

EXHIBIT A

Panera Bread PUD Development Plan

Staff Report

APPLICANT'S PROJECT NARRATIVE

&

SUPPORTING DOCUMENTS

Panera Bread at Dillon Ridge CUP/Replat/An Amendment to a Portion of The Ridge at Dillon PUD

March 6, 2019

A. Project Description

This application is a major Planned Unit Development amendment of The Ridge at Dillon PUD. The Point at Dillon Ridge Limited is proposing to develop a retail outlet for Panera Bread Bakery Cafe on lots 9R-1 and 10R-1 of The Ridge at Dillon PUD. These two lots will be combined to accommodate the retail outlet and necessary parking on a single lot. This will require a replat of the lot.

B. The Site

The parcels are located near the union of Interstate 70 and Highway 6. The parcels are on the west end of The Ridge at Dillon retail subdivision off Dillon Ridge Road.

The development is to consist of a single 4,529 s.f. building, drive through window access, and parking for 47 vehicles. Due to parking pressure, 17 parking spaces were built on this site to accommodate adjacent uses. These spaces are not counted in the total parking count for this project. This project exceeds the total requirement of parking spaces for both use categories of restaurant, sit-down and restaurant, drive-in. See below (D.) for explanation of the drive-thru window as a conditional use.

The grade of the project site drops abruptly to the north to Little Beaver Trail, requiring retaining walls to accommodate the building and parking. The retaining walls are to be finished to appear the same as the existing walls on the adjacent site. Drawings and specifications are to be completed by mid-March. The development is proposing to change the PUD to allow a single 14-15' tall retaining wall as opposed to two 8' retaining walls. This change was recommended by the structural engineer (CTL Thompson) to minimize stability issues on the steep slope. The disturbance caused by the retaining wall construction is to be reclaimed using native grasses and plantings. A combination of deciduous and evergreen trees are to be planted to soften the retaining wall as well as the north face of the retail shop.

The Landscape Plan follows the Dillon Municipal Code to determine the quantity and location of the proposed landscape. No variance for the code is being requested.

The Snow Storage Plan highlights the areas available to deposit snow. These areas are to be vegetated in native grasses and wildflowers to minimize damage to other landscape solutions. The drive through aisle, walkways and patios are to be heated to melt snow in those areas.

The proposed area lighting for the parking lot is to match as closely as possible with the existing lighting on the adjacent lot. This is a 25' round dark bronze pole with "shoe box" style LED fixture mounted on a 3' concrete base. Site lighting adjacent to the building is to be a wall luminaire (see drawing and details). The site signage is to be internally lit as shown on the details.

The dead end parking lot proved to be a challenge for accommodating delivery and fire access. Both the ingress and egress drives for the drive through are widened to allow "hammerhead" type turns. The movement of the delivery truck requires a back-in movement toward the trash enclosure, requiring the use of painted islands instead of curbed islands at the drive aisle intersection. The egress of the drive through was widened to allow emergency vehicles to turn around.

This project is expected to begin construction upon approval and issuance of a building permit, in spring of 2019, weather permitting. Drainage and utility improvements are to be the first items to be constructed.

C. The Building

The design of the Panera Bread aims to create an inviting building that appropriately responds to its surroundings.

This building aims to engage pedestrian traffic by providing a large expanse of glass at the main entry corner as well as providing large windows that visually connect people to the bakery and the dining areas. The main entry is positioned in a way that it faces toward all incoming car and pedestrian traffic. The dining area is recessed from the other parts of the building creating an outdoor public gathering space at the front of the building.

The building is divided into a clear BASE (a stacked stone that provides visual solidity and connection to its mountainous surroundings), MIDDLE (using varied materials, planes, and colors all at the pedestrian level), TOP (a large gable roof with wide overhangs and parapets with a prominent cap make up the roof). This building makes use of exposed structural glulam's with cedar brackets to help define the large gable roof. Materials vary (but include stacked stone, engineered cedar wood siding, standing seam metal roof, earth tone painted eifs, dark bronze aluminum framing & sunshades, earth tone canvas awnings) and are used to help define the functions of the interior spaces in conjunction with various plane changes.

Precedent for the building includes elements from both mountain and lakestyle buildings, as well as historic homes and main street buildings from surrounding towns. Pulling on features such as natural materials, pronounced roof form, tall expanses of glass, and defined entries.

Building signage is to consist of internally lit external building sign lettering "Panera Bread", an internal sign will be displayed at the building entrance. The drive-through will be supplied with internally lit menu signs. The amount of signage will be within the 75 s.f. allowed in the Sign Zone B for a single tenant building.

D. Conditional Use Permit Criteria (Drive-Thru Window Service)

- (1) Drive-in facilities are listed as a conditional use within the Commercial zone.
- (2) Drive-in windows are permitted as an accessory use within a Commercial zone.
- (3) The parcel is suitable as it is a vacant property adjacent to existing development with anticipated shared detention and interconnectivity between parking lots. The slopes and topography have been considered, similar to how they were considered with the adjacent, existing development.

(4) The drive-thru window service will not have significant adverse impacts on the air or water quality of the community.

(5) The drive-thru window service will not substantially limit, impair or preclude the use of surrounding properties. The drive-thru lane is tucked back behind the building with adequate back-up space and will not impair the parking/access to surrounding uses. Additionally, this parcel is the “last” parcel at the end of a development that cannot extend any further.

(6) Public utilities are available to the site and are extended as necessary to accommodate the proposed restaurant.

Panera Bread at Dillon Ridge

CUP/Replat/An Amendment to a Portion of

The Ridge at Dillon PUD

Response to 2nd submittal comment Memorandum 190305:

General Information

- The parcel is located within an existing PUD. A major PUD amendment is required for any development on these parcels.
- The application proposes 4 buildings signs with a total of 116.68 sf, 2 menu signs with a total of 56.95 sf, 1 window sign with a total of 5.84 sf, and 4 directional signs with a total of 16.5 sf. The quantity and square footage of signs exceeds the total allowed within the Commercial (C) Zone District. **Sign contractor misinterpreted the code in reference to the total amount of signage allowed, the directional signs and menu signs. Due to the limited time before the hearing, the sign submittal will be changed to meet code within the next week.**
- The application proposes a retaining wall with a height of approximately 14.8 feet and is not terraced. The height exceeds the maximum allowable height of a retaining wall within the Commercial (C) Zone District (8 feet) and the requirement for the retaining walls to be terraced. **The structural engineer with CTL Thompson (George) recommended a single wall solution due to stability issues with a two wall solution.**
- The application proposes grades within the parking lot to be a maximum of 8.5%. The grading within the parking spaces exceeds the Commercial (C) Zone District maximum parking lot grade of 4% in any direction. **Civil drawings changed to remove all grades greater than 4%. Shown on revised drawing included with this re-submittal**
- A Drive-In Facility is a permitted conditional use within the Commercial zone and requires a Conditional Use Permit. This permit will be processed concurrently with the PUD and will become a part of the PUD Development Plan.

Planning Review Comments

Final Plat:

1. Show and label the existing parking lot easement and provide information about the Reciprocal Easement Agreement and recording data. **Shown on revised drawing included with this re-submittal**

Project Narrative:

2. Update the building square footage within Section B. The Site, 2nd paragraph to be consistent with the square footage of 4,529 shown within the submittal document. **Narrative updated and included with this re-submittal**

3. Within the Project Narrative, provide information regarding the variance request for the maximum parking lot grade of 8.5%. The grading within the parking lot exceeds the allowable maximum parking lot grade of 4% allowed by Town Code. **Civil drawings changed to remove all grades greater than 4%. Shown on revised drawing included with this re-submittal**

4. Within the Project Narrative, provide information on the design standards for the outdoor lighting, including free-standing lights, building lights and lit signage. **Narrative updated and included with this re-submittal**

5. Update the language within the Project Narrative to remove reference to “Lots 9R-1 and 10R-1” and reference the newly created lot from the replat “Lot 9-10R”. **Narrative updated and included with this re-submittal**

Development Plan:

6. Show and label the existing parking lot easement and provide information about the Reciprocal Easement Agreement and recording data on the Site Plan. **Shown on updated plat and included with this submittal**

7. Provide a written statement justifying the reasonableness of the grades proposed within the parking area and include language holding the Town of Dillon harmless from any adverse effects arising from the steeper grades. See Section 16-5-120(N) (1) for further information. Otherwise, revise the grading within this area to provide a more appropriate slope. Prior to issuance of a building permit, the Applicant shall provide a letter from the civil engineer for the development stating that the parking lot and drive aisle grades are appropriate for Dillon’s climate or shall redesign the parking lot and drive aisle grades to a more appropriate slope and resubmit plans for Town staff review and approval. **Civil drawings changed to remove all grades greater than 4%. Shown on revised drawing included with this re-submittal**

8. Update the parking lot configuration at the entry to the parking area where the minimum width of the drive aisle is shown at approximately 17.7 feet to a minimum of 24 feet to provide a safe entry to the development. **Civil drawings changed and shown on revised drawing included with this re-submittal**

9. Provide a callout on the Site Plan showing the proposed parking lot surfacing type. **Civil drawings changed and shown on revised drawing included with this re-submittal**

10. Correct the dimensioning at the proposed ADA parking spots. Update the Standard Accessible Parking Stall detail shown to reflect the correct information per the proposed site plan. **Civil drawings changed and shown on revised drawing included with this re-submittal**

11. Provide an elevation detail of all retaining walls and landscape walls proposed. Ensure the proposed retaining wall architecture matches the existing adjacent retaining walls. **Civil drawings changed and shown on revised drawing included with this re-submittal. Vertical exaggeration of 10:1 may be difficult to interpret. A scale elevation will be provided by the time of Town Council meeting. The wall surrounding the west parking lot will be able to be reduced significantly with the removal of the pedestrian easement and will be shown on a revised grading plan.**

12. Provide a scale and north arrow on sheet 31984.6. Sign contractor misinterpreted the code in reference to the total amount of signage allowed, the directional signs and menu signs. Due to the limited time before the hearing, the sign submittal will be changed to meet code within the next week.

13. Clarify the note on Sheet 31984.1 that states the total proposed signage will be located on the north or west building elevations. The building elevations show 1 sign on each elevation.

14. Provide the correct sheet callout for the Window Sign on sheet 31984.1.

15. Provide the correct area of the D/F Split-Face Directional Sign w/Logo as 3.01 sq. ft. each.

16. Specify the grout color, width, and desired grouting method of the wainscot Coronado stone.
Gray grout, 1/2" width, grout bag applied