

City of Steamboat Springs  
 Planning Department  
 Approved Plan Set  
 01/08/2025 tstauffer

# Staff Report

## Department of Planning & Community Development

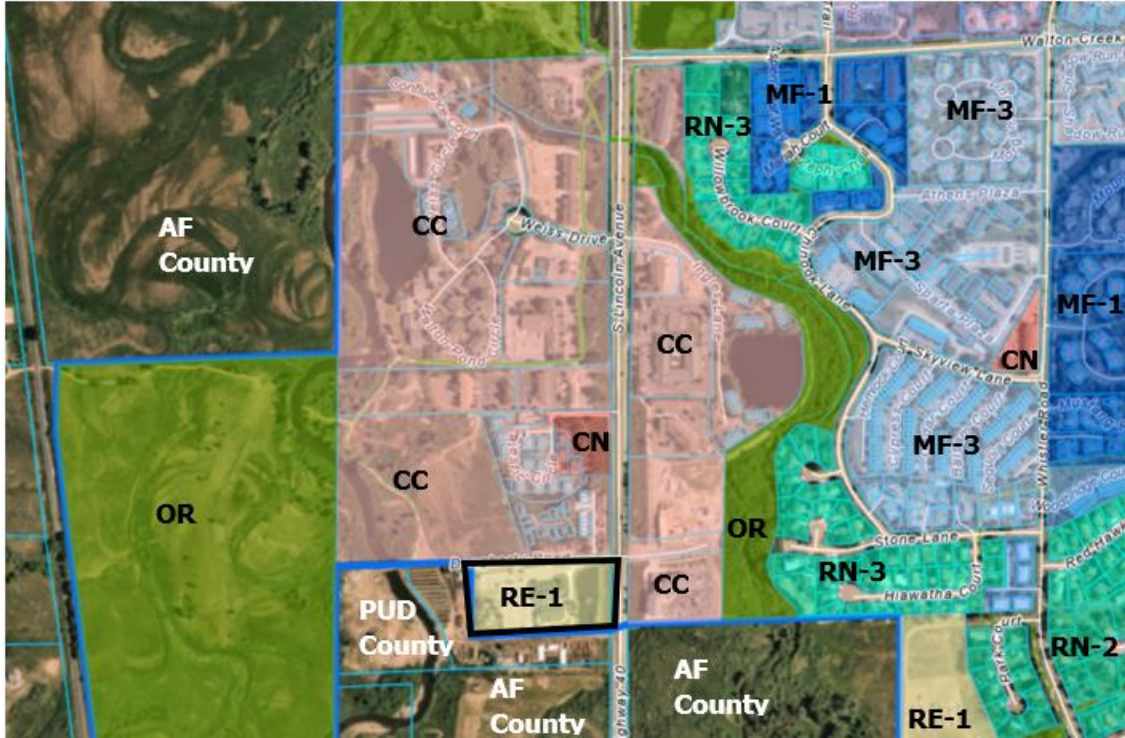
### Project Overview

|                            |  |
|----------------------------|--|
| <b>Project Name</b>        | Steamboat Christian Center, 821 Dougherty Road   |
| <b>Project Code</b>        | PL20240267   |
| <b>Project Type</b>        | Community Plan Amendment   |
| <b>Project Description</b> | A request to change the Future Lane Use Map designation from Neighborhood Residential-Low to Mixed Use Corridor. |
| <b>Applicant</b>           | Brian Adams, Apex Architecture   |
| <b>Zoning</b>              | Residential Estate-One (RE-1)  |
| <b>Report Prepared By</b>  | Toby Stauffer, AICP<br>Senior Planner  |
| <b>Through</b>             | Rebecca Bessey, AICP<br>Planning & Community Development Director  |
| <b>Planning Commission</b> | October 24, 2024   |
| <b>City Council</b>        | December 3, 2024   |

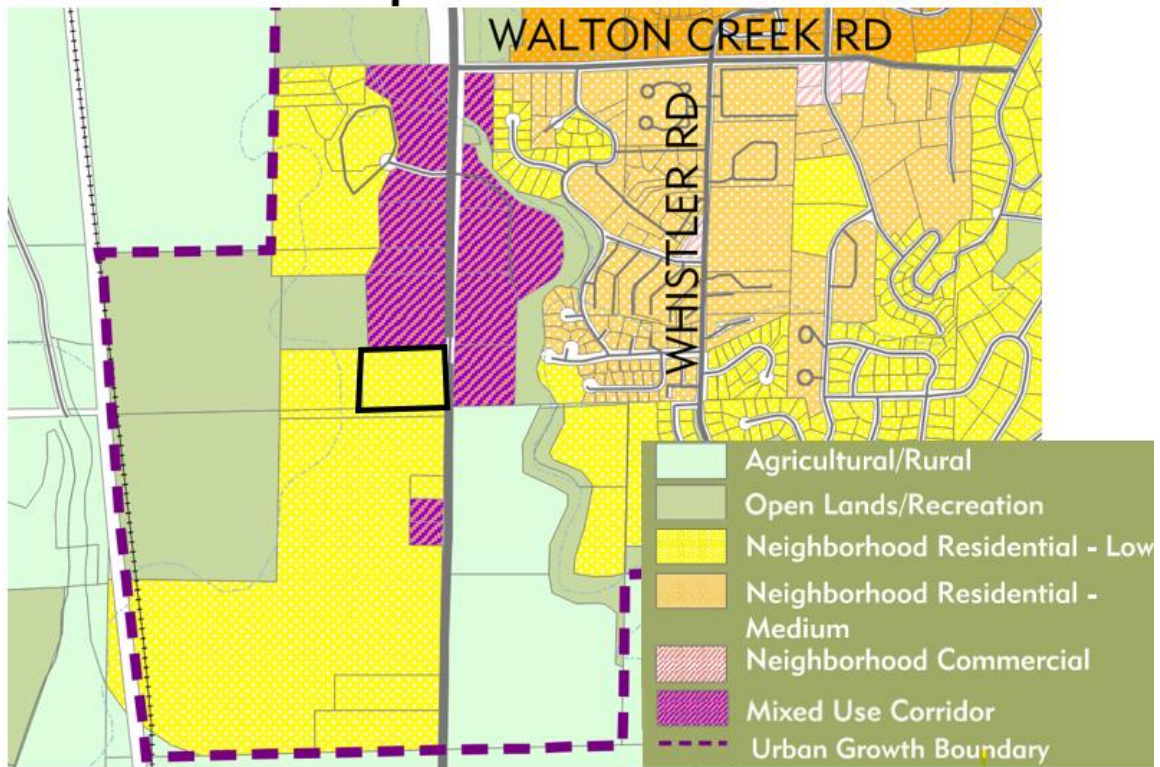
### Project Location



## Current Zoning Map



## Future Land Use Map



## Background

The subject property is an unplatted lot adjacent to the City limits and within the Urban Growth Boundary. The property is currently zoned RE-1 (Residential Estate-One) and is adjacent to CC (Community Commercial) in the City and PUD (Planned Unit Development) in the County. Across US Highway 40/South Lincoln Avenue to the east, property is zoned CC. The property is also within the Entry Corridor Overlay and Short-Term Rental Overlay Zone C. The property is within the 100-year and 500-year flood hazard, and the southwest corner is within the floodway for the Yampa River. The subject property is developed with a church, school, and a single-family dwelling unit.

## Project Description

This request is a Future Land Use Map Amendment to change the future land use category for the unplatted subject property at 821 Dougherty Road from Neighborhood Residential Low to Mixed Use Corridor. The application is being processed concurrently with a Zone Map Amendment.

## Project Analysis

The following section provides staff analysis of the application as it relates to sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

### Principal Discussion Items

This amendment will change a developed property from future land use classification Neighborhood Residential Low, a classification that emphasizes a range of residential uses, to Mixed Use Corridor, a classification that allows for a mix of medium intensity residential and commercial uses.

Staff supports the Future Land Use Map Amendment finding it is consistent with Criteria for Approval. However, it is Planning Commission's role to make findings and a recommendation to City Council to determine if current and future development will be compatible with the area.

### Criteria for Approval: Community Plan Amendment

| Approval Criteria Summary                         | CONSISTENT? |    |    |
|---|-------------|----|----|
|   | YES         | NO | NA |
| Consistent with Community Plan Amendment Criteria | ✓           |    |    |
| Amendment Needed                                  | ✓           |    |    |
| Promotes Public Welfare                           | ✓           |    |    |
| No Negative Impacts                               | ✓           |    |    |
| Annexation  |             |    | ✓  |
| Adherence is Not in Keeping with the Plan         | ✓           |    |    |
| Future Land Use Map: Appropriate Designation      | ✓           |    |    |
| Future Land Use Map: Furthers Community Plan      | ✓           |    |    |

**CDC Section 724.C – Community Plan Amendments may be approved upon findings that the following criteria are met:**

1. Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.

**APPLICANT JUSTIFICATION**

*See Applicant Narrative and information below.*

**STAFF ANALYSIS: CONSISTENT**

As noted below, staff finds that the proposed amendment meets criteria for approval.

**Area Community Plan Appendix E Minor Amendment Criteria**

1. The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.

**APPLICANT JUSTIFICATION**

*The existing land use designation for Low Density Residential does not meet the criteria defined in the Community Plan, and needs to be updated to a land use that fits this properties use and location.*

**STAFF ANALYSIS: CONSISTENT**

Over the last 20 years, land adjacent to and across the street from this property has been developed to be consistent with the Mixed Use Corridor Classification. Development of the subject property has also occurred consistent with the Mixed Use Corridor, though the zoning and Future Land Use Map have not been updated to reflect current use and development of the property. Land within the City limits should be developed at a higher intensity than land in the County. This change to the map is consistent with the City and County shared vision for the area and the existing character of the area.

2. The proposed amendment will promote the public welfare and is compatible with the surrounding area, and the goals and policies of the Plan.

**APPLICANT JUSTIFICATION**

*Revising the future land use to mixed use corridor will be compatible with the surrounding properties along Highway 40, and will promote public welfare with a land use designation more suitable for the entry corridor and for properties served by the Core Trail.*

*The amendment will also support the following policies and goals in the SSACP:*

- *LU-1.1: The Future Land Use Plan creates an integrated and compatible mix of land uses.*
- *LU-1.3: New development will create a reasonable balance between jobs and housing.*
- *LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.*
- *Goal LU-4: Our community will promote the development of compact Commercial Activity Nodes and a mixed use corridor along US 40 between commercial nodes.*
- *LU-4.2: Existing commercial development along highway corridors in between Commercial Activity Nodes should evolve over time to become mixed-use corridors.*
- *LU-5.1: Develop appropriate land use densities to support transit.*

- *GM-2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services.*
- *CD-1.4: Encourage high quality site planning and building design.*
- *CD-4.1: Major highways and arterials shall maintain a high quality of design.*
- *T-1.1: New development, including infill, shall be designed to achieve walkable communities and limit trip generation.*
- *T-2.1: New development shall include an interconnected pedestrian and bicycle system.*

**STAFF ANALYSIS: CONSISTENT**

The amendment is consistent with goals and policies of the Area Community Plan including Goal LU-1 and Policy 1-1: *to promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses*, and Goal LU-3: *The Steamboat Springs community will continue to support and plan for cohesive and mixed use neighborhoods that serve year-round residents and visitors.*

3. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

**APPLICANT JUSTIFICATION**

*The proposed amendment will not have any negative impacts on service provision.*

**STAFF ANALYSIS: CONSISTENT**

The property is within City limits and the Urban Growth Boundary. The decision to include the property in this way demonstrates that the city can provide services to the property, and future development of the property has been considered and should not impact other service levels or properties.

4. The proposed amendment is consistent with the City's ability to annex the property.

**APPLICANT JUSTIFICATION**

*The subject property is within city limits, and this criteria is not applicable.*

**STAFF ANALYSIS: NOT APPLICABLE**

5. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

**APPLICANT JUSTIFICATION**

*The existing low density residential designation goes against the location and character criteria for that designation, resulting in a current situation that is not intended and does support the goals and policies of the SSACP. The proposed amendment will rectify this unintended situation.*

**STAFF ANALYSIS: CONSISTENT**

Areas within the city should be prepared for higher intensity development, to allow less intense development in the County to achieve other goals in our shared plans. The Neighborhood Residential Low designation does not achieve the vision for greater intensity within the city limits. A change to Mixed Use Corridor is more consistent with the surrounding area and uses than the current Future Land Use Classification of Neighborhood Residential Low. A Mixed Use Corridor designation better achieves the overall vision for the area.

2. Future Land Use Map Amendments shall also be evaluated using the following additional criteria:

- a. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.

**APPLICANT JUSTIFICATION**

*As described above, the description of the land uses, and goals and policies of the SSACP, make this location is the best site to provide the mixed use designation. Mixed use properties are in short supply, and increased density and variable use types along Highway 40 are important goals of the SSACP.*

**STAFF ANALYSIS: CONSISTENT**

A Mixed Use Corridor designation is more consistent and compatible with the adjacent zoning, existing uses, and potential development of this site and those around it.

- b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.

**APPLICANT JUSTIFICATION**

*Describe above, the proposed change in land use designation is compatible with the preferred direction and policies in the SSACP.*

**STAFF ANALYSIS: CONSISTENT**

This change is consistent with the current direction and polices in both the Steamboat Springs Area Community Plan and the Routt County Master Plan.

## Staff Findings

Staff finds that the Community Plan Amendment, PL20240267 to change the Future Land Use Map Classification from Neighborhood Residential Low to Mixed Use Corridor, is CONSISTENT with the Criteria for Approval for a Community Plan Amendment.

## Recommended Motion

Planning Commission recommends approval of PL20240267, a Community Plan Amendment application to change the Future Land Use Map Classification from Neighborhood Residential Low to Mixed Use Corridor at 821 Dougherty Road.

## Attachments

- A. Project Timeline
- B. Project Narrative
- C. Plan Set

## A. Project Timeline

# Project Timeline

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**Project Code:** PL20240267  
**Project Name:** Steamboat Christian Center

|                                | <b>DATES</b> | <b>NOTES</b>                  |
|--------------------------------|--------------|-------------------------------|
| <b>Presubmittal Meeting</b>    | 6/4/24       |                               |
| <b>Complete Application</b>    | 9/6/24       |                               |
| <b>DEVELOPMENT REVIEW TEAM</b> |              |                               |
| <b>DRT Letter</b>              | 9/20/24      | Project scheduled for hearing |
| <b>PUBLIC NOTICE</b>           |              |                               |
| <b>Newspaper Notice</b>        | 10/12/24     |                               |
| <b>Mailed Notice</b>           | 10/1/24      |                               |
| <b>Property Posting</b>        | 9/11/24      |                               |
| <b>Mineral Rights</b>          | n/a          |                               |
| <b>PUBLIC HEARINGS</b>         |              |                               |
| <b>Planning Commission</b>     | 10/10/24     |                               |
| <b>City Council</b>            | 11/12/24     |                               |

### **NOTES**

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# B: Project Narrative

City of Steamboat Springs  
Planning Department  
Approved Plan Set  
01/08/2025 tstauffer

July 23, 2024

City of Steamboat Springs Planning  
137 10th St  
Steamboat Springs, CO 80487

RE: Zoning Amendment application, Detailed Narrative for the Steamboat Christian Center property at TR In SE4xSW4 SEC 28-6-84, 821 Dougherty Road

Dear City of Steamboat Springs Planning Department,

Please accept this narrative for a proposed Community Plan Amendment (CPA) to revise the Future Land Use Map. The Owner, Steamboat Christian Center would propose to change their property from "Low Density Residential (LDR) to Mixed Use Corridor (MUC). This future land use change would make this last property on the South end of the city boundary to match the zoning all along on both sides of the highway surrounding this property. The only other property that is zoned LDR is the residential development immediately north of the subject property. We would suggest that this designation is incorrect for their property as well, as it does not meet the recommended zoning for LDR. For the subject lot, the LDR location criteria and character criteria do not fit this entry corridor location of town.

Instead, the subject property fits the location criteria and character criteria of the Mixed Use Corridor land use, and should be amended to this land use designation.

Below are the applicant responses to the criteria for approval for a CPA map amendment:

## **Community Plan Amendment, CDC Section 724:**

The community plan amendment as submitted meets the Community Development Code (CDC) criteria for approval under Section 724.C, as noted below;

1. *Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.*
    - a. *The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.*

The existing land use designation for Low Density Residential does not meet the criteria defined in the Community Plan, and needs to be updated to a land use that fits this properties use and location.
    - b. *The proposed amendment will promote the public welfare and is compatible with the surrounding area, and the goals and policies of the Plan.*

Revising the future land use to mixed use corridor will be compatible with the surrounding properties along Highway 40, and will promote public welfare with a land use designation more suitable for the entry corridor and for properties served by the Core Trail.
-

The amendment will also support the following policies and goals in the SSACP:

LU-1.1: The Future Land Use Plan creates an integrated and compatible mix of land uses.

LU-1.3: New development will create a reasonable balance between jobs and housing.

LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.

Goal LU-4: Our community will promote the development of compact Commercial Activity Nodes and a mixed use corridor along US 40 between commercial nodes.

LU-4.2: Existing commercial development along highway corridors in between Commercial Activity Nodes should evolve over time to become mixed-use corridors.

LU-5.1: Develop appropriate land use densities to support transit.

GM-2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services.

CD-1.4: Encourage high quality site planning and building design.

CD-4.1: Major highways and arterials shall maintain a high quality of design.

T-1.1: New development, including infill, shall be designed to achieve walkable communities and limit trip generation.

T-2.1: New development shall include an interconnected pedestrian and bicycle system.

*c. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.*

The proposed amendment will not have any negative impacts on service provision.

*d. The proposed amendment is consistent with the City's ability to annex the property.*

The subject property is within city limits, and this criteria is not applicable.

*e. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.*

The existing low density residential designation goes against the location and character criteria for that designation, resulting in a current situation that is not intended and does support the goals and policies of the SSACP. The proposed amendment will rectify this unintended situation.

2. *Future Land Use Map Amendments shall also be evaluated using the following additional criteria:*

*a. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.*

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As described above, the description of the land uses, and goals and policies of the SSACP, make this location is the best site to provide the mixed use designation. Mixed use properties are in short supply, and increased density and variable use types along Highway 40 are important goals of the SSACP.

*b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.*

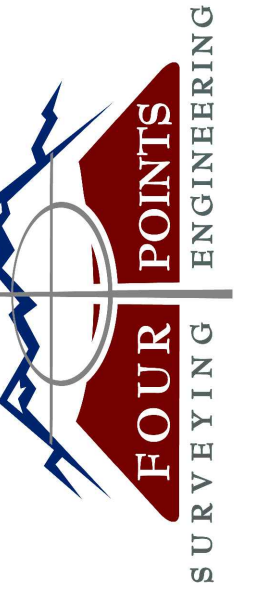
Describe above, the proposed change in land use designation is compatible with the preferred direction and policies in the SSACP.

Thank you for your consideration. Please call or reply with any questions.

Sincerely,

Brian Adams  
APEX Architecture, PC

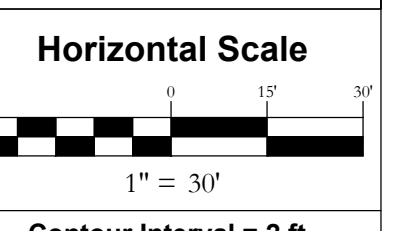
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440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointse.com

| INT | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |

**STEAMBOAT SPRINGS  
CHRISTIAN CENTER**  
795 DOUGHERTY ROAD  
STEAMBOAT SPRINGS, CO



Horizontal Scale  
1" = 30'  
Contour Interval = 2 ft  
DATE: 8-28-2024  
JOB #: 1152-005  
DRAWN BY: WNM  
DESIGN BY:  
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:  
**EXISTING  
CONDITIONS**  
SHEET #  
**1**

**EXISTING CONDITIONS SURVEY  
OF STEAMBOAT SPRINGS CHRISTIAN CENTER**  
A TRACT LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,  
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

- NOTES:
- EXISTING CONDITIONS SURVEY OF A TRACT IN THE SE 1/4 SW 1/4 SEC 28-6-84 ACCORDING TO THE WARRANTY DEED AT RECEPTION NO. 620556 AS RECORDED AT CLERK AND RECORDER'S OFFICE., COUNTY OF ROUTT, STATE OF COLORADO.
  - FIELD SURVEYING COMPLETED AUGUST 7, 2024.
  - THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE WARRANTY DEED FOUND AT RECEPTION NO. 620556. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
  - LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
  - LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
  - STREET ADDRESS: 795 DOUGHERTY ROAD, STEAMBOAT SPRINGS.
  - PROPERTY CORNERS FOUND AS SHOWN HEREON.



| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 31.00  | N88° 47' 26"E |
| L2     | 6.00   | S01° 12' 34"E |
| L3     | 24.00  | N88° 47' 26"E |
| L4     | 6.00   | N01° 12' 34"W |
| L5     | 31.00  | N88° 47' 26"E |
| L6     | 16.00  | S01° 12' 34"E |
| L7     | 24.00  | N88° 47' 26"E |
| L8     | 69.14  | S01° 12' 34"E |
| L9     | 15.00  | S58° 34' 07"E |
| L10    | 15.00  | S31° 25' 53"W |
| L11    | 28.58  | N05° 04' 25"W |
| L12    | 4.64   | S60° 06' 37"E |
| L13    | 8.14   | N30° 13' 45"E |
| L14    | 12.83  | N13° 18' 46"W |
| L15    | 14.03  | N31° 24' 22"E |
| L16    | 13.99  | S58° 45' 25"E |
| L17    | 5.19   | N76° 39' 03"E |
| L18    | 13.97  | N31° 34' 40"E |
| L19    | 13.97  | S58° 39' 51"E |
| L20    | 5.22   | N76° 35' 18"E |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L21    | 13.96  | N31° 30' 55"E |
| L22    | 14.02  | S58° 40' 43"E |
| L23    | 5.20   | N75° 45' 44"E |
| L24    | 13.97  | N31° 36' 09"E |
| L25    | 14.01  | S58° 46' 03"E |
| L26    | 4.16   | N77° 06' 02"E |
| L27    | 12.99  | S58° 47' 39"E |
| L28    | 10.17  | S15° 55' 01"E |
| L29    | 10.65  | N77° 50' 46"E |
| L30    | 13.13  | S37° 25' 27"E |
| L31    | 13.16  | S10° 15' 36"W |
| L32    | 10.68  | S76° 07' 57"W |
| L33    | 9.83   | S13° 16' 03"E |
| L34    | 13.43  | S31° 35' 18"W |
| L35    | 4.35   | S75° 48' 33"W |
| L36    | 13.91  | S31° 19' 18"W |
| L37    | 14.06  | N58° 44' 12"W |
| L38    | 5.18   | S75° 17' 43"W |
| L39    | 13.88  | S31° 28' 11"W |
| L40    | 14.07  | N58° 38' 15"W |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L41    | 5.08   | S76° 27' 24"W |
| L42    | 14.13  | S31° 26' 28"W |
| L43    | 13.96  | N58° 23' 29"W |
| L44    | 5.25   | S76° 48' 21"W |
| L45    | 3.01   | S25° 28' 32"W |
| L46    | 19.97  | N13° 34' 07"W |
| L47    | 19.13  | S88° 47' 26"W |
| L48    | 1.50   | S01° 12' 34"E |
| L49    | 2.17   | S88° 47' 26"W |
| L50    | 1.50   | N01° 12' 34"W |
| L51    | 21.73  | S88° 47' 26"W |
| L52    | 1.50   | S01° 12' 34"E |
| L53    | 2.17   | S88° 47' 26"W |
| L54    | 1.50   | N01° 12' 34"W |
| L55    | 20.00  | S88° 47' 26"W |
| L56    | 1.50   | S01° 12' 26"E |
| L57    | 2.17   | S88° 47' 26"W |
| L58    | 1.50   | N01° 12' 41"W |
| L59    | 21.80  | S88° 47' 26"W |
| L60    | 18.00  | N01° 12' 34"W |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L61    | 8.00   | N88° 47' 26"E |
| L62    | 20.00  | N01° 12' 34"W |
| L63    | 8.00   | S88° 47' 26"W |
| L64    | 18.00  | N01° 12' 34"W |
| L65    | 14.00  | N88° 47' 26"E |
| L66    | 16.00  | N01° 12' 34"W |
| L67    | 56.11  | S01° 13' 09"E |
| L68    | 213.12 | N88° 46' 51"E |
| L69    | 11.93  | S01° 13' 09"E |
| L70    | 56.79  | N88° 46' 51"E |
| L71    | 48.32  | S01° 13' 09"E |
| L72    | 74.39  | S88° 46' 51"W |
| L73    | 38.25  | N88° 30' 00"E |
| L74    | 7.00   | S01° 30' 00"E |
| L75    | 15.33  | N88° 30' 00"E |
| L76    | 25.30  | N01° 30' 00"W |
| L77    | 48.28  | S88° 58' 29"W |
| L78    | 31.90  | N01° 30' 00"W |

**LEGEND**

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING SETBACK
- - - EXISTING EDGE OF ASPHALT
- - - EXISTING 1' CONTOUR
- - - EXISTING 5' CONTOUR
- - - CENTER LINE OF DITCH
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING OVERHEAD ELECTRICAL
- - - EXISTING CONCRETE PAVING
- - - EXISTING BUILDINGS