

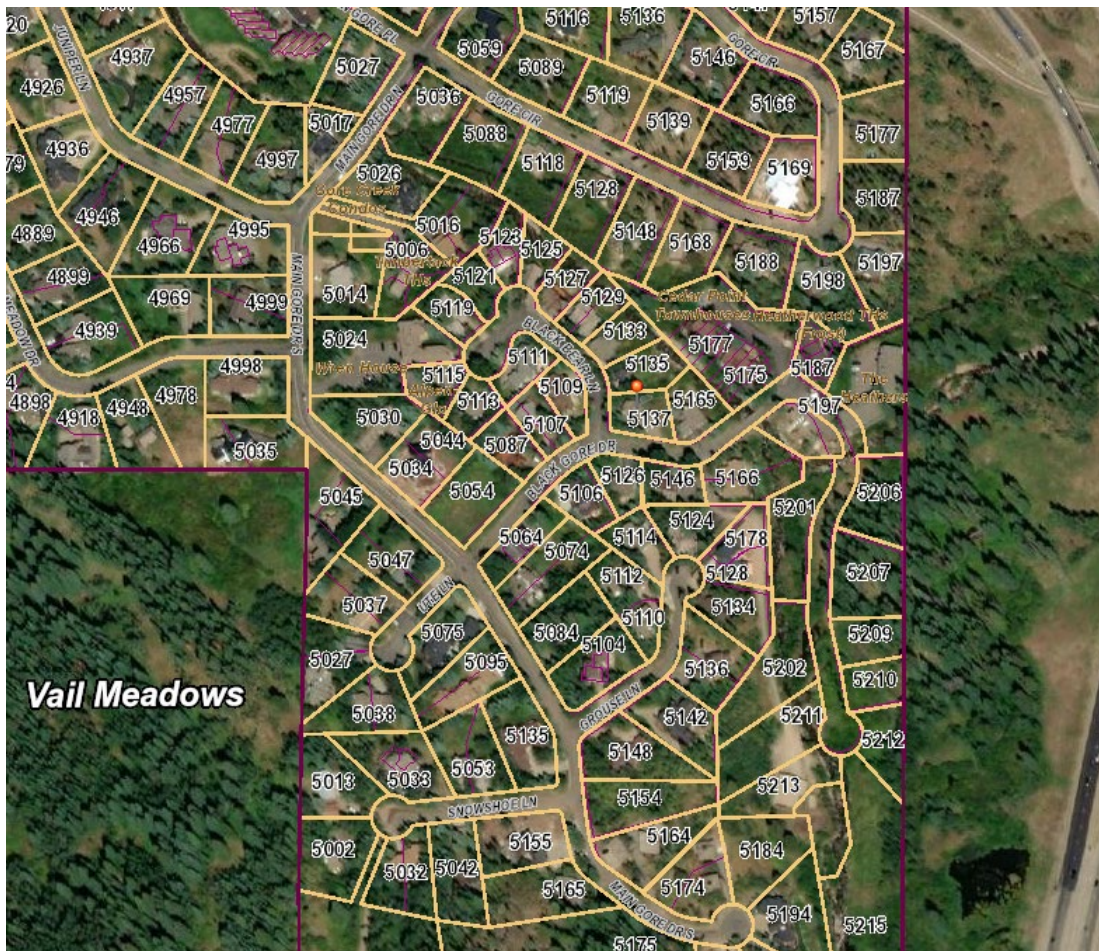


Memorandum

TO: Town Council
FROM: Community Development Department
DATE: April 19, 2022
SUBJECT: 5137 Black Gore Drive Zoning Options
PLANNER: Greg Roy

I. SUMMARY

Staff was asked to review the zoning options for the recently purchased home located at 5137 Black Gore Drive in East Vail. The intent of the discussion is to present an analysis of zoning options and to explore an appropriate zoning framework.



II. BACKGROUND

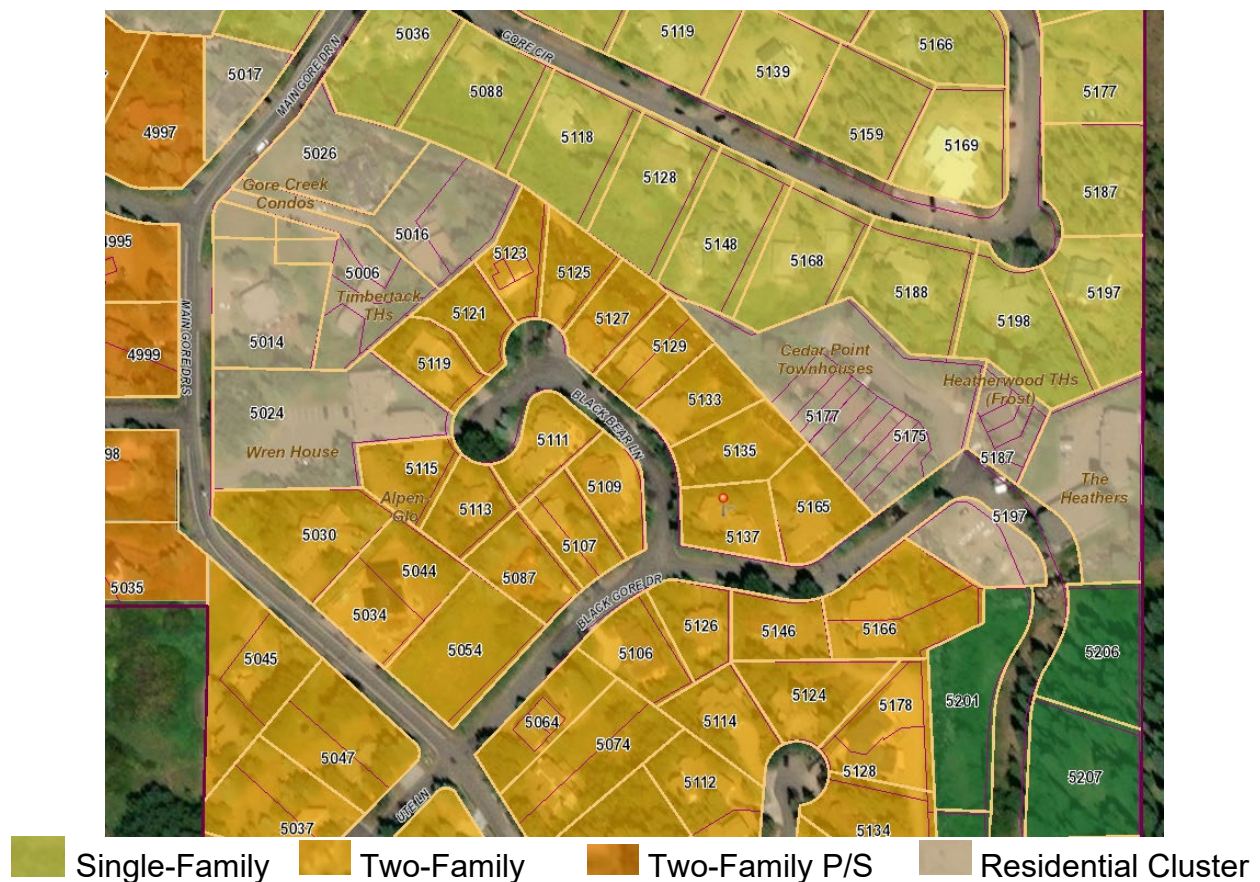
The Town acquired 5137 Black Gore Drive on July 30, 2021. The existing single-family residence with a Type 1 EHU is zoned Two-Family Residential. The lot is approximately one third of an acre, or 13,287 square feet in size. To maximize the use of the property while maintaining the character of the neighborhood, staff reviewed various zoning options that may be appropriate for the area.

III. ZONING OPTIONS

Zone District	Max Units Allowed	Max GRFA	Max Site Coverage	Minimum Landscaping
Two-Family Residential (existing zoning)	1 DU + Type 1 EHU	5,849 SF	2,657 SF	7,972 SF
Residential Cluster	1 DU+ Type 3 EHUs (no limit)	4,783 SF *	3,321 SF	7,972 SF
LDMF**	2 DUs+ Type 3 EHUs (no limit)	5,846 SF *	4,650 SF	5,314 SF
Housing**	TBD	TBD	7,307 SF	3,986 SF

* Type 3 EHUs do not count towards GRFA or for unit density.

**Existing home does not conform to 20 foot side setback.



Four different zone districts were explored as possibilities for the site. Two-Family Residential is the current zoning on the site and Residential Cluster, Low Density Multiple-Family and Housing were the other districts considered.

The existing zoning would only permit what is currently existing on the site (1 DU and 1 EHU), but could possibly be expanded pending a study of the existing size of the units on site.

Residential Cluster (RC) has several identified characteristics that may allow increased flexibility for the property. RC zoning is located within the vicinity and allows an unlimited number of Type 3 EHUs that are not restricted by GRFA, provided that other development standards are met, including site coverage, landscaping and parking.

A Low Density Multiple-Family (LDMF) designation does provide an option for an additional unrestricted unit in addition to an unlimited number of Type 3 EHUs, similar to the RC designation. LDMF does allow for increased site coverage and GRFA, with a lower landscaping requirement. There is no LDMF in the area, and the current house does not meet the side setbacks for the zone district. It should be noted that Section 12-3-8(B), which regulates rezoning of Town owned property, stipulates that any rezoning shall not take place unless full compliance with the terms requirements of Title 12 are met. Not meeting the setbacks of the proposed zone district would not be in full compliance to meet that requirement.

The Housing (H) designation was the other option explored as it provides for GRFA and a unit count proscribed by the Planning and Environmental Commission, while also benefiting from an increase in allowable site coverage. The setbacks in the Housing district are 20' from the exterior of the zone district and would prove problematic in relation to the existing structure and potential future development.

IV. STAFF RECOMMENDATION

Staff recommends that the Town Council consider a rezoning for the property from the Two-Family Residential Zone District to the Residential Cluster Zone District, if a zone change is to be pursued.