

Variance Request

September 11, 2023

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

RE: Variance Request
Central Park Hotel
Steamboat Village Commercial Center, Replat F (PIN 217100003), Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Serac Pine Grove Steamboat Land Owner, LLC. (Applicant, "Serac"), we are submitting this variance request to accompany a Development Plan and Conditional Use application for a new hotel development on a vacant 4.2 acre parcel of land (PIN 217100003) located between Central Park Drive, Snapdragon Way and Pine Grove Road and south of the Alpine Bank/State Farm buildings.

This narrative has been developed to address the criteria specific for approval as described in Section 719 of the Community Development Code (CDC).

Variance request #1 - Section 223.B – Building Placement Front Setback 20' max:

This development has public streets on three sides which creates a front setback on three sides of the development. The building has been designed in an "L" shaped configuration and placed to conform with the setback as much as possible given the existing site constraints which includes a large grade change in topography, the curvature of Snapdragon, and the existing utilities and easement along Pine Grove. These constraints informed the building design and location; however, the maximum setback exceeds that as described per the zoning standards in some locations. The hotel location frames the Pine Grove Road and Snapdragon corner as well as the corner of Central Park Drive and Snapdragon. The meandering Snapdragon right-of-way near Pine Grove Road pulls away from the centroid of the property which is the predominate location where the maximum setback is exceeded. A dogleg in the building is included in the design to minimize this variance. The other location where the setback is exceeded is farther north on Pine Grove Road. The building symmetry balances the 3-sided frontage, but since the road network is not rectangular, the building could not be parallel to all sides. Where the setback is increased, the vertical grade differential was softened for additional landscaping.

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D General Criteria For Approval:

- 1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.***

Variance Request

While not a Setback 20' Max factor, the proposed building is placed to allow maximum distance between it and the adjacent properties and the parking lots were separated to prevent any spillover effects, at the request of the adjacent property owners. The adjacent properties (Alpine Bank, and First Financial Center buildings hosting Vectra Bank, Three Peaks Grill and Ski Corp, et al) are not up against Pine Grove Road, similar to the proposed Hotel. On the contrary, the proposed hotel will be substantially in conformance with the zone-district dimensional setback standards than these adjacent properties and should not create any adverse effects.

2. *The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

The proposed building placement will not interfere with the goals, policies, and strategies of the Steamboat Springs Area Community Plan, and is in harmony with the land use goals of the community commercial zone and community plan for commercial properties and will provide an attractive streetscape and help to emphasize a pedestrian-friendly design which are goals and policies in the community plan.

3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:*

This variance request is based on the existing site constraints which create a hardship with the existing site topography, existing utilities and easements along Pine Grove and the existing road curvature of Snapdragon.

Snapdragon: The building meets the requirement along Snapdragon for the first 156 feet until it comes to the significant curve in the road. The curve portion of the road has been used to place the pool/patio area to gain a south facing orientation.

Pine Grove: The building is placed along Pine Grove as close as possible while providing an 8'-0" sidewalk per the master plan and accommodating the existing site topography.

Variance request #2 - Section 438.H 3 – Glazing Percentages:

The design standards note minimum glazing percentages along public streets at the ground level and upper levels. The building has been designed to optimize the amount of building glazing while maintaining an energy efficient building design and minimizing the heat loss / heat gain of the building while still providing adequate glazing to provide functional use to the hotel guests as well as providing a mixed used pedestrian friendly look and feel at the main level. Please see drawing sheets DP-200, DP-201 & DP-202 for glazing calculations and percentages.

We feel the amount of proposed glazing is appropriate for this development and provides typically sized windows for the hotel guestrooms. The proposed building has been designed to maximize the amount of glazing in the hotel public areas and proposed restaurant on the ground level while maintaining appropriately sized windows for the guestrooms on the ground level to provide needed security and privacy to the hotel guest. We also feel the proposed glazing percentages are in line with the intent of the

Variance Request

zoning code and create a visually interesting building design that incorporates different forms and materials to maintain a well-balanced overall design.

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D General Criteria For Approval:

- 1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.***

The proposed building glazing will not adversely impact on the use of the adjacent properties. The reduced glazing will help to minimize any potential light glare and reflection to the adjacent properties, and still provide guests with appropriate glazing to take in all the surrounding area and beautiful natural scenery that Steamboat has to offer.

- 2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.***

The proposed building glazing will not interfere with the goals, policies, and strategies of the Steamboat Springs Area Community Plan and will help to provide a more energy efficient building design and development. The project has been designed to maximize the glazing on the ground level in the hotel public areas and proposed restaurant and is in harmony with the land use goals of the community commercial zone and community plan for commercial properties and will provide an attractive streetscape and help to emphasize a pedestrian-friendly design which are goals and polices in the community plan.

- 3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:***

It is our belief that this variance request provides an acceptable alternative that will help to provide a more energy efficient building design while still providing an aesthetically pleasing building with adequate glazing meeting the intent of the zoning design standards. It will also provide a mixed use look and feel on the main level with glazing and transparency at the proposed restaurant and hotel public areas to promote pedestrian activity and connection to emphasize a pedestrian-friendly design.

If you have any additional questions or need any additional information, please do not hesitate to call.