



November 10, 2021

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

RE: Variance Request to Subdivision Standard 609.E.10 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 609.E.10, for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (The Project).

Specifically, the Variance is related to:

Section 609.E.10

Criteria:

Access Easements shall not serve more than two lots and shall not exceed 100 feet in length.

Proposed: The proposed access easement would serve three lots (and future condominium and townhome lots), and would be approximately 550 feet in length.

The proposed Private residential and commercial access road at the Basecamp site truly serves as an extension of the existing Curve Plaza, which is also a private access road subject to public vehicular and pedestrian ingress and egress easements and is approximately 850 feet in length.

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

This preliminary plat requires a variance to CDC section 609.E.10 responses to the VarianceCriteria.

- 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 variance will not injure or adversely impact legal conforming uses of adjacent property. The private road will be owned and maintained by the three lots under common management and will share in all costs for the operation and maintenance of the road, regardless of there being more than two lots served or the length being greater than 100 feet.

- 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.
- Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood
- 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 GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- 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.

As noted above, the proposed Private commercial and residential access road at Basecamp requiring the access easement variance truly serves as an extension of the existing Curve Plaza, which is also a private commercial access road, subject to public vehicular and pedestrian ingress and egress easements and is approximately 850 feet in length. Curve Plz operates effectively under the current access easement structure, and the Basecamp extension of the road would operate similarly; privately owned, operated, and maintained by the various lots but available for public access as proposed.

The applicant respectfully requests a variance to allow the public access easement required for the private commercial and residential access drive to serve more than two lots and extend in excess of 100 feet in length.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler