



**THIS IS A PRELIMINARY DRAFT PROPOSAL REVISED ON 1.19.18. THE PROPOSED LANGUAGE IS SUBJECT TO EDITS AND REVISIONS BY TOWN COUNCIL PRIOR TO AND AT THE PUBLIC HEARING.**

January 19, 2018

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

**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 as a single parcel (Lot 30 and .419 acres of OS1AR3) 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 ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the



## PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Boulevard, Suite A

Mountain Village, CO 81435

(970) 369-8250

entire Parcel M. 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 without invoking the requirements of Table 7. Otherwise, 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 an entire Parcel M development scenario, is proposed, 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