

KFMU Redevelopment: Preliminary Plat



August 17, 2021

Landmark Job No. 2136-022

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Preliminary Plat Application – KFMU Redevelopment
Lots A & B, Mountain Office Park Subdivision, Steamboat Springs, CO

Ladies and Gentlemen:

On behalf of Sunscope, LLC, a Texas Limited Liability Company (Applicant), we are submitting this Preliminary Plat application to satisfy the Community Development Code (CDC) Section 713.A.2:

Preliminary Plat approval shall be required for any subdivision of land that requires approval of a Major Variance.

The Applicant is planning to invest substantial effort and capital to replat and redevelop the existing building located on Lots A and B of the Mountain Office Park Subdivision. The redevelopment project consists of converting the existing office building into eight residential units. The proposed replat will eliminate two nonconforming lots and one nonconforming structure. The redevelopment will increase the housing supply in the mountain area and increase the residential in this area.

The property owner may apply for the approval of additional development and improvements via a future Development Plan application. These improvements have not been included with this Preliminary Plat application.

This Preliminary Plat application is intended to facilitate the replat and redevelopment of the subject parcels in a manner that is more consistent with both the CDC and the Community Plan. Specifically, CDC Section 104.A.2 states:

The intent of this Section is to apply standards that will eliminate legal nonconforming structures as speedily as possible.

And CDC Section 105.A.2 states:

The intent of this Section is to apply standards that will eliminate legal nonconforming lots as speedily as possible.

The existing KFMU building is situated within the side setback of Lot B, making it a nonconforming structure. Furthermore, both Lot A and Lot B exceed the maximum lot width standard set for the



Commercial Neighborhood (CN) zone district. Finally, one of the two parking lots that serve the building is not located on the same lot as the building.

To that end, Landmark Consultants, Inc. (Landmark) has prepared this Preliminary Plat application package to demonstrate compliance with the City of Steamboat Springs (City) development criteria and to support the Major Variance requested as part of this application.

We have organized this narrative to generally coincide with CDC Section 713.D – Criteria for Approval.

Thank you in advance for your time and careful consideration of this application.

713.D.1: The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.

The subject property is zoned CN – Commercial Neighborhood. The dimension standards shown in CDC Section 222 are all satisfied with this Preliminary Plat application apart from the lot width standard, which is not currently satisfied by the existing lot dimensions. A Major Variance to this standard is proposed and necessary based on our analysis.

Please refer to the Cover Sheet of the Preliminary Plat drawing package for specific dimension information.

713.D.2: Each lot of the subdivision that is proposed for development shall be developable. Elements reviewed for developability include demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

Zone District Standards: No development is proposed at the time of this application. Therefore, the developability of the proposed lot is not subject to review under these criteria. However, the future development will comply with the applicable zone district standards, with the exception of the standards requested to be varied as described above.

Development Standards: This Preliminary Plat application does not propose any development, and therefore the Development Standards are not applicable.

Subdivision Standards: Below is a summary of our analysis of the development standards described in CDC Article 6, specifically 602 (General Standards):

602.B Lot Shape: The lot proposed in this application conforms to all standards for lot shape as defined in this section.

602.C Useable Lot Area: The lot proposed in this application conforms to all standards for useable lot area as defined in this section.

602.D Blocks: There are no blocks or street systems proposed in this application.





The application is a preliminary plat, not a replat and is not exempt from providing multi-mode facilities.

602.E Circulation: As a replat, this application is exempt from CDC Section 414. At the time of development, the necessary multi-modal facilities will be installed as required by the CDC. Legal access to the parcel within the City limits is currently available via the frontage along Village Drive.

602.F Vegetation and Site Grading: No development is proposed in this application. Therefore, all existing vegetation will be preserved and no clearing or grading activities will take place.

602.G Drainage: No development is proposed in this application. Therefore, the historic drainage patterns will be completely maintained, and no storm drain facilities will be installed.

602.H Easements and Dedications: There are no easements or dedications proposed in this application. Additionally, no easements or dedications are proposed to be vacated or revoked as part of this application.

602.I Utilities: The subject parcel has access to or is already being served by existing utilities. As no facilities requiring water or sewer are proposed with this Preliminary Plat, no water or sewer improvements are indicated.

602.J Postal Facilities: The existing subdivision is currently served by an existing cluster mailbox located in Lot B. This cluster mailbox will be preserved as part of the proposed replat.

602.K Open Space, Parks and Amenity Space: Lots A and B of the Mountain Office Park Subdivision contain dedicated greenbelt easements that will be preserved as part of the proposed replat. The area contained within these easements fulfills the 15% Open Space requirements for both a Residential and/or Commercial subdivision type per CDC Table 602-3.

602.L Subdivision Names: The proposed replat will use the name of the most recently approved plat on record that includes the property to be subdivided. The proposed replat will be named "Mountain Office Park Subdivision Filing 2, a replat of Mountain Office Park Subdivision."

602.M Surveying and Monumenting: The proposed lot dimensions close in accordance with Colorado Revised Statutes. Prior to recording of the Final Plat, any additional, necessary survey monuments will be placed in accordance with Title 38, Article 51 of the Colorado Revised Statutes, as amended, and as required and approved by the City.

602.N Critical Improvements: There are no critical improvements for this application. Lots A and B currently enjoy access from the public right-of-way and are served by utilities.

602.O: Phasing: Phasing is not proposed in this application.

602.P Flood Damage Prevention: The entirety of the subject property lies outside of the special flood hazard areas as identified in "The Flood Insurance Study of Routt County, Colorado and Incorporated Areas", dated February 4, 2005.

Construction of sidewalks will likely be critical improvements for this development

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713.D.3: The Preliminary Plat conforms to all other applicable regulations and requirements including, but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

The Preliminary Plat conforms to all applicable regulations and requirements to the best of our knowledge and belief.

713.D.4: The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.

The Preliminary Plat makes no changes to the existing land development pattern in the vicinity and will not affect the future development of the surrounding area.

713.D.5: The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildlife hazard areas that may limit the property's development potential.

The Preliminary Plat is intended to consolidate two existing, adjacent lots which are both currently developed. The lot proposed in this application would be suitable for future redevelopment under the standards outlined in this section without modification or exception.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

Ryan Spaustat, P.E.
President

