

# *Vail Resorts – East Vail Rezoning – PEC17-0039*

**OPPORTUNITY FOR PUBLIC INPUT**



**September 19, 2017**

# *Rezoning Application Request*

## OPPORTUNITY FOR PUBLIC INPUT

### CURRENT ZONING

#### **TWO-FAMILY RESIDENTIAL (H) DISTRICT – 23.3 ACRES**

Permitted Uses – Single-Family Residential Dwellings

Two-Family Residential Dwellings

### PROPOSED ZONING

#### **HOUSING (H) DISTRICT – 5.4 ACRES**

Permitted Uses – Deed Restricted Housing

#### **NATURAL AREA PRESERVATION (NAP) DISTRICT – 17.9 ACRES**

Permitted Uses – Nature Preserves

# Context of Vail Resorts Parcel



August 17, 2017

# *Fundamental Question to be Answered*

## OPPORTUNITY FOR PUBLIC INPUT

**Q: IS THIS PARCEL SUITABLE AND COMPATIBLE FOR BOTH RESIDENTIAL DEVELOPMENT (I.E. EMPLOYEE HOUSING) AND PRESERVATION AND PROTECTION?**

- Privately owned, undeveloped vacant land
- Not Open Space
- Served by existing roads, utilities and transit system
- Adjoined by residential development

# *Role of Town Council*

## OPPORTUNITY FOR PUBLIC INPUT

- Review recommendation of Planning & Environmental Commission
- Review proposed rezoning based on 8 criteria in Town Code
- How well does the application respond to these 8 criteria?
  - Approval,
  - Approval with Modifications, or
  - Denial.

# *Master Plan vs. Zoning*

## OPPORTUNITY FOR PUBLIC INPUT

Master Plan / Comprehensive Plan – A vision for the future. A guide or framework for decision making. Non regulatory.

Land Use Plan – A recommendation of land uses consistent with the town's development objectives

Zoning – Current permitted land uses. A tool to implement the Land Use Plan & Comprehensive Plan.

# *Development Plan*

## OPPORTUNITY FOR PUBLIC INPUT

- Reviewed by the PEC at a public hearing
- Development standards determined by PEC
- Lot area and site dimensions
- Building height
- Density – number of units/total amount of residential square footage
- Environmental Impact Report

# *Timeline of Public Process*

## OPPORTUNITY FOR PUBLIC INPUT

If approved, additional public process shall include the following:

1. PEC - Subdivision Application – 9/25/17
2. Town Council – 2<sup>nd</sup> Reading of Ordinance (Rezoning) 10/03/17
3. PEC – Development Plan Application - TBD
4. Design Review Board – Compliance with design guidelines - TBD



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