

Vail Resorts – East Vail Rezoning – PEC17-0039

OPPORTUNITY FOR PUBLIC INPUT



October 3, 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

Additional public process shall include the following:

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

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?



August 17, 2017