



THIS IS A PRELIMINARY DRAFT PROPOSAL. AN UPDATE TO THIS PROPOSED COMPREHENSIVE PLAN LANGUAGE WILL BE PROVIDED BY JANUARY 19, 2018. THE PROPOSED LANGUAGE IS SUBJECT TO EDITS AND REVISIONS BY TOWN COUNCIL PRIOR TO AND AT THE PUBLIC HEARING.

January 11, 2018

RE: Comprehensive Plan Proposed Amendment to Parcel M, Lot 30, Village Center Subarea

PURPOSE:

The purpose of the Parcel M, Lot 30 Village Center Subarea Comprehensive Plan amendment is to amend the Principles, Policies and Actions specific to Parcel M in the Comprehensive Plan which begins on page 50. The following changes are proposed as follows:

PROPOSED AMENDMENT:

The Parcel M Lot 30 proposal recommend ***no change*** to Table 7. Mountain Village Center Development Table.

The Parcel M Lot 30 amendment also proposes to amend the Note 13. Parcel M Lot 30 which currently states

- a. No site-specific policies.

With site specific policies to read as follows:

13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed in a scenario larger than an independent Lot 30 development. Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its



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Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 or requires the incorporation of the whole or part of the OSP1AR-3 portion of the Parcel M property. The Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.

- c. If a Parcel M development scenario, is proposed which is larger than an independent Lot 30 development then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

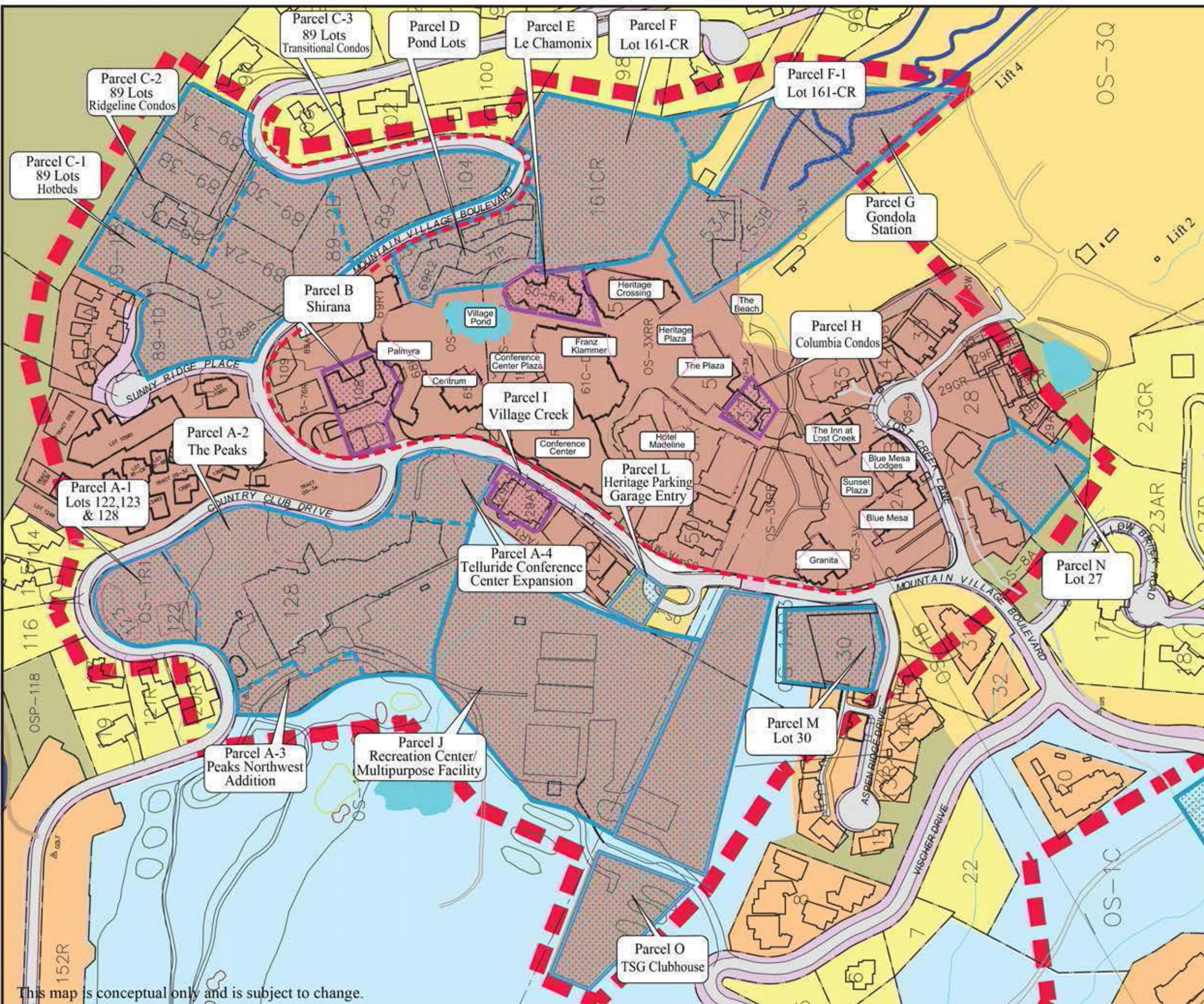
See attachments for more detail:

- 1) Vicinity map
- 2) Comprehensive plan map – no change recommended
- 3) Existing Table 7 – no change recommended
- 4) Proposed site specific policy language



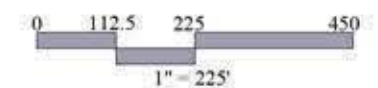
Existing Comprehensive Plan Map
No recommended changes

Mountain Village Center Subarea Plan Map


















Legend

- Red dashed line: Subarea Boundary
- Blue outline: Subarea Parcel Boundary
- Light blue: Civic
- Orange: Mixed-Use Center
- Light orange: Multiunit
- Dark blue: Municipal Public Works
- Yellow: Single-Family and Duplex
- Dark green: Passive Open Space
- Light green: Limited Use Golf Course Active Open Space
- Light yellow-green: Full Use Ski Resort Active Open Space
- Light blue-green: Limited Use Ski Resort Active Open Space
- Light green: Resource Conservation Active Open Space
- Light purple: Right-of-Way and Access Active Open Space
- Blue line: Existing Trail
- Red dashed line: Proposed Trail
- Grey line: Existing Sidewalk
- Red dashed line: Proposed Sidewalk



This map is conceptual only and is subject to change.

Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed in a scenario larger than an independent Lot 30 development. Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 or requires the incorporation of the whole or part of the OS1AR-3 portion of the Parcel M property. The Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If a Parcel M development scenario, is proposed which is larger than an independent Lot 30 development then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OS1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.