



August 6, 2021

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

***RE: Landscape Frontage Standards Variance Request for Basecamp Residential and Outdoor Amenity Space, PS-20-0214***

Dear Kelly,

The Applicant is requesting a Variance to the Landscape Frontage standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 402.D.2, for the Steamboat Basecamp Residential Project at Lots 1 and 2, Worldwest Subdivision.

Specifically, the Variance is related to:

Section 402.D.2 – specifically Tables 402-1 and 402-3

***Criteria:***

402.D.2 – Table 402-1 identifies the site's frontage as being within the Entry Corridor (EC) overlay and table 402-3 further indicates that the EC overlay requires 1 planting per 200 SF minimum. This equates to a total of 127 trees.

***Proposed:***

The applicant proposes to provide 79 trees along the frontage area, which represents 1 planting per 320 SF.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This redevelopment of requires a variance to CDC section 437.H.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.***

Providing fewer trees/plantings along the frontage will not 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
- Goal H-1: Our Community will continue to increase its supply of affordable home ownership, rental and special needs housing units for low, moderate, and median-income households.
- Policy CD-1.4: Encourage high quality site planning and building design.
- Policy H-1.3: Integrate housing in mixed-use areas.
- Policy LU-2: Supporting infill development and redevelopment.
- Policy LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.

**3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:***

Acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought. The applicant is seeking this variance because we cannot physically fit this many trees along our frontage on account of the sidewalk, utility easements, and structures that make up this development plan, which helps promote all of the Community Plan policies noted in item 2 above.

The applicant, however, is providing more than the required amount of trees within the interior landscaping area. Overall, between the frontage and interior landscape area a total of 172 plantings are required per the CDC. The applicant is providing 213. Therefore, the quantity of frontage plantings that are lacking (48) will be relocated throughout the interior of the site, in addition to (41) plantings over and above the total required.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler