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## Memorandum

TO: Planning and Environmental Commission

FROM: Community Development Department

DATE: June 26, 2017

SUBJECT: A request for review of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Second Filing, and setting forth details in regard thereto. (PEC17-0018)

Applicant: Vail Valley Medical Center, represented by Braun Associates and Evergreen Hotel, represented by Mauriello Planning Group

Planner: Jonathan Spence

### I. SUMMARY

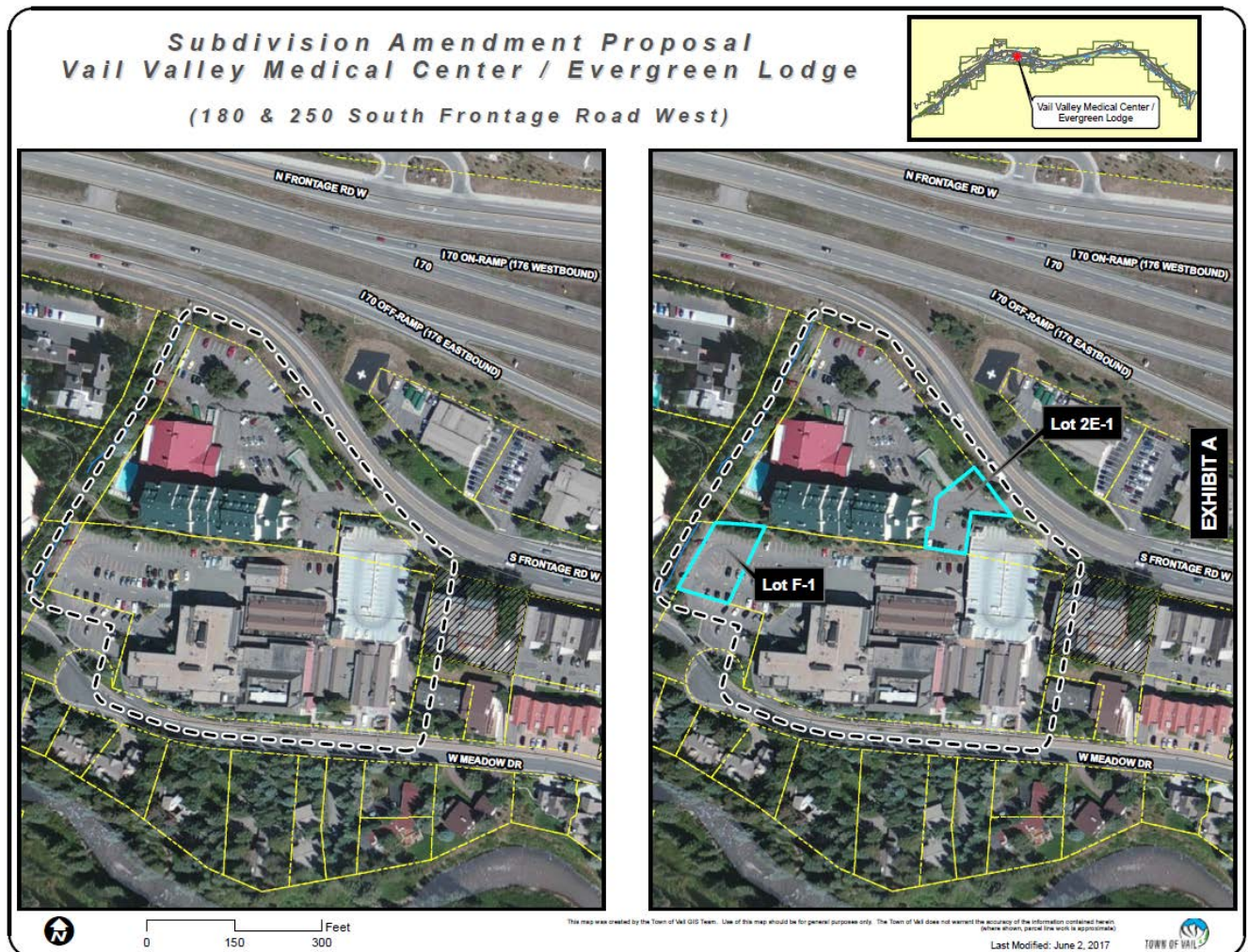
The applicants, Vail Valley Medical Center (VVMC), represented by Braun Associates and Evergreen Hotel, represented by Mauriello Planning Group, request the review of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Second Filing. Based upon Staff's review of the criteria outlined in Section VII of this memorandum and the evidence and testimony presented, the Community Development Department recommends **approval**, of this application, subject to the findings noted in Section VIII of this memorandum. A vicinity map (Attachment A), the applicant's narrative (Attachment B), property photos (Attachment C) and proposed plat (Attachment D) are attached for review.

### II. DESCRIPTION OF REQUEST

The applicants, VVMC, represented by Braun Associates and Evergreen Hotel, represented by Mauriello Planning Group, request the review of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail

Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Second Filing. The purpose of the subdivision is to allow the future transfer of the newly created lot to the Vail Valley Medical Center (VVMC), thereby reconfiguring the VVMC Development Lot to include Lot 2E-1 and Lot 2E of Block 1, Vail Lionshead Second Filing and Lot E and a portion of Lot F, Vail Village Second Filing. The inclusion of Lot 2E-1 within the VVMC Development Lot increases the hospital's frontage along South Frontage Road West and dramatically assists in the layout of their future improvements. This subdivision is being done in tandem with PEC17-0016 which proposes to subdivide Lot F of Vail Village Second Filing. The newly created lot from that subdivision, Lot F-1, would become part of the Development Lot for the Evergreen Lodge.

The graphic below shows the location of the new parcels associated with the Evergreen Lodge and the Vail Valley Medical Center.



### III. BACKGROUND

The existing Evergreen Lodge and associated site improvements were constructed in 1974 on what was at the time Lot 2, Block 1 of Vail Lionshead Second Filing. Vail Lionshead Second Filing was approved by the Board of Trustees of the Town of Vail in 1971. In 2014, the Vail Town Council approved the resubdivision of Lot 2 into two parcels, Lot 2W that comprised the bulk of the property and its improvements, and Lot 2E, a 10,005 square foot parcel that was, and is, encumbered by the VVMC parking garage. Lot 2E was subsequently transferred from the Evergreen Lodge to the Vail Valley Medical Center.

### IV. APPLICABLE PLANNING DOCUMENTS

Staff believes that following provisions of the Vail Town Code are applicable to this request:

#### *TITLE 12: ZONING REGULATIONS, VAIL TOWN CODE*

#### *CHAPTER 12-2-2: DEFINITIONS OF WORDS AND TERMS (in part)*

*DEVELOPMENT LOT: A delineation of property that may include one or more structures and/or lot(s) that collectively share dimensional and/or design standards or guidelines. Examples include, but are not limited to, a duplex property containing two (2) dwelling units, a condominium complex of one or more buildings or a multi-unit townhome style development that share dimensional (GRFA, site coverage, etc.) and/or design (unified architectural and landscape design) standards or guidelines.*

#### *TITLE 13: SUBDIVISION REGULATIONS, VAIL TOWN CODE (in part)*

Chapter 4, Minor Subdivision, Title 13, Subdivision Regulations, of the Vail Town Code prescribe the review criteria for a request for a minor subdivision. Pursuant to Section 13-4-2, Procedure, Vail Town Code, the criteria for reviewing the final plat shall be as contained in Section 13-3-4, Commission Review of Application; Criteria and Necessary Findings, Subdivision Regulations, Vail Town Code. According to Section 13-4-2C, Review and Action on Plat,

*"The Planning and Environmental Commission shall review the plat and associated materials and shall approve, approve with modifications or disapprove the plat within twenty one (21) days of the first public hearing on the minor subdivision or the minor subdivision will be deemed approved. A longer time period for rendering a decision may be granted subject to mutual agreement between the Planning and Environmental Commission and subdivider".*

According to Section 13-3-4, Commission Review of Application; Criteria and Necessary Findings, Subdivision Regulations, Vail Town Code, (in part)

*"The burden of proof shall rest with the applicant to show that the application is*

*in compliance with the intent and purposes of this chapter, the zoning ordinance and other pertinent regulations that the planning and environmental commission deems applicable. Due consideration shall be given to the recommendations made by public agencies, utility companies and other agencies consulted under subsection 13-3-3C of this chapter."*

## V. SITE ANALYSIS

Address: 250 South Frontage Road West

Legal Description: Lot 2W, Block 1, Lionshead Second Filing

Zoning: Lionshead Mixed Use 1 (LMU-1) District

Land Use Plan Designation: Lionshead Redevelopment Master Plan

Current Land Use: Lodging/Multi-Family

Geological Hazards: None

Standard	Allowed / Required Lionshead Mixed Use 1 (LMU-1)	Existing	Proposed
Site Area	Min. 10,000 sq. ft.	104,434 sq. ft.	Lot 2E-1 10,001 sq. ft. Lot 2W 94,434 sq. ft.
Setbacks	Front – 10' Side – 10' Rear – 10'	Front – 30' Side(W) – 11' Side(E) – 11' Rear – 16'	No change
Height	82.5 feet max	70.8 ft. max	No change
Density	35 DUs/ per acre, or 76 units on a 2.16 acre parcel.	19 DUs 128 AUs*	No change
GRFA	Max. 250/100 Buildable Site Area or 236,085 sq. ft.	96,231 sq. ft.	No change
Site Coverage	Max. 70% of site area or 66,104 sq. ft.	38,886 sq. ft.	No change
Parking/Loading	260 spaces required	No change	No change
Landscaping	Min. 20% of site area or 18,887 sq. ft.	>20% per previous planning documents	No change

\*Accommodation Units do not contribute to density in the Lionshead Mixed Use 1 (LMU-1) District.

## VI. SURROUNDING LAND USES AND ZONING

	<u>Existing Use</u>	<u>Zoning District</u>
North:	I-70 Interchange	None
South:	Medical Center	General Use
East:	TOV Offices	General Use
West:	Lodging/Multifamily	Lionshead Mixed Use 1 (LMU-1)

## VII. REVIEW CRITERIA

The following are review criteria for a minor subdivision, as outlined in Section 13-3-4, Vail Town Code:

- 1. The extent to which the proposed subdivision is consistent with all 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***

Staff finds the proposed subdivision is consistent with all 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. Specifically, the subdivision helps to ensure vehicular access to the medical campus and the existing and future parking garage is maintained along the South Frontage Road, which furthers the goals of minimizing the number of vehicular trips to the medical campus from West Meadow Drive.

- 2. The extent to which the proposed subdivision complies with all of the standards of this title, as well as, but not limited to, title 12, "Zoning Regulations", of this code, and other pertinent regulations that the planning and environmental commission deems applicable;***

Staff finds that the proposed subdivision is in compliance with all standards of Title 13, Subdivision Regulations, and Title 12, Zoning Regulations, Vail Town Code. The resulting new Lot 2E-1 meets the existing development standards for the General Use (GU) District as well as the development standards for the anticipated zoning, Lionshead Mixed Use 1 (LMU-1) District. It is intended for the new lot, in addition to Lot 2E, to become part of the Development Lot for the VVMC property.

- 3. The extent to which the proposed subdivision presents a harmonious, convenient, workable relationship among land uses consistent with municipal development objectives;***

Staff finds the proposed subdivision presents a harmonious, convenient, workable relationship among land uses that is consistent with municipal development objectives. The subdivision enables the exchange of property between VVMC and the Evergreen Lodge that will result in a superior development pattern for both properties.

- 4. The extent of the effects on the future development of the surrounding area;***

Staff finds the proposed subdivision will have no negative impacts on the future development of the surrounding area. Instead, the proposed subdivision, through the resulting land exchange, furthers the implementation of the Town's development objectives by ensuring access to the medical campus is maintained along the South Frontage Road.

- 5. The extent to which the proposed subdivision is located and designed to avoid creating spatial patterns that cause inefficiencies in the delivery of public services, or require duplication or premature extension of public facilities, or result in a "leapfrog" pattern of development;***



As this application is for a subdivision of an existing platted parcel, staff finds the proposed subdivision will not cause any inefficiency in the delivery of public services and will not require duplication or premature extension of public services, and will not result in a leapfrog pattern of development. This is due to the fact that the subdivision will not negatively impact the current or future development patterns of the site or the resulting changes in the Evergreen Lodge and VVMC Development Lots.

**6. *The extent to which the utility lines are sized to serve the planned ultimate population of the service area to avoid future land disruption to upgrade undersized lines;***

Staff finds the utility lines are sized to serve a complete build-out of the site, which does not change with the subdivision of the property.

**7. *The extent to which the proposed subdivision provides for the growth of an orderly viable community and serves the best interests of the community as a whole;***

Staff finds that the proposed subdivision provides for the growth of an orderly viable community and serves the best interests of the community as a whole as the subdivision allows for the proposed property exchange between VVMC and the Evergreen Lodge. This exchange will allow the development of the VVMC East Phase, facilitating the community's goal of reducing the number of vehicle trips to the Vail Valley Medical Center via West Meadow Drive.

**8. *The extent to which the proposed subdivision results in adverse or beneficial impacts on the natural environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other desirable natural features;***

Staff finds the proposed subdivision will not result in any adverse impacts on the natural environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other desirable natural features.

## **VIII. STAFF RECOMMENDATION**

The Community Development Department recommends **approval** of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Second Filing, and setting forth details in regard thereto. This recommendation is based upon the review of the criteria outlined in Section VII of this memorandum and the evidence and testimony presented.

Should the Planning and Environmental Commission choose to approve this request, the Community Development Department recommends the Commission pass the following **motion**:

*"The Planning and Environmental Commission approves the applicants' request for a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Second Filing, and setting forth details in regard thereto."*

Should the Planning and Environmental Commission choose to approve this minor subdivision, the Community Development Department recommends the Commission makes the following **findings**:

*"Based upon a review of Section VII of the June 26, 2017 staff memorandum to the Planning and Environmental Commission, and the evidence and testimony presented, the Planning and Environmental Commission finds:*

- 1. That the subdivision is in compliance with the criteria listed in Section 13-4 Minor Subdivision Vail Town Code; and*
- 2. That the subdivision is consistent with the adopted goals, objectives and policies outlined in the Vail comprehensive plan and compatible with the development objectives of the town; and*
- 3. That the subdivision is compatible with and suitable to adjacent uses and appropriate for the surrounding areas; and*
- 4. That the subdivision 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."*

## **IX. ATTACHMENTS**

- A. Vicinity Map
- B. Applicant's Narrative
- C. Photos
- D. Proposed Final Plat

