

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2848

AN ORDINANCE REZONING PARCEL NO. 936273003 AND LOTS A & B MOUNTAIN OFFICE PARK SUBDIVISION FROM COMMERCIAL NEIGHBORHOOD (CN) ZONE DISTRICT TO MULTIPLE FAMILY - THREE (MF-3) ZONE DISTRICT, PL20220011.

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by Sunscope, LLC. to rezone the subject property from Commercial Neighborhood (CN) Zone District to Multiple Family - Three (MF-3) Zone District; and

WHEREAS, the Steamboat Springs Area Community Plan Future Land Use Map designates this area as Neighborhood Commercial; and

WHEREAS, the application is being concurrently processed with an Area Community Plan Future Land Use Map Amendment that would designate this area as Neighborhood Residential- Medium; 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 March 24, 2022, found that the request is not in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended denial 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, Lots A & B Mountain Office Park Subdivision and parcel no. 936273003, a 0.65 acre tract in the northwest quarter of the northwest quarter of the southwest quarter of Section 27, Township 6 North, Range 84 West are hereby rezoned from Commercial Neighborhood (CN) Zone District to Multiple Family-Three (MF-3) 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 May 3, 2022 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 5th day of April, 2022.

Robin Crossan

Robin Crossan, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

FINALLY READ, PASSED, AND APPROVED this 3rd day of May, 2022.

Robin Crossan

Robin Crossan, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk