



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

May 10, 2024

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO

RE: 1169 & 1147 Oak Street
Lot 5-9 Block 12, Original Town of Steamboat Springs
Steamboat Springs, CO

Dear Planning Department;

This letter presents a narrative for a Zoning Amendment application for 1169 & 1147 Oak Street, Steamboat Springs. The legal description for the property is Lot 5-9, Block 12, Original Town of Steamboat Springs. Currently the lots are occupied by duplex residence and are zoned Residential Old Town (RO). The new property owners purchased the lots April 9, 2024 under two different, Colorado Limited Liability companies. At this time, we are making an application for a zoning change to Commercial Oak Two from the Residential Old Town zoning. The zoning amendment will permit a low intensity commercial uses and residential uses without conditional use applications and reduce dimensional variances to meet the current RO Zoning standards.

The owner is requesting the 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 we have addressed each of the criteria with findings as listed below.

1. The Zone Map amendment will be consistent with the purpose and standards of the proposed zone district. **The change from RO to CK-2 zoning will be consistent with the rest of the north half of Block 12, Original Town of Steamboat Springs. The easterly half of Block 12 includes both a residence and bakery. The new CK-2 zoning will allow for mixed use developments that increase downtown residential living opportunities and businesses. Such zoning will be consistent with the Block and downtown area where the properties are located.**
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. **Amending the zoning map to CK-2 for the parcels will be compatible with the surrounding zone districts and neighborhood character for Block 12. The north half of Oak Street between 11th and 12th Street is a steep hillside that is the rear of Block 11. Due to the grades on the rear of the Block 11 lots there is no access to the lots from Oak Street. Lots 6-9, Block 12, will have access from Oak Street like the east side of the block. Lot 5, Block 12 can possibly access from Oak Street or 12th Street. However, 12th Street is a main access to Colorado Mountain College and not promotive to single residential housing on the street. Due to the amount of traffic a commercial zoning appears to match the surrounding areas.**
3. The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood. **The advantage of the rezoning will permit a mixed-use commercial project along a downtown high density corridor. The lots remaining Residential Old Town will encourage single family homes on lots that will require variances or conditional use applications.**

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 proposed amendment will minimize any adverse impacts on the natural environment. The current site includes limited wetlands on the south side of the lots along Soda Creek. The properties have minimal wildlife habitat and any vegetation on the site will be subject to the tree preservation requirements within the CDC. Furthermore, any development project on the lot will be subject to the CDC requirements which address water quality and air quality.**
5. The proposed amendment substantially furthers the preferred direction and policies outlined in the community plan and other applicable adopted plans. The proposed rezoning of Lot 9 is compatible with the goals, policies, and strategies of the Steamboat Springs Area Community Plan.
 - a. Goal LU-2: Our community supports infill and redevelopment in core areas
 - b. Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
 - c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
 - d. Policy LU-5.1: Develop appropriate land use densities to support transit
 - e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
 - f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.
 - g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas

Re-zoning Lots 5-9, Block 12, Original Town of Steamboat Springs will provide an appropriate zoning to five lots with limited impacts to the adjacent neighborhoods.

Based on the above criteria being met, we look forward to the staff report and public hearings for the proposed rezoning of Lots 5-9, Block 12, Original Town of Steamboat Springs.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering