

Variance Request

July 25, 2024

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

RE: Variance Request – Retaining Wall Height
Steamboat Springs, Colorado

Greetings:

On behalf of Thunderhead Beach LLC (Applicant), we are submitting a variance request for the 1965 Ski Time Square Drive project. This narrative has been developed to address the criteria specific for approval as described in Section 719 of the Community Development Code (CDC). This information is intended to accompany the Conceptual Development Plan and Engineering Variance submittal.

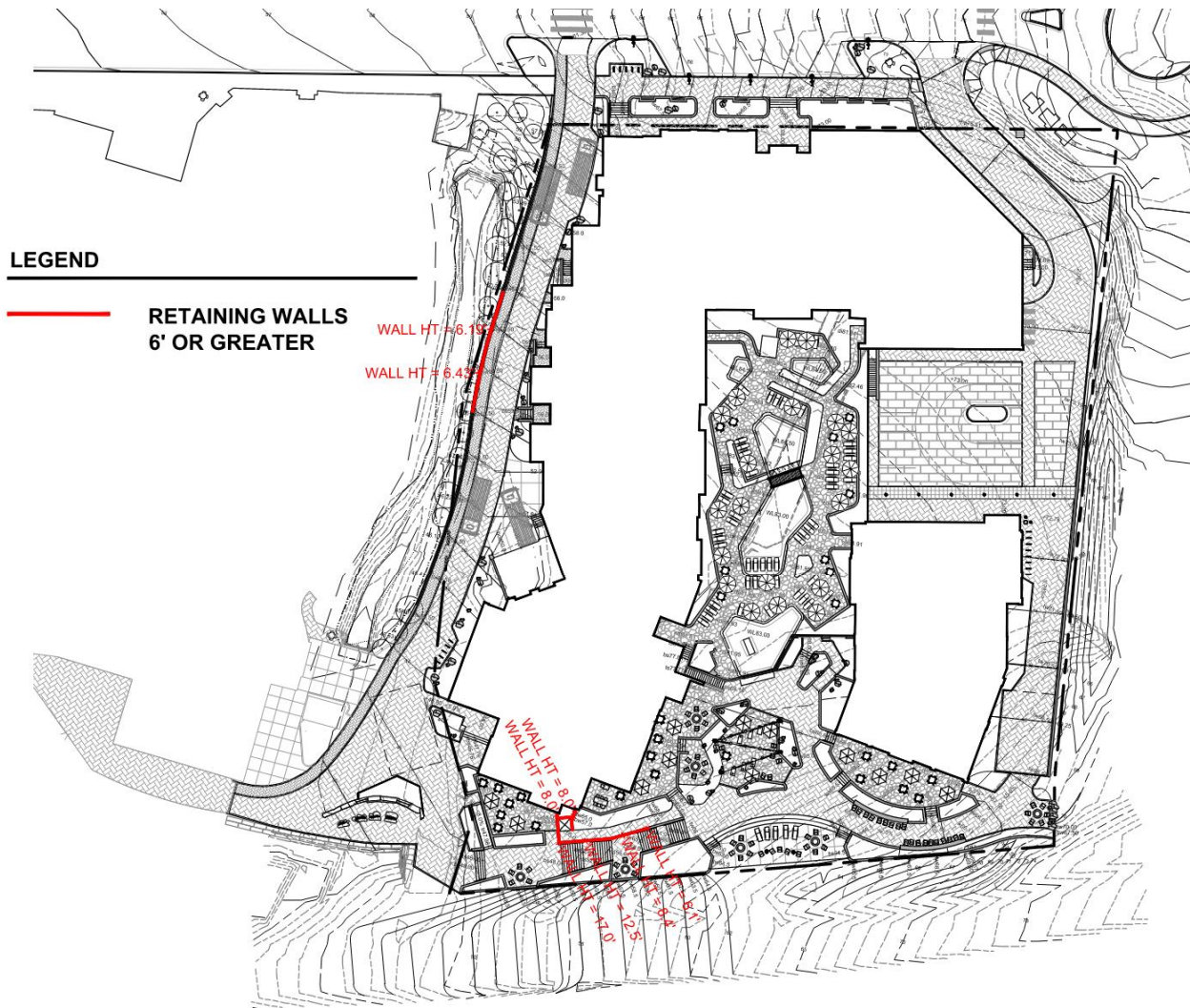
The specific request is to vary **Steamboat Springs Local Amendment to Section 418.C.3 RETAINING WALLS Standards** which reads:

Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. Stepped wall segments shall:

- a. Not exceed six feet in height; and**
- b. Have a horizontal offset of at least three feet from the face of each wall segment.**

Project Background:

The project is located at 1965 Ski Time Square Drive and fronts the promenade, with a planned pedestrian and service connection along the Torian Plum promenade on the west property line and passenger vehicle and fire truck access to the east of the building. An elevated pool deck connects to the public amenity deck. Restaurant and bar decks overlook the ski slope to the south.



4 | A4.DIV-1.418 - RETAINING WALLS
1" = 50'-0"

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D General Criteria For Approval:

- 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 planned pedestrian connection along the west promenade is required to be ADA accessible per the CDC. To connect the existing elevations at Ski Times Square Dr. and the Promenade along

Variance Request

the ski hill but maintain the existing condition of the creek a retaining wall taller than 6' is required.

The existing site has a slope of +10% from the southeast corner, down to the southwest corner. To provide an ADA accessible route (5% max) along the south promenade, a vertical lift is required. The lift creates a large vertical wall (>6') to create a path that meets back up with the promenade. The wall will be designed to allow local/public art installations and reflect the atmosphere of the community.

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

The proposed project and this Variance Request will not interfere with the following goals, policies and strategies of the Steamboat Springs Area Community Plan:

- 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 neighborhood
- Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods
- Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system
- 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

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

a. Unnecessary Hardship or Practical Difficulty

- i. **Major Variance:** 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.

It is our belief that the project request meets the **Unnecessary Hardship or Practical Difficulty** criteria.

The access to the Expansion Property is the adjacent out lot, Ski Trail Subdivision Filing No. 3, File No. 6718, which is 60-feet wide. This out lot does not meet current standards for width. The fixed out lot and

Variance Request

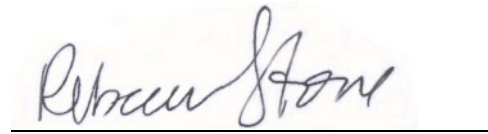
the developed adjacent properties does not allow horizontal roadway alternatives, only vertical. The absence of options for modifying the access road extends to the site – the road is establishing the elevations that set the heights of the retaining walls.

The horizontal (depth) limitations of the parcel does not afford the space necessary to continuously terrace the retaining walls to meet the requirements of Section 418. The integrity of the proposed retaining walls is important to the developer, the future residents, and the adjacent properties.

The strict application of the standard is an unnecessary hardship to the applicant and the special circumstances are not the result of actions of the property owner or Applicant and exist with or without this Application.

If you have any additional questions or need any additional information, please do not hesitate to call.

On behalf of the Owners, Majestic Realty,

A handwritten signature in dark ink, reading "Rebecca Stone", is positioned above a solid horizontal line.

Rebecca Stone, AIA, LEED BD+C
Principal and Resort-Hospitality Practice Leader
OZ Architecture Inc.
303-861-5704 (office)
303-887-8221 (mobile)
bstone@ozarch.com