

**Vail Valley Medical Center**  
Rezoning and Minor Subdivision Applications  
May 2017

**Introduction**

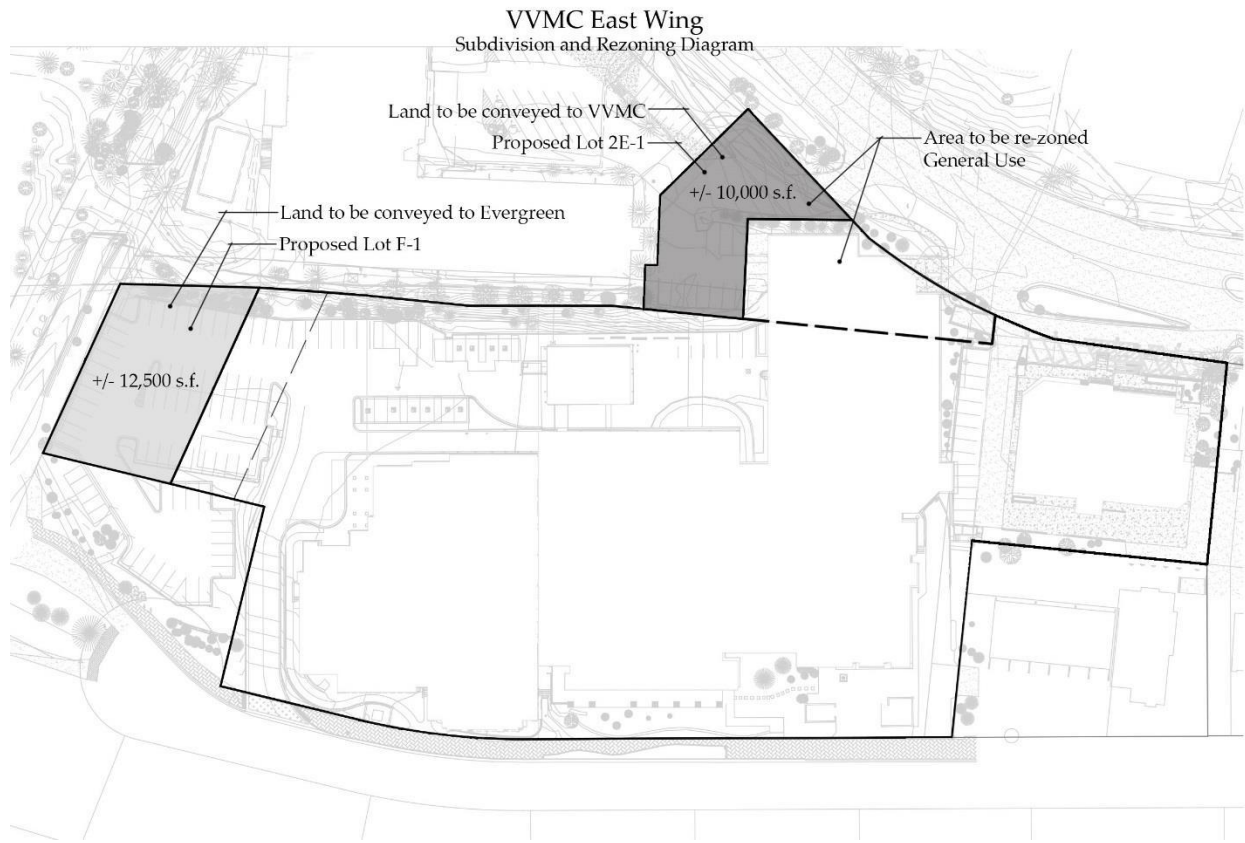
The Vail Valley Medical Center is in the midst of implementing a major renovation and expansion of its Vail Campus. Improvements to the West Wing are nearing completion and updated CUP plans for the redevelopment of the East Wing will be submitted to the Town in the near future. Planned improvements at VVMC have been designed to implement the goals as outlined in the Vail Valley Medical Center Site Specific Redevelopment Master Plan (VVMCMP or Master Plan) that was adopted by the Town in 2015.

The VVMCMP identified the potential benefits of a land exchange between VVMC and the adjoining Evergreen Lodge. The concept of the land exchange involved the Evergreen Lodge acquiring a portion of VVMC's parking lot located at the west end of the campus and VVMC acquiring the eastern portion of the Evergreen site. While there are a number of benefits to this land exchange, foremost among them is that the exchange would expand the Evergreen Lodge site to establish frontage along West Meadow Drive and with the exchange VVMC would acquire additional land for expansion of the hospital (specifically the helipad building and Emergency Department) and for a new entry to the campus off of South Frontage Road.

Subdivision and rezoning applications are necessary for both of the exchange parcels. VVMC and the Evergreen Lodge have collaborated on these applications with the Evergreen handling applications for VVMC land they will acquire and VVMC handling applications for Evergreen land they will acquire. The Evergreen Lodge has submitted under separate cover (with authorization from VVMC) an application for a minor subdivision to create Lot F-1 (currently a part of Lot F, Vail Village Second Filing) located at the west end of the VVMC campus) and to re-zone this land to Lionshead Mixed Use – 1 District. This application submitted by VVMC (with authorization from the Evergreen Lodge) will create Lot 2E-1 (currently a part of Lot 2W, Vail/Lionshead Second Filing) located at the east end of the Evergreen site) and rezone this land to General Use. Upon approval of these subdivisions the two parcels will be conveyed to their respective parties and the land exchange will be completed.

In addition to rezoning Lot 2E-1 to General Use, a parcel previously acquired by VVMC from the Evergreen Lodge is also proposed to be re-zoned to GU. This parcel is Lot 2E, Vail/Lionshead Second Filing and is currently zoned Lionshead Mixed Use-1. With these two re-zonings the entire VVMC campus (with the exception of the Medical Professional Building will be zoned General Use.

The diagram on the following page depicts these two subdivisions and rezoning requests. Note that this application pertains just to the subdivision and rezoning of land that is currently owned by the Evergreen Lodge (and Lot 2E as mentioned above).



### Minor Subdivision and Review Criteria

A copy of the Final Plat Vail/Lionshead, Second Filing, Block 1, A Resubdivision of Lot 2W is provided at the end of this report. This subdivision creates new Lot 2E-1. Lot 2E-1 is .2296 acres, or 10,001 square feet in size. This parcel will be included in the “development site” for VVMC (discussed further in the Conditional Use Permit application for the East Wing). The proposed subdivision conforms to the minimum standards for a Minor Subdivision. Below are subdivision review criteria:

(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

### Response

The VVMC MP is the most relevant consideration with respect to the proposed subdivision’s consistency with Vail’s comprehensive plan. The VVMC MP identified the potential benefits of a land exchange between VVMC and the Evergreen Lodge. The proposed subdivision is requisite to implementing the land exchange and as such the subdivision is consistent with the comprehensive plan and the town’s development objectives.

(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; and

Response

The proposed subdivision is complies with the minimum standards for a Minor Subdivision and is in compliance with zoning regulations.

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

Response

The proposed subdivision will result in a logical and convenient enlargement of the VVMC site area and in doing so increase VVMC's frontage on the South Frontage Road. This will facilitate the design and development of the new East Wing of VVMC. Specifically, the increased site area will facilitate the development of an on-site helipad and with creating a new "front door" to VVMC at the South Frontage Road. Both of these improvements are major objectives of the VVMC MP.

(4) The extent of the effects on the future development of the surrounding area; and

Response

While the subdivision will have a direct effect on the redevelopment of VVMC, it will not have a direct effect on the development of surrounding properties.

(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; and

Response

This criteria is not applicable.

(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; and

Response

The proposed subdivision will have no effect on this consideration.

(7) 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; and

Response

The proposed subdivision will have no effect on the considerations listed above.

(8) Such other factors and criteria as the commission and/or council deem applicable to the proposed subdivision.

Response

Other such factors, if any, will be addressed during the review process.

**Re-zoning**

Proposed Lot 2E-1 (the lot to be created by this subdivision request) and Lot 2E are currently zoned Lionshead Mixed Use – 1. These lots are proposed to be rezoned to General Use. The proposed redevelopment of the East Wing is located on both of these parcels. The reason for rezoning these parcels to GU is to establish zoning that will allow for the redevelopment of VVMC as contemplated by the VVMC MP and specifically for land uses contemplated for the East Wing (health care facilities and emergency helipad). More information on the East Wing is provided in the Conditional Use Permit application to be provided under separate cover.

Refer to the diagram on page 2 for a depiction of parcels to be rezoned to GU. Below are rezoning review criteria:

(1) The extent to which the zone district amendment 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

Response

The VVMC MP is the most relevant consideration with respect to the proposed rezoning's consistency with Vail's comprehensive plan. The VVMC MP identified the potential benefits of a land exchange between VVMC and the Evergreen Lodge. The proposed rezoning is requisite to implementing the land exchange and subsequent redevelopment of the East Wing (as outlined in the VVMC MP) and as such the rezoning is consistent with the comprehensive plan and the town's development objectives.

(2) The extent to which the zone district amendment is suitable with the existing and potential land uses on the site and existing and potential surrounding land uses as set out in the town's adopted planning documents; and

Response

The GU district is the most suitable zone district for a medical center. The rezoning will result in the majority of the VVMC being zoned General Use and in doing so allow for the redevelopment of the East Wing as outlined by the VVMC MP.

(3) The extent to which the zone district amendment presents a harmonious, convenient, workable relationship among land uses consistent with municipal development objectives; and

Response

The proposed rezoning will allow the subject parcels to be incorporated into the design and development of the new East Wing of VVMC, specifically, the development of health care facilities and an on-site helipad. Both of these improvements are major objectives of the VVMC MP.

(4) The extent to which the zone district amendment provides for the growth of an orderly viable community and does not constitute spot zoning as the amendment serves the best interests of the community as a whole; and

Response

The rezoning will allow for redevelopment of VVMC as contemplated by the VVMC MP and as such will provide for the orderly and viable growth of the community. The rezoning will extend the GU zoning on adjacent parcels of the VVMC campus. This rezoning does not constitute spot zoning.

(5) The extent to which the zone district amendment 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; and

Response

The proposed rezoning would have no effects on the considerations listed.

(6) The extent to which the zone district amendment is consistent with the purpose statement of the proposed zone district; and

Response

The General Use district is “intended to provide sites for public and quasi-public uses which, because of their special characteristics, cannot be appropriately regulated by the development standards prescribed for other zoning districts, and for which development standards especially prescribed for

each particular development proposal or project are necessary to achieve the purposes prescribed in section 12-1-2 of this title and to provide for the public welfare”. As a quasi-public use, the GU district is appropriate zoning for the VVMC.

(7) The extent to which the zone district amendment demonstrates how conditions have changed since the zoning designation of the subject property was adopted and is no longer appropriate; and

Response

The VVMC MP, among other things, establishes VVMC’s and the Town’s shared goal for the medical center to remain in Vail. Part and parcel to the medical center remaining in Vail is the need to expand and modernize existing facilities. These conditions provide a basis for the rezoning of these two properties.

(8) Such other factors and criteria as the commission and/or council deem applicable to the proposed rezoning.

Response

Other such factors, if any, will be addressed during the review process.