



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: August 1, 2017

SUBJECT: Second reading of Ordinance No. 7, Series of 2017, an ordinance for a prescribed regulation amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-10-19 Core Areas Identified, Vail Town Code, to include Lot F-1 in the Commercial Core Area for parking regulations purposes, located at 250 South Frontage Road West/Lot F-1, Vail Village Second Filing, and setting forth details in regard thereto. (PEC17-0023)

Applicant: Evergreen Hotel, represented by Mauriello Planning Group
Planner: Jonathan Spence

I. SUMMARY

The applicant, Evergreen Hotel, represented by Mauriello Planning Group are requesting a second reading of Ordinance No. 7, Series of 2017, an ordinance for a prescribed regulation amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-10-19 Core Areas Identified, Vail Town Code, to include Lot F-1 in the Commercial Core Area for parking regulations purposes, located at 250 South Frontage Road West/Lot F-1, Vail Village Second Filing, and setting forth details in regard thereto. (PEC17-0023)

On June 26, 2017, the Planning and Environmental Commission unanimously forwarded a recommendation of approval to the Vail Town Council for a prescribed regulation amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-10-19 Core Areas Identified, Vail Town Code, to include Lot F-1 in the Commercial Core Area for parking regulations purposes, located at 250 South Frontage Road West/Lot F-1, Vail Village Second Filing. Please find the staff memorandum to the PEC included as Attachment B.

On July 11, 2017, The Vail Town Council approved Ordinance No. 7, Series of 2017 on first reading by a vote of 6-0-0.

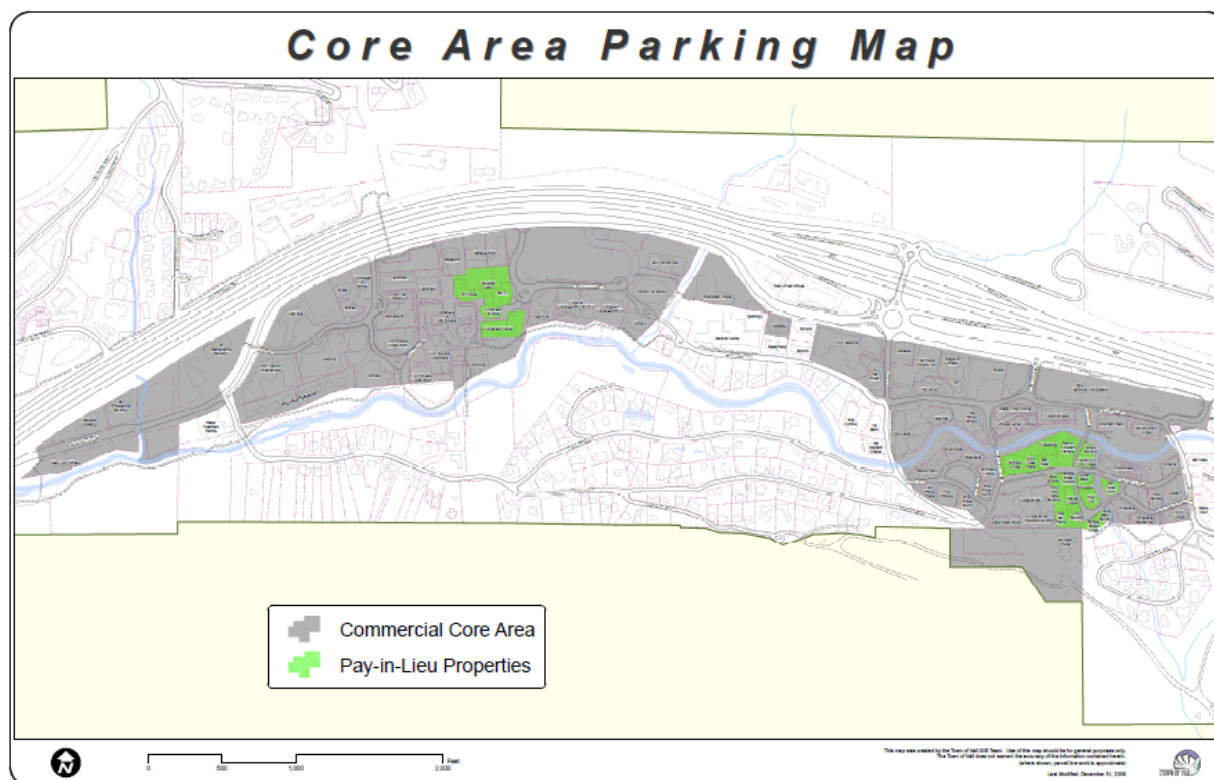
II. ACTION REQUESTED OF THE TOWN COUNCIL

The Vail Town Council shall approve, approve with modifications, or deny Ordinance No. 7, Series of 2017, upon second reading.

III. BACKGROUND

The applicant is proposing to alter the Core Area Parking Map II, Lionshead, to include Lot F-1 within this mapped area. Altering the map will place the entire Evergreen Lodge Development Lot within the Commercial Core Area, ensuring that there is one set of consistent parking regulations in place for future redevelopment of the site. This request follows a minor subdivision request to create Lot F-1 and a Zone District Boundary Amendment to rezone the newly created lot from General Use (GU) District to the Lionshead Mixed Use 1 (LMU-1) District. The new lot will become part of the Development Lot for the Evergreen Lodge which also consists of Lot 2W of Vail Lionshead Second Filing.

The concept of different parking schedules for different parts of the Town of Vail was codified via Ordinance No. 9, Series of 2000. This ordinance and accompanying map distinguished Vail's Commercial Core Area from other parts of town for the purposes of determining parking requirements. The Commercial Core Areas are generally defined as Vail Village and Lionshead Village, as shown on the map below.



Due to the concentration of uses and the mixed-use nature of the Villages, it was determined that parking requirements should be less within the villages than in other commercial or residential parts of town.

The Core Area Parking Map was most recently modified via Ordinance No. 9, Series of 2011, to include the future Ever Vail project within its boundary for the consideration of parking requirements. (It should be noted that the 2011 amendment to the map does not take effect until the recordation of the Ever Vail subdivision final plat. The Ever Vail subdivision, and the

related amendment to the map, expires on December 31, 2020.)

Included in proposed Ordinance No. 7, Series of 2017 is a trigger mechanism that enacts the prescribed regulation amendment upon the recordation of the associated plat creating Lot F-1.

IV. PLANNING AND ENVIRONMENTAL COMMISSION RECOMMENDATION

Should the Vail Town Council choose to approve Ordinance No. 7, 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. 7, Series of 2017, an ordinance prescribed regulation amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Title 12, Sections 12-10-19 Core Areas Identified, Vail Town Code, to include Lot F-1 in the Commercial Core Area for parking regulations purposes, located at 250 South Frontage Road West/Lot F-1, Vail Village Second Filing, and setting forth details in regard thereto."

Should the Vail Town Council choose to approve Ordinance No. 7, 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 VII 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 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."*

V. ATTACHMENTS

- A. Ordinance No. 7, Series of 2017
- B. Staff Memorandum, PEC17-0023, June 26, 2017
- C. Please see the Evergreen Narrative attached to previous item.