

July 23, 2024

City of Steamboat Springs Planning  
137 10th St  
Steamboat Springs, CO 80487

RE: Zoning Amendment application, Detailed Narrative for the Steamboat Christian Center property at TR In SE4xSW4 SEC 28-6-84, 821 Dougherty Road

Dear City of Steamboat Springs Planning Department,

Please accept this narrative for a proposed Zoning Map Amendment (ZMA). The Owner, Steamboat Christian Center would propose to change their property from RE-1 (Residential Estate 1) to CC (Community Commercial). This zoning change would make this last property on the South end of the city boundary to match the zoning all along on both sides of the highway surrounding this property. Right now, as an RE-1 zone, this property is an outlier by having a lowest density residential zoning, rather than the CC zoning that is more appropriate for this highway frontage along the Entry Corridor as you come into the city.

The existing use of the site has been a church, or Religious Assembly, since the church was built in 1985. This is a conditional use within both the RE-1 and the CC zone districts and would continue to function as Religious Assembly with this new zoning change. Similarly, a new principal use for the private school, as a School, Elementary/Secondary has existed on the property for about a year. This is also a conditional use in both the Re-1 and CC zone districts, and would continue to function in this manner. There also exists a single-family residence on the property that is a use-by-right. With this zoning change, this use would become a legal non-conforming use. The goal would be for the church to consider replacing this new non-conforming use as soon as possible with a few workforce housing units for church employees.

Below are the applicant responses to the criteria for approval for a zoning map amendment:

**Zone Map Amendment, CDC Section 720:**

The zone map amendment as submitted meets the Community Development Code (CDC) criteria for approval under Section 720.B, as noted below;

- 1. The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district.*  
The purpose of the CC zone district is mixed-use “intended to provide areas for community-wide commercial and multiple-family residential uses” and “mixed-use development that establishes an active corridor and attractive streetscape”. The uses on this property already match this purpose, and match the purpose much more appropriately than the existing RE-1 zone district.
  - 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 pattern within the community.*
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Both sides of Highway 40, surrounding this property, are already zoned CC. Therefore, the intensity of development on this property would be expected to be compatible with the other CC zoned properties around it.

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

It is currently a disadvantage to the community having the first property on the south end of the city zoned for only a single-family home. Making the entire Highway 40 frontage consistent as Community Commercial will be an advantage for the immediate area as well as the community, for both potential housing or potential commercial services.

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 zoning amendment will not create any adverse impacts to the natural environment.

5. *One of the following conditions exists:*

a. *The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans; or*

**b. *The proposed amendment is necessary to respond to changed conditions since the adoption or last amendment of the Official Zone Map; or***

c. *The proposed amendment will correct an error on the Official Zone Map.*

The existing RE-1 zone district has most likely been applied to this property since first created. It certainly has been zoned this way since long before the rest of the CC corridor developed around it. These changed conditions along Hwy 40 around this property make it necessary to respond to and to update the zoning for this property as well.

Thank you for your consideration. Please call or reply with any questions.

Sincerely,

Brian Adams  
APEX Architecture, PC

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