

March 6, 2024

City of Steamboat Springs Planning and Community Development
124 10th Street
Steamboat Springs, CO 80487

Reference: Riverfront Park
Response to DRT Comments dated 02/28/2024 – Zone Map Amendment Submittal (Pre-submittal PS24-0015)
1900, 1920, 1940, 1955, and 1960 Bridge Lane together with all common areas shown on the plats for Riverfront Park
Steamboat Springs, CO 80487

Dear Planning Department,

Please accept this letter as a response to the comments generated from the Development Review Team (DRT) dated February 28, 2024. The comments from the DRT are in response to the Zone Map Amendment project narrative – project PS24-0015. The comment from the DRT has been copied below in italics with a response following.

“Planning Review (Reviewed By: Jeremy Brown)

- 1. In criteria #1 list the purpose of the CS one district and respond to how the development meets the purpose. Please list the anticipated Conditional Uses and LUPs. Also list the square footage of the units that will exceed the CS standards for Council’s consideration. Please provide the overall building heights, the frontage heights and the ground floor heights (even if they comply). Provide the existing Front and side yard setbacks (as they relate to the perimeter lot line, not internal lines created from subsequent filings.”*

Response to Comment 1:

The purpose of the Commercial Service (CS) zone district per section 224.A of the City of Steamboat Springs Community Development Code (CDC) is listed as follows: *“The Commercial Services zone district is intended to provide areas for higher intensity community-wide commercial uses. This zone district accommodates automobile-oriented uses but also emphasizes pedestrian-friendly development and multi-modal access.”* This development proposes a series of mixed-use buildings. Under the International Building Code (IBC), mixed-used buildings allow for the opportunity for a separate tenant on the bottom floor and top floor, as well as diversified commercial uses between adjacent units. Mixed-use buildings provide a higher density dwelling type in a more urban form that is also capable of providing ground floor commercial space found in neighborhood centers or town centers. The proposed development includes the following commercial uses: a gymnastics studio, multiple dance/exercise studios, public and private office space, warehouse space, and retail space. This proposed development increases the opportunity for higher intensity community-wide commercial uses. This development also addresses many of the community’s needs by proposing multiple residential units for local housing. As this property is directly connected to the Yampa River Core Trail, this is an ideal property for pedestrian friendly development and encourages multi-modal access via walking or bicycles on the Yampa Core Trail. A bus stop along the Steamboat Springs Transit route is less than one quarter of a mile away and the Steamboat Springs Transit Center is less than one third of a mile away, which provide a great opportunity for public transportation, carpooling, and alternative transportation in general.

All proposed uses of the individual units are permitted in the (CS) zone district, however there are multiple units proposed to have dwelling units (creating a multiple-family scenario), and multiple units proposed to have warehouses, both of which require a Conditional Use permit in the (CS) zone. There are also multiple units with accessory uses. Accessory Use is listed in the permitted use matrix as “Limited Use (L).” Per the CDC, Limited Uses *“are uses that, when specific standards are imposed, are deemed to be consistent with the purpose of the zone district and to further the preferred direction and policies of the Community Plan. When the specific use standards are met, it shall be presumed that the use will not have any greater impact than a By-Right Use, and the Limited Use shall be considered permitted without review. When the specific use standards are not met, the use shall be considered and reviewed as a Conditional Use.”* The specific use of the accessory area is for both general private storage and private garages. The CDC defines a garage as *“An accessory building used or intended for the shelter of motor vehicles or household equipment incidental to residential use and in which there are no facilities for repairing or servicing of such vehicles for remuneration or commercial purposes.”* As garages are incidental to residential dwelling units, they fall under the Limited Use category as accessory use. Multiple accessory uses located in a principal building shall cumulatively occupy a maximum area of 30% of the gross floor area of the principal building pursuant to CDC, Section 306.B.1.a. The subtotals for the accessory uses (garage and private storage) are listed in the figures below. For Building 1, the proposed maximum accessory use accounts for 2% of the gross floor area. For Building 3, the proposed maximum accessory use accounts for 29% of the gross floor area. For Building 4, the proposed maximum accessory use accounts for 19% of the gross floor area. The proposed garages will be fire separated from the other uses so that they have the potential to become a variety of spaces in the future, including (but not limited to): studios (instruction or production), offices, retail/service spaces, and contractor shops.

Originally, the Planning Department approved these buildings through a development plan submittal (DP-05-13) in October of 2005. At that time, Buildings 3 and 4 were approved with dwelling units being allowed up to 1,900 square feet. Per the CDC, the (CS) zone district dwelling units have a maximum of 1,400 square feet. Since the original approval allowed for dwelling units up to 1,900 square feet, the Planning Department has stated that any existing dwelling unit can be registered as a Legal Non-Conforming Unit and will not require any variances. Each unit will require a permit through the Routt County Regional Building Department (RCRBD) in which code required fire separations/egress corridors and specific layouts will affect the final square footage numbers. These permits will be forthcoming and the final proposed layouts for each unit have not been fully defined at this time, however, no proposed dwelling unit will exceed the originally permitted 1,900 square feet maximum. The CDC definition of dwelling units is as follows:

“Dwelling Unit. *A building or portion of a building used or intended to be used as the residence of one family. An individual dwelling unit has independent access and living, sleeping, kitchen, and sanitary facilities for the exclusive use of the occupants of the dwelling unit. **Dwelling unit does not include** temporary or transient accommodations, such as rooms within hotels or other lodging uses, tents, **recreational vehicles**, or similar structures”* (CDC, Section 802).

Therefore, the definition of dwelling unit does not include the area designated to accessory garage space. There are no proposed dwelling units that exceed the permitted 1,900 square foot area.

The following figures list the proposed units with their proposed uses and approximate proposed square footage sizes for Buildings 1, 3, and 4. Please refer to figures 4,5 and 6 below for proposed compliance with the zoning standards. As mentioned above, the final square footage for each use will be affected by the forthcoming building permits through the RCRBD. Please refer to the proposed Architectural Plans

for specific Unit layout and dwelling unit sizes. Please note that on the proposed plans, any dwelling unit listed as “N/A” indicates that there is not a proposed dwelling unit on the lower level(s) of that specific unit.

- The red colored cells indicate office use – Use by Right.
- The pink colored cells indicate studio, instruction – Use by Right.
- The green colored cells indicate garage space (accessory use) – Limited Use.
- The brown colored cells indicate accessory use – Limited Use.
- The teal colored cells indicate dwelling units – Conditional Use.
- The orange colored cells indicate warehouse use – Conditional Use.

Building 1 - Uses			
Unit	Level	CDC Use	Square Footage
Units 22 and 23 (CED)	Level 1	Warehouse	5835
		Warehouse	1324
	Level 2	Office	559
Units 24 and 25 (Excel)	Level 1	Studio	11156
		Studio	857
		Office	1766
	Level 2	Studio	274
		Office	327
	Level 3	Accessory	299
Unit 26 (Jui-Jitsu)	Level 1	Studio	1065
	Level 2	Studio	732
Unit 27 (Public Defenders)	Level 1	Office	3076
	Level 2	Office	3076
	Level 3	Accessory	373
Net Area			30719
Office			8804
Accessory			672
Warehouse			7159
Studio			14084
Gross Area			32376
Accessory Max 0.30 of gross area per CDC 306.B.1			0.02

Figure 1: Building 1 Approx. Proposed Square Footages

Building 3 - Proposed Uses			
Unit	Level	CDC Use	Square Footage
Unit 1	Level 1	Garage	1374
	Level 1	Office	300
	Level 2	Accessory	64
	Level 3	Dwelling Unit 1B	1471
Unit 2	Level 1	Garage	1010
	Level 1	Office	1429
	Level 2	Accessory	253
	Level 2	Dwelling Unit 2A	1251
	Level 3	Dwelling Unit 2B	1793
Unit 3	Level 1	Garage	725
	Level 1	Dwelling Unit 3A	616
	Level 2	Accessory	57
	Level 2	Garage	668
	Level 3	Dwelling Unit 3B	1045
Unit 4	Level 1	Dwelling Unit 4A	1378
	Level 2	Accessory	95
	Level 2	Dwelling Unit 4A	499
	Level 3	Dwelling Unit 4B	1060
Unit 5	Level 1	Garage	696
	Level 1	Office	624
	Level 2	Accessory	93
	Level 2	Office	466
	Level 3	Dwelling Unit 5B	1036
Unit 6	Level 1	Garage	660
	Level 1	Dwelling Unit 6A	568
	Level 2	Accessory	272
	Level 2	Dwelling Unit 6A	496
	Level 3	Dwelling Unit 6B	1006
Unit 7	Level 1	Garage	1238
	Level 2	Accessory	58
	Level 3	Dwelling Unit 7B	953
Net Area			23254
Garage Subtotal (accessory)			6371
Office Subtotal			2819
Accessory Subtotal (includes garage)			7263
Dwelling Unit Subtotal			13172
Gross Area			25460
Accessory Max 0.30 of gross area per CDC 306.B.1			0.29

Figure 2: Building 3 Approx. Proposed Square Footages

Building 4 - Proposed Uses			
Unit	Level	CDC Use	Square Footage
Unit 8	Level 1	Warehouse	683
		Dwelling Unit 8A	383
	Level 2	Office	283
		Dwelling Unit 8A	205
		Accessory	75
	Level 3	Dwelling Unit 8B	941
Unit 9	Level 1	Garage	983
		Dwelling Unit 9A	361
	Level 2	Accessory	54
		Dwelling Unit 9A	375
	Level 3	Dwelling Unit 9B	898
Unit 10	Level 1	Garage	491
		Dwelling Unit 10A	567
	Level 2	Accessory	48
		Dwelling Unit 10A	434
	Level 3	Dwelling Unit 10B	907
Unit 11	Level 1	Garage	422
		Dwelling Unit 11A	798
	Level 2	Accessory	74
		Dwelling Unit 11A	690
	Level 3	Dwelling Unit 11B	1004
Unit 12	Level 1	Dwelling Unit 12A	1181
	Level 2	Accessory	62
		Dwelling Unit 12A	367
	Level 3	Dwelling Unit 12B	975
Unit 13	Level 1	Garage	355
		Dwelling Unit 13A	713
	Level 2	Accessory	130
		Dwelling Unit 13A	273
	Level 3	Dwelling Unit 13B	903
Unit 14	Level 1	Garage	700
		Dwelling Unit 14A	475
	Level 2	Accessory	451
		Dwelling Unit 14A	455
	Level 3	Dwelling Unit 14B	975
Net Area			18691
Garage Subtotal (accessory)			2951
Office Subtotal			283
Accessory Subtotal (includes garage)			3845
Dwelling Unit Subtotal			13880
Warehouse Subtotal			683
Gross Area			20501
Accessory Max 0.30 of gross area per CDC 306.B.1			0.19

Figure 3: Building 4 Approx. Proposed Square Footages

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 1	Overall Principle Building Height	63.0' Max.	42.42'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	42.42'	No
	Ground Floor Height	14.0' Min.	Varies	Legal non-conforming
	Max. Ground Floor Height	14.0' Min.	19.0'	
	Min. Ground Floor Height	14.0' Min.	13.5'	
	Average Plate Height	N/A	N/A	No
	Principle Front Setback (Front property line is defined as the property line on the north end of the property where vehicular access occurs)	5.0' Min.	66.0'	Legal non-conforming
		20.0' Max.	66.0'	No
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	10.0'	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.	124.0'	No
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

Figure 4: Building 1 Massing and Form

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 3	Overall Principle Building Height	63.0' Max.	40.12'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	40.12'	No
	Ground Floor Height	14.0' Min.	17.5'	No
	Average Plate Height	N/A	N/A	No
	Principle Front Setback (Front property line is defined as the property line on the north end of the property where vehicular access occurs)	5.0' Min.	423.0'	No
		20.0' Max.	423.0'	Legal non-conforming
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	10.0'	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.	9.67'	No
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

Figure 5: Building 3 Massing and Form

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 4	Overall Principle Building Height	63.0' Max.	36.12'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	36.12'	No
	Ground Floor Height	14.0' Min.	17.5'	No
	Average Plate Height	N/A	N/A	No
	Principle Front Setback (Front property line is defined as the property line on the north end of the property where vehicular access occurs)	5.0' Min.	375.0'	No
		20.0' Max.	375.0'	Legal non-conforming
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	181.0'	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.	10.4'	No
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

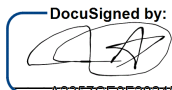
Figure 6: Building 4 Massing and Form

SIGNATURE PAGES FOLLOW

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:



A2357CE0F20245B...

John Dalton

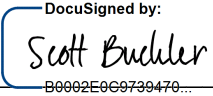
3/8/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 2, Riverfront Park, Filing 2

Riverfront Properties, LLC

By: 
B0002E060730470...
(Signature)

Scott Buchler
(Print Name)

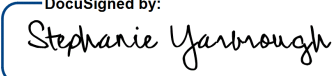
Its: President

Date: 3/7/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 3, Riverfront Park, Filing 2

NS Investments, LLC.

By: 
F34021B533F6441...
(Signature)

Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 3/7/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNERS: Unit 4, Riverfront Park, Filing 2

DocuSigned by:



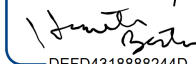
E300894E11E1452...

Rod Coy Wells

3/7/2024

Date

DocuSigned by:



DEFD4318888244D...

Heather Lynn Bertini

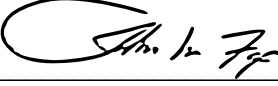
3/7/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 5, Riverfront Park, Filing 2

FW Properties, LLC.

By: _____
(Signature)

John W. Fox

(Print Name)

Its: Authorized Signatory _____

Date: 3-7-24 _____

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNERS: Unit 6, Riverfront Park, Filing 2

DocuSigned by:

DD04A09BC0444AE...
Audrey Klawiter

3/7/2024
Date

DocuSigned by:

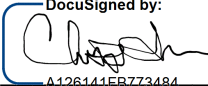
421451BCAA3445D...
Cameron Klawiter

3/7/2024
Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 7, Riverfront Park, Filing 2

1900 Bridge Lane, LLC.

By: 
(Signature)

Christy Spencer

(Print Name)

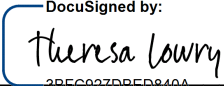
Its: Owner

Date: 3/6/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 8, Riverfront Park, Filing 1

Lowry Capital, LLC.

By: 
3BFC927DBEB840A...
(Signature)

Theresa Lowry
(Print Name)

Its: owner

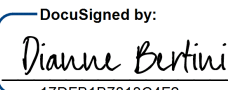
Date: 3/8/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNERS: Unit 9, Riverfront Park, Filing 1

Shawn T. Bertini

Date

DocuSigned by:


17DFB1B781364F2...
Dianne D. Bertini

3/8/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

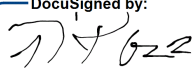
OWNERS: Unit 9, Riverfront Park, Filing 1

DocuSigned by:  84B01048D6A6401... Shawn T. Bertini	3/7/2024 Date
--	-------------------------------------

Dianne D. Bertini	Date
------------------------------	-----------------

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 10, Riverfront Park, Filing 1

DocuSigned by:

F008B7F00EB0490...

Timothy James Ross

3/6/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 11, Riverfront Park, Filing 1

Steamboat Residential, LLC

By: 
B848E63E7EGB43F...
(Signature)

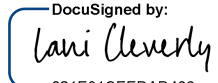
Eric Rogers
(Print Name)

Its: Managing Member

Date: 3/7/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 12, Riverfront Park, Filing 1

DocuSigned by:

021E81CEEDAD400...

Lani K. Cleverly

3/8/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 13, Riverfront Park, Filing 1

DocuSigned by:

A60F4F59E1AE43C...

Milo Robert Veltus Rubin

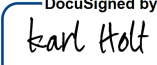
3/6/2024

Date

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Unit 14, Riverfront Park, Filing 1

CO MGD Holdings, LLC.

By: 
DocuSigned by:
A46BFF03C7AA468...
(Signature)

Karl Holt
(Print Name)

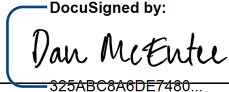
Its: President

Date: 3/6/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Units 22, 23, 24, 25, 26, and 27, Riverfront Park, Filing 3

Bridge Lane Realty, LLC.

By: 
(Signature)

Dan McEntee
(Print Name)

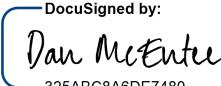
Its: Managing Partner

Date: 3/8/2024

SIGNATURE PAGE FOR
ZONE MAP AMENDMENT RESPONSE TO DRT COMMENTS

OWNER: Future Expansion Parcel, Riverfront Park, Filing 2

Bridge Lane Realty, LLC.

By: 
325AB68A6DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 3/8/2024