

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2992

AN ORDINANCE REZONING PARCEL 936283004, 821 DOUGHERTY ROAD FROM RESIDENTIAL ESTATE-ONE (RE-1) ZONE DISTRICT TO COMMUNITY COMMERCIAL (CC) ZONE DISTRICT, PL20240266.

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by Brian Adams, Apex Architecture, for the Steamboat Christian Center to rezone the subject property from Residential Estate- One (RE-1) Zone District to Community Commercial (CC) Zone District; and

WHEREAS, a concurrent application approved a change to the Steamboat Springs Area Community Plan Future Land Use Map to designate this area as Mixed Use Corridor; and

WHEREAS, the Steamboat Springs Area Community Plan supports properly designed, infill development that achieves quality neighborhoods that are compatible in character and scale with the surrounding neighborhood; and

WHEREAS, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on October 24, 2024, found that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended approval of the rezoning; and

WHEREAS, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code; and

WHEREAS, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1. The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the subject property as set forth below. The City Council also finds that this ordinance is necessary for the health, safety, and welfare of the community.

SECTION 2. Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, Parcel 936283004, 821 Dougherty Road has been rezoned

from Residential Estate-One (RE-1) Zone District to Community Commercial (CC) Zone District.

SECTION 3. In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

SECTION 4. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 5. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 6. The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 7. This Ordinance shall take effect five (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

SECTION 8. A public hearing on this ordinance shall be held on December 3, 2024, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 12th day of November, 2024.



**Gail Garey, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**

FINALLY READ, PASSED, AND APPROVED this 7th day of January, 2025.

A handwritten signature in black ink that reads "Gail Garey". The signature is written in a cursive, flowing style.

**Gail Garey, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**