



MAY | RIEGLER
PROPERTIES

April 10, 2021

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

**RE: PS24-0009 – TOWNHOMES AT 2075 WALTON CREEK RD – ZONE MAP AMENDMENT
PROJECT NARRATIVE**

This letter presents a narrative for a Zoning Map Amendment application PS24-0009 for 2075 Walton Creek Road, Steamboat Springs. 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 Applicant is planning an eight (8) townhome residential project on the site, and seeks to rezone the site to MF-2. On May 03, 2022, City Council approved application number PL20220008, namely a Community Plan Amendment to change the Future Land Use Classification of 2075 Walton Creek Road from Neighborhood Residential – Low to Neighborhood Residential – Medium, which was the first required step in the zone map amendment process.

This proposed zoning map amendment will permit a multi-family residential development, such as the one proposed in the Development Plan PS24-0010, being submitted concurrently with this application.

The Applicant is proposing a Zone Map Amendment under Article 720 of the Steamboat Springs Community Development Code (CDC). The criteria for approval are outlined in Article 720.B, and each is addressed below.

1. *The Zone Map amendment will be consistent with the purpose and standards of the proposed zone district.*

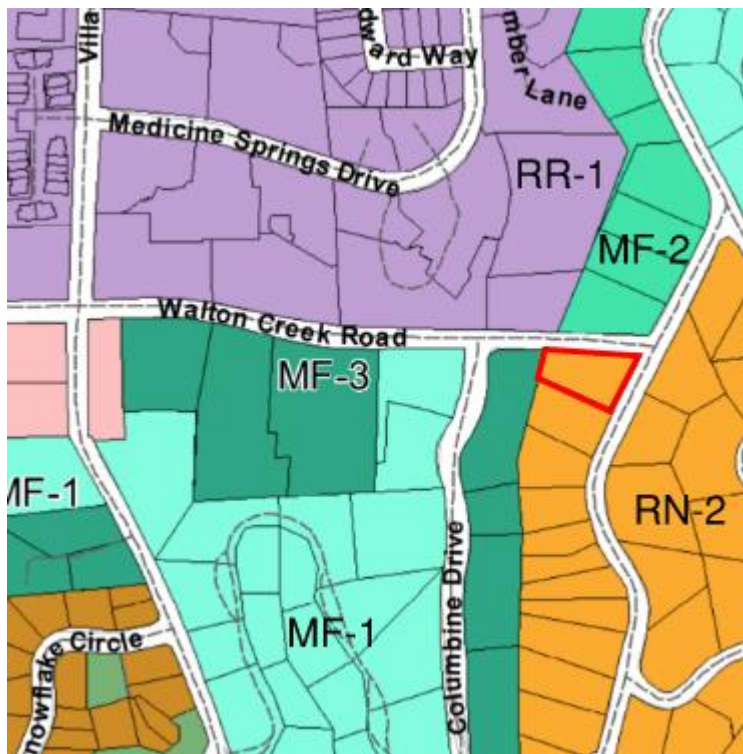
Per section 213.A of the CDC, the multi-family zone districts are “intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments and other attached residential forms, as well as limited non-residential uses that are complementary to and compatible with a multi-family residential neighborhood.” A Zone Map Amendment to change the zoning of 2075 Walton Creek Rd (Lot 9, Resurvey Ski Ranches Filing 3) from RN-2 to MF-2 will permit a townhome project to be developed on the site, consistent with the purpose and standards of the MF-2 zone.

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.*

The type, height, massing, appearance, and intensity of development permitted in the proposed MF-2 zone district will be compatible with surrounding zone districts, land uses and neighborhood character. Though 2075 Walton Creek Rd. is a part of the Ski Ranches Filing No. 3, it currently is the only lot in the subdivision with existing access to Walton Creek Road. There are no other lots located along and/or accessed by Walton Creek Rd. that are zoned RN-2.

The lot to the west is the Meadows Condominiums with access from Columbine Drive (zone MF-1), the Lot directly across the street is Herbage Townhomes/Condominiums and is zoned MF-2. The lot across the street and westerly is Thunder Mountain Condominiums and is zoned RR-1. Lot 9 is detached from the neighborhood of Ski Trails Filing No. 3 due to lack of access on Apres Ski Way. The lot directly South of Lot 9, Ski Ranches Townhomes, contains an access driveway that cuts in front of Lot 9's property, making it nearly impossible to access Lot 9 via Apres Ski Way.

Below is a snapshot of the City zone map, which illustrates that the proposed zone amendment requested would essentially be an extension of the zone district directly across the street from the site on the other side of Walton Creek Rd.



The below chart illustrates the relevant differences between the current zoning (RN-2) and the proposed rezoning (MF-2), and also identifies what is being proposed in the concurrent Development Plan Application (PS24-0010):

	RN-2 Zone	MF-2 Zone	Proposed PS24-0010
Principal Building Front Setback	20' min	15' min	15'

Principal Building Side Setback	10' min	15' min	15'
Principal Building Rear Setback	10' min	15' min	15'
Building Overall Height	40' max	63' max	32'-0"
Average Plate Height	28' max	41' max	20'-4"
Lot Coverage	35%	40% max	26.5%
Floor Area Ratio	No max	45% max	44.99%

As shown above, the proposed Zone Map Amendment's primary purpose is to allow for multi-family residential on the lot, since virtually all other characteristics of the proposed development plan would still fit within the constraints of the RN-2 zone parameters.

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

The primary advantage of the proposed Zone Map Amendment is that it will permit a multi-family project along a transportation corridor, thus providing additional housing for more individuals/families than what currently exists on this Lot. A disadvantage may include a slight increase in traffic on Walton Creek Road (albeit not enough to meet the city's criteria to require a traffic study), however the site is very proximate to the City bus stop, which will assist in traffic reduction. The advantages of providing four times as much housing as the current zoning allows outweighs the disadvantages.

- 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 proposed amendment will minimize any adverse impacts on the natural environment.*

The current site does not include any wetlands and has minimal wildlife habitat. Any vegetation affected on the site will be replaced with new plant material per the requirements of the CDC. Water and air quality impacts will be minimized and addressed in the Development Plan application process, per CDC requirements.

- The proposed amendment substantially furthers the preferred direction and policies outlined in the community plan and other applicable adopted plans.*

The project furthers the preferred direction and policies outlined in the Community Plan (SSACP) as follows:

- **Goal LU-2: Our community supports infill and redevelopment in core areas.**
- **Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.**
- **Strategy LU-2.1(a): Identify Infill Opportunities**

- **Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhoods.**

- **Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.**
- **Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods**

- **Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions**
- **Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas**
- **Policy GM-2.4: New development should not cause a reduction in the level or quality of service to taxpayers and residents**
- **Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development**
- **Policy H-3.1: New Development will incorporate a Mixture of Housing Types... In particular, the City will promote the siting of higher density housing near public transportation...**

In summary, re-zoning Lot 9, Ski Ranches Filing No. 3 from RN-2 to MF-2 will provide an appropriate zoning which will allow for multi-family residential development with limited impacts to the adjacent properties, and is a natural extension of the various multi-family zoned lots in the immediate vicinity.

Thanks for your consideration and your time in reviewing this application. Please reach out with any questions.

Sincerely,

Gabriela Riegler