

## Detailed Narrative -Addendum 1

How the project meets the Conditional Use approval criteria in Section 707 of the CDC Community Development Code (CDC)

707.A Applicability Conditional Use approval shall be required for:

1. Any use listed in Table 300-1, Table 300-2, or Table 300-3 as a Conditional Use (C).
  - a. **Per Table 300-1 "Permitted Use Matrix- Principle Uses", a Child Care Center (Small or Large) is allowed under Conditional Use in Zone District – RE which applies to Steamboat Springs Christian Center.**
  - b. **Required Parking Spaces per Table 300-1 are: 1 per employee + 1 per 6 children.**
    - i. **4 Employees + 15 children/6 = 7 parking spaces required.**
    - ii. **SCC is providing 14 spaces.**

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. **No material changes are being made to existing facilities other than providing for an Outdoor Playground, and reserving portions of the existing parking lot for Staff parking and parking for Children Pickup and Drop Off. Specific impact to items a through o (below) are marked N/A (Not Applicable) or NC (No Change) unless material.**
  - a. 100.B Purpose and Basis
    - i. 1. Purpose The purpose of this CDC is to set forth a unified regulatory program for development in the City that will implement the preferred direction and policies of the Steamboat Springs Area Community Plan and other applicable adopted plans. In addition, the purpose of this CDC is to achieve the following:
      - a. Promote the health, safety, convenience, order, aesthetics and visual qualities, prosperity and general welfare of the present and future inhabitants of the city; **Providing Child Care and Preschool permitting parents to find employment in the community.**
      - b. Avoid unnecessary and unclear regulation; **N/A**
      - c. Ensure adequate infrastructure; **N/C**
      - d. Lessen congestion in the streets; **Providing for Drop Off/Pick Up Area**
      - e. Secure safety from fire, flood, water and other dangers; **N/C**
      - f. Provide adequate light and airspace; **N/ C**
      - g. Classify land uses and distribution of land development and utilization; **N/A**
      - h. Protect the tax base of the city; **Enlarges Income Tax Base by 4 employees plus offers opportunity to parents to pursue employment.**
      - i. Secure economy in governmental expenditures; **N/A**
      - j. Promote the adequate provision of affordable housing; **N/A**
      - k. Preserve existing neighborhood character; **N/C**

- l. Promote elements of a pedestrian and transit friendly community; **N/A**
- m. Maintain open spaces; **N/C**
- n. Promote high air and water quality; **N/A**
- o. Protect natural resources **N/C**

2. The proposed use is consistent with the purpose of the zone district. **Day Care Facilities allowed for Conditional Use**
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. **N/A**
4. The proposed use complies with all other applicable requirements of this CDC.