

**Executive Summary**

The Rosewood Planned Unit Development (PUD) resulted in a unit increase of 18, a person equivalent density increase of 53, an increase in open space by .5 acres MOL and an approved commercial square footage of 38,666 square feet compared to the units, densities, open space and commercial space in existence prior to the PUD approval. The Rosewood PUD Community Benefits included one additional dormitory and three additional employee apartments, improvements to the existing Boomerang and Jurassic Trails, dedication of two passive open space tracts to the Town (.91 acres in total), required sidewalk and Mountain Village Boulevard improvements, an interpretive site agreement and a \$500,000 check to the town to be used for public purpose. Through design review they were allowed height increases on buildings A and C. There were no site coverage limitations in the Land Use Ordinance at the time, so the site was otherwise approved through the design review and other town processes. Today there is a 65% site coverage limitation in the Multi-Family Zone District unless otherwise varied through a PUD or Variance process.

The prior plat information illustrates that since the 1980's, units and densities were higher than were previously understood during the recent public hearing process. Lot 152 allowed for 18 condominium units and Lot 126 allowed for 120 Hotel Units, 2 employee apartments and 16 dormitory units. Compared to what was approved through the Rosewood PUD the comparison is that Lot 152 approved 23 condominium units and Lot 126R allowed for 44 condominium units, 56 hotel units, 5 employee apartments, 17 employee dormitory units, 19 hotel efficiency and commercial space as approved. In summary lot 152R increased by five condominium units. The mix of units on 126R decreased in hotel density and increased in condominium density.

**Zoning Designation, Units and Person Equivalent Density Before the Rosewood PUD Compared to the Rosewood PUD**

**Densities Before Rosewood**

Lot	Zoning Designation	Units	Person Equivalent Density	Total Person Equivalent Density
152A	Condominium	8	3	24
152B	Condominium	6	3	18
152C	Condominium	8	3	24
126	Hotel	70	1.5	105
	Employee Apartment	2	3	6
	Employee Dormitory	16	1	16
	Condominium	25	3	75
	Commercial		0	0
118	Single Family	1	4	4
130	Condominium	10	3	30
<b>Totals</b>		<b>146</b>		<b>302</b>

**Densities Rosewood PUD**

Lot	Zoning Designation	Units	Person Equivalent Density	Total Person Equivalent Density
152R	Condominium	23	3	69
	Commercial	4,665 square feet	0	4,655 square feet
126R	Hotel	56	1.5	84
	Employee Apartment	5	3	15
	Employee Dormitory	17	1	17
	Hotel Efficiency	19	2	38
	Condominium	44	3	132
	Commercial	34,001 square feet	0	34,001 square feet
<b>Total</b>		<b>164 Units</b>		<b>355</b>
		<b>38,666 commercial square footage</b>		<b>38,666 commercial square footage</b>

**Open Space Table Before Rosewood**

Lot	Zoning Designation	Acreage
OS-1	Active Open Space	93.98 acres
<b>Total</b>		<b>93.98 acres</b>

**Open Space Table Rosewood PUD**

Lot	Zoning Designation	Acreage
OS-1R-1	Active Open Space	91.96 acres
OS-1R-2	Active Open Space	.62 acres
OS-1R-3	Active Open Space	1.09 acres
OSP-118	Passive Open Space	.65 acres
OS-126	Passive Open Space	.26 acres
<b>Total</b>		<b>94.58 acres</b>

General Note: The primary difference between hotel and hotel efficiency is that a hotel efficiency may be in a condominium community.

General Note: The primary difference between employee apartment and employee dormitory is that an employee dormitory has shared kitchen and recreational facilities.

**Lots 126R & 152R Rosewood Planned Unit Development and Development History of Lots 126, 152, OS-1, 118 and 130**

1987 Plat 152				1990 Plat 152-A, 152-B, 152-C					2006 Pre-Rosewood Approval 152-A,152-B,152-C					2007 Rosewood Approval 152R				
Lot	Acreage	Zoning Designation	Person Equivalent Units	Lot	Acreage	Zoning Designation	Person Equivalent Units	Notes	Lot	Acreage	Zoning Designation	Person Equivalent Units	Notes	Lot	Acres	Zoning Designation	Person Equivalent Units	Notes
152	1.136 Acres	18 condominium units	54	152-A	.401 acres	8 condominium units	24		152A	.401 acres	8 condominium units	24		152R	1.47 acres total	23 Condominium 4,665 Commercial square feet	69 4,665 commercial square feet	
				152-B	.367 acres	6 condominium units	18		152B	.367 acres	6 condominium units	18		A portion of OS-1 became part of 152R	.334 acres	Rezoned to multi-family	See above	.334 part of 1.47 total acres
				152-C	.368 acres	8 condominium units	24		152C	.368 acres	8 condominium units	24	1.136 total					
<b>Sub total</b>	1.136 acres	18 condominium units	54		1.136 acres	22 condominium units	66	Increase of 4 condominium units and 12 person equivalent Units		1.136 acres	22 condominium units	66			1.47 acres	23 condominiums	69	Increased by 1 condominium unit and 3 person equivalent units
1984 Plat Lot 126	2.70 acres	120 Hotel Units 2 Employee Apartment 16 Employee Dormitory Commercial							1999 Plat Lot 126	2.698 acres	70 Hotel 2 Employee Apartment 16 Employee Dormitory 25 Condominium Commercial	105 6 16 75	Rezone 21 Hotel Density Units to Hotel Efficiency	126R	3.11 acres	56 Hotel 5 Employee Apartment 17 Employee Dormitory 19 Hotel Efficiency 44 Condominium Commercial 34,001	84 15 17 38 132 34,001	
														A portion of 126 became OSP-126	.26 acres	Passive Open Space		
									118	.86 acres	1 Single family	4	Rezone 21 hotel density units to Hotel Efficiency	A portion of 126R and OSP 118	.65 acres	Passive Open Space		
									130	.474 acres	10 condominiums	30		A portion of 126R				
1984 Plat OS-1	107.57 acres	Open Space/Recreation Tract							OS-1	93.98 acres	Active Open Space			OS-1R-1	91.96 acres	Active Open Space		
														OS-1R-2	.62 acres	Active Open Space		Was a portion OS-1
														OS-1R-3	1.09 acres	Active Open Space		Was a portion of OS-1

**126R & 152R Rosewood Approval Details**

The following rezone, density transfer and design variations were approved	The following community benefits were accepted by the Town
Transferred 27 units of condominium density from the density bank to Lot 126R Transferred 13 units of condominium density and rezoned to hotel efficiency Lot 126R	1 additional employee dorm and 3 employee apartments over and above what is currently platted on lot 126. New 126R will include 5 employee apartments and 17 employee dormitory rooms in total. One parking space for each employee dorm. All required parking to serve these employee units will be provided onsite.
Creation and transfer of 9 units of employee apartment density from the density bank to Lot 126R	Improvements to the public access to the existing Boomerang and Jurassic trails, reducing the existing grade of the upper Boomerang Trail from 23% to 18%
Creation and transfer of 1 unit of dormitory density from the density bank to Lot 126R	Dedication of the newly created open space OSP-126R and OSP-118 to the Town of Mountain Village consistent of .92 acres (OSP-118 transferred to the town when the trail is relocated) (both will be conveyed as fee title ownership)
Transfer 3 units of condominium density from the density bank to Lot 152R	Creation of a sidewalk (public improvements) from the resort development along Country Club Drive to the Mountain Village Boulevard, providing safe pedestrian access to the existing trails and for the residents and guests of this neighborhood.
<ul style="list-style-type: none"> <li>Height increase to the maximum height on 126R for Building A an additional 15 feet (from 48 feet to 63 feet)</li> <li>Height increase for the maximum average height for lots 126R and Lot 130 an additional 6.66 feet for building A and 5.33 feet for Building C</li> </ul>	Creating a public overlook at Jurassic and Boomerang Trail head with interpretive nature and informational signage.
51 tandem parking spaces for the hotel operations to be counted as part of the required parking.	Creation of a year-round trail connection form the Meadows trail to the Boomerang and Jurassic trail heads.
Allow a portion of the building on 126 visible from the San Miguel Canyon to be developed with Condominium Zoning Designation (condominium units) that the units will be part of the larger building operated as a public hotel and that the units are placed in a rental pool.	\$500,000 to the town of mountain village (a donation) to be used by the tow for public purposes as determined by the town.

<p><b>The following easements are associated with the Rosewood PUD approvals</b></p> <ul style="list-style-type: none"> <li>Construction and Maintenance Easement Agreement</li> <li>Golf Cart and Pedestrian Access Easement Agreement</li> <li>Utility and Stormwater Management Easement Agreement</li> <li>Landscape, Grading and Emergency Access Easement Agreement</li> <li>Jurassic Trail Easement Agreement</li> <li>Interpretive Site Facilities Easement Agreement</li> <li>Boomerang Road/trail Facilities Easement Agreement</li> <li>Skier Trail Access Easement and Consent to Skier Improvements</li> <li>Declaration of Boomerang Road/Trail Facilities Easement</li> <li>Utility and Improvements Easement Agreement (CC Drive)</li> <li>Pedestrian sidewalk easement agreement</li> <li>Public road easement agreement (country club drive road improvements)</li> <li>Public road easement agreement (relocated country club drive)</li> </ul>	<p><b>Additional easements of record shown on the subdivision plat</b></p> <ul style="list-style-type: none"> <li>Scenic Easement</li> <li>Memorandum of Ski Facility Easement Agreement</li> <li>Scenic, Tennis Court, Pedestrian and Service Access Easement</li> <li>Pavilion Parking Area</li> <li>Bridge and Landscaping Easement</li> <li>Ski in and Pedestrian Access Easement</li> <li>Ski Lift Easement</li> <li>Golf Cart and Pedestrian Easement</li> <li>Pedestrian Bridge Airspace Easement Agreement</li> </ul>
<p><b>Rezoning the Property as follows:</b></p> <ul style="list-style-type: none"> <li>Rezone a portion of Lot 118 from Single Family to Multi-Unit.</li> <li>Rezone a portion of Lot 118 from Multi-Unit to Passive Open Space.</li> <li>Rezone a portion of Lot 126 from Multi-Unit to Passive Open Space.</li> <li>Rezone a portion of OS-1 from Active Open Space to Multi-Unit.</li> </ul>	<p><b>Replat</b> of Lots 118, 126 and 130 into a newly reconfigured Lot 126R (containing 3.11 acres) Tract OS-126 (containing .26 acres) and Tract OS-118 (containing .65 acres).  <b>Replat</b> of Lots 152A, 152B, 152C and OS-1 into newly configured Lot 152R (containing 1.47 acres) and Tract OS-IR-I final configuration is 91.96 acres</p>

**Addendum Note:** Aaron Honigman contracted with TSG in 2005 to purchase Lots 126, 130, 152A, 152B and 152C. During the due diligence, it was recognized that portions of Lot 152A (the furthest parcel away from the hole 1 tee box) had wetlands precluding development in those areas. Prior to closing, Honigman and TSG agreed that TSG would trade open space land it owned to the north of Lot 152C (closest to the hole 1 tee box) to make up for the portion of Lot 152A impacted by wetlands, which would be conveyed back to TSG as open space. During the development review process, the area of TSG open space north of Lot 152C increased a bit to accommodate the footprint of the proposed development. This resulted in Honigman and TSG agreeing that in addition to swapping the portion of Lot 152A affected by wetlands, Honigman would also pay cash and convey additional land to TSG to complete the exchange. This transaction was completed with the replatting of the Lots 126R and 152R in October 2007. This was reviewed by the Town as part of its review of the Rosewood PUD project.

Additionally, on the south side of Country Club Drive, as part of the Rosewood development proposal and approval, Mr. Honigman, separate from his transaction with TSG, acquired Lot 118, which was a platted single-family lot. The area of Lot 118 was incorporated into the project design, with a portion incorporated into Lot 126R, with the majority of that land being platted as open space (Tract OS-118) also in October of 2007

**General Note:** Multi-Family development with the Rosewood application was not subject to site coverage limitations and otherwise approved by the final architectural and development plan set. As of 2015 multi-family zoning is restricted to a 65% site coverage limitation. Detached condominium heights are limited to 35 feet versus multi-family condominiums within one building that can be constructed up to 48 feet.