	9101.6'
Base Elevation	9105.2'
Allowable Building Height per Code (at 50'+8')	9163.2'
USGS Finished Floor Elevation	9101.8'
USGS Top of Building Elevation (58')	9159.8'
	Complies

The table above demonstrates that the building is actually 3.4' 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 Buffalo Street. The proposed sewer service to the building will connect to a relocated 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 drain to existing inlets in Main street and Parking Lot B.

SNOW STORAGE:

The proposed development provides the required 25% snow storage for the parking lot onsite. See the Landscape Plan for more information.

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:

Public sidewalks are located on the north, east and south side of the proposed buildings. Pedestrian exits directly connect to the sidewalks on E. LaBonte Street and Main Street.

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 Unit 8 which have two decks totaling 204 square feet; Units 16 and 24 which have two decks totaling 132 square feet.

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