



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: October 6, 2020

SUBJECT: First Reading of Ordinance No. 11, Serie of 2020 an ordinance for a Prescribed Regulation Amendment pursuant to Section 12-3-7 Amendment, Vail Town Code to amend Section 12-15-2 GRFA Requirements by Zone District, Vail Town Code, to correct the error in the GRFA calculation table for the PA Zone District, and setting forth details in regard thereto. (PEC20-0020)

Applicant: Town of Vail
Planner: Greg Roy

I. SUMMARY

The applicant, Town of Vail, is requesting approval of Ordinance No. 11, Series of 2020 an ordinance to update the Vail Town Code to correct the GRFA calculation in the table of Section 12-15-2, to match the correct GRFA number for the PA Zone District.

The Planning and Environmental Commission held a public hearing on the proposed Prescribed Regulation Amendment on September 14, 2020 and recommended approval with a vote of 7-0.

II. DESCRIPTION OF REQUEST

The Vail Town Council shall approve, approve with modifications, or deny Ordinance No. 11, Series of 2020, upon first reading.

III. BACKGROUND

In Ordinance No. 12, Series of 1978 the PA Zone District listed the allowable GRFA as 80 SF per buildable area. Ordinance No. 23, Series of 1999, increased the allowable GRFA to 150 SF but there was no corresponding change to the table in Section 12-15-2 that lists the allowed GRFA for all the zone districts.

IV. PROPOSED TEXT AMENDMENT LANGUAGE

The applicant proposes the following language to be amended in Title 12:

The proposed amendments are as follows (text to be deleted is in ~~strike~~through, text that is to be added is **bold**).

12-15-2: GRFA Requirements by Zone District;

PA Public accommodation	0.80 1.50 of buildable area	None
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V. RECOMMENDED MOTION

Should the Town Council choose to **approve** Ordinance No. 11, Series of 2020, upon first reading, the Planning and Environmental Commission recommends the Council pass the following **motion**:

"The Vail Town Council approves, on first reading, Ordinance No. 11, Series of 2020 an ordinance for a prescribed regulation amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-15-2 GRFA Requirements by Zone District, Vail Town Code, to correct the GRFA calculation in the table for the PA Zone District, and setting forth details in regard thereto)."

Should the Town Council choose to approve, on first reading, Ordinance No. 11, Series of 2020, the Planning and Environmental Commission recommends the Council make the following **findings**:

"Based upon a review of Section VII of the September 14, 2020 staff memorandum to the Planning and Environmental Commission, and the evidence and testimony presented, the Town Council finds:

- 1. That the amendment is consistent with the applicable elements of the adopted goals, objectives and policies outlined in the Vail Comprehensive Plan and is compatible with the development objectives of the Town; and*
- 2. That the amendment furthers the general and specific purposes of the Zoning Regulations outlined in Section 12-1-2, Purpose, Vail Town Code; and*
- 3. That the amendment promotes the health, safety, morals, and general welfare of the Town and promotes the coordinated and harmonious development of the Town in a manner that conserves and enhances its natural environment and its established*

character as a resort and residential community of the highest quality."

VI. Attachments

- A. Ordinance No. 11, Series of 2020
- B. Minutes from PEC meeting on September 14, 2020
- C. Staff memorandum to the PEC, September 14, 2020