

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
SEPTEMBER 6, 2017 PLANNING AND ZONING COMMISSION MEETING**

DATE: September 1, 2017

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of 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.

SUMMARY:

The Town of Dillon has received a Level IV Development Application for a proposed Planned Unit Development for Christy Sports located 817 U.S. Highway 6. The existing building and parking lot will be demolished and replaced by a new building and parking lot.

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 August 28, 2017. A newspaper ad was ran in the Summit Daily Journal on Friday August 25, 2017, and a mailing noticing the public hearing time and date was sent out on Wednesday, 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 Commercial (C) Zone District.

PROPOSED BUILDING AND SITE

The proposed building consists of three floors. The main level is directly accessible from the parking lot and contains 5,971 sf of sales area and an additional 2,188 square feet for receiving and stock areas for a total of 8,159 square feet. The second floor consists of 6,423 square feet of retail sales and ski rental area. The garden level below the main level consists of an additional 2,523 square feet of office and storage space. The building has a combined total square footage of 17,105 square feet.

The building will be sited on the west end of the site adjacent to W. Anemone Trail. A parking lot will be constructed on the east side of the building in the remainder of the lot.

See the attached Architectural drawings and development plans for more information.

LOT COVERAGE:

The proposed building has a footprint of 8,133 square feet and sits on a lot that contains 36,222 square feet (0.832 acres). The proposed building covers 22.5% of the lot which meets code since there is not a specific limitation on building coverage in the Commercial Zone district.

BUILDING HEIGHT:

The commercial (C) zone district allows building to have a maximum height of 40’ plus an additional 8’ of height for non-habitable areas and roof peaks. The proposed height of the building from the finished main floor (Arch. 100’-0”/USGS 8888.1’) to the high point of the roof is 37.5’. As measured by the Town of Dillon zoning code the proposed and allowable building heights are shown in the table below:

Building Identification	817
High Existing Ground Elevation @ Building	8886.0’
Low Existing Ground Elevation @ Building	8880.8’
Base Elevation	8883.4’
Allowable Building Height per Code (at 40’+8’=+48’)	8931.4’
USGS Finished Floor Elevation	8888.1’
USGS Top of Building Elevation (37.5’)	8925.6’
	Complies

The proposed building is within the height limitations of the Commercial zone district.

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.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

A retail building and its associated parking is an allowed use in the Commercial (C) Zone District and is in conformance with the Town of Dillon Comprehensive Plan.

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. Reduced setbacks
- B. Parking Lot Grade of 6% maximum.
- C. Reduction in the required number of parking spaces.
- D. Street Tree Reduction
- E. Additional Signage

SIDE YARDS (SETBACKS):

The challenge with this lot is the fact that it is a long and narrow and it is surrounded by three streets. This non-traditional lot was not contemplated by the code so it is hard to apply the setback criteria for front yards and side yards, because the lot has three front yards. The setback distances can be varied through the PUD process. In the commercial (C) Zone district, the typical front yard setback is 25' and side yard setbacks are 10 feet. The proposed PUD will provide the following minimum setbacks:

- 20' - Highway 6
- 10' - W. Anemone Trail
- 10' - Little Dam Street

OFF-STREET PARKING LOT CONSIDERATIONS:

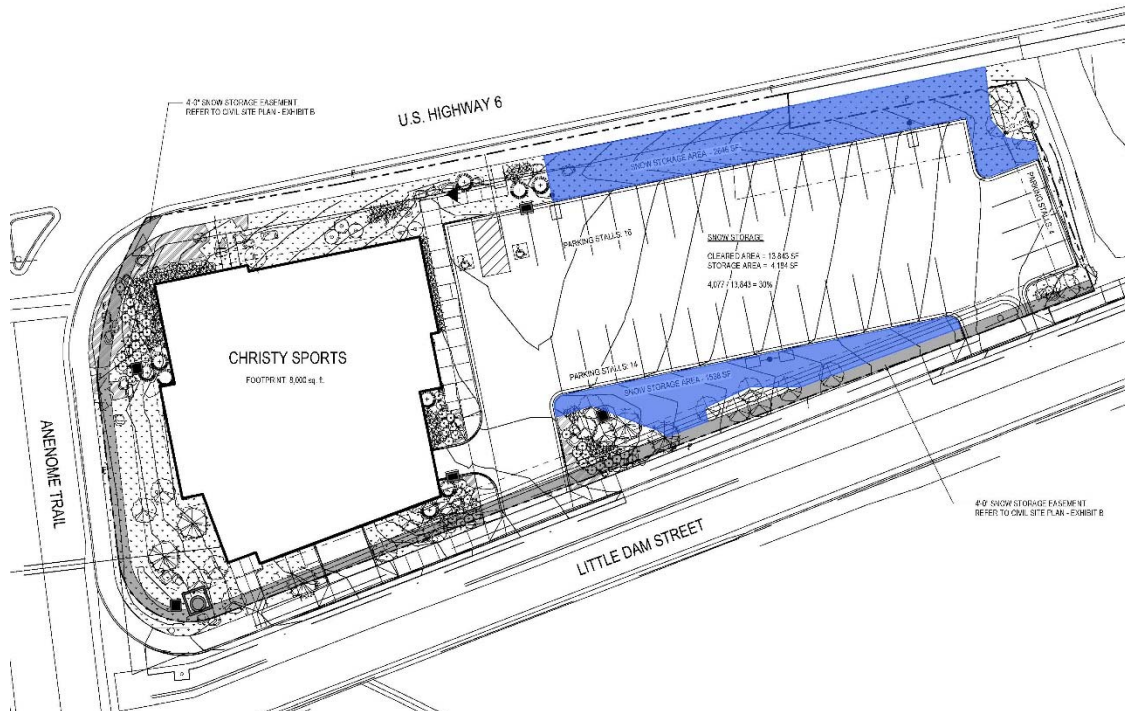
The proposed building is 17,105 square feet. Town code requires one parking space for every 400 square feet of floor area in a commercial/retail building. The Town code requires 43 parking spaces for this development.

The applicant is providing 38 parking spaces including the required two (2) accessible parking spaces, which is 5 spaces fewer than required by Town Code. Through the PUD process, the applicant is allowed to reduce the number of parking spaces when warranted. The applicant believes that their business model only requires 28 parking spaces for the 10,877 square feet of retail floor area ($10877/400=27.2$) and an additional 8 parking spaces for employees; a total of 36 parking spaces. The applicant believes that the 38 parking spaces provided will be adequate.

The maximum proposed grade of a parking lot is at 4%. Because of the nature of the site which runs parallel to Highway 6 and Little Dam Street which have grades in the 5%-6.5% range, the applicant is proposing a parking lot which has a maximum grade of 6%. The applicant believes this is reasonable due to that fact the parking lot will have good sun exposure and won't be shaded by the building. See the attached grading narrative from Redland.

SNOW STORAGE:

The Town code requires that a development provide snow storage areas equal to or greater than 25% of the area of the adjacent parking lot. The proposed parking lot is 12,843 square feet and the required snow storage area is 3,460 square feet. The proposed project will provide 4,077 square feet (30%) as shown on the figure below.



Christy Sports Parking Lot Snow Storage Areas

The developer will also provide a 4' snow storage easement along the West anemone and Little Dam Street sides of the property to allow the Town of Dillon to store snow from the public sidewalk along these property lines.

LANDSCAPING:

Parking Lot Trees: The Town code requires 1 Tree for every 5 parking spaces. 38 parking spaces require 8 trees.

Street Trees: The Town code requires 1 tree for every 15 of lot frontage. This site has streets on three sides of the property for a total of approximately 704 lineal feet of street frontage. Town staff believes the intent of the code was to provide trees along one side of the property (street side) for a standard lot created in Town. Town staff felt it was reasonable to apply the street requirement to just one of the streets and chose Little Dam Street because it had the longest frontage at 360.36'. The Town Code requires 24 street trees for the 360 of lineal street frontage. The PUD process allows the applicant to vary the landscape requirements of the Town code to provide the amount of landscaping they feel is appropriate for the site.

So a total of 32 trees are required for the development. 8 of the trees must be evergreen trees. The applicant is providing 5 Spruce, 25 Aspen Trees, 1 Bristlecone pine, 1 Amur maple for a total of 32 trees. A condition of approval will be to require the applicant to revise the landscape plan and convert two of the aspen trees to Evergreen trees to meet the code requirements.

The landscape plan also shows numerous shrubs and grass areas. See the attached landscape plan.

SIGNAGE:

The property sits in Sign Zone B which typically allow 75 square feet of signage to be used in one or two building signs on a single tenant building. An additional 30 square foot sign is allowed. The code therefore allows three signs with a total of 105 Square feet.

The amount and size of signage can be increased in a planned unit development. The Developer has requested three building signs with a total combined area of 192 square feet using the following building signage which fits the scale of the building:

- (1) 32 Square Foot sign on the North Side of the building (along Highway 6)
- (1) 85 Square Foot sign on the West Side of the building (along W. Anemone Trail)
- (1) 75 Square Foot sign on the East side of the building (parking lot side)



**Proposed Signage
as seen from the Northwest**



**Proposed Signage
as seen from the Northeast**

PEDESTRIAN CONNECTIVITY:

The Developer is providing an accessible route between the 10' path along the south side of Highway 6 and the building. An additional sidewalk between the Little Dam Street sidewalk and the building is provided, but this route is not accessible since the road is steeper than 5%.

UTILITIES:

The proposed project will be served by a water main in West Anemone Trail and an existing sewer main located in Little Dam Street.

DRAINAGE:

The applicant will construct an underground detention pond in the form of a 60” pipe along the south side of the building which will be tied into an existing storm sewer system in Little Dam Street.

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

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