



MAY RIEGLER
PROPERTIES

August 26, 2024

Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477-5088
Attn: Jeremy Brown

RE: PL20240106 (Submittal #2)– 2075 Walton Creek Townhomes - Landscape Frontage Variance Request

Dear Jeremy,

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 of the Project is 10' (MF zone, Non-EC Overlay), and the Category is "A", which requires 1 planting per 400 SF with the mix of plantings per table 402-3.

Table 402-1. Frontage Landscaping

Zone District	Depth ¹	Category ²
RR	15' min.	C ³
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:

Plantings will be provided in the Frontage landscape area per the chart included below. The applicant is able to provide the required amount of plantings via the 3:1 shrub to tree replacement ratio, but is short on the required quantity of grass (46% vs 60%).

STREET FRONT PLANTING (MF-3)					
CATEGORY A					
NUMBER OF PLANTINGS	STREET FRONT AREA	CALCULATION	MIN. PLANTS REQ.	TOTAL PLANTS PROVIDE	
1 PLANT / 400 SF (MIN)	2,367 SF	2,367 SF / 400 SF	6	27	
1 PLANT = 1 TREE OR 3 SHRUBS					
PLANTING TYPES	REQUIRED %	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED	PROVIDED SHRUB SUBSTITUTION
EVERGREEN TREES (10'+)	10%	6 x .1 = .6	1	0*	3
EVERGREEN TREES (8'-9')	15%	6 x .15 = .9	1	0*	3
EVERGREEN TREES (6'-7')	10%	6 x .1 = .6	1	0*	3
DEC TREES (2.5" CAL)	20%	6 x .2 = .6	1	3	
ORNAMENTAL TREES	15%	6 x .15 = .9	1	0*	3
SHRUB (5 GAL)	15%	6 x .15 = .9 x 3 = 2.7	3	12	
GRASS SEED / SOD / TURF	60%	2,367 SF x .6	1,420 SF	1,080 SF	

*DUE TO EXISTING UTILITIES AND EASEMENTS, TREE REQUIREMENTS WERE UNABLE TO BE MET - SUBSTITUTION SHRUBS PROVIDED



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 alternative. The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.

Due to the proximity of an existing sewer main that runs along the frontage of the lot, the Applicant is unable to locate trees along roughly half of the frontage area, as they would be within 10' of the utility line. Three trees and Twenty Four (24) shrubs are shown within the frontage area, which more than covers the required amount of plantings per the 3:1 shrub replacement ratio. The applicant is proposing nine (9) more shrubs than what is required.

The grass area provided in the 10' frontage area represents only 46% vs. the 60% required by the CDC. However, there is over 1,600 SF of grass shown in and around the drainage V-ditch and between the sidewalk and the effective lot line. Though this is technically within the ingress/egress easement area and not the technical "frontage area", it is effectively all the frontage of the Project and helps meet the intent of the frontage landscape standards, which is to enhance the Streetscape and optimize the experience of the Project as viewed from the public realm, and provide a nice visual barrier between the road and the building proposed.





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While not technically meeting the grass requirement in the frontage landscape standards, the Applicant is meeting the intent of the standard with the 1,600 SF of grass within the 25' ingress/egress easement area, as well as the nine (9) shrubs over and above those required per the frontage landscape standards.

Sincerely,

Gaby Riegler
SVP Development
May Riegler Properties