



Revised 2.26.18

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

REZONING/DENSITY TRANSFER APPLICATION		
APPLICANT INFORMATION		
Name: TSG Ski & Golf, LLC		E-mail Address: jeff@telski.com
Mailing Address: 565 Mountain Village Boulevard		Phone: 970 728-7444
City: Mountain Village	State: Colorado	Zip Code: 81435
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: 306 Adams Ranch Road		Acreage: 2.56 Acres
Zone District:	Zoning Designations: Employee Housing	Density Assigned to the Lot or Site: 30 Employee Apartments
Legal Description: Lot 640A, TELLURIDE MOUNTAIN VILLAGE		
Existing Land Uses: Employee Housing		
Proposed Land Uses: Employee Housing		
OWNER INFORMATION		
Property Owner: TSG Ski & Golf, LLC		E-mail Address: jeff@telski.com
Mailing Address: 565 Mountain Village Boulevard		Phone: 970 728-7444
City: Mountain Village	State: Colorado	Zip Code: 81435
DESCRIPTION OF REQUEST		
<p>TSG Ski & Golf LLC is requesting to add 12 additional employee apartment units (24 bedrooms). These units will be located in an additional building on the 640A lot. Additional parking spaces will be included as required. This lot in the Mountain Village Comprehensive Plan as Meadows Subarea Parcel G, has a target of 91 units. We believe that the proposed total of 42 units will accommodate for adequate parking and open space. We have provided 4 site plan concept alternatives (A-D). Two of the concepts A & C, show minor encroachments into Active Open Space. Either of these options would allow for maximizing the opportunity for park space. Our preference is Concept A.</p>		

Development Narrative.

Proposal

TSG Ski & Golf LLC ("TSG") is requesting to add 12 additional employee apartment units of density (24 bedrooms) to lot 640 A. These units will be located in a new building to be built on Lot 640A. A total of 63 parking spaces will be provided as required. The building architecture and exterior materials will match the existing building on the lot. (See conceptual elevation).

With the existing 30 Units on Lot 640A, TSG's proposal consists of a total of 42 units on Lot 640A, which will allow sufficient undeveloped land on the Lot for adequate parking and open space for a park. As part of the density transfer/rezoning application, we are providing four (4) conceptual site plan alternatives (A-D). Two of the concepts, A & C, show minor encroachments into adjacent Active Open Space. TSG owns this adjacent Active Open Space, and employee housing is an allowed use on Active Open Space. Either of these options, A or C, would maximize the opportunity for a larger park space. TSG's preference is Concept A. Further building, site plan, and landscaping details will be provided as part of the Sketch Plan and Final Plan design review process.

Consistent with Mountain Village Comprehensive Plan (Comp Plan).

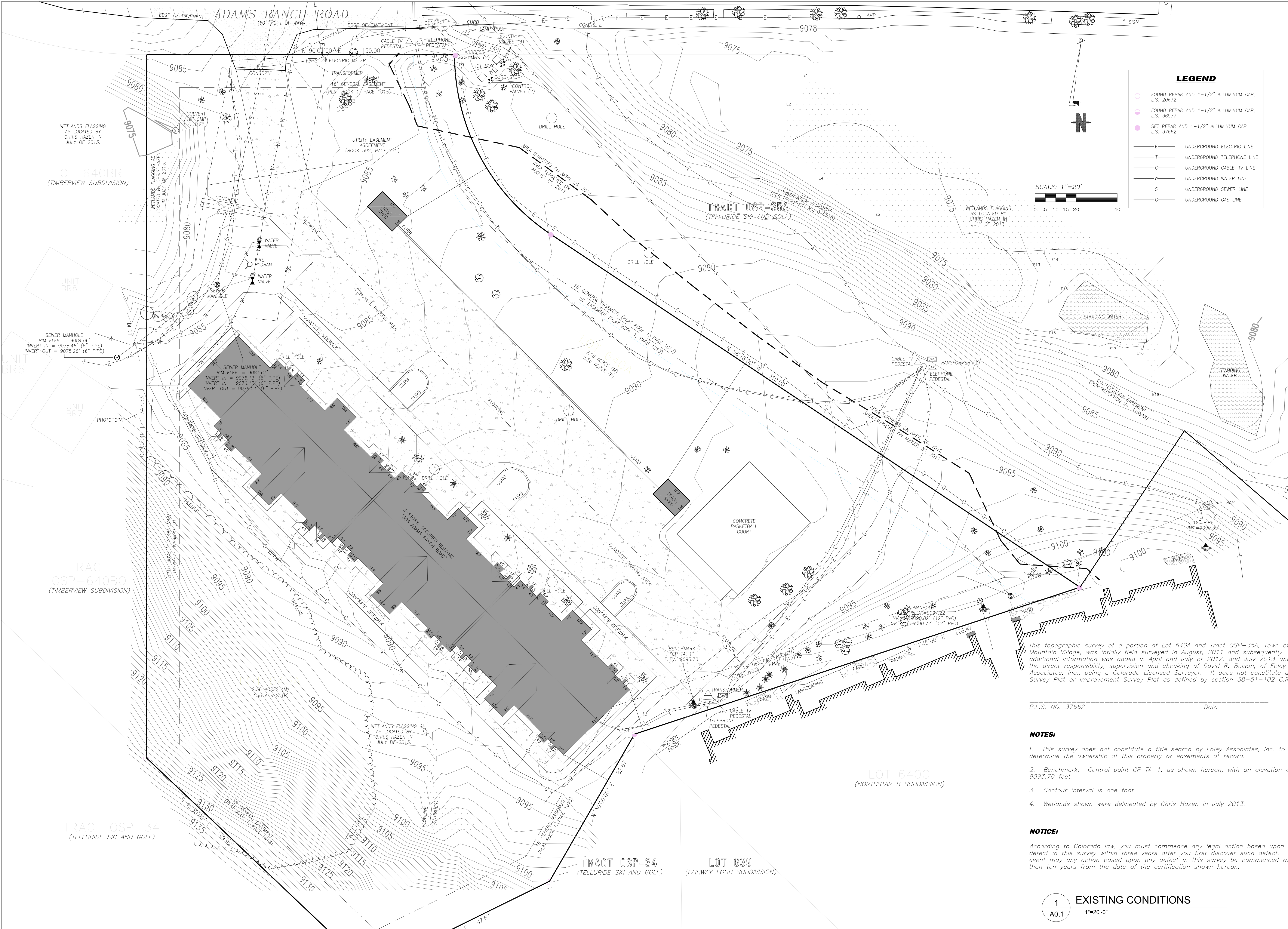
TSG's Application for a density transfer to allow additional deed restricted units to be built on Lot 640A is in general conformance with the Principles, Policies and Actions discussed in the Meadows Subarea Plan chapter of the Mountain Village Comprehensive Plan. The Meadows Subarea is envisioned to continue as the main area for deed restricted housing and will continue to be the main focal point for year-round residents.

Lot 640A is designated in the Comp Plan Meadows Subarea as Parcel G and also referred to as the Telluride Apartments. Although the Comp Plan envisioned Parcel G as having a target of 91 deed restricted units, in 2015, a citizen initiated ordinance was voted upon and approved, and resolved that the maximum number of units on Lot 640A would be 45. Thereafter, in 2015, the Town of Mountain Village passed an ordinance (see attached ORDINANCE NO. 2015-8A) to allow an increase in density on lot 640A from 30 (current density) to 45 units of density. In the RECITALS of the Ordinance it states that "Section 1. Increase of Density: The density on lot 640A may be increased from its current allowed density, but shall be limited to 45 units." As previously stated. TSG's proposal is for a total of 42 units which complies with the Ordinance that was voted on, and approved by registered electors of the Town of Mountain Village at the regular municipal election held on June 30, 2015. The ordinance went into effect on July 30, 2015.

Consistent with Community Development Code

TSG's Application is consistent with the CDC for the following reasons:

1. Multi-Family Zone District: Lot 640A is zoned as multi-family zone district. The CDC, at Section 17.3.2.B.4, provides for a multi-family zone district, which is intended to provide higher density, multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses. Therefore, TSG's intended use and development is consistent with the CDC as TSG is proposing additional density for workforce housing.
2. Creation of Workforce Housing Density. The CDC at Section 17.3.7 also provides for density transfers, and allows for the creation by the Town of new workforce housing. New workforce housing density created by the Town subject to the workforce housing restriction is not included in the Town's Density Limitation calculation. TSG is requesting the Town create twelve (12) units of employee apartment density pursuant to this Application.
3. Workforce Housing Restrictions. Employee Apartments zoning designations ("workforce housing") are restricted to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children. TSG Ski & Golf understands that it will be required to enter into a workforce housing restriction on use, zoning and occupancy with the Town that will constitute a covenant that runs in perpetuity as a burden thereon and shall be binding on the owner and on the heirs, personal representatives, assigns, lessees, licensees and any transferee of the owner. A workforce housing restriction will be executed and recorded prior to any issuance of any Certificate of Occupancy.
4. Workforce Housing Requirements. In addition to the above, TSG's Application further complies with the CDC requirements for workforce housing set forth in Section 17.3.9. TSG's Application shows we are developing workforce housing in accordance with the Comp Plan policies and workforce housing restrictions.



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TSG - LOT 640 A MOUNTAIN VIEW APTS - PHASE 2

Telluride Ski and Golf
LOT 640 A

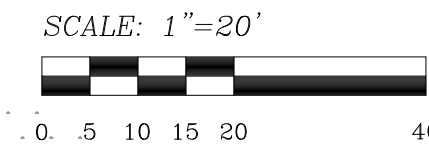
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4		
5		
6		
7		
8		
9		

EXISTING
CONDITIONS

A0.1



LEGEND	
○ FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 20632	— E — UNDERGROUND ELECTRIC LINE
○ FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 36577	— T — UNDERGROUND TELEPHONE LINE
○ SET REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 37662	— C — UNDERGROUND CABLE-TV LINE
	— W — UNDERGROUND WATER LINE
	— S — UNDERGROUND SEWER LINE
	— G — UNDERGROUND GAS LINE

This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially field surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.

P.L.S. NO. 37662 _____ Date _____

NOTES:

- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
- Benchmark: Control point CP TA-1, as shown hereon, with an elevation of 9093.70 feet.
- Contour interval is one foot.
- Wetlands shown were delineated by Chris Hazen in July 2013.

NOTICE:

According to Colorado law, you must commence any legal action based upon a defect in this survey within three years after you first discover such defect. No event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

1 EXISTING CONDITIONS
A0.1 1"=20'-0"



TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2

elluride Ski and Golf
LOT 640 A

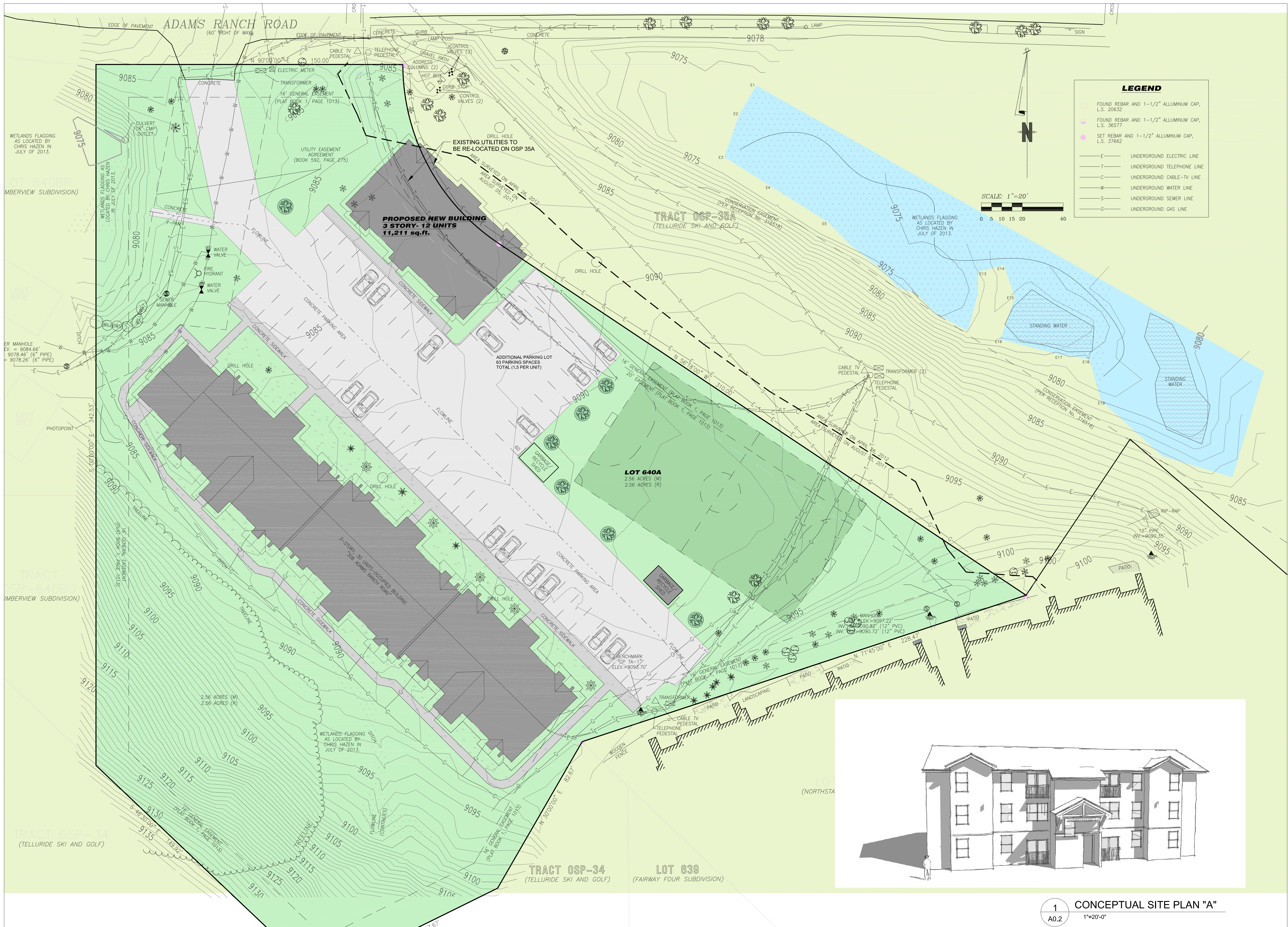
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CONCEPTUAL SITE PLAN "A"

A0.2



**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

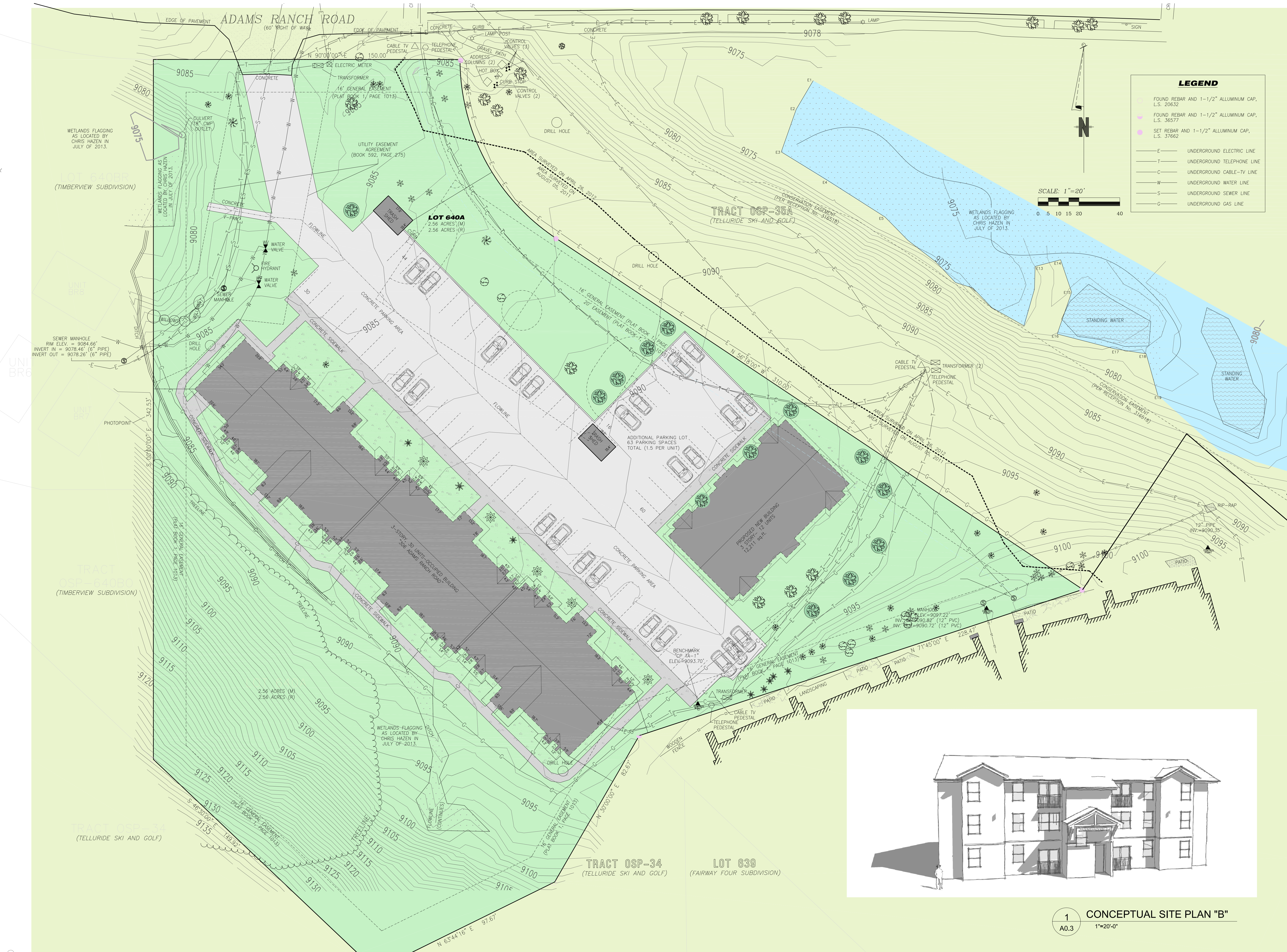
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Sept. 30, 2019

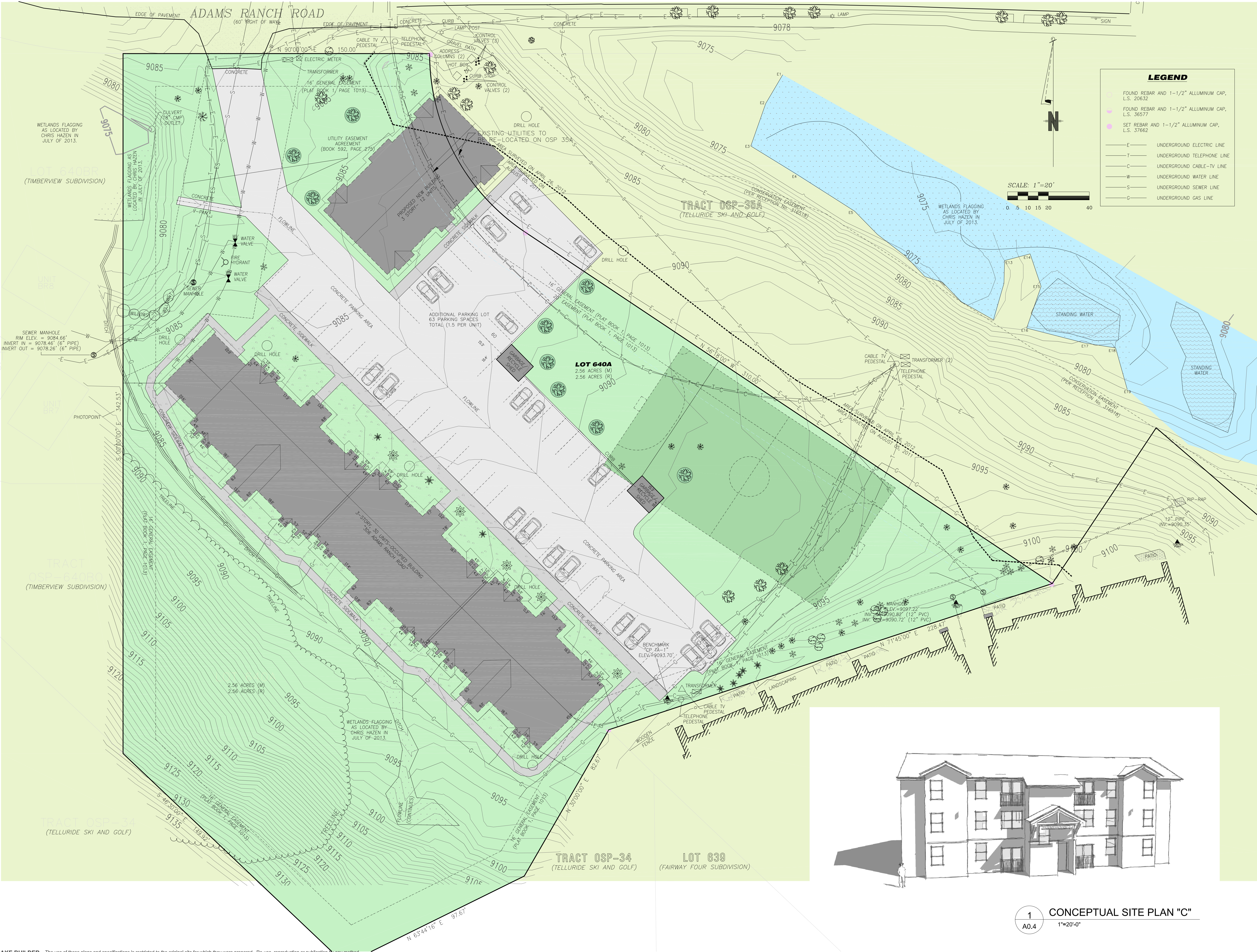
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CONCEPTUAL
SITE PLAN "B"

A0.3





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CONCEPTUAL
SITE PLAN "C"

A0.4

TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2

Telluride Ski and Golf
LOT 640 A

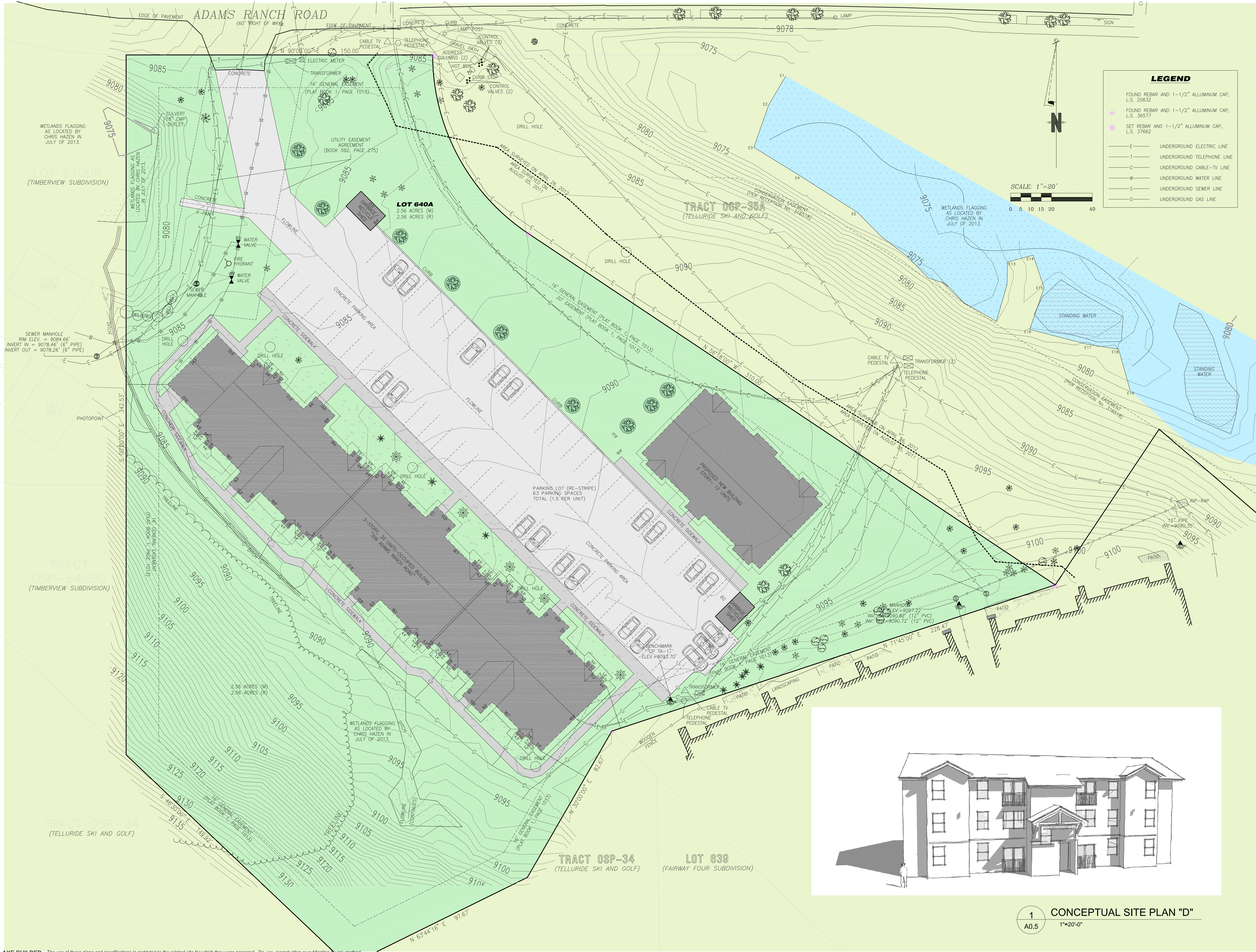
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4		
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9		

CONCEPTUAL
SITE PLAN "D"

A0.5



TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2

Telluride Ski and Golf
LOT 640 A

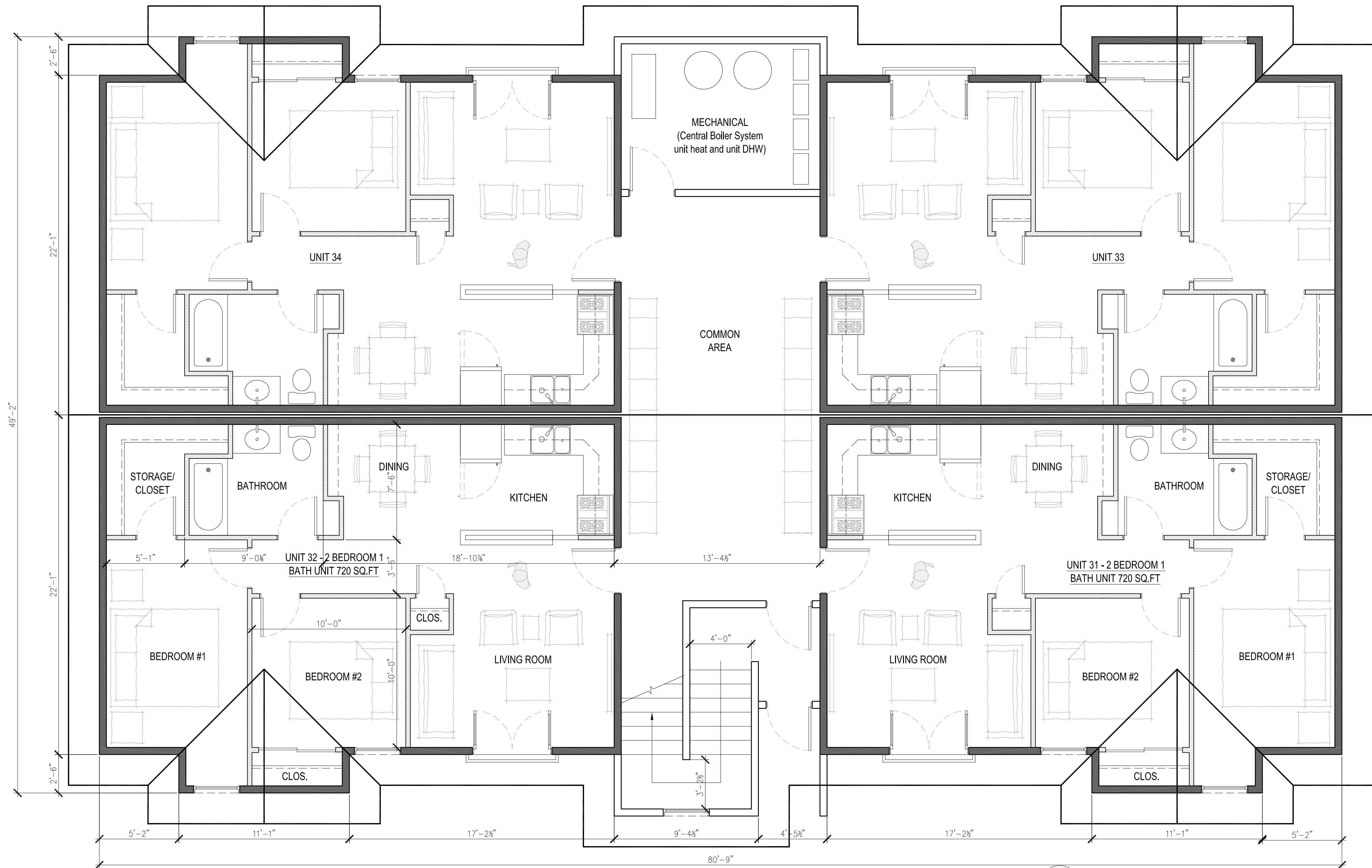
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6		
7		
8		
9		

CONCEPTUAL
FLOOR PLAN
and ELEVATION

A0.6



1 CONCEPTUAL FLOOR PLAN
A0.6 1/4" = 1'-0"



2 CONCEPTUAL ELEVATION
A0.6 NTS