



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: August 1, 2017

SUBJECT: Second reading of Ordinance No. 6, Series of 2017, an ordinance rezoning Lot 2E and Lot 2E-1, Block 1, Vail/Lionshead Second Filing, from Lionshead Mixed Use 1 (LMU-1) District to the General Use (GU) District, and rezoning Lot F-1, Vail Village Second Filing Lot E and F, Lot 2E Vail/Lionshead, Second filing, Block 1, a Resubdivision of Lot 2, from General Use (GU) District to Lionshead Mixed Use 1 (LMU-1) District, located at 180 and 250 South Frontage Road West, and setting forth details in regard thereto. (PEC17-0015)

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

Planner: Jonathan Spence

I. SUMMARY

Vail Valley Medical Center (VVMC), represented by Braun Associates and Evergreen Hotel, represented by Mauriello Planning Group are requesting a second reading of Ordinance No. 7, Series of 2017, an ordinance rezoning Lot 2E and Lot 2E-1, Block 1, Vail/Lionshead Second Filing, from Lionshead Mixed Use 1 (LMU-1) District to the General Use (GU) District, and rezoning Lot F-1, Vail Village Second Filing Lot E and F, Lot 2E Vail/Lionshead, Second filing, Block 1, a Resubdivision of Lot 2, from General Use (GU) District to Lionshead Mixed Use 1 (LMU-1) District, located at 180 and 250 South Frontage Road West, and setting forth details in regard thereto.

On June 26, 2017, the Planning and Environmental Commission unanimously forwarded a recommendation of approval to the Vail Town Council for a zone district boundary amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to rezone Lot 2E and Lot 2E-1, Block 1, Vail Lionshead Second Filing, from Lionshead Mixed Use 1 (LMU-1) District to the General Use (GU) District, and to rezoning Lot F-1, Vail Village Second Filing from General Use (GU) District to Lionshead Mixed Use 1 (LMU-1) District. Please find the staff memorandum to the PEC included as Attachment B.

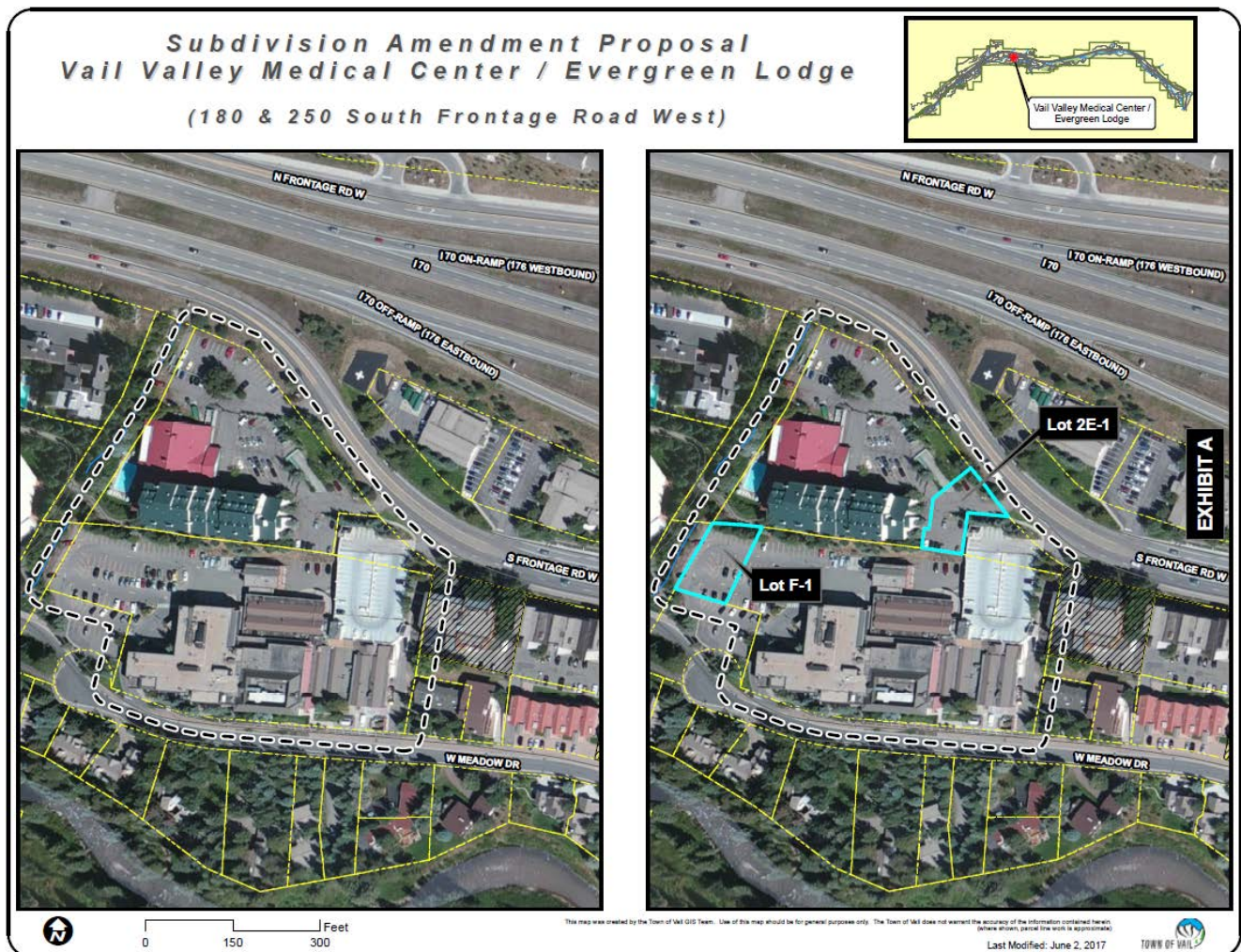
On July 11, 2017, The Vail Town Council approved Ordinance No. 6, Series of 2017 by a vote of 5-0-1 with Councilor Cleveland recused.

II. ACTION REQUESTED OF THE TOWN COUNCIL

The Vail Town Council shall approve, approve with modifications, or deny Ordinance No. 6, Series of 2017, upon second reading.

III. BACKGROUND

On June 26, 2017, the Planning and Environmental Commission approved a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for the re-subdivision of Lot F, Vail Village Second Filing and the creation of Lot F-1. At the same meeting, the Commission approved a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for the re-subdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1. The map below shows the creation of these lots:



The proposed rezonings will allow for the Development Lots of the Vail Valley Medical Center and the Evergreen Lodge to have consistent zoning designations. All of the lots subject to

the rezoning proposal meet the minimum lot size for their proposed new zoning designations and comply with all applicable development standards. The net effect on Development Lots is as follows:

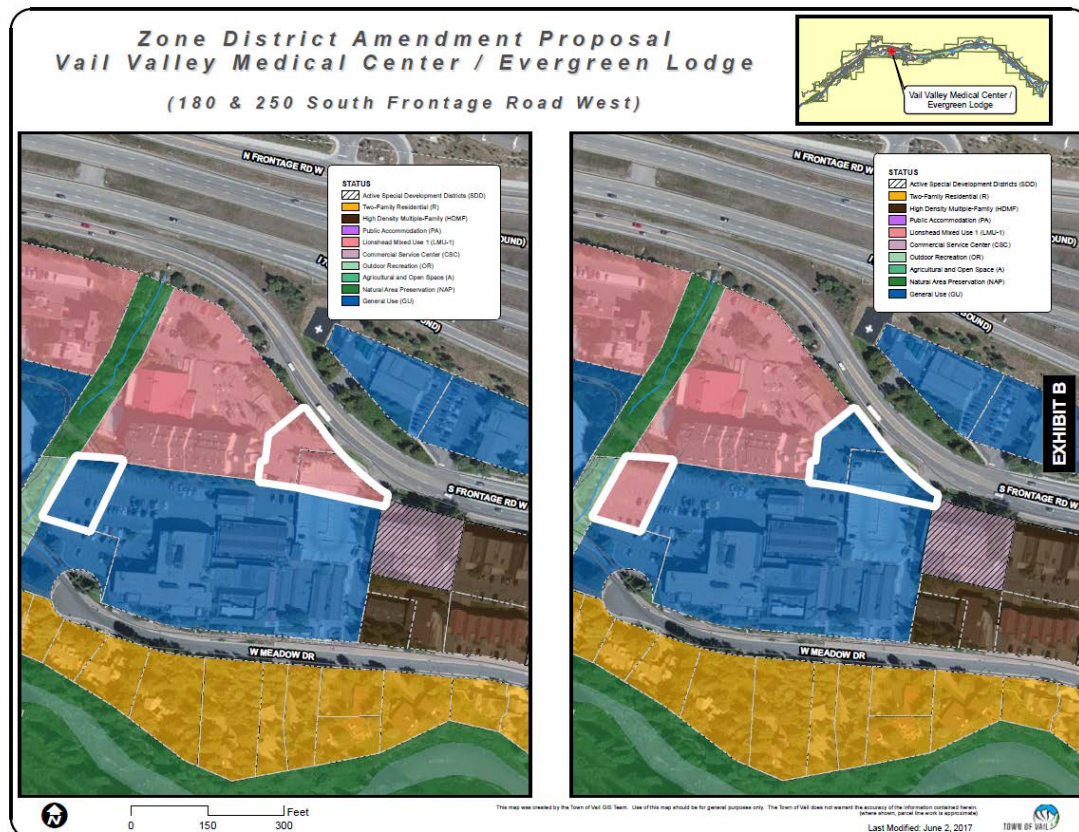
Proposed Rezoning and Conveyances

- The Evergreen property previously conveyed Lot 2E to VVMC. This Lot is 10,006 square feet and is currently zoned LMU-1. This property is proposed to be rezoned to GU.
- The recently created Lot 2E-1, a 10,001 square foot parcel, intended to be conveyed from the Evergreen to VVMC, is currently zoned LMU-1 and is also proposed to be rezoned to GU.
- The recently created Lot F-1, a 12,501 square foot parcel, intended to be conveyed from VVMC to the Evergreen, is currently zoned GU and is proposed to be rezoned LMU-1

Net Effect

- The Evergreen Development Lot, zoned LMU-1 will decrease by 7,506 square feet.
- The VVMC Development Lot, zoned GU will increase by the same amount, 7,506 square feet.

The graphic below illustrates the existing and proposed zoning for the affected properties.



Included in proposed Ordinance No. 6, Series of 2017 is a trigger mechanism that enacts the zone change upon the recordation of the associated plats creating the subject properties.

IV. PLANNING AND ENVIRONMENTAL COMMISSION RECOMMENDATION

Should the Vail Town Council choose to approve Ordinance No. 6, Series of 2017, upon second reading, the Planning and Environmental Commission recommends the Council pass the following **motion**:

“The Vail Town Council approves, on second reading, Ordinance No. 6, Series of 2017, an ordinance rezoning of Lot 2E and Lot 2E-1, Block 1, Vail/Lionshead Second Filing, from Lionshead Mixed Use 1 (LMU-1) District to the General Use (GU) District, and a rezoning of Lot F-1, Vail Village Second Filing Lot E and F, Lot 2E Vail/Lionshead, Second filing, Block 1, a Resubdivision of Lot 2, from General Use (GU) District to Lionshead Mixed Use 1 (LMU-1) District, located at 180 and 250 South Frontage Road West, and setting forth details in regard thereto.”

Should the Vail Town Council choose to approve Ordinance No. 6, Series of 2017, the Planning and Environmental Commission recommends the Council make the following **findings**:

“Based upon the review of the criteria outlined in Sections VIII of the Staff memorandum to the Planning and Environmental Commission dated June 26, 2017, and the evidence and testimony presented, the Vail Town Council finds:

- 1. That the amendments are consistent with the adopted goals, objectives and policies outlined in the Vail comprehensive plan and compatible with the development objectives of the town;*
- 2. That the amendments are compatible with and suitable to adjacent uses and appropriate for the surrounding areas; and,*
- 3. That the amendments promote the health, safety, morals, and general welfare of the town and promote 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.”*

V. ATTACHMENTS

- A. Ordinance No. 6, Series of 2017
- B. Staff Memorandum, PEC17-0015, June 26, 2017
- C. Applicant’s Narrative (Evergreen)
- D. Applicant’s Narrative (VVMC)