

May 4, 2023

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PROJECT NARRATIVE

RE: PS23-0066 – Substantial Conformance Application – Steamboat Basecamp Townhomes and Outdoor Amenity Space

On July 05, 2022, the City Council Approved w/Conditions application number DPVC-21-16 for the Steamboat Basecamp Townhomes and Public Corner project. This Substantial Conformance Application proposes changes to the site layout, Townhome footprints and floorplans/elevations, and the phasing plan previously approved in the original Development Plan.

The proposed changes are summarized as follows:

- 1) In order to provide some “breathing room” and improved loading access for the corner site, whose plaza was previously right up against a row of parking, the Applicant proposes to relocate this same row of 10 parking to head-in parking spaces along the private road that bisects the site.
- 2) As a result of the change proposed in item 1 above, the layout for the second and third block of townhomes has been affected. Namely, the Applicant proposes one less unit in “Building 2” and slightly narrower, contiguous units for “Building 3” (previously two structures, which were labeled Building 3 and Building 4).
- 3) The applicant is proposing to adjust the phasing plan approved in DPVC-21-16 by reversing the order of phases A and B. This is solely because the townhomes have secured financing to proceed in advance of the corner site, so in order to progress the project, Townhome building 1 construction will start prior to the construction on the corner site. The surface parking lot will still be included in the first phase to ensure sufficient parking for the Basecamp Apartments and commercial.

Substantial Conformance Criteria for Approval

Per section 728.D of the City Community Development Code, regarding the Substantial Conformance process, the following Criteria for Approval will be met:

1. General - The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature.

The access, circulation, entrances, amenities, design, architectural features, and building materials are not being varied. The location of the structures, footprints, parking, and landscaping are being slightly varied in order to accommodate the shift in 10 parking spaces from the surface lot to the head-in spaces along the private road. This shift has resulted in a smaller footprint and one less unit in “Building 2”, and a modified building footprint for “Building 3”, namely seven of the smaller unit type (3BR) in a contiguous building footprint (previously Buildings 3 and 4). The loading for the pole barn at the corner site is much improved with the relocation of the parking spaces to provide a mountable curb and extended plaza

area. The proposed phasing is modified as well to begin construction for the townhomes and surface lot prior to the corner site.

2. Buildings and Structures

- a. The height of buildings and structures shall not vary by more than five percent.**

N/A - The height of the building will remain as existing.

- b. Roof pitch shall not vary by more than 1/12 slope.**

N/A – There are no proposed changes to the roof pitch.

- c. Transparency of front facades shall not vary by more than five percent.**

N/A - The transparency of the front facades do not vary by more than five percent.

- d. Gross floor area shall not vary by more than five percent.**

The gross floor area of the originally approved development plan was 68,280 SF.

The proposed gross floor area with the proposed building footprint adjustments is 65,928 SF

This is a difference of 2,352 SF and represents a decrease in square footage of 3.44 percent.

- e. The area of interior and exterior amenity space shall not vary by more than five percent.**

The area of interior and exterior amenity space remains unchanged.

3. Off-Street Parking

- a. The number of parking spaces shall not vary by more than five percent.**

- b. The parking lot area shall not vary by more than five percent.**

The number of parking spaces remains the same; the spaces are simply proposed to be relocated elsewhere on the site. A revised parking management plan has been submitted with this Substantial Conformance application to reflect this relocation of spaces.

4. Landscaping

- a. The amount of landscaped area shall not vary by more than five percent.**

- b. Planting locations shall only vary due to utilities, trails, sidewalks, snow shed, grading, or drainage considerations. Changes in planting locations shall not reduce the effectiveness of the landscaping for the purpose of screening or buffering.**

The amount of landscaped area decreased by 822 SF, as a result of the modified townhome building footprints. Across a total of 27,114 SF, this represents a 3% decrease. Only a few trees/shrubs have been relocated due to the shift in the townhomes. Total plantings quantity is the same as originally approved.

5. Land Subdivisions

- a. The total number of lots shall not increase.**

- b. The total number of lots shall not decrease by more than ten percent.**

- c. The gross lot area of individual lots shall not be varied by more than five percent.**

- d. The number and size of pedestrian linkages shall not decrease, and the type of linkages shall not be varied.**

- e. The amount of public land dedication or open space designation shall not increase by more than five percent.**

- f. The amount of public land dedication or open space designation shall not decrease.**

- g. The degree of conformity with City street standards shall not have decreased.**

N/A – none of the above are proposed to change.

6. Uses. The gross floor area of approved uses shall not vary by more than 20 percent.

The uses are not proposed to be varied; therefore, the gross floor area of the approved uses is not varied by more than 20 percent.

7. Planned Unit Developments – N/A

8. TND Regulating Plans – N/A