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**Reviewed for
Code Compliance**

11/01/2021

RE: PS20-0001
Village Drive Townhomes Narrative

The purpose of this letter is to provide a project narrative to accompany the Village Drive Development Plan submittal.

This application is for a single phase, 7 townhome units in 2 buildings to be located at Village Drive and Walton Creek Road. One building contains 5 units, with 3 levels plus an additional rooftop deck, and the other building contains 2 ADA Type B Visitable Ground Floor units with 2 levels plus an additional rooftop deck. The average unit size is 2300 square feet.

The site is a small CN zone surrounded by mostly Multi Family and Resort Residential zoning. A new proposed private road off Village Drive will provide access to the buildings. A minimum of one parked car for each residential unit is provided in front of each attached one car garage which is provided for each of the 7 units. The project will also provide a pedestrian connection from the existing sidewalk on the south side of Walton Creek road to the existing sidewalk at the corner of Village Drive and Walton Creek Road.

The massing and scale of the building is compatible with the existing development on and around the site, and the proposed high quality building materials blend with the site's natural environmental features. All the zoning standards have been met, including setbacks, Lot Coverage, Floor Area Ratio, Building Height, Average Plate Height and parking requirements. The glazing requirement of 25% has been met and windows have been located to maximize views. The average plate calculations have been done and shown on the elevations.

The project is being submitted for a Development Plan- Public Hearing as the Development Plan requires a Conditional Use approval and a Major Variance for the Multiple-Family Residential Buildings Design Standards- Access. In addition, there is an additional engineering variance for the private road.



Multiple Family Residential is a limited use in the CN Zone District, and since the specific use standards are not met (no residential uses on the pedestrian-active building frontage), the applicant would like an approval for the conditional use.

707.C Criteria for Approval

Conditional Uses shall be approved upon a 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 project achieves the following goals, policies, and strategies from the Steamboat Springs Area Community Plan (SSACP):

- *Goal LU-2: Our community supports infill and redevelopment in core areas.*
 - *Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.*
 - *Strategy LU-2.1(a): Identify Infill Opportunities*
 - *Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhoods.*
- *Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.*
 - *Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods*
- *Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas*
- *Policy GM-2.4: New development should not cause a reduction in the level or quality of service to taxpayers and residents*
- *Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development*

2. The proposed use is consistent with the purpose of the zone district.

From the SSACP: The Neighborhood Commercial classification is intended to place a strong emphasis on pedestrian connections to the adjacent residential neighborhoods and within the developments, through building design, lighting levels, canopies, pedestrian connections, signs.

The development has provided a new sidewalk that provided pedestrian connections from the existing sidewalk on Walton Creek to the intersection of Walton Creek and Village Drive. The pedestrian frontage along Village has been activated by the incorporation of abundant landscaping (trees and shrubs), water quality features (vegetated detention basins), and a disc golf amenity for the residents.

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 proposed development minimizes adverse impacts by providing water quality detention ponds, landscape buffering and screening and providing an internal private road with parking not visible from Village Drive. The proposed development will not have any negative impacts, by respecting the scale of the proposed development with respect to the surrounding neighborhoods. The development is consistent with the adjacent properties and provides much needed homes in this size and price range.



4. The proposed use complies with all other applicable requirements of this CDC.

All of the requirements of this CDC have been met with the exception of the Conditional Use Approval and the Major Variance to the Multiple-Family Residential Building Design Standards-Access, which is addressed in the Variance Narrative below.

In summary, the property is surrounded by MF-1, MF-3, RR-1 zoned properties and 2 small parcels on the south side of Village Drive which is a CN Zone District, which is mostly unoccupied and for sale. In addition, it would be impractical if not impossible to get a mixed-use development to work with the constrictions of the narrow site. There are no adverse impacts to having the residential use on the pedestrian active frontage. The proposed multi-family development will enhance and complement the mix of resort multifamily structures and activities present in the area.

Thank you for your help in this request. Feel free to contact me with any questions.

Please contact Bill Rangitsch or Sharlene Bhyun with any questions or comments.

Sincerely,

Sharlene Bhyun
Steamboat Architectural Associates

Attachment A

Variance Narrative – Multiple-Family Residential Buildings Design Standards- Access

The requested variance for the proposed development is for CDC Section 437D.1.

Buildings shall prioritize orientation of primary pedestrian entries to predominant public and private streets, pedestrian circulation, and gathering areas.

All of the other standards that apply to the proposed development listed below are met:

719.D General Criteria for Approval

The following general criteria for approval shall apply to all Variance applications that are not reviewed in accordance with the alternative criteria for waterbody setback variances in Section 719.E. When these general criteria for approval are applicable, Variances may be approved upon a finding that the following criteria are met

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.

The proposed variance to the access will not have any impact legal conforming adjacent properties. Landscaping on the east edge of the property has been designed to screen the road and site lighting, therefore mitigating any impacts of the internal drive.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The proposed variance aids in accomplishing the SSACP by providing infill and much needed affordable housing. The proposed development is on a vacant lot, that has challenges due to the slope (slopes down east to west) and the site itself is shallow and long which makes it challenging to maximize density to make the project viable. In addition, the In order to keep garages from the predominate elevation (west elevation on Village Drive), the drive was located on the east side.

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

- a. Unnecessary Hardship or Practical Difficulty

The site is a parcel that has not been developed due to the difficulties in developing the project that would meet all the criteria. The internal drive only worked on the east side, since we cannot have individual drives for each unit from Village Drive (too many curb cuts to Village Drive and the curb cuts are too close to the intersection of Walton Creek and Village Drive). In addition, the site is too shallow to allow the required turn radius to have the internal drive and entrances on the west side along Village Drive and still meet the maximum setback of 30' for the building. In addition, the location of the internal drive makes it possible to provide two accessible (ADA) units that are required for state ADA requirements. If the garages and entrances were located off of Village Drive, the ADA units wouldn't work since the livable space would be buried in the back of the unit, and therefore wouldn't have egress needed from the bedrooms.

