



October 12, 2022

Landmark Job No. 2571-001

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Zoning Map Amendment Application Narrative
A portion of Lot 1, Knoll Subdivision, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Steamboat Resort Development Company (Applicant) and with careful coordination with the Applicant's representatives, we are submitting this Zoning Map Amendment application to correct an error on the Official Zone Map. In simple terms, this 'error' is that portions of the existing Steamboat Grand Resort Hotel Condominium (The Grand) violate the following Steamboat Springs Community Development Code **Section 200.F.5 – Building Across Lot Lines**.

Consequently, The Grand building/structure extends from one predominate zone district (G-1) over into another (RR-1) and therefore lies within 2 zone districts as shown on the City's Zoning Map.

Landmark Consultants, Inc. (Landmark) has coordinated and substantially prepared this Zoning Map Amendment package to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Background:

The original Steamboat Grand Resort Hotel Condominium Declaration and Plat located on Lot 1, The Knoll was recorded September 20, 2000. Of the original 19.96-acre Lot 1, about 13.99-acres were defined as a separate parcel that was subject to Future Development Rights, as shown on the plat recorded at file number 12907.

On July 1, 2005, the "Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium" was recorded that showed areas that were released from Future Development Rights and defined the remaining 4.35-acre area subject to development rights. The development rights on the 4.35-acre parcel which shall be referred to as the "Development Parcel" are currently owned by the Applicant, which is an affiliate of Alterra Mountain Company.

A small portion of the Development Property on the southernmost portion of the Hotel building consisting of the area occupied by the mechanical room and a portion of the underground parking structure, extend into the Development Parcel. This results in a single structure (the Grand) occupying 2 separate Zone Districts (RR-1 and G-1).





The Applicant is proposing to release the Development Rights on this portion of the property and such area will remain Common Elements of the Hotel Condominium unencumbered by Development Rights.

This rezoning of this area will allow the Grand to remain fully within the G-1 District and the Development Parcel will lie fully within the RR-1 zone District.

Criteria for Approval:

We have organized this narrative to generally coincide with CDC Section 720.B – Criteria for Approval.

720.B.1: *The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district.*

A zone district applies to a parcel of land in its entirety. As currently depicted and defined, the southernmost end of the Grand as well as a portion of the underground parking structure extends over the boundary and into the Area Subject to Development Rights as shown on the Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium (pg. 2, File No. 13510).

The Applicant proposes to modify the Development Parcel to allow the Grand to remain fully within the G-1 District and the Development Parcel will lie fully within the RR-1 zone District.

720.B.2: *The type, height, massing, appearance, and intensity of development that would be permitted in the proposed zone district will be compatible with surrounding zone districts, land uses, and neighborhood character and will result in a logical and orderly development pattern within the community.*

This Zone Map Amendment is not proposing to modify the general zoning of either parcel, but to correct a very small area to ensure that split zoning is removed and each parcel is wholly zoned.

720.B.3 *The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood.*

The proposed zone district modification will bring the affected areas into compliance with the Community Development Code, adopted zoning regulations and the Community Area Plan. There are no known disadvantages to the community or neighborhood.

720.B.4: *The proposed amendment will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

The area of interest and proposed ZMA correction occurs in an already developed area and coincides with an area approved for additional development. There are no known areas of sensitive environmental significance and all proposed, future development proposals are subject to review and approval criteria.





720.B.5: *One of the following conditions exists:*

- a. The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans; or*
- b. The proposed amendment is necessary to respond to changed conditions since the adoption or last amendment of the Official Zone Map; or*
- c. The proposed amendment will correct an error on the Official Zone Map.**

As stated above and shown on the drawings included with this ZMA request, this proposed amendment is intended to **correct an error on the Official Zone Map.**

We are submitting in support of this application a letter from the Steamboat Grand Resort Hotel Condominium Association, the unit owner's association for the Steamboat Grand Resort Hotel Condominium, giving its authorization for the Steamboat Resort Development Company, the owner of the Development Rights, to submit this Zoning Map Amendment on its behalf.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, P.E.
Vice-President

