

RESOLUTION NO. PZ 10-17
Series of 2017

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR THE CHRISTY SPORTS PLANNED UNIT DEVELOPMENT FOR THE APPROVAL OF A NEW BUILDING AND ASSOCIATED PARKING LOCATED AT 817 U.S. HIGHWAY 6 ON LOT 42R OF THE PTARMIGAN TRAIL ESTATES SUBDIVISION UNIT 1, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Christy Sports L.L.C. (the “**Developer**”) for the Christy Sports Planned Unit Development (“**Application**”), consisting of a new commercial building and its associated parking located on 817 U.S. Highway 6, or more specifically located on Lot 42R of the Ptarmigan Trail Estates Subdivision Unit 1, Dillon, Colorado; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on September 6th, 2017, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Dillon Flats Condominiums.

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

Section 1. That the Planning Commission, following the required notice, held a public hearing on September 6th, 2017 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Commercial Zoning District and is compatible with surrounding uses.

D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby approves the Application and the Level IV Development Permit for the Christy Sports Planned Unit Development located at 817 U.S. Highway 6, Dillon, Colorado with the following conditions:

- A. The property owner, 817 Dillon Road, LLC (“**Property Owner**”) shall enter into the Christy Sports Planned Unit Development Agreement (“**Agreement**”) with the Town of Dillon for the proposed private and public improvements and shall meet all the obligations and requirements contained therein prior to issuance of a certificate of occupancy for the building.
- B. The Developer shall submit final construction plans for the street improvements and storm sewer detention facilities on W. Anemone Trail and Little Dam Street for review and approval by the Town Engineer, based on the requirements of the Agreement for this project.
- C. Revise the landscape plan to show a total of (8) evergreen trees and (24) twenty-four deciduous trees. A total of thirty two (32) trees. No additional trees are required.
- D. The minimum setbacks approved for this development shall be 20’ along Highway 6, 10’ along W. Anemone Trail and 10’ along Little Dam Street.
- E. The maximum parking lot slope allowed shall be six percent (6%).
- F. This project will be approved with a minimum of thirty six (36) parking spaces.
- G. This project will be approved with three (3) building signs. One (1) 32 square foot sign facing Highway 6, One (1) 85 square foot sign facing W. Anemone Trail and (1) One 75 Square foot sign facing the parking lot.

APPROVED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2017 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____

Amy Gaddis, Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission