



REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

Revised 2.26.18

REZONING/DENSITY TRANSFER APPLICATION			
APPLICANT INFORMATION			
Name: Michelle Haynes		E-mail Address: mhaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd		Phone: 970-239-4061	
City: Mountain Village	State: CO	Zip Code: 81435	
Mountain Village Business License Number: n/a			
PROPERTY INFORMATION			
Physical Address: 415 Mountain Village Blvd		Acreage: 8.94	
Zone District: Multi-Family	Zoning Designations: Employee Apartment	Density Assigned to the Lot or Site: 42	
Legal Description: Lot 1001R			
Existing Land Uses: workforce housing			
Proposed Land Uses: workforce housing			
OWNER INFORMATION			
Property Owner: Mountain Village Housing Authority		E-mail Address: kmontgomery@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-6411	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
<p>A rezone application to change the density designation on the lot from 42 to 47 employee apartments. A density transfer application because Town Council is creating 7 employee apartment unit designations and assigning to Lot 1001R</p>			



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**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Mountain Village Housing Authority, the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

[Handwritten Signature]

4/19/19

Signature of Owner

Date

[Handwritten Signature]

4/19/19

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



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OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Michelle Haynes of Town of Mountain Village to be and to act as my designated representative and represent the development application through all aspects of the development review process with the Town of Mountain Village.

(Signature) [Handwritten signature]

(Date) 4-19-19

Kim Montgomery (Printed name)



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Rezoning Density Transfer Application Narrative

VCA Phase IV

Submitted on April 19, 2019

At the June 20, 2017 Town Council meeting, Town Council passed an ordinance increasing the employee apartment density at the Village Court Apartments not to exceed 292 employee units and specifically as follows:

VCA Property	Existing Density Employee Apartment Unit Designations	Added Density Unit Designations	Total Density Unit Designations
Lot 1001R	192	42	234
Lot 1005R	30	8	38
Total Combined	222	50	272

At the time of adoption, the Town anticipated a development pattern that included three buildings and a renovation of the existing Munchkins units once Munchkins was relocated. We have determined that two buildings with 49 total units on Lot 1001R will be developed at this time.

To construct all 49 units, the Town needs to create seven (7) additional employee apartment units. This is a class 4 application that requires a review and recommendation from the Design Review Board, and two readings of an ordinance by the Town Council.

Adding seven (7) units is consistent with the direction given by Council in 2017 and does not exceed the 292 employee units anticipated for the property.

REZONE CRITERIA

Because we request to add seven employee apartment densities to lot 1001R, this requires a rezone application from 42 to 49 employee apartment unit designations on Lot 1001R.

Criteria for Decision

The following criteria shall be met for the review authority to approve a rezoning development application:

a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

- The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;



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- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

- Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
- The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
- Concurrent town approvals assure consistency with zoning and land use regulations.

c. The proposed rezoning meets the Comprehensive Plan project standards;

Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.

d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

- The Telluride Fire Protection District will provide fire protection services;
- The Mountain Village Police Department will provide police protection services;
- The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
- The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.



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e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning and density.

f. Adequate public facilities and services are available to serve the intended land uses;

Water and sewer are available from the Town of Mountain Village along with all other necessary services.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

- A transportation study (in 2017) completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
- There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
- The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
- The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
- There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
- By restriping in 2017 and parking improvements implement in 2018, the Town created 50 additional parking spaces in anticipation of the VCA Phase IV project.
- The town will evaluate and organize all existing accessory buildings on the VCA property to better utilize space including trash houses, grill sheds, bike sheds, bike racks and recycling facilities in coordination with VCA Phase IV.

h. The proposed rezoning meets all applicable Town regulations and standards.

CREATION OF WORKFORCE HOUSING DENSITY

The density transfer meets the density transfer and density bank policies because without limitation, the Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitations pursuant to CDC Section 17.3.7, "New workforce housing density created by the



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Town subject to the workforce housing restriction is not included in the Density Limitation calculation.”

Sincerely,

Michelle Haynes, MPA
Planning and Development Services Director

Town of Mountain Village
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O:: 970-239-4061 – *PLEASE NOTE NEW OFFICE PHONE NUMBER*

M:: 970-417-6976

mhaynes@mtnvillage.org