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March 20, 2023

Revised: October 12, 2023 (changes in blue)

City of Steamboat Springs Planning and Community Development
Attn: Bob Keenan
12410th Street, P.O. Box 775088
Steamboat Springs, CO 80477
Phone: (970)-871-8258

RE: West Acres Ranch Subdivision Filing No. 1
Zoning Amendment
Steamboat Springs, CO
Four Points Surveying and Engineering Job No. 1992-001

Dear Mr. Keenan;

Please accept this letter as a request for a zoning map amendment for Lot 1, West Acres Ranch Subdivision Exemption Plat. Lot 1, West Acres Ranch Subdivision Exemption Plat is a 133.92 acre parcel created by final plat No. 13835, recorded at reception No. 671936 on March 21, 2008. The entire Lot 1 property is currently zoned RE-1. The parcel consists of scrub oak, native grasses and shale outcroppings with variable slopes of 2% to 50%. At this time the owner of the property is proposing to create both a preliminary and final plat, under the subdivision name Steamboat Airpark, to divide an approximately fifteen (15) acre piece in the southeast corner of the property and propose two parcels, Lot 1 and Outlot 2, separated by a public ROW. The remaining parcel, Outlot 1, will be a single remainder parcel of 119± acres, to be developed later. The zoning map amendment application is made under the 2018 Community Development Code, Section 720, Zone Map Amendment.

The owner is requesting the proposed Lot 1 Steamboat Airpark parcel be rezoned Multiple-Family Three (MF-3). The multiple family zone districts are intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments and other attached residential forms, as well as limited nonresidential uses that are compatible with a multiple family residential neighborhood. The property owner desires to create the parcel with the MF-3 zoning to create approximately 50 apartments within Steamboat Springs, to be known as Copper Ridge Village, and the recent success of the Reserves project on Routt County Road 129. [The rezoned parcel also requests the removal of Skyline Overlay \(SO\) zoning on the parcel per CDC section 234.B. An analysis detailing that request is included with this application.](#)

We are hopeful the Planning and Community Development department can support the zoning amendment as a first step in the development of a housing project along a collector road and future residential housing on the west side of Steamboat Springs. Our analysis is outlined below describing how the zoning map amendment meets the criteria as outlined in the Community Development Code.

720.B Criteria for Approval

Zone Map Amendments may be approved upon a finding that the following criteria are met:

1. The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district.
The parcel, once created, will be developed consistent with proposed MF-3 Zoning district.
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. Zoning the proposed 15 acre parcel MF-3 will result in high density parcel located northerly of the existing West Acres Trailer Park (zoned Mobile Home) and westerly of the West Acres Park filing No. 1 (zoned Industrial). The parcel will be vertically separated from the West Acres Parking Filing No 1 and the industrial zone due to existing topography. Although the zoning will be separated from other multi-housing units in the area, it will be compatible with the surrounding neighborhoods due to isolation of the proposed parcel from the bordering properties. The parcel is located on the north side of Gloria Gossard Parkway and will be accessed from a new public roadway which will enter into the proposed MF-3 parcel of West Acres Ranch Subdivision. The skyline was analyzed for any potential impacts from a proposed development and no impacts were found. That analysis is included with this application.
3. The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood. It will be advantageous to the Steamboat Springs community to provide an additional parcel of multi-family housing development. Housing is noted as community concern prior to the 1995 community plan. Leaving the parcel as RE-1 to provide low density housing on one acre lots is not compatible with the surrounding area and outside of the future land use plan.
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 amendment will minimize any adverse impacts despite the increase in density. Future development will conform to the City of Steamboat Community Development Code and public works standards. There are no wetlands on the parcel and water quality issues will be addressed during the development process.
5. The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. The proposed amendment meets the zoning for the property as presented in the Steamboat Springs Area Community plan, adopted May 2004. The future land use map within the 2004 Community Plan depicts the entire West Acres Ranch Subdivision parcel as Neighborhood Residential Medium. The Neighborhood Residential Medium zoning encompasses all of the Residential Neighborhood and Multi-Family Zones. By zoning the new Lot 1 Steamboat Airpark parcel MF-3, the City will be providing a significant quantity of housing located near a public roadway and transit system. The parcel is not located very close to shopping but this is due to limited commercial growth on the west side of Steamboat Springs. Future development within West of Steamboat Springs will hopefully provide more shopping opportunities.

We look forward to the staff review and public hearings on this zoning application.

Please do hesitate to call 970-871-6772 with any questions.

Sincerely;

Matthew McLeod, P.E.
Four Points Surveying & Engineering
