



Revised 1.3.2020

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: 00201		

PROPERTY INFORMATION

Physical Address: 313 Adams Ranch Road		Acreage: NA
Zone District: Multi-Family	Zoning Designations: Commercial/Residential	Density Assigned to the Lot or Site: 11 units commercial; 6 units Residential
Legal Description: Lot 648AR; units		
Existing Land Uses: Commercial		
Proposed Land Uses: Employee Apartments; 4 units		

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

TSG Ski & Golf is proposing to convert 3,264 commercial space into 4 Employee Apartments (see attached plans). TSG has 5 units of Employee Apartments in the density bank and will transfer 4 of these units to lot 648AR. TSG has the required 6 parking spaces plus 2 additional spaces. The application is generally in conformance with the Comprehensive Plan and the Community Development Code. Additional information regarding conformance is included in attached narrative.

Development Narrative

Proposal

TSG Ski & Golf is proposing to convert approximately 3264 square feet of commercial space at Lot 648AR into 4 Employee Apartments (see attached plans). TSG has 5 units of Employee Apartments in the density bank and will transfer 4 of these units to lot 648AR. TSG has the required 6 parking (4 parking spaces in the garage and 2 exterior spaces) allocated. TSG has two additional exterior spaces available. The application is generally in conformance with the Comprehensive Plan and the Community Development Code.

Consistent with Mountain Village Comprehensive Plan (Comp Plan).

PARCEL A PROSPECT PLAZA: In the MEADOWS SUBAREA PLAN section of the Comprehensive Plan the Principles, Policies and Actions for the MEADOWS SUBAREA PLAN list the following considerations for Parcel A Prospect Plaza:

- Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
- Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

Table 9. Meadows Development Table shows the target Density for Parcel A:

Table 9. Meadows Development Table

Parcel Designation	Target Maximum Building Height	Zoned Units	Target Hotbed Mix	Target Condo Units	Target Deed Restricted Units	Target Restaurant/ Commercial Area	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	NA	68	NA	68
Parcel B Town Shops	35	0	NA	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	NA	53	NA	53
Parcel E Big Billie's Apartments (three- star hotel minimum) 	58	150 (dorm units)*	77	10	2 (dorm units)*	5,000	89
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA	NA
Parcel G Telluride Apartments	48	30 DRU	NA	NA	91	NA	91
Total Units		261	77		337	5,000	424

*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 sq. ft 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 sq. ft. 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.

Consistent with Community Development Code

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

1. Multi-Family Zone District: Lot 648A 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. 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.
3. 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.



REV.	DATE	REMARK
1	9.11.19	SCHEMATIC PLANS
2	2.6.2020	SCHEMATIC PLANS
3	2.19.2020	PRE-DENSITY TRANSFER
4		REVISIONS
5		
6		
7		
8		
9		



565 Mountain Village Blvd
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www.tellurideskiresort.com

TSG -PROSPECT PLAZA
APARTMENTS

Telluride Ski and Golf
308 ADAMS RANCH ROAD

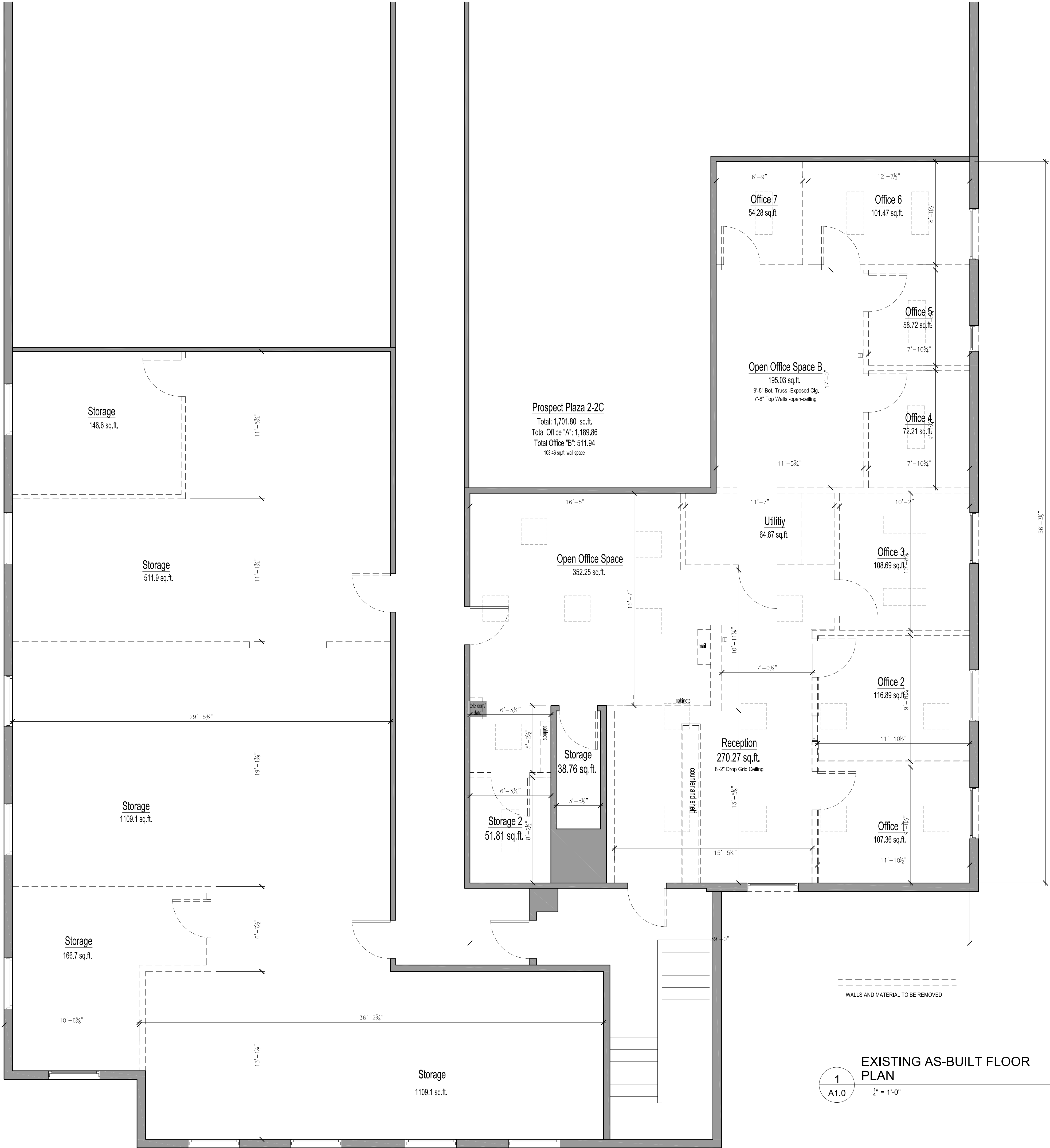
Document Date:
FEB. 6, 2020

Document Phase:
Schematic Design

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AS-BUILT/DEMO
PLANS

A1.1





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SCHEMATIC
FLOOR PLAN

A1.2



PROPOSED SCHEMATIC
FLOOR PLAN - V1 (1 bedroom
unit 2A)

1
A1.2

1/4" = 1'-0"



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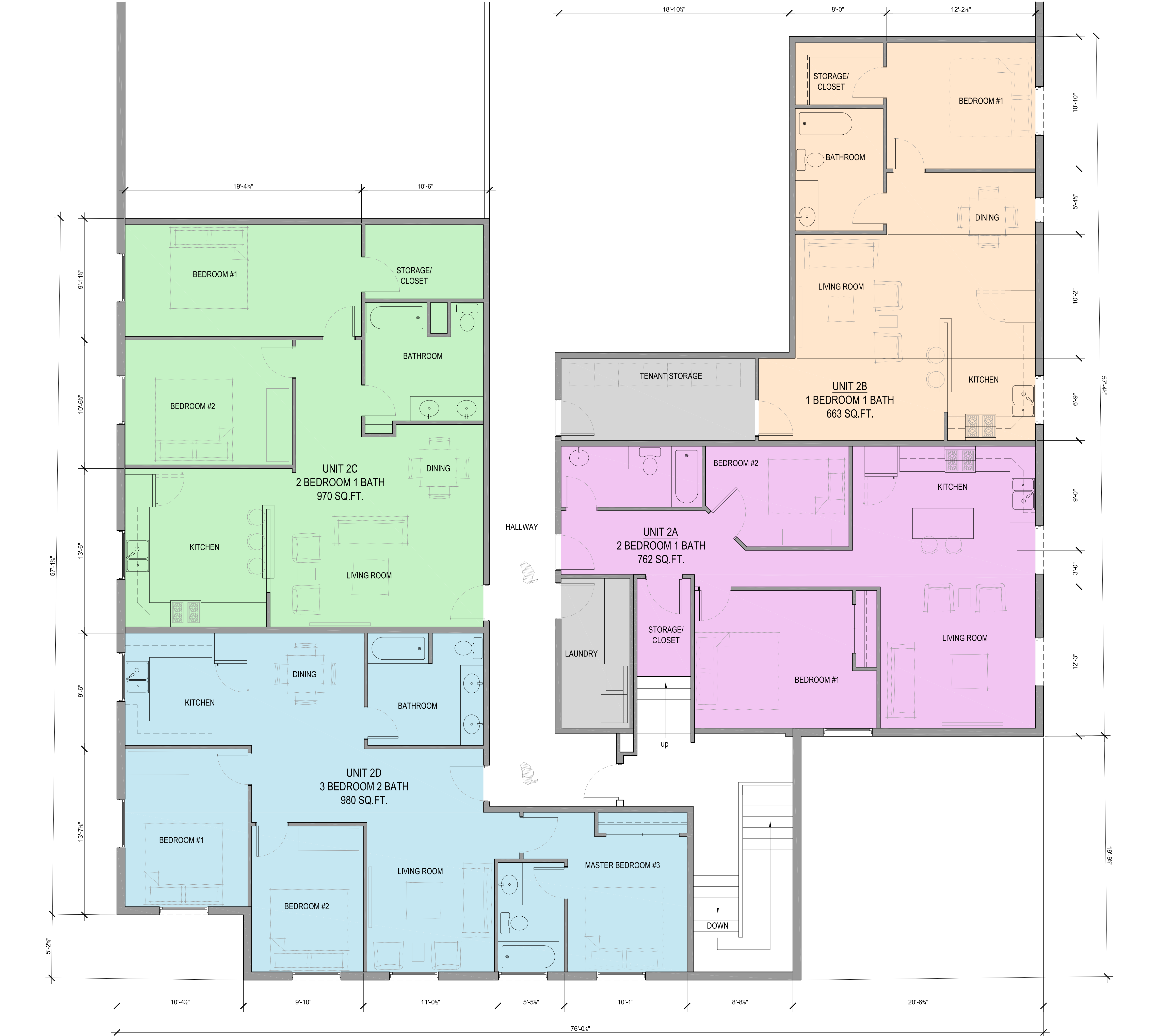
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SCHEMATIC
FLOOR PLAN

A1.3



PROPOSED SCHEMATIC
FLOOR PLAN -V2 (2 bedroom
unit 2A)

1
A1.3

3/4" = 1'-0"