

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2977

AN ORDINANCE REZONING UNITS 8 THROUGH 14, AND COMMON AREA OF RIVERFRONT PARK, FILING NO. 1; UNITS 1 THROUGH 7, FUTURE EXPANSION PARCEL FILING NO. 2, AND COMMON AREA OF RIVERFRONT PARK, FILING NO. 2; UNITS 22 THROUGH 27, AND COMMON AREA OF RIVERFRONT PARK, FILING NO. 3 FROM INDUSTRIAL (I) ZONE DISTRICT TO COMMERCIAL SERVICES (CS) ZONE DISTRICT, PL20240028.

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by the property owners to rezone the subject property from Industrial (I) Zone District to Commercial Services (CS) Zone District; and

WHEREAS, the Steamboat Springs Area Community Plan Future Land Use Map designates this area as Mixed-Use Corridor; and

WHEREAS, the Steamboat Springs Area Community Plan supports properly designed, infill development that achieves quality neighborhoods that are compatible in character and scale with the surrounding neighborhood; and

WHEREAS, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on May 23, 2024, found that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended approval of the rezoning; and

WHEREAS, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code; and

WHEREAS, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1. The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the subject property as set forth below. The City Council

also finds that this ordinance is necessary for the health, safety, and welfare of the community.

SECTION 2. Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, Units 8 through 14, and Common Area of Riverfront Park, Filing No. 1; Units 1 through 7, Future Expansion Parcel Filing No. 2, and Common Area of Riverfront Park, Filing No. 2; Units 22 through 27, and Common Area of Riverfront Park, Filing No. 3 are hereby rezoned from Industrial (I) Zone District to Commercial Services (CS) Zone District.

SECTION 3. In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

SECTION 4. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 5. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 6. The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 7. This Ordinance shall take effect five (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

SECTION 8. A public hearing on this ordinance shall be held on August 20, 2024, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 4th day of June, 2024.



Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

FINALLY READ, PASSED, AND APPROVED this 20th day of August, 2024.



Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk