

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2023-65

A RESOLUTION APPROVING A CONDITIONAL USE, DEVELOPMENT PLAN, AND MAJOR VARIANCE, PL20230211, CENTRAL PARK HOTEL.

WHEREAS, on May 9, 2023, Adam Ford ("Applicant") submitted an application for the approval of a Development Plan, Conditional Use, and Major Variance PL20230211 ("Application") for 115,000-square foot 181-guest room hotel and restaurant development ("Project") on the property located at 1750 Central Park Drive and more particularly described as LOT 3 STEAMBOAT VILLAGE COMM CENTER REPLAT F; and

WHEREAS, the City Council held a public hearing on the Application on November 21, 2023 to consider testimony from the Applicant, staff, and the general public regarding the application; and

WHEREAS, the public hearing was duly noticed in accordance with Section 703 of the City of Steamboat Springs Community Development Code ("CDC") by posting, publication, and mailing to surrounding property owners and to the owners of mineral rights, if any; and

WHEREAS, CDC criteria for approval of the Project are set forth in CDC Section 707.C, Section 709.C, and Section 719.D; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on November 21, 2023, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated October 18, 2023, that the following criteria have been met:

707.C Criteria for Approval:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
2. The proposed use is consistent with the purpose of the zone district.
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.
4. The proposed use complies with all other applicable requirements of this CDC.

709.C Criteria for Approval:

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.
2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.
3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.
4. The Development Plan complies with all applicable requirements of this CDC.
5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

719.D General Criteria for Approval of Major Variance for Building Placement Front Setback from 20' to 20'10" and 25'8":

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.
2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
3. The Variance application meets the following criteria for unnecessary hardship:

Unnecessary Hardship: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.

719.D General Criteria for Approval of Major Variance for the reduction of minimum glazing percentages:

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.
2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
3. The Variance application meets the following criteria for an acceptable alternative:

Acceptable Alternative: The proposed development provides the following acceptable alternative to the standard:

- The application of other code standards, purposes, or intents will be improved by varying the standard.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the City Council.

SECTION 2. The City Council hereby approves the Application subject to the following conditions:

1. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Water and Sewer infrastructure
 - Public and Private Street infrastructure
 - Access drive, driveway, and parking areas
 - Drainage improvements
 - Permanent storm water quality treatment facilities
 - Sidewalk improvements
 - Trail improvements
 - Revegetation
2. Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
3. Prior to Engineering Final Acceptance Inspection, Record Drawings & CAD files for all public infrastructure shall be submitted.
4. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
5. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
6. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements.

7. Prior to Issuance of Construction Permit, Plant Investment Fees are due to MWW.
8. The western most garbage enclosure must be relocated further away from the neighboring adjacent residential units, not to be relocated to the Central Park frontage.

PASSED, ADOPTED, AND APPROVED this 21st day of November, 2023.



Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC, City Clerk