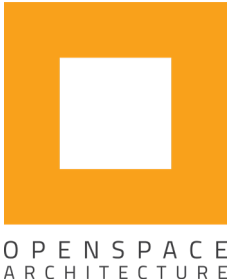


The Ridge at Telluride, Unit 1 Rezoning Process



September 30, 2024



Background

Hot Dog House Telluride, LLC (“**Owner**”) is the owner of Unit 1, the Ridge at Telluride as platted under the 8th Supplemented and Amended Planned Community Plat of The Ridge at Telluride as recorded at Reception Number 458069 that has an assigned address of 3 Coonskin Ridge Lane (“**Property**” or “**Current Site**”) as shown in Figure 1. The Property contains 0.508 acres and is located on Lot 161A-R2 that also contains 0.508 acres. Unit 1 is the only condominium at The Ridge that is located on its own lot. Unit 1 is located in the Multi-family Zone District. The Property is currently vacant and the Owner proposes to build a 14,231.9 sq. ft. single-family dwelling as a detached condominium. Unit 1 was originally allowed to have 4 condominium units and was downzoned to allow just one detached condominium dwelling unit under Ordinance No. 2019-0221-01.

The Property is located on the northeast side of The Ridge Subdivision to the north of The Ridge Club Building and east of Coonskin Ridge Lane as shown in Figure 1. The Property has a high USGS elevation of 10560 in the northwest corner and a low elevation of 10520 in the southeast corner for an overall elevation gain of 40 feet with a slope of approximately 31%. The slopes over 30% are located on the south side of the Property and appear to be associated with grading for The Ridge Development including grading for Coonskin Ridge Lane. The Property is vegetated with aspen and coniferous trees.

Concurrent Development Applications

The Property owner proposes to concurrently relocate the Unit 1 boundary as shown in Figure 2 (“**Proposed Site**”). The Owner’s development team proposed the boundary shift to relocate Coonskin Ridge Lane out of the Current Site due to insurance agency concerns on liability to the Property owner if the lane remained on the Property; accommodate a future site for a planned community elevator that provides owner and guest pedestrian access to the planned and zoned cabins on Lot 161A-R3 and to the Proposed Site; and to prevent a canyon affect along Coonskin Ridge Lane that would have been caused by the home and associated retaining walls being located closer to the lane combined with the future cabins development to the south of the lane.

The Unit 1 boundary relocation requires a Minor Subdivision application because it is adjusting lot lines with Tract OS161-R3 and a concurrent Staff Subdivision to amend the condominium map for the Property. The Minor Subdivision application proposes to relocate the Unit 1 boundary and create a new lot for the future elevator building and associated connection to The Ridge Club Building. This subdivision’s elevator lot would have resulted in a reduction of the land area in Tract OS161-R3 that is located in the Full Use Active Open Space Zone District. However, replacement open space has been provided from Lot 161A-4 to ensure that there is no net loss of open space as required by Community Development Code Section 17.3.10. The proposed Minor Subdivision is shown in Figure 2. The proposed boundary shift also necessitates a concurrent rezoning application to ensure all of relocated Unit 1 is located in the Multi-family Zone District and also ensure there is no net loss of Full Use Active Open Space. Please refer to the concurrent Design Review Process and Variance Process applications.

The following is a list of required applications for the development of Unit 1:

1. Rezoning Process - DRB Recommendation and Town Council approval (Please refer to application)
2. Design Review Process - Initial Architectural and Site Review + Final Review by the DRB.
3. Variance Process for the Inaccurate Coonskin Viewplane - DRB Recommendation and Council Approval Per Variance Process Application
4. Minor Subdivision Process - Town Council Approval



Figure 1. Current Site

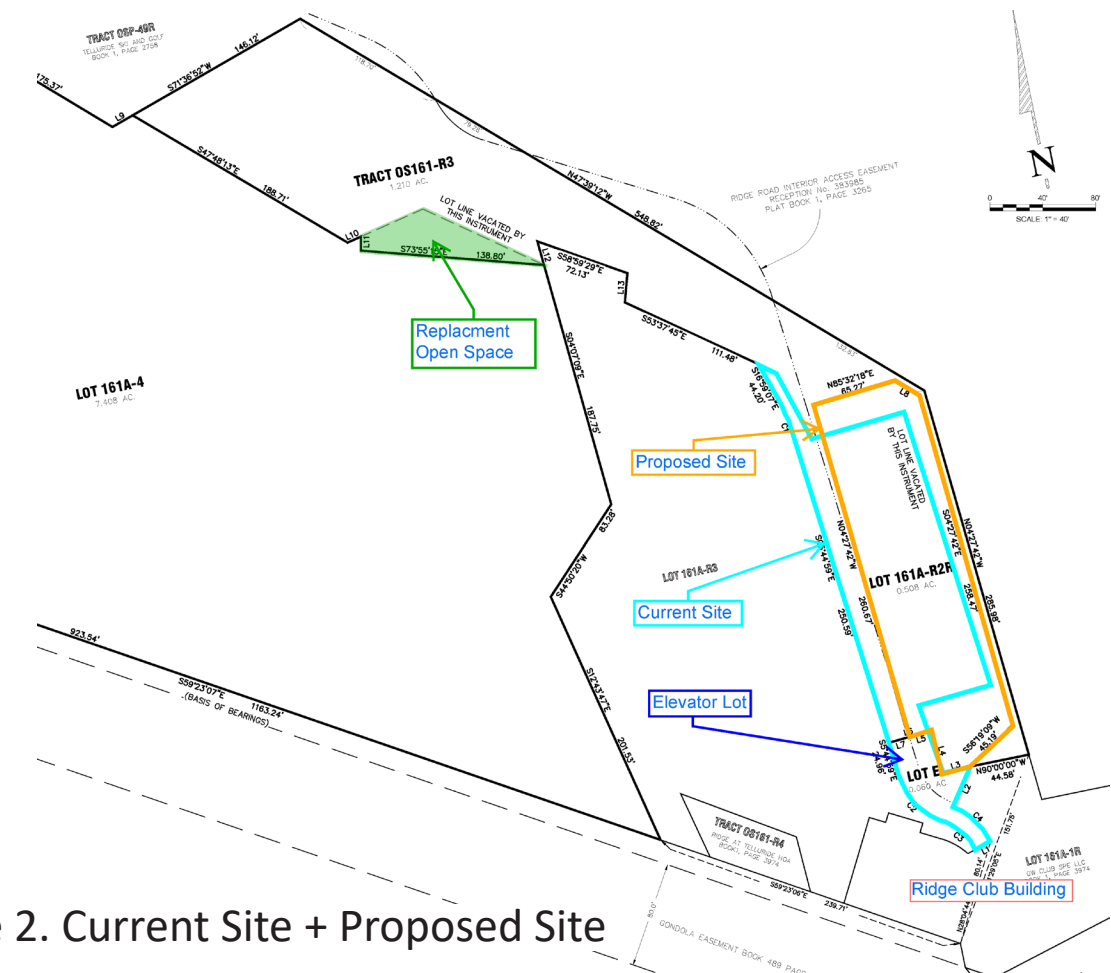


Figure 2. Current Site + Proposed Site

5. Staff Subdivision Process - Administrative Staff Approval

Development within the Property is regulated by the Development Agreement for The Ridge at Telluride as recorded at Reception Number 365622 (“**Development Agreement**”) and the Mountain Village Community Development Code (“**CDC**”).

Proposed Rezoning

The Unit 1 boundary relocation to the east requires the following areas to be rezoned as shown on the Proposed Zoning Map in Figure 3

Area 1. Rezoning an area from Lot 161A-4 from the Multi-family Zone District to the Full Use Active Open Space Zone District and adjusting the lot line to include Area 1 in Tract OS161-R3 as replacement open space to ensure there is no net loss of open space as required by CDC Section 17.3.10.

Area 2. Rezoning the former area of Unit 1/Lot 161A-R2 that includes Coonskin Ridge Lane from the Multi-family Zone District to the Full Use Active Open Space Zone District due to Unit 1/Lot 161A-R2 boundary relocation. This area is to be conveyed to The Ridge at Telluride Homeowners Association Inc. (“**Association**”) as a part of the Minor Subdivision and Staff Subdivision processes.

Area 3. Rezoning the former land area from Tract OS161-R3 from Full Use Active Open Space Zone District to the Multi-family Zone District due to relocating Unit 1/Lot 161A-R2 to the east. This area to be conveyed from the Association to the Owner as a part of the Minor Subdivision and Staff Subdivision processes.

Rezoning Criteria

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9.C.3.

General Conformance with the Mountain Village Comprehensive Plan

The proposed rezoning is in general conformance with the Mountain Village Comprehensive Plan (“**Plan**”). The Plan’s Future Land Use Plan designates The Ridge Area as “Multiunit”. The Plan states the following regarding the Multiunit classification:

“Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.”

The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone District. Wetlands and natural steep slope areas are being avoided. The Ridge and the Proposed Site have utilities installed, with primary access via the Gondola. The construction of the proposed home will have to pay the required housing mitigation fee. There will be no net loss of open space with the replacement open space only needed to create a lot for the future elevator building.

Consistency with Zoning and Land Use Regulations

The proposed rezoning and density transfer are consistent with the Zoning and Land Use Regulations contained in CDC Section 17.3. Multi-family detached condominium dwellings are permitted uses in the Multi-family Zone District.

No density transfer is needed because there is no change in the permitted density on the Current Site or the Proposed Site. The rezoning provides replacement open space as required by CDC Section 17.3.10. The proposed building height and maximum average height comply with the CDC building height limitations. The

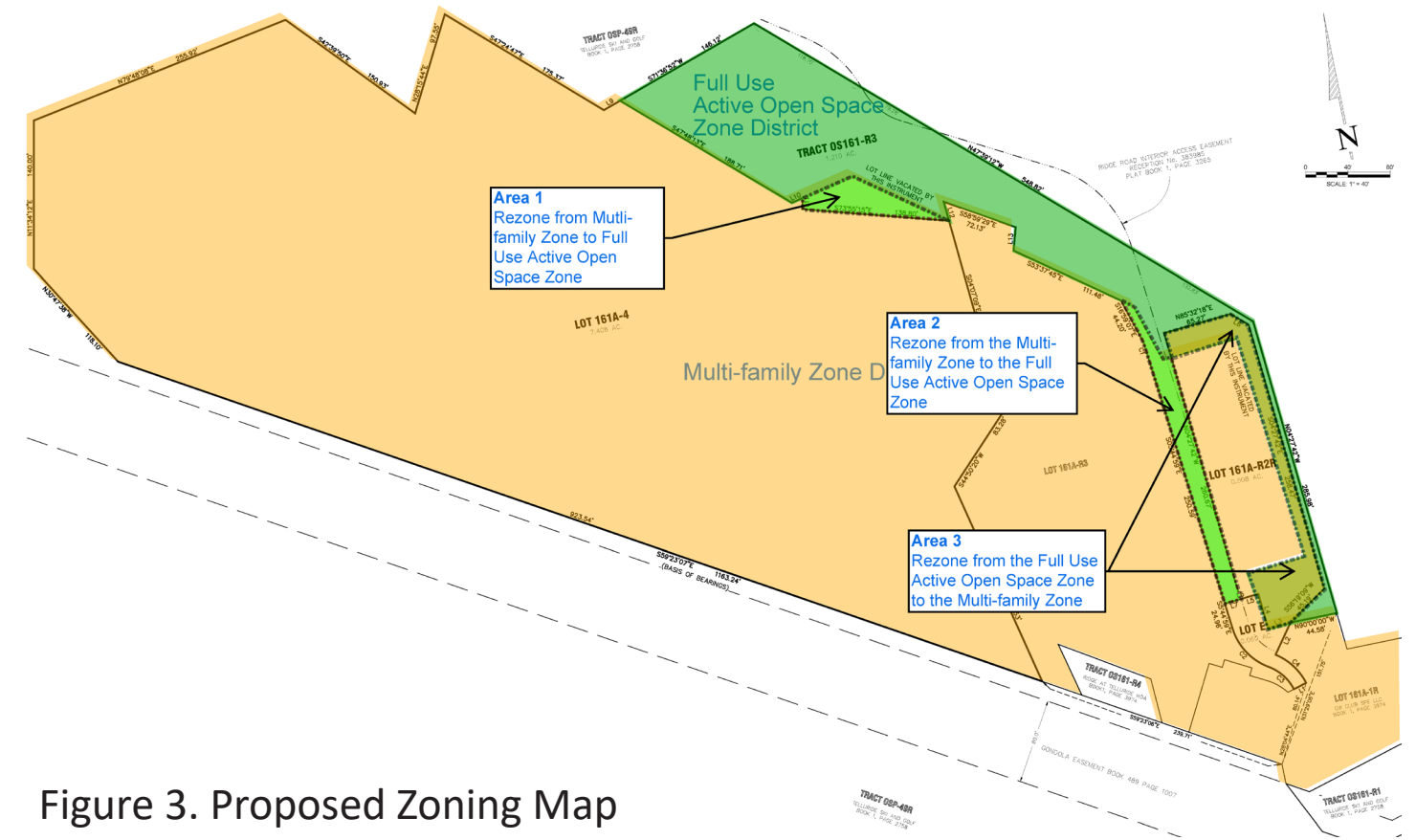


Figure 3. Proposed Zoning Map

lot coverage for the development also complies with the Multi-family Zone District maximum with less than 65% lot coverage even though lot coverage does not apply to The Ridge. General easements setbacks are also not applied to The Ridge due to the unique nature of the project and the development permitted pursuant to the Development Agreement. The proposed rezoning also complies with the CDC Ridgeline Lot Standards in Section 17.5.6.

Consistency with Public Health, Safety and Welfare

The proposed rezoning is consistent with the public health, safety and welfare. The proposed development is designed in accordance with the dimensional limitations of the underlying Multi-family Zone District. The dimensional limitations of the CDC were created to ensure appropriate and compatible development as envisioned by the Plan, the Multi-family Zone District and the CDC. Adequate infrastructure and services are available to the Proposed Site as outlined in this narrative.

Rezoning Justification

The proposed rezoning is justified by the Plan that envisions multi-family condominium development in The Ridge area. The rezoning is also justified because the Unit 1/Lot 161A-R2 boundary shift is caused by an error locating Coonskin Ridge Lane in the Current Site when it should be located on common Association open space like other areas in The Ridge. It is therefore necessary to shift Unit 1/Lot 161A-R2 to the east and locate the new lot and condominium unit off of the access lane.

Public Facilities and Services

The Telluride Fire Protection District provides fire protection and emergency response services. The Mountain Village Police Department provides police services. Water and sewer are provided by the Town of Mountain Village. Gas and electric services are provided by Black Hills Energy and SMPA, respectively.

Project Circulation, Parking, Trash and Deliveries

Primary access is via the Gondola with internal golf cart roads leading from a shared parking garage to each condominium unit at The Ridge, with the exception of the Cabins that will only have pedestrian access via the Gondola then walking through The Ridge Club Building to a new elevated walkway to future elevator located by the Proposed Site. Trash is managed via trash compactors in units to a common trash collection facility. Deliveries to the Ridge are regulated by the Non-Gondola Access Easement Agreement as recorded at Reception Number 335491.

Compliance with Other Town Regulations

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code as documented in the concurrent Design Review Process, Variance Process, Minor Subdivision and Staff Subdivision applications.



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

