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November 5, 2021

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO

RE: 2075 Walton Creek Road
Lot 9, Resurvey Ski Ranches F3
Steamboat Springs, CO

Dear Planning Department;

This letter presents a narrative for a Zoning Amendment application for 2075 Walton Creek Road, Steamboat Springs. The legal description for the property is Lot 9, Resurvey Ski Ranches Filing No. 3. Currently the lot is occupied by duplex residence and zoned RN-2. The owners desire to build a multi-family residential project on the site. The zoning amendment will permit a multi-family residential development without a conditional use application and reduce dimensional variances to meet the current RN-2 Zoning standards.

The owner is requesting the Zone Map Amendment under Article 720 of the Steamboat Springs Community Development Code (CDC). The criteria for approval are outlined in Article 720.B. and we have addressed each of the criteria with findings as listed below.

1. The Zone Map amendment will be consistent with the purpose and standards of the proposed zone district. **The multi-family zone districts are intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments and other attached residential forms, as well as limited non-residential uses that are complementary to and compatible with a multi-family residential neighborhood. Zoning Lot 9, Resurvey Ski Ranches F3 as MF-2 will permit a townhome or condominium project to be developed on the site.**
2. The type, height, massing, appearance and intensity of development that would be permitted in the proposed zone district will be compatible with surrounding zone districts, land uses and neighborhood character and will result in a logical and orderly development. **Amending the zoning map to MF-2 for this parcel will be compatible with the surrounding zone districts and neighborhood character. Lot 9 was platted as part of the Ski Ranches Filing No. 3 but is the only lot of the subdivision with access to Walton Creek Road. Lot 9 to be zoned MF-2 is a sensible since there are no other residential zoned lots on Walton Creek Road. The lot to the west is the Meadows Condominiums with access from Columbine Drive, the Lot directly across the street is Herbage Townhomes Condominiums and is zoned MF-2. The lot across the street and westerly is Thunder Mountain Condominiums and is zoned RR-1. Lot 9 is detached from the neighborhood of Ski Trails Filing No. 3 due to lack of access on Apres Ski Way. The lot south of the Lot 9, is Ski Ranches Townhomes and the access driveway for the Ski Ranches Townhomes was purchased from Lot 9 further reducing the ability to access Apres Ski Way.**
3. The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood. **The advantage of the rezoning will permit a multi-family project along a transportation corridor and provide additional public sidewalks. The disadvantage may be more traffic on Walton Creek Roadway but the project being within 600 feet of a bus stop can assist in traffic reduction.**

4. The proposed amendment will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands and natural landforms. **The proposed amendment will minimize any adverse impacts on the natural environment. The current site does not include any wetlands, has minimal wildlife habitat and any vegetation on the site will be subject to the tree preservation requirements within the CDC. Furthermore, any development project on the lot will be subject to the CDC requirements which address water quality and air quality.**
5. The proposed amendment substantially furthers the preferred direction and policies outlined in the community plan and other applicable adopted plans. The proposed rezoning of Lot 9 is compatible with the goals, policies, and strategies of the Steamboat Springs Area Community Plan.
 - a. Goal LU-2: Our community supports infill and redevelopment in core areas
 - b. Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
 - c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
 - d. Policy LU-5.1: Develop appropriate land use densities to support transit
 - e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
 - f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.
 - g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areasRe-zoning Lot 9, Ski Ranches Filing No. 3 will provide an appropriate zoning to a multi-family residential development with limited impacts to the adjacent neighborhoods.

Based on the above criteria being met, we look forward to the staff report and public hearings for the proposed rezoning of Lot 9, Ski Ranches Filing No. 3 to Multi-Family 2.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering