

June 7, 2023

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

RE: Detailed Narrative for a Conditional Use application as required to operate a K-8 elementary/secondary school, at the existing 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 requested conditional use. The newly formed Steamboat Christian Academy is a K-8 private school, and in need of a facility to utilize to begin holding classes in the Fall of 2023. They have setup as a subset of the existing Steamboat Christian Center and can fit their school use within the existing six classroom spaces available within the existing buildings on site. The church use is limited to weekend use and occasional weekday evening, and there will not be any overlap of the two uses in this building.

The school hours will be 8:45am to 2:15pm Monday through Thursday, and 8:45 am to 12:00pm on Friday. The initial traffic general letter that was approved by city engineering showed that the site could easily support 75 students within a new school use. However, our program anticipates a maximum of 60 students based on projected enrollment, space, and desired student-to-teacher ratio. Parking standards for a K-8 school are 2 spaces/classroom, therefore 12 spaces are required for this use. The church parking needs are for weekend use, and the proposed school use is non-simultaneous from the church use, being held during weekdays only. Drop-off and pickup for the students will be able to be conducted within the existing layout of the church parking lot, and the drop-off and pickup times will be outside the peak traffic loading for the Dougherty and Hwy 40 intersection, alleviating any conflicts for this new use. The updated traffic generation letter provided anticipates 30 cars as a conservatively high estimate for this pickup time, well within the already approved traffic study scope for this property.

**Conditional Use for a School, Elementary/Secondary in RE-1 zone district:**

The conditional use as submitted meets the Community Development Code (CDC) criteria for approval under Section 707.C, as noted below;

1. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

There are not many policies in the Community Area Plan that address the reuse of an existing building to accommodate multiple uses and efficiencies. The following goals/policies in the Community Plan are consistent with this conditional use:

LU-1 Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses

LU-1.2 Future development will be in compact mixed-use neighborhoods

2. *The proposed use is consistent with the purpose of the zone district.*

The purpose of the zone district is to provide areas for low-density, one-family residential neighborhoods. The existing church on this property is a conditional use already, and has been found to be consistent as a conditional use in this zone district and in this location within the city. The new school use is comparable, and similarly is contextually appropriate in a low-density residential zone on this specific property.

3. *The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors noise, smoke, dust, glare, vibrations, shadows, and visual impacts.*

There are no anticipated negative impacts. The use will operate within the existing buildings on the church campus during the week from 8:45am to 2:15pm. No noise impacts will occur while the students are inside the building, and when outside the building will be on the opposite side of the structure from the neighboring residential use. Parking for this school will only require a small portion of the available church parking lot, and traffic amount related to the school use has been found to not cause any new issues or conflicts at Dougherty and Hwy40.

4. *The proposed use complies with all other applicable requirements of this CDC.*

The proposed use complies with all other applicable requirements of this CDC.

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

Sincerely,

Brian Adams  
APEX Architecture, PC

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