



Staff Report

Rezoning to a New PUD

June 17, 2008 Planning & Zoning Commission Meeting

Report date	June 13, 2008
Project type	Planned Unit Development (PUD) Application
Legal description	Lots 21, 65A and 65B; Tracts Q & R; And Parcel No. TK-3, Benchmark at Beaver Creek Subdivision
Current zoning	Town Center (TC)
Address	182 Benchmark Road, 68 and 82 Beaver Creek Blvd (respectively)

Introduction:

The applicant, Pedro Campos of the Vail Architecture Group, representing the owner of the property, EAH, LLC, has proposed a new Planned Unit Development (PUD) and a concurrent Preliminary Plan for Subdivision on a new development site comprised of the properties listed above, which are currently zoned Town Center (TC).

At the June 3, 2008 Planning and Zoning Commission meeting, after the applicant presented the overall vision and layout of the project, the applicant and Staff received direction to simplify the approach used to deliver the information on the subject proposal to both the Commission and the public due to the complexity of the application materials.

In this regard, the applicant and Staff are proposing to cover the following topics during the presentation for the Avon 21 PUD agenda item on June 17, 2008:

- Overall Project Zoning and Density Analysis – Existing vs. Proposed;
- Overall review of Proposed Land Uses & Mix, comprehensively and building-by-building (using the attached Spread Sheets);
- Site Coverage / Bulk / Mass / Height Analysis, overall project and also by building on each new Lot being created, plate-by plate; and,
- Review Process - Topics to cover at next meetings July 1, 2008 and July 15, 2008, Analysis of project based on Comprehensive Plan and East Town Center District Plan Goals, Policies and Principles, then Economic Impacts and Financing Models.

Attached to this report are supplemental materials provided by the applicant to address each of the major topic areas listed above. Additionally, a reduced copy of the proposed PUD Development Guide has been attached which outlines all of the proposed development standards for this new PUD zoning designation.

Summary:

The proposed PUD is envisioned to be a contemporary mixed-use development including retail space, office space, residential and lodging in three new buildings to be located on the site. More specifically, the PUD would consist of a maximum of 105,860 square feet of commercial, retail and guest-oriented space; 118 Lodging Units, 237 Residential Units, and twelve (12) "Professional Employee Housing Units" that would collectively comprise approximately 759,150 square feet. The parking proposed with this project consists of a combination of surface and structured, underground spaces totaling 628 parking spaces, the majority of which are to be below-grade structured spaces. The proposed PUD is purported to be a vibrant, year-round attraction for residents offering a mixed-use, pedestrian oriented development with the potential to become a key architectural landmark and a focal point of community activity. While the tallest of the three new buildings (East Building) would be eight (8) levels above grade, the maximum height proposed is 110 feet due to ceiling-to-floor plate heights of at least fourteen feet (14') in all at-grade commercial / retail space. The application states the overarching intent of the proposed PUD is to create a cohesive community core with visually intuitive street patterns and pedestrian walkways in a manner consistent with the 2006 Town of Avon Comprehensive Plan and the East Town Center District Plan.

Numerous discrepancies related to technical details such as increased traffic generation, provision of employee housing, technical engineering concerns, parking calculations, fiscal impact analysis, and an appropriate development agreement will be reconciled as this proposal continues to move forward through the development review process.

On June 10, 2008, Staff provided Council with an update of the Avon 21 PUD application and encouraged the public to participate in the review process and further encouraged the applicant to make a concerted effort to engage their tenants in the existing buildings on the proposed development site to assuage concerns by providing a plan to temporarily relocate their businesses when they are displaced by construction activities.

Staff Recommendation:

Staff recommends the Commission **TABLE** the subject applications to the July 1, 2008 Commission meeting to allow the applicant time to adequately respond to the comments made by Staff, and the feedback provided by the Commission and members of the public during the first two hearings for this large rezoning and redevelopment project. Copies of the comprehensive Staff Report written for the first hearing of this application on June 3, 2008, will be available for reference for each subsequent hearing throughout the review process.

If you have any questions regarding this project or any planning matter, please call me at 748-4002, or stop by the Community Development Department.

Respectfully submitted,



Matthew R. Gennett, AICP
Planning Manager

Attachments:

Supplemental Material Packet (as outlined above)