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February 13, 2021

Ms. Kelly Douglas  
Senior Planner  
City of Steamboat Springs  
124 10<sup>th</sup> St.  
Steamboat Springs, CO 80477

**RE: THE RESIDENCES AT 2075 WALTON CREEK RD – DEVELOPMENT PLAN PROJECT  
NARRATIVE**

The Residences at 2075 Walton Creek will consist of eight (8) townhome units built within two separate structures at 2075 Walton Creek Rd. The legal description for the property is Lot 9, Resurvey Ski Ranches Filing No. 3. Currently the lot is occupied by a duplex residence and zoned RN-2.

The Project will consist of “Building 1” on the East side of the property, containing five (5) townhomes, and “Building 2” on the West side of the property, which will contain three (3) townhomes. Both structures will have a basement level, i.e. 60% of the perimeter of the floorplate projects three feet or less above the *existing* grade, per CDC section 801.P.1. The basement level will contain 2-car garages for each unit in addition to either a bedroom or a living room. There will be two additional stories of living space above the basement level in both buildings.

The townhomes will range from 1,865 SF to 2,350 SF (inclusive of habitable basement square footage), and 1,578 SF to 1,894 SF (exclusive of basement square footage), and will contain either 3 bedroom or 4 bedrooms. The total Gross Floor Area of the Project is 20,658 SF (inclusive of basement area) or 13,014 (exclusive of basement area). The exterior facades of these buildings will consist of fiber board and batten siding, and stucco.

The Project is currently located in a RN2 zone, however the Applicant is concurrently submitting a Zone Map Amendment Application to change the zoning to MF-2 (reference application PS24-0009). There are four (4) CDC Variances and one (1) Engineering Variance that are being submitted along with this application, relating to the following:

- Landscape Frontage (402.D.2.a)
- Transparency Standards (437.H.4.a)
- Retaining Wall Standards (418.C.2)
- Garage Standards (437.G.5.b and 437.G.5.d)
- Engineering Standards in 4.5.1 and 4.5.2.3 (Number and Location of Private Access Driveways)

The Project Summary Table can be found below as well as on sheet G100 in the Architectural Drawing set:

<b>Land Use &amp; Site Development Project Summary Table</b>			
Gross Floor Area	13,014 SF (NOT including basement)		
Net Floor Area	11,571 SF (NOT including basement)		
Unit Size	1,631 SF Average		
Number of Units	Eight (8)		
Zoning (existing and proposed)	Existing RN-2, Proposed MF-2		
Frontage	Walton Creek Rd.		
<b>Standards</b>	<b>Zone District Req.</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area		28,998 SF	
Lot Coverage	40%	26.5%	N
Floor Area Ratio	45%	44.99 %	N
Overall Bldg Height	63'	32'-0"	N
Average Plate Height	41'	20'-4"	N
Front Setback	15'	15'	N
Side Setback	15'	15'	N
Rear Setback	15'	15'	N
Third Story and above Intensity	20'	N/A	N
Parking	18 (2 space/DU for 3 BR, 3 space/DU for 4 BR)	18	N
Snow Storage	3,897 SF	4,785 SF	N

Per Section 709.C, Criteria for Approval of a Development plan, the following criterial must be met. See specific responses in **bold** below each criteria item:

- 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.**

The Development Plan is consistent with the character of the immediate vicinity and enhances and complements the mixture of uses, structures and activities currently present. The immediate area consists of several condominium and townhome complexes, namely the Herbage (townhomes), the Mountaineer (townhomes), the Waterford (townhomes), and Thunder Mountain (condominiums) directly across Walton Creek Rd, as well as the Meadows (condominiums) directly west and adjacent to the subject property. Therefore, the proposed Project would certainly integrate appropriately with the existing mix of townhomes, duplexes, and condominiums that exist currently.

Making use of the existing topography also keeps the building heights relatively low, helping the townhome units integrate nicely with the duplex immediately adjacent to the South, and the single family homes that follow further down along Apres Ski Way.

The image below shows a map of the Property and its immediate vicinity, illustrating the various condominium and townhome complexes that surround the Property.



**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.**

The Development Plan will minimize adverse impacts on the natural environment as follows:

- 1) The new buildings will be highly efficient and utilize sustainable materials where possible.
- 2) Stormwater quality and drainage calculations and plans are being provided with this development plan, and mitigation to minimize any adverse impacts to water quality are incorporated.
- 3) Any vegetation disturbed throughout construction will be replaced with new landscaping in accordance with CDC standards.

- 4) This site will not have an impact on any existing wildlife habitat, natural landforms or wetlands.
- 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.**

The Development Plan provides adequate vehicular access, as each of the two buildings will have their own driveway/entrance to the site along Walton Creek Rd., for a total of two private driveway access points. The parking provided will be sufficient and compliant with the CDC, as each townhome unit has a two-car garage, and the two (2) larger, 4-Bedroom end units will accommodate tandem parking behind each garage for a total of 3 parking spaces.

Loading/unloading and refuse management have been accounted for, as the widths of both drives are sufficient to accommodate trash/recycling trucks which will service individual totes from each townhome unit (see Twin Enviro confirmation attached as Exhibit A to this narrative). Pedestrian access and facilities are maintained through a network of walkways to each front entry, connecting to the parking/drive lane areas via side site stairs. The Project is served by the Steamboat Springs Transit bus lines (Green and Yellow lines) with stop 117 (Herbage) being just across Walton Creek Rd., roughly a block away.

- 4. The Development Plan complies with all applicable requirements of this CDC.**

The Development Plan complies with all applicable requirements of this CDC, but for the requested variances submitted herein.

- 5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.**

N/A.

In summary, the proposed Residences at 2075 Walton Creek Rd. presents an eight (8) townhome plan that is compliant with the CDC, but for some minor variance requests. The townhome residences would represent a natural extension of the mix of various adjacent townhome and condominium complexes in the immediate area.

Please reach out with any questions, and thank you for your time in reviewing this Development Plan application.

Best,

Gaby Riegler  
SVP Development

**Gaby Riegler**

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**From:** Luke Tellier <ltellier@twinenviro.com>  
**Sent:** Thursday, March 28, 2024 1:30 PM  
**To:** Gaby Riegler  
**Subject:** VERIFICATION



Gaby,  
Please take this as an affirmative answer that you do indeed have enough room for a rear load garbage truck to service each unit on the project at Walton Creek I see plenty of width and length for our services to be preformed safely.  
Please call with any questions at all.  
Thanks,  
Luke Tellier  
970-761-3515



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PROPERTIES

April 5, 2024

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

***RE: PS24-0010 2075 Walton Creek Rd.- Variance Request for Townhome Garage Standards 437.G.5.b and 437.G.5.d***

Dear Kelly,

The Applicant is requesting a Variance to sections 437.G.5.b and 437.G.5.d of the City of Steamboat Springs (City) Community Development Code (CDC) for the Steamboat Basecamp Residential and Outdoor Amenity Space (the Project).

**1) *Criteria per Section 437.G.5.b: Garages incorporated into the principal building mass shall be recessed a minimum of four feet behind the front façade of the dwelling portion of the building or recessed a minimum of two feet beneath a second-floor bay.***

***Proposed:***

The Applicant is proposing garages in both buildings that are not recessed behind the façade of the dwelling portion of the building, but rather project out approximately 8 ft from the plane of the façade above, allowing for the ability to provide outdoor deck space off the living room area above.

**2) *Criteria per Sections 437.G.5.d: Banks of more than two garage doors shall be interrupted by an entry to the building.***

***Proposed:***

The Applicant is proposing five garage doors that are not interrupted by an entry door to the building in Building 1 and three garage doors that are not interrupted by an entry door to the building in the Building 2.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

The development of a Residential multiple-family building on this site requires a variance to CDC Sections

437.G.5.b and 437.G.5.d. Below are our responses to the Development Plan Variance Criteria:

**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.**

Providing non-recessed garages and banks of consecutive garages greater than (2) without interrupting entries to the building will not adversely impact legal conforming uses of adjacent property.

**2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.**

This variance would be compatible with and help promote the following policies outlined in the Community Plan:

- Policy CD-1.4: Encouraging high quality site planning and building design.
- Policy H-1.3: Integrate housing in mixed-use areas.
- Policy LU-2: Supporting infill development and redevelopment.
- Policy LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.

**3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:**

**Acceptable Alternative:**

The proposed development provides the following acceptable alternative(s) to the standard: The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.

Seemingly, the purpose and intent of both standards is to increase variation and “curb appeal” for when garages are located on the same elevation/façade as the primary façade of the building and/or façades that are facing public or private streets and/or active pedestrian zones. In the proposed design, the garages are located on non-frontage facades, both facing West along the access driveway, which serve as more of a “back of house” zone primarily intended for vehicular access to each of the townhomes. The primary façades are the East façade of Building 1, which faces Apres Ski Way, and the North facades of both Buildings 1 and 2, which face Walton Creek Rd., neither of which feature garage doors. These are the facades that pedestrians and vehicles will primarily see as they pass the Project.

Therefore, strict application of these standards will not further the intent of the code in this circumstance. Furthermore, the applicant has incorporated the design criteria included in 437.G.6,

namely item b, which states that ***“garages that incorporate upper floor residential uses may utilize larger footprints as necessary to accommodate residential unit dimensions. Extended lengths of multiple garage bays should be broken up by pedestrian entries, building off-sets or other variations in building design to mitigate the visual impact of multiple garage bays.”*** The garage projection allows for an extension of the living room to a dedicated outdoor deck space for each unit. The multiple garage bays will be broken up by sconce lighting and downspouts, and the stone façade material promotes the design aesthetic of a solid building base for the units above.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler



April 5, 2024

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

**RE: PS24-0010 – 2075 Walton Creek Townhomes - Landscape Frontage Variance Request**

Dear Kelly,

The Applicant is requesting a Variance to the Frontage Landscape Standards found in section 402 of the City of Steamboat Springs (City) Community Development Code (CDC), specifically section 402.D.2.a, for the Walton Creek Townhomes proposed for 2075 Walton Creek Road (Lot 9, Ski Ranches Resurvey, Filing 3).

**Criteria:**

**402.D.2.a: Frontage landscaping shall be provided in accordance with Table 402-1.**

**Table 402-1 shows that the frontage depth the Project is 10' (MF zone, Non-EC Overlay).**

Table 402-1. Frontage Landscaping

Zone District	Depth <sup>1</sup>	Category <sup>2</sup>
RR	15' min.	C <sup>3</sup>
MH		
Arterial or Collector	15' min.	C
Local Street	10' min.	A
MF		
EC Overlay: US Hwy 40 or Elk River Rd	30' min.	EC
EC Overlay: Other Public Street	15' min.	EC
Non-EC Overlay	10' min.	A

**Proposed:**

**Despite 6 plantings being required, effectively zero plants will be provided within the 10' depth frontage area, because the lot line is located within Walton Creek Rd. and there is an existing water main located in this area. Eighteen (18) shrubs (the equivalent to 6 trees) are proposed, but past the 10' depth (approx. 15').**

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This redevelopment requires a variance to CDC section 402.D.2.a. Below are our responses to the Variance criteria.

**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.**

Varying the Frontage Landscape standards in this scenario will not injure or adversely impact legal conforming uses of any adjacent properties.

**2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.**

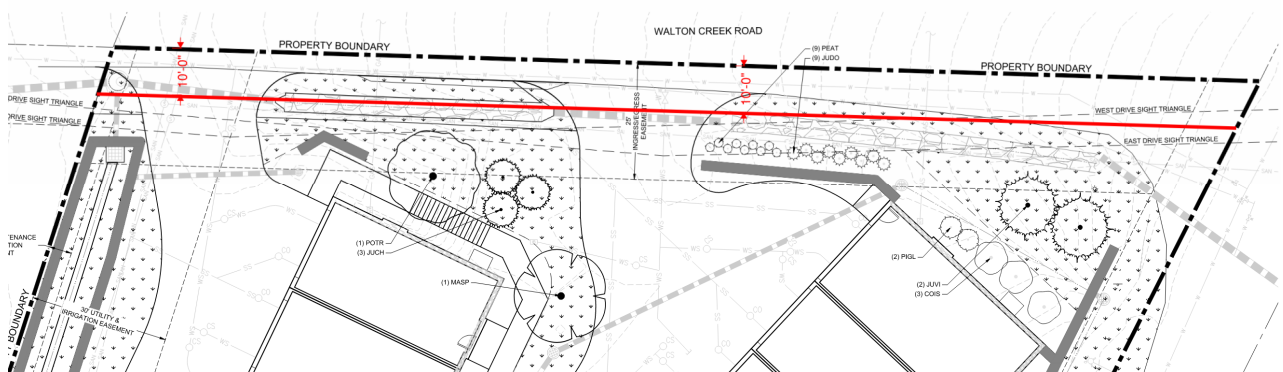
This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.
- Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhoods.
- Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.
- Policy CD-1.4: Encourage high quality site planning and building design.

**3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:**

The variance application meets the criteria for an acceptable unnecessary hardship or practical difficulty: 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.

The lot line along the North edge of the property/frontage of the site is located within Walton Creek Rd., which makes it nearly impossible for the Applicant to meet the Landscape Frontage standard, as most of the technical “frontage” is within either the asphalt roadway or the private entry drives to the site (see image below):



Furthermore, there is an existing water line and sanitary line that run parallel with the lot line in the Frontage area, which prohibits our ability to plant trees within this zone, per CDC section 402.D.1.g (which states that Trees shall be located a minimum of ten feet from a water or sewer main).

The intent of the Frontage Landscape standards is to enhance the Project’s appearance as viewed from the public realm, and provide a nice visual barrier between the road and the building proposed. The landscape plan included in this submission still achieves this intent, as there are several trees and shrubs shown along the Walton Creek Rd./Northern side of the property. They are just set back from the edge of the roadway approximately 20’ in order to



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keep a 10' clearance from the existing Sanitary main, as required per the CDC.

The strict application of the standard would be an unnecessary hardship to the applicant as it would require moving the lot line legally to the edge of asphalt and relocating water and sewer mains, which would cause unnecessary cost expenditure and disruption to traffic for adjacent properties.

While not technically meeting the Frontage Landscape standards in 402.D.2.a, the Applicant is, however, meeting the intent of the standard by proposing tree and shrub plantings in the total quantities required, just simply set further back than the 10' requirement.

Sincerely,

Gaby Riegler



April 5, 2024

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

**RE: PS24-0010 - 2075 Walton Creek Rd. - Variance Request for Retaining Wall Standards 418.C.2**

Dear Kelly,

The Applicant is requesting a Variance to sections 418.C.2 of the City of Steamboat Springs (City) Community Development Code (CDC) for the Walton Creek Townhomes proposed for 2075 Walton Creek Road (Lot9, Ski Ranches Filing 3).

**Criteria:**

**418.C.2:** The maximum overall height of a retaining wall, as measured from the lowest point of final grade at the base of the retaining wall to the top of the wall, shall be in accordance with Table 418-1.

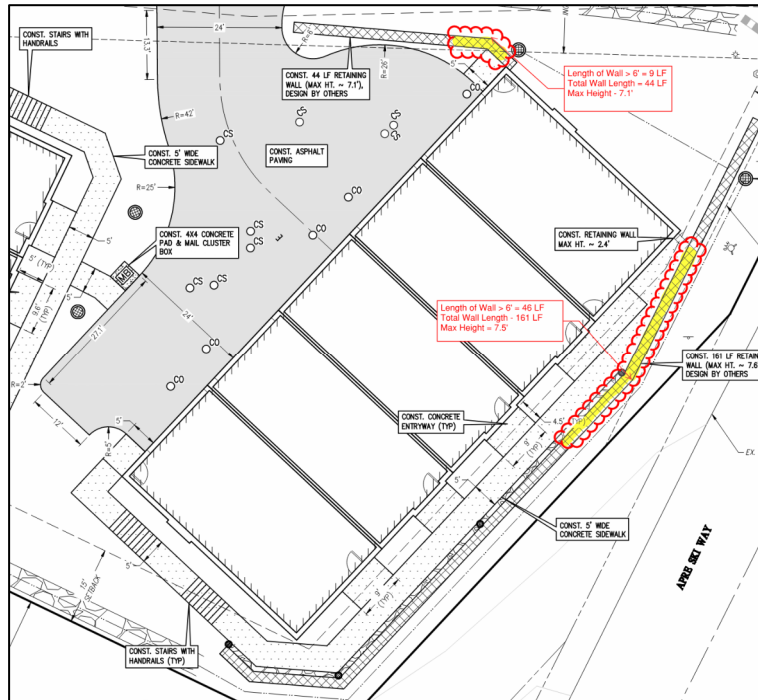
Table 418-1. Retaining Wall Height

Location	Height
Within Lot Line Setback Area	6' max. <sup>1</sup>
Within Building Envelope	11' max.

<sup>1</sup> Retaining walls exceeding 6 feet in height within a required lot line setback on an existing platted lot may be permitted by the Planning Director upon a finding that the applicant has demonstrated the wall height is necessary to achieve driveway access to the lot.

**Proposed:**

The proposed design includes retaining walls within the lot line setback area that exceed 6 ft. for approximately 55 LF of the total 205 LF of retaining walls proposed (approx. 26.8% of the length). Refer to the highlighted areas in the image that follows.



Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

The development of a Residential multiple-family building on this site requires a variance to CDC Section 418.C.2 Below are our responses to the Development Plan Variance Criteria:

**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.**

Retaining wall height exceeding 6 ft. within the lot setback lines at some areas will not adversely impact legal conforming uses of adjacent property.

**2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.**

This variance would be compatible with and help promote the following policies outlined in the Community Plan:

- Policy CD-1.4: Encouraging high quality site planning and building design.
- Policy H-1.3: Integrate housing in mixed-use areas.
- Policy LU-2: Supporting infill development and redevelopment.

- Policy LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.

**3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:***

**Acceptable Alternative:**

The proposed development provides the following acceptable alternative(s) to the standard: The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.

The purpose and intent of the code standard is to minimize the impact of retaining walls on adjacent properties. The height exceeding 6 ft. in the locations identified above does not impact adjacent properties, as the height of the wall relative to the ground on the side visible to the adjacent properties is much less (ranging from 6" to approximately 1.5' high, and follows the grade accordingly). The retaining walls will actually help enhance the adjacent property to the South, as they create a nice visual barrier between the new townhomes and the existing gravel access drive to the adjacent property.

The retaining wall heights are compliant for 73.2% of the total linear footage of retaining wall, and the 26.8% where the heights are slightly higher than what the code stipulates will not impact the adjacent properties anymore than they would have if the height were within compliance (a foot or so shorter in height). Therefore, strict application of these standards does not further the intent of the code in this circumstance.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler



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April 5, 2024

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

**RE: PS24-0010 – 2075 Walton Creek Rd – Transparency Standards Variance Request**

Dear Kelly,

The Applicant is requesting a Variance to the Glazing and Transparency standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 437.H.4.a, for the Walton Creek Townhomes proposed for 2075 Walton Creek Road (Lot 9, Ski Ranches Resurvey, Filing 3).

Specifically, this variance is related to **Section 437.H.4.a**

**Criteria:**

**437.H.4.a: A minimum of 25 percent of the wall area of all floors on all building facades**

**Proposed:**

The glazing percentages proposed are as follows:

	LOCATION	GLAZING AREA (SF)	FAÇADE AREA (SF)	PERCENTAGE
<b>BLDG 1</b>	<b>B1-W</b>	<b>768.67</b>	<b>3755.82</b>	<b>20.47%</b>
	<b>B1-E</b>	<b>505.42</b>	<b>2308.88</b>	<b>21.89%</b>
	<b>B1-S</b>	<b>166.50</b>	<b>1200.12</b>	<b>13.87%</b>
	<b>B1-N</b>	<b>166.50</b>	<b>1029.18</b>	<b>16.18%</b>
	LOCATION	GLAZING AREA (SF)	FAÇADE AREA (SF)	PERCENTAGE
<b>BLDG 2</b>	<b>B2-W</b>	<b>421.53</b>	<b>2108.40</b>	<b>19.99%</b>
	<b>B2-E</b>	<b>281.57</b>	<b>1277.40</b>	<b>22.04%</b>
	<b>B2-S</b>	<b>114.83</b>	<b>1035.59</b>	<b>11.09%</b>
	<b>B2-N</b>	<b>114.83</b>	<b>1084.63</b>	<b>10.59%</b>



Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This redevelopment requires a variance to CDC section 438.H.4.a. Below are our responses to the Variance criteria.

**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.**

The façades that do not conform to the CDC standards indicated in 437.H.4.a will not injure or adversely impact legal conforming uses of any adjacent properties.

**2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.**

This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- **Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.**
- **Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhoods.**
- **Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.**  
The design of this redevelopment is compatible with the context of the adjacent existing neighborhoods and buildings. Other residential buildings in the nearby vicinity also feature facades that do not contain transparent glazing in the amounts required per section 437.H.4.b.
- **Policy CD-1.4: Encourage high quality site planning and building design.**  
Despite not technically meeting the transparent glazing percentages required by the CDC design standards, the proposed buildings represent high-quality, efficient, building design, and contain an appropriate amount of transparent glazing, consistent with industry standards and comparable projects in the area and nationwide.

**3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:**

The variance application meets the criteria for an acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought. The proposed design provides 20% or more on both the East and West Elevations of both buildings, which is consistent with residential developments in the vicinity.

Furthermore, the transparency standards are difficult to achieve for a townhouse residential product, which is constrained by a very efficient interior floorplan containing several limiting elements that make it challenging to provide exterior wall openings (e.g. stairwells, kitchens with full-height cabinetry, proposed fireplaces, bathrooms with in-wall plumbing and/or privacy concerns, etc.). That said, the applicant is still providing glazing that is consistent with industry standards and providing ample light within the interior spaces of these units. Additionally, black metal panel accents are being utilized at many windows throughout, giving the perception to pedestrians/vehicles passing by of a larger window opening. This provides additional interest to the façades and helps the Applicant in further achieving a result that is equal to the code standard in 437.H.4.a.

While not technically meeting the standards in 437.H.4.a, the Applicant is, however, implementing two of the three



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guidelines indicated in section 437.H.5 – Glazing and Transparency Guidelines. Namely, **item a.** (Extensive glazing should be utilized to take advantage of views and avoid large areas of blank walls) and **item b.** (Clear glazing incorporating UV protection technology should be used – low-e glass will be implemented).

Because the above strategies are being implemented, the Applicant still meets the intent of the code standard and provides a result virtually equal to the code standard, despite not technically meeting the exact quantities prescribed.

Sincerely,

Gaby Riegler