



March 15, 2024

Landmark Job No. 2633-003

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

RE: Zoning Map Amendment Application Narrative
A rezone related to the lot line adjustment between the Thunderhead Parcel & Lot 2, Ski Hill Subdivision, Replat of Parcel D
Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Majestic Realty Co. and Steamboat Ski & Resort Corporation (Applicants), we are submitting this Zoning Map Amendment application to adjust the underlying zoning along with the adjusting property lines proposed on the concurrent Preliminary Plat.

Landmark Consultants, Inc. (Landmark) has coordinated with and has participated substantially in the preparation of this Zoning Map Amendment package to demonstrate compliance with the City of Steamboat Springs (City) development criteria. Some of the information depicted and described herein are informed by the concurrent Preliminary Plat and the design and production of an anticipated Development Plan application led by OZ Architecture. There may be adjustments based on coordination among these applications.

Specific Design Introduction:

The concurrent Preliminary Plat application intends to consolidate the Thunderhead parcels and formalize the site as a 'legal' development parcel as required by Section 713.A.4 of the Community Development Code. Additionally, the Applicants desire to shift the southern boundary of this consolidated parcel to accommodate the proposed extension of the Promenade along the ski area for an eventual continuation to the properties farther east, as shown on the Mountain Area Master Plan. Adjusting this property line will allow the completion of the primary and secondary promenade to connect to Ski Time Square Drive (primary) and the extension to the East (secondary) to occur on development parcels and not the Ski Parcel.

However, the 2 parcels have separate zoning and moving the property line between them requires moving the zoning line to maintain the parcel's land use designation. This ZMA maintains the zoning designation with the property delineation.



Criteria for Approval Analysis:

We have organized this narrative to generally coincide with CDC Section 713.D – Criteria for Approval.

720.B.1: *The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district.*

A zone district applies to a parcel of land in its entirety. This ZMA simply maintains the zoning designation for the parcel and prevents a split-zoning situation if the zoning doesn't shift with the property line shift.

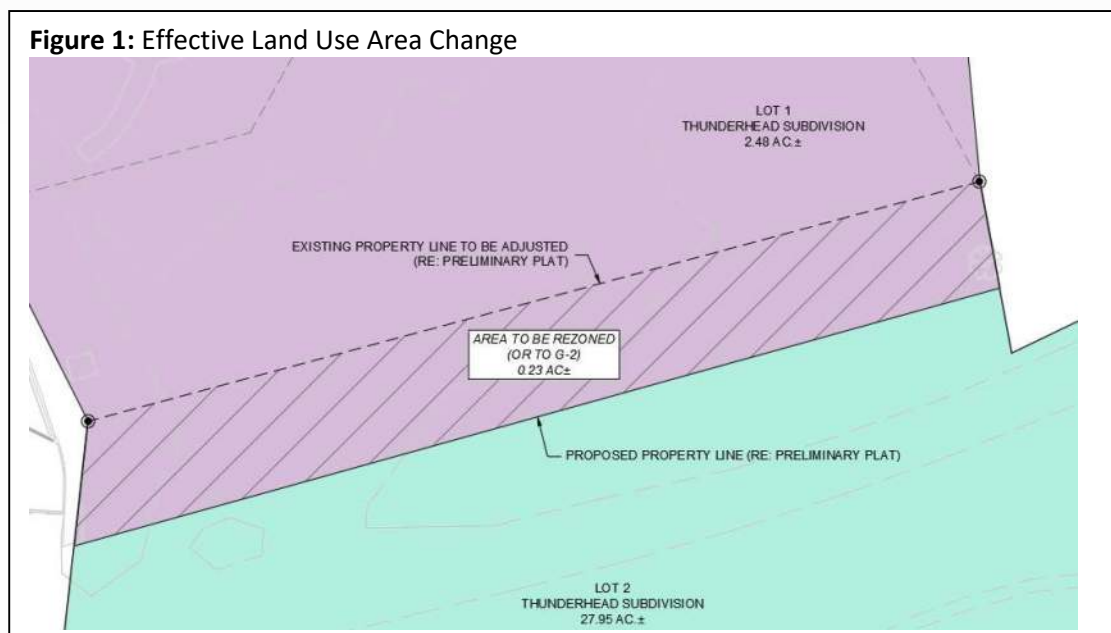
720.B.2: *The type, height, massing, appearance, and intensity of development that would be permitted in the proposed zone district will be compatible with surrounding zone districts, land uses, and neighborhood character and will result in a logical and orderly development pattern within the community.*

This Zone Map Amendment is not proposing to modify the general zoning of either parcel, but to ensure that split zoning does not happen for the minor area that the lot line adjustment affects.

720.B.3 *The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood.*

This ZMA is necessary to follow the adjustment to the property lines. The Preliminary Plat will provide the legal means to complete the promenade to Ski Time Square Drive, adjacent properties to the East – delivering as substantial community and neighborhood development. The minor reduction to the OR zoned portion of Lot 2 is less than 1% of that parcel.

As shown in Figure 1 below, the change (reduction) in the OR zoned area is approximately 0.23 acres. It is the Applicant's opinion that the completion of the promenade and stimulating the redevelopment of the Thunderhead Parcel substantially outweighs any perceived loss of OR zoned lands.





720.B.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 area of interest is already partially developed and is being operated as part of the Steamboat Ski Area and should not have any changes triggering impacts on the natural environment. The area to be absorbed into the Thunderhead Parcel is subject to the City's adopted policies and protections, including introducing water quality considerations where none currently exist.

720.B.5: One of the following conditions exists:

- a. The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans; or**
- b. The proposed amendment is necessary to respond to changed conditions since the adoption or last amendment of the Official Zone Map; or*
- c. The proposed amendment will correct an error on the Official Zone Map.*

This ZMA is necessary to follow the adjustment to the property lines which will substantially further the preferred direction and policies outlined in the City's adopted plans. The Preliminary Plat, which requires this ZMA, will also include easements necessary to complete the Promenade connection to Ski Time Square Drive which is described as a **high priority** in the project activities list for the URA and is shown throughout the Mountain Area Master Plan (MAMP). The redevelopment of this site is a community goal and further evidenced by the URA's investment in their Ski Time Square Drive Turnaround and Complete Streets Improvements project.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful consideration.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, P.E.