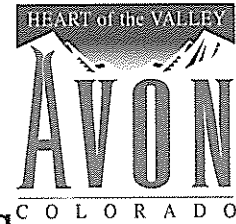


## Staff Report

# Rezoning – PUD

August 19, 2008 Planning & Zoning Commission Meeting

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<b>Report date</b>	August 15, 2008
<b>Project type</b>	Planned Unit Development (PUD) Application
<b>Legal description</b>	Lots 21, 65A and 65B; Tracts Q & R; & Parcel No. TK-3, Block 2, Benchmark at Beaver Creek Subdivision
<b>Current zoning</b>	Town Center (TC)
<b>Address</b>	182 Benchmark Road, 68 and 82 Beaver Creek Boulevard (respectively)

### Introduction and Summary

The applicant, Pedro Campos of the Vail Architecture Group, representing the owner of the property, EAH, LLC, is proposing 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). 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. 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 ranging from sixteen feet (16') to twenty feet (20') for the entire at-grade commercial / retail level.

As discussed during the last hearing of this item held on August 5, 2008, the primary focus of review regarding this application during the Commission meeting on August 19, 2008, will be on the applicant's response to each of the twelve (12) PUD Design Criteria set forth in *Section 17.20.110(h), AMC*; and a follow-up to the financial modeling prepared and presented by Stan Bernstein of Stan Bernstein and Associates, Inc, during the last meeting.

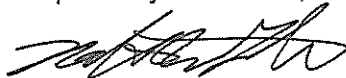
The applicant has prepared a PowerPoint slide presentation (Exhibit A) for the meeting and will go through each of the twelve (12) criteria to address how their proposal conforms, does not conform, or is otherwise inapplicable to each one. The applicant has also submitted an updated "Comparison Matrix" (Exhibit B) in response to the Commission's request for a cogent explanation of how and where the subject proposal deviates from the existing Town Center (TC) zones district standards; and, a reduced set of plans (Exhibit C) depicting conceptual phasing options in response to the discussion elicited by the presentation of financial modeling results during the last meeting. Also attached to this report is a memorandum from the Engineering Department that reiterates their comments on the subject application.

## **Staff Recommendation**

Given what transpired during the August 5, 2008 meeting, and the subsequent requests for further information, specifically those related to conclusions drawn about different phasing-sequence scenarios; and the remaining, yet to be reconciled comments from various Town departments, Staff again recommends the Commission TABLE this application for a new PUD to the September 2, 2008 hearing, at which time the applicant is expected to fully demonstrate the application's conformance and adherence to all the applicable PUD Design Criteria; and at which time the Commission may make a formal recommendation based upon criteria and findings tied to the applicable PUD Design Criteria found in *Section 17.20.110(h)*.

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

Respectfully submitted,



Matthew R. Gennett, AICP  
Planning Manager

## **Application Exhibits**

Exhibit A: PowerPoint Presentation from the Applicant

Exhibit B: Comparison Matrix

Exhibit C: Reduced Phasing Plans

Exhibit D: Memorandum from Engineering