

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 Community Plan Amendment (CPA) to revise the Future Land Use Map. The Owner, Steamboat Christian Center would propose to change their property from "Low Density Residential (LDR) to Mixed Use Corridor (MUC). This future land use 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. The only other property that is zoned LDR is the residential development immediately north of the subject property. We would suggest that this designation is incorrect for their property as well, as it does not meet the recommended zoning for LDR. For the subject lot, the LDR location criteria and character criteria do not fit this entry corridor location of town.

Instead, the subject property fits the location criteria and character criteria of the Mixed Use Corridor land use, and should be amended to this land use designation.

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

Community Plan Amendment, CDC Section 724:

The community plan amendment as submitted meets the Community Development Code (CDC) criteria for approval under Section 724.C, as noted below;

1. *Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.*
 - a. *The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.*

The existing land use designation for Low Density Residential does not meet the criteria defined in the Community Plan, and needs to be updated to a land use that fits this properties use and location.
 - b. *The proposed amendment will promote the public welfare and is compatible with the surrounding area, and the goals and policies of the Plan.*

Revising the future land use to mixed use corridor will be compatible with the surrounding properties along Highway 40, and will promote public welfare with a land use designation more suitable for the entry corridor and for properties served by the Core Trail.
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The amendment will also support the following policies and goals in the SSACP:

LU-1.1: The Future Land Use Plan creates an integrated and compatible mix of land uses.

LU-1.3: New development will create a reasonable balance between jobs and housing.

LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.

Goal LU-4: Our community will promote the development of compact Commercial Activity Nodes and a mixed use corridor along US 40 between commercial nodes.

LU-4.2: Existing commercial development along highway corridors in between Commercial Activity Nodes should evolve over time to become mixed-use corridors.

LU-5.1: Develop appropriate land use densities to support transit.

GM-2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services.

CD-1.4: Encourage high quality site planning and building design.

CD-4.1: Major highways and arterials shall maintain a high quality of design.

T-1.1: New development, including infill, shall be designed to achieve walkable communities and limit trip generation.

T-2.1: New development shall include an interconnected pedestrian and bicycle system.

c. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

The proposed amendment will not have any negative impacts on service provision.

d. The proposed amendment is consistent with the City's ability to annex the property.

The subject property is within city limits, and this criteria is not applicable.

e. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

The existing low density residential designation goes against the location and character criteria for that designation, resulting in a current situation that is not intended and does support the goals and policies of the SSACP. The proposed amendment will rectify this unintended situation.

2. *Future Land Use Map Amendments shall also be evaluated using the following additional criteria:*

a. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.

As described above, the description of the land uses, and goals and policies of the SSACP, make this location is the best site to provide the mixed use designation. Mixed use properties are in short supply, and increased density and variable use types along Highway 40 are important goals of the SSACP.

b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.

Describe above, the proposed change in land use designation is compatible with the preferred direction and policies in the SSACP.

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

Sincerely,

Brian Adams
APEX Architecture, PC
