



STEAMBOAT ARCHITECTURAL ASSOCIATES

345 Lincoln Avenue, Suite 200
P.O. Box 772910
Steamboat Springs, Colorado 80477

ph: (970) 879-0819
fax: (970) 879-3406
email: saa@steamboatarchitectural.com

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Narrative -Zone Map Amendment

PS-0239B

Lot 1, Village Drive Townhomes Subdivision (Preliminary Plat approved)
Lots A & B, Mountain Office Park Subdivision

Background

The 3 lots listed above are currently zoned CN (Commercial/Neighborhood) and the owner of all three lots is proposing to change the zoning to MF-3 (Multi-Family-Three). The lot north of Village Drive is currently going through the City planning process and has a preliminary plat approved by the Planning Commission and City Council. The 2 lots west of Village Drive contain an existing office building on the southern lot and a parking lot on each lot. The existing building is currently unoccupied.

See additional information below responding to the items in the Community Development Code - 720.B Criteria for Approval.

1. The zoning change is consistent properties surrounding the subject properties. The lots to the east and west along Walton Creek Drive are developed and zoned MF-3 as multifamily. The lots to the south are zoned MF-1 and are also developed as multifamily. The lots to the north of Walton Creek Road are zoned RR-1, The lot to the east of Village Drive is multifamily and the lot to the west of Village Drive is a preschool / daycare.
2. The type, height, massing, appearance, and intensity of the proposed MF-3 zone will be consistent with the existing development on the adjacent lots along Walton Creek Drive See the other adjacent properties listed above.
3. The proposed zone is the same or similar to the adjacent lots. As part of the replat submittal to the City the owners of the Pine Ridge Townhomes to the east of the Village Drive lot voiced their objection to commercial development on the property – see Attachment A.

4. The zone change and future development will not adversely affect the natural environment including water quality, wildlife habitat, vegetation, wetlands, and natural landforms.
5. Item b - Since the approval of the current Land Use Plan in 2018 the marketplace and viability of small-scale commercial zones imbedded in residential areas has changed. See the assessment from Kyle Hexom for additional information – Attachment B.

End of Narrative.