



November 10, 2021

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

RE: Variance Request to Lot Subdivision Standard 602.B.1 and 602.B.6 for PL20210006

Dear Kelly,

The Applicant is requesting a Variance to the Subdivision standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 602.B.1 and 602.B.6, for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (The Project).

Specifically, the Variance is related to:

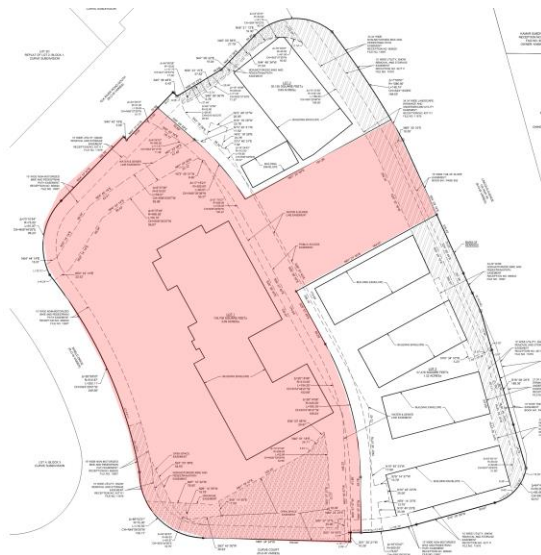
Section 602.B.1 and 602.B.6

Criteria:

602.B.1 – A street shall not divide a lot

602.B.6 – Lots shall typically be rectangular in shape. Non-rectangular lots may be approved by the Planning Director upon the finding that the shape is responsive to topography, streets, or other conditions of the land and generally consistent with other lots in the vicinity.

Proposed: The proposed subdivision for the current Lots 1 and 2 Worldwest Subdivision would include a lot (proposed Lot 1 shown in red below) that crosses a private street, and is not perfectly rectangular in shape, as it includes the surface parking across the private street as part of the proposed lot.



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

This preliminary plat requires a variance to CDC section 602.B.1 and 602.B.6 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.***

The lot shape and configuration will not injure or adversely impact legal conforming uses of adjacent property. Parking easements will be recorded with the blanket easement at time of final plat for the required parking spaces needed for the adjacent proposed Lot 2, so it will remain compliant with CDC standards.

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:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
 - Goal LU-2: Our community supports infill and redevelopment of core areas.
 - 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-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.
 - Policy LU-4.1: Existing commercial development along highway corridors shall evolve over time into mixed use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.
 - Policy CD-1.4: Encouraging high-quality site planning and building design
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 purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.

The current lot configuration of Lot 1 is “L-shaped” (not rectangular) and left unchanged would have also had a new private road crossing the lot. Therefore, the new proposed Lot configuration is generally similar to what currently exists.





Additionally, the street that crosses the lot is a private street with a public access easement, not a Public street which would complicate matters much more. The intent for having the surface parking area be a part of Lot 1 is because the Basecamp Apartments and Commercial requires more spaces from this lot (25 spaces) to meet CDC standards (via Parking Study) than the adjacent Lot 2 (23 spaces), and the proper easements can be put in place to satisfy both requirements. The shape of the proposed lot is responsive to the conditions of the land and generally consistent with other lots in the vicinity, and thus we respectfully request approval from the Planning Director of the non-rectangular lot.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler