

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2941

AN ORDINANCE REZONING PART OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT, TO BE KNOWN AS LOT 1 AND OPEN SPACE 1, STEAMBOAT AIRPARK, FROM RESIDENTIAL ESTATE–ONE (RE-1) AND SKYLINE OVERLAY (SO) ZONE DISTRICTS TO MULTIPLE-FAMILY–THREE (MF-3) ZONE DISTRICT, PL20230083.

WHEREAS, the Applicant submitted PL20220154, Preliminary Plat application to subdivide PT of Lot 1, West Acres Ranch Subdivision into Steamboat Airpark Subdivision; and

WHEREAS, proposed Steamboat Airpark Subdivision, Lot 1 and Open Space 1 is the subject property ("Subject Property"); and

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by the property owner to rezone the Subject Property from Residential Estate–One (RE-1) Zone District to Multiple-Family–Three (MF-3) Zone District and to remove the Skyline Overlay (SO) Zone District; and

WHEREAS, the Steamboat Springs Area Community Plan Future Land Use Map has designated this area as Neighborhood Residential - Medium; and

WHEREAS, the Steamboat Springs Area Community Plan supports properly designed, infill development that achieves quality neighborhoods that are compatible in character and scale with the surrounding neighborhood; and

WHEREAS, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on November 9, 2023, found that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended approval of the rezoning; and

WHEREAS, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code; and

WHEREAS, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1. The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the Subject Property as set forth below. The City Council also finds that this ordinance is necessary for the health, safety, and welfare of the community.

SECTION 2. Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, Steamboat Airpark Subdivision, Lot 1 and Open Space 1, as depicted in Exhibit A, is hereby rezoned from Residential Estate–One (RE-1) Zone District to Multiple-Family–Three (MF-3) Zone District and the Skyline Overlay (SO) Zone District is removed.

SECTION 3. In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

SECTION 4. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 5. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 6. The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 7. This Ordinance shall take effect five (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter, or upon recording of a Final Plat in substantial conformance with Preliminary Plat PL20220154, whichever occurs later.

SECTION 8. A public hearing on this ordinance shall be held on December 5, 2023, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 21st day of November, 2023.

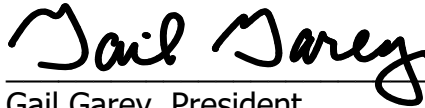


Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

FINALLY READ, PASSED, AND APPROVED this 5th day of December, 2023.



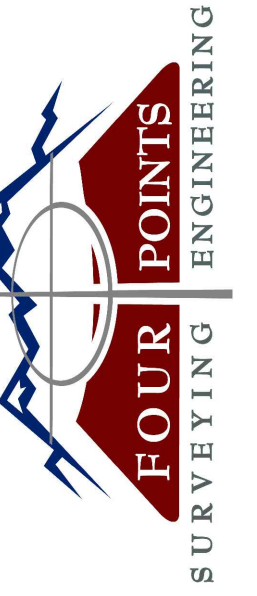
Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 2

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION
EXEMPTION PLAT LOCATED IN THE N 1/2 SECTION 1,
TOWNSHIP 6 NORTH AND S 1/2 SECTION 36, TOWNSHIP 7
NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO



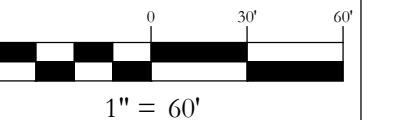
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
walterm@fourpointsse.com

No.	DATE	REVISIONS		
		INT	MDM	MDM
1	3/13/2023	DIRT REVIEW & RESPONSE		
2	6/16/2023	DIRT REVIEW & RESPONSE		
3	9/6/2023	ADD BUILDING ENVELOPE		

Steamboat Airpark Subdivision, Filing No. 2

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



Contour Interval = 2 ft

DATE: 2/28/2022
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

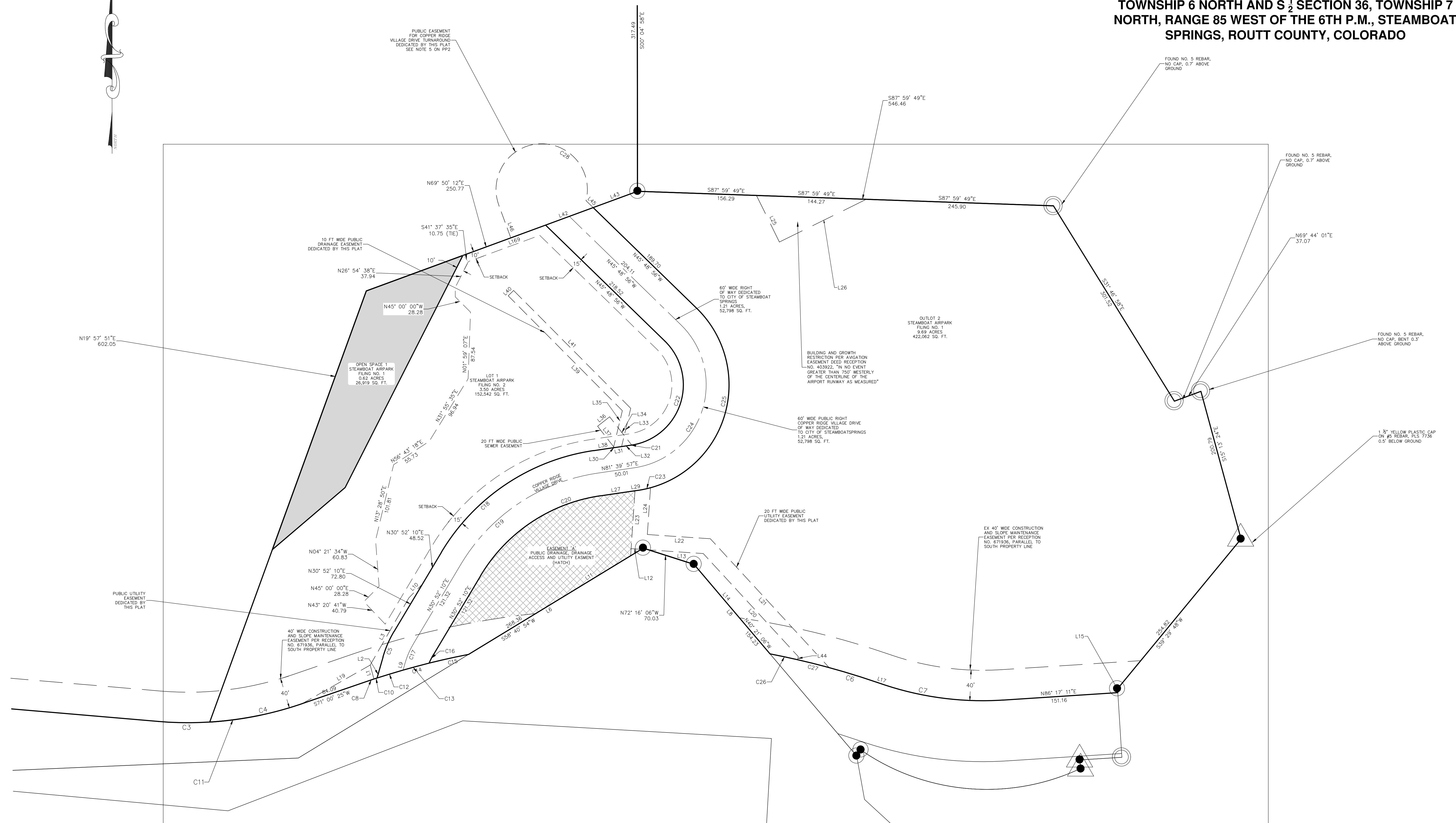
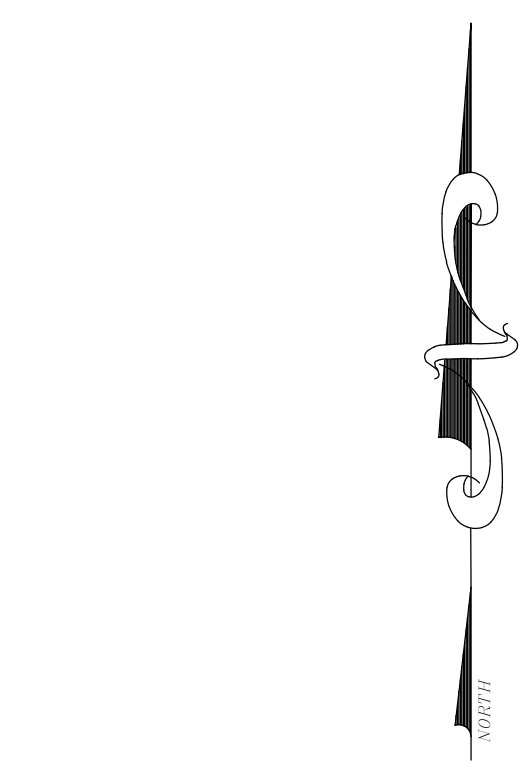
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
PRELIMINARY PLAT 2

SHEET #

PP3

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT
	CENTERLINE OF PROPOSED ROAD
	PROPOSED BUILDING ENVELOPE
	OPEN SPACE AREAS
	EASEMENT 'A'



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.