

STOCKMAN REAL ESTATE SALES CENTER TRAILER

CONDITIONAL USE - DETAILED NARRATIVE REV 1

STEAMBOAT SPRINGS, CO | 2024.01.02





INTRODUCTION & BACKGROUND

On behalf of Alterra Mountain Company we are submitting this development plan for a Real Estate Sales Center Trailer in association with PL20240125. The proposed location of the Real Estate Sales Center Trailer is in Steamboat Square and is intended to provide pedestrian access to any users of the Steamboat Ski Area Base. The trailer will be open to the public and will provide information on the future development of the Thunderhead parcel, to be called, The Stockman. The Stockman will extend the current promenade from Steamboat Square up and around the Ski Slope to the west edge of parcel B, while also providing additional pedestrian access directly to Ski Time Square Dr. The development will be an integral piece in continuing the overall vision of the Steamboat Ski Area Base.

APPLICANT

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PROJECT VISION

The vision of the Mountain Town Sub-Area Plan and Mountain Area Master Plan is to enhance visitor and community experience by extending the current promenade that surrounds the base of the ski area and help revitalize Ski Time Square Dr. The Stockman embodies these objectives making it a key component to the Steamboat Ski Area Base community and neighborhood. The Real Estate Sales Center Trailer is proposed to be in Steamboat Square to inform the community of the future development and how it will further enhance and connect the neighborhood.

The Stockman is envisioned to be a welcome and inviting environment for people of all backgrounds with no desire to be a secluded resort. The associated Real Estate Sales Center Trailer is intended to be an extension of these values. All materials as well as the look and feel of the Stockman will be reflected in the trailer design.

PROPERTY DESCRIPTION

The Real Estate Sales Center Trailer will be located in Steamboat Square. The previous building used as the Steamboat Adaptive Recreational Sports Center, was demolished in 2021 and has been a vacant deck ever since. Martin & Martin (Structural Engineer) has confirmed the weight of the trailer can be supported by the structural capacity of the deck.

Site Description: 2305 Mount Werner Circle #B1 is located on the Steamboat Ski Area Base.



Size: Approximately 0.11 acres
Existing Use: Vacant Deck (previous building demolished 2021)
Zoning: Gondola-2 (G-2)
Easements: N/A

PLANS AND REGULATIONS

The proposed project is guided by the following plans and regulations:

- Community Development Code | Steamboat Springs Municipal Code | CDC Version 26-6
- Mountain Area Master Plan | City of Steamboat Springs, Colorado | November 2022
- Steamboat Springs Area Community Plan

SKI TIMES SQUARE IMPROVEMENTS

The Sales Center will contribute to the continued effort of activating the base area by informing and exciting the public of the future approved developments that will align with the URA and MAMP Ski Time Square Improvements vision.

PROJECT DESCRIPTION

The Stockman Real Estate Sales Center is proposed in association with Development Plan PL20240125. The Sales Center will consist of a single 380sf trailer located on the occupied roof deck at the Steamboat Ski Area Base. -The trailer will be a direct representation of The Stockman and reflects the approved materiality as well as the look and feel of the design.

The use of the Sales Center will allow potential buyers of the Stockman Condominiums to understand the vision of the development and review unit designs. The intent is to market the development and allow the community to understand the public amenities and commercial uses that will be provided to further activate the Ski Hill and the surrounding area. If potential buyers are interested in a purchase, additional materials will be provided.

PROPOSED USE

[Please refer to Architectural & Civil Sheets for location of proposed uses and square footages.](#)

SPECIFIC AREAS OF NON-COMPLIANCE WITH THE CDC

1. [Please refer to section 307 Temporary Use and 707 Conditional Use below requesting a Conditional Use Permit to allow the Temporary Sales Center Trailer associated with PL20240125 to be located on an adjacent property that is not within the same subdivision.](#)

CDC ANALYSIS

ARTICLE 2 – ZONE DISTRICTS

200 – ZONE DISTRICTS ESTABLISHED

200.C – Zone District: [200.C.p – Gondola - Two \(G-2\)](#)

216 ZONE DISTRICT: GONDOLA-TWO



ARTICLE 3 – USE DEFINITIONS AND STANDARDS

300 ORGANIZATION OF USES

300.B Use Types

- .1 Principal Use – [Temporary use in association with Residential Use \(PL20240125\)](#)
- .2 Accessory Uses – [N/A](#)
- .3 Specific Uses – [Table 300-3: Real Estate Sales Trailer](#)

300.C Use Classification and Categories

- 1.a. Use Classification – [Temporary Uses](#)

300.D Zoning Procedures

- .1 By-Right Uses (R) – [N/A](#)
- .2 Limited Uses (L) – [Per Table 300-3, G-2 is a Limited Use Zoning Procedure for a Real Estate Sales Trailer.](#)
- .3 Conditional Uses (C) – [Real Estate Sales Trailer is proposed to be located outside of the subject property \(PL20240125\) and subdivision.](#)

300.E Permitted Uses

- .1 Permitted Use Matrix – [Table 300-3, Temporary Uses, Real Estate Sales Trailer = L](#)
- .2 Uses Not Specifically Listed – [N/A](#)
- .3 Uses Permitted Through Annexation – [N/A](#)

300.F Use Standards – [N/A](#)

- .1 Parking Standards by Use – [N/A](#)
- .2 Additional Standards - [Table 300-3, Temporary Uses, Real Estate Sales Trailer = 3 Parking spaces](#)

307 TEMPORARY USE

307.A.6 Real Estate Sales Trailer

The temporary use of a trailer or other moveable structure as an office to sell property interests within a specific subdivision or development.

Use Standards:

- a. Real estate sales trailers shall be located on the same lot or within the same development or subdivision as the property interests for sale.
[The proposed location of the Real Estate Sales Center Trailer is on the roof deck of Steamboat Sports at the base of the Steamboat Ski Area. This is not within the development on 1965 Ski Time Square Drive \(PL2024012\), but less than ¼ of a mile away. Per the Routt County Assessor's Office, the development on 1965 Ski Time Square does not have a subdivision listed or is under the Inn at Thunderhead Condo. This does not match the proposed location of the Sales Center which is part of the Gondola Square Condominiums subdivision.](#)

[The proposed location of the Sales Center and the 1965 Ski Time Square Drive development is within the same Ski Area Comm Neighborhood.](#)
- b. Real estate sales trailers are permitted for one year or until 75 percent of the property interests are sold, whichever occurs first.
[The proposed duration of the Sales Center is 3 years and 75 percent of the property interests are sold. Ideally, this will prevent the need to re-apply for a Conditional Use Permit every year until 75% of the units are sold.](#)
- c. The number of real estate sales trailers per development or subdivision shall be limited to one.
[Please refer to Architectural Plans, one \(1\) trailer is proposed.](#)



- d. Real estate sales trailers shall not exceed 1,000 square feet gross floor area.
Please refer to Architectural Plans, the proposed Sales Trailer is 380sf.
- e. Access and parking areas serving the real estate sales trailer shall be an approved all-weather surface and maintained in a dust-free condition.
Access to the sales center is through the Steamboat Ski Area Base which is a paved/stone surface that is maintained year-round.

On-site parking, as required per Table 300-3, Temporary Uses, Real Estate Sales Trailer, is not viable due to the size and location of the parcel. Off-Site Parking in accordance with CDC 406.E is provided by gondola square garage directly below the location of the sales center.

ARTICLE 4 – DEVELOPMENT AND DESIGN STANDARDS

406 OFF STREET PARKING

406.E.2 Off-Site Parking Facilities

- a. Off-site parking facilities may be approved by City Council in lieu of on-site parking spaces upon a finding that all of the following conditions exist:
 - i. The off-site facilities are located within 300 feet of the use served in all residential zone districts, or the off-site facilities are located within 600 feet of the use served in all nonresidential zone districts; and
The existing off-site parking facility is located less than 300 feet from the Real Estate Sales Center Trailer.
 - ii. The location, operation, and maintenance of the off-site parking facilities will fulfill the purpose of the off-street parking standards; and
The existing off-site parking facility fulfills the location, operation, and maintenance of the off-street parking standards by providing:
 - 1. Access to accessible parking spaces
 - 2. The existing parking facility does not encroach on the public way
 - 3. Vehicles do not have to back into any street or public way
 - 4. All off-street parking dimensions meet the minimum standards per Table 406-2
 - 1. 9' min. width
 - 2. 18' min length
 - 3. 8' min height
 - 5. Off-street parking areas provide safe access and maneuvering in accordance with Table 406-3
 - 6. Paved with permanent surfacing for a durable and dust-free surface; and drained to dispose of all surface water accumulated within the parking area.
 - iii. The off-site facilities will be as usable and convenient as on-site parking facilities; and
Confirmed. The existing parking facility is easily accessible and within close proximity to the Real Estate Sales Center. Access from the off-site parking facility to the Real Estate Sales Center Trailer is well-maintained year-round.
 - iv. The off-site facilities will not cause traffic congestion or an unsightly concentration of parked cars.
Confirmed. Parking is proposed in an existing garage and will not cause unsightly concentration of parked cars.



- b. The City Council may require evidence of ownership, long-term lease, easement, or other legal instrument acceptable to the City Attorney to ensure unified operation, control, and continuation of off-site parking facilities.
- c. Off-site parking facilities shall not be approved to allow the use of property in a residential zone district for any commercial parking purpose except in connection with, or as an accessory use to, a permitted use in the residential zone district.
The off-street parking facility is located within G-2 Zone District.

ARTICLE 7 – DEVELOPMENT PROCESS | CRITERIA FOR APPROVAL

707 CONDITIONAL USE

707.A Applicability

Any Limited Use (L or L-P) that does not comply with specific use standards contained in Art. 3.

707.B Procedures

1. Review shall be prior to review of a building permit, if applicable.
No building permit will be required per conversation with Todd Carr at Routt County Regional Building Department for a Real Estate Sales Center Trailer if the wheels are never removed from the trailer. The Real Estate Sales Center Trailer will be constructed through a Tiny Home manufacturer who will provide a Vehicular Title with a VIN# and a Manufacturer Certificate of Origin. The trailer will be registered with the Colorado Department of Motor Vehicles (DMV).
2. Conditional Use review shall be concurrent with Conceptual Development Plan or Development Plan review, if applicable.
The Real Estate Sales Center Trailer is associated with PL20240125 which has already been reviewed by The City of Steamboat Springs Planning & Community Development and approved by the City of Steamboat Springs Planning Commission. At the time of submission and review, the Real Estate Sales Center Trailer was not conceptually planned or designed.
3. N/A

707.C Criteria for Approval

Development Plan shall be approved upon finding that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
The use of the Sales Center is to promote and provide information for the new development that backs up to the Ski Area Base at 1965 Ski Time Square Dr. This is in alignment with the CDC and the G-2 Zone District as it is intended for high intensity commercial and lodging uses, which is what the new development is providing.
2. The proposed use is consistent with the purpose of the zone district.
The G-2 Zone District is intended to promote resort-oriented, high-intensity commercial, residential, and lodging uses that are complementary to and supportive of the Base Area. The zone district emphasizes pedestrian-oriented, interconnected development that creates active public space.

The location of the Sales Center Trailer at the base of the Ski Area promotes pedestrian oriented interconnectivity of the Zone District by providing easy access to information regarding future public and commercial amenities along with the option to purchase lodging. Locating the Sales Center



within the same development will seclude the public from being able to easily obtain **information** pertaining to the site. Many users will be deterred by the construction as access to the job site will be very limited for safety.

A key theme of the development is to be welcoming and inviting to all members of the Steamboat Springs Community. This is reflected in the proposed location of the Sale Center and invites all users of the Ski Area Base to see the positive impacts of the new development.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.
The hours of operation of the Sales Center will be consistent with the neighboring commercial and retail properties. There should be little to no off-site impacts due to the size and use of the Sales Center. The intended use is to provide visual representation and information regarding the new development.
4. The proposed use complies with all other applicable requirements of this CDC.
Confirmed