

AGENDA ITEM #6.

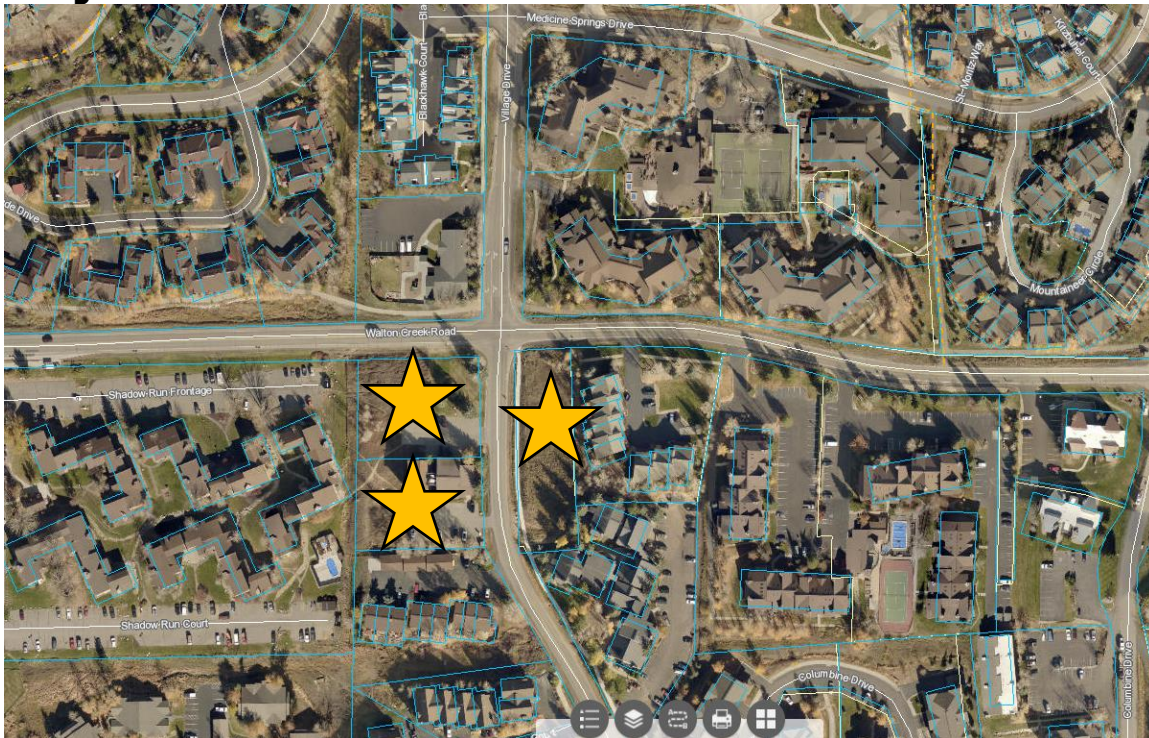
Staff Report

Department of Planning & Community Development

Project Overview

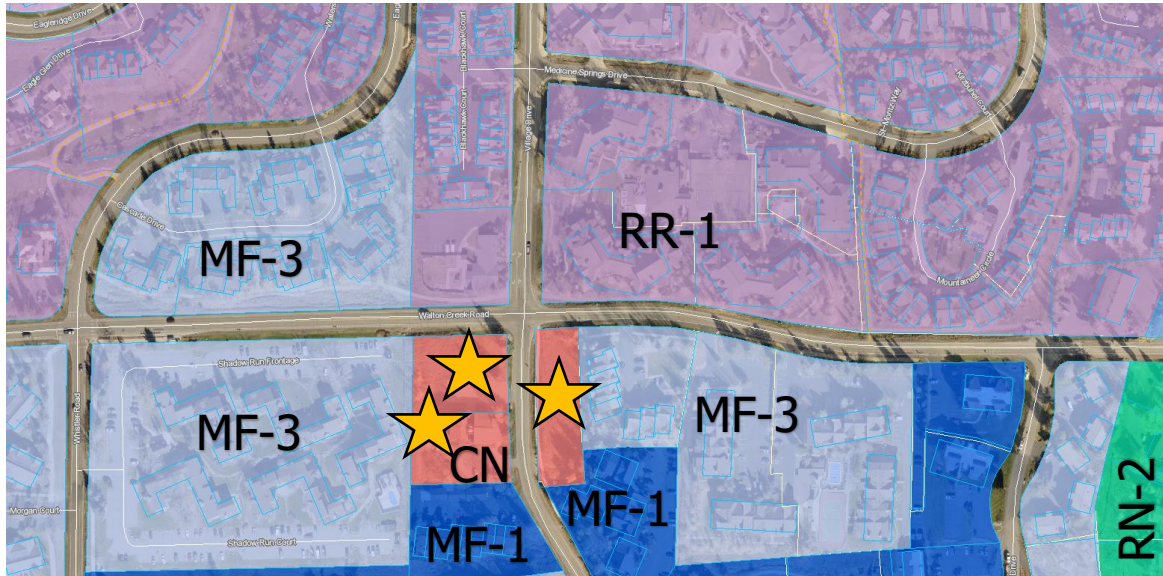
Project Name	Parcel no. 936273003 and Lots A & B Mountain Office Park Subdivision (1805 Walton Creek Road/ 2955 Village Drive)
Project Code	PL202200010
Project Type	Community Plan Amendment
Project Description	Change the Future Land Use Map Classification from Neighborhood Commercial to Neighborhood Residential – Medium.
Applicant	Steamboat Architectural for Sunscope, LLC.
Zoning	Commercial Neighborhood (CN)
Report Prepared By	Toby Stauffer, AICP Senior Planner
Through	Rebecca Bessey, AICP Director of Planning & Community Development
Planning Commission	03/24/2022
City Council	05/03/2022

Project Location

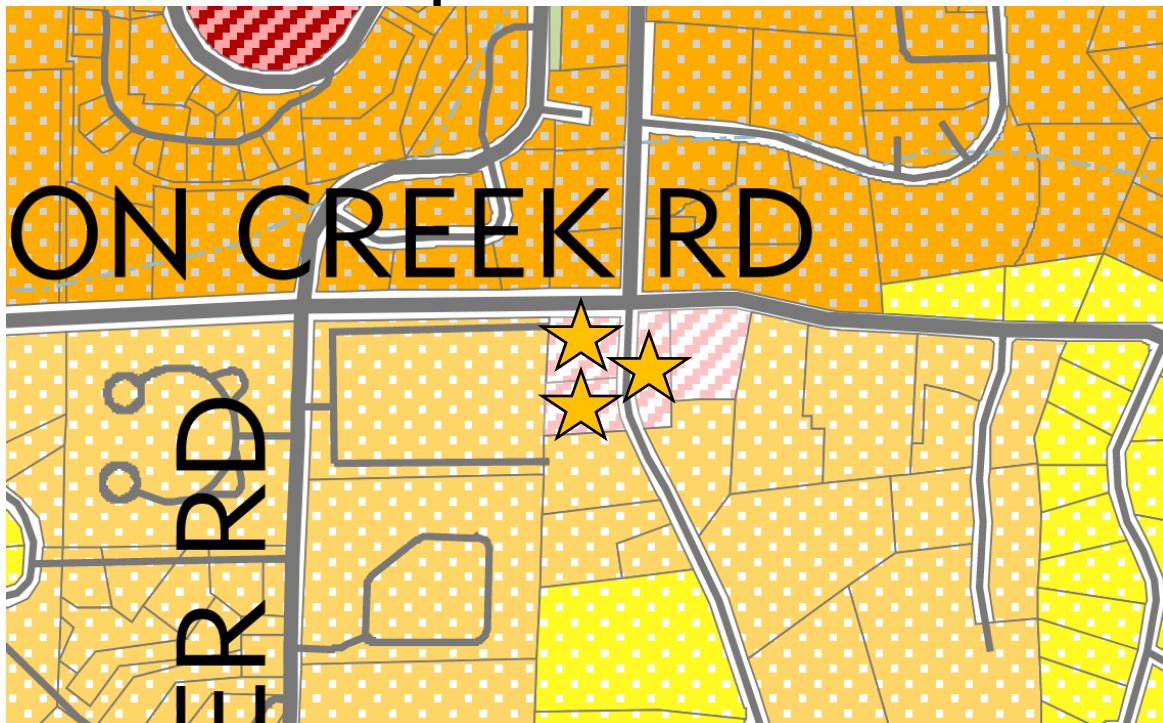


Current Zoning Map

Concurrent application PL202200011 proposes to rezone the three properties to Multiple Family – Three (MF-3) from Commercial Neighborhood (CN).



Future Land Use Map



	Neighborhood Residential - Low		Resort Residential
	Neighborhood Residential - Medium		Neighborhood Commercial

Background

This application is for three properties located on the south side of the intersection of Walton Creek Road and Village Drive. All three properties are under common ownership. Parcel no. 936273003 is the southeastern parcel and is 0.65 acres, or 27,131 square feet. In November 2021, the Planning Commission recommended denial of a development proposal for seven townhomes in two buildings on this property. The property owners decided to pursue rezoning and a Community Plan Amendment instead of a getting a decision on the project from City Council. The development project is on hold until these ZMA and CP applications have been decided.

The two lots on the southwest corner of the intersection have a total acreage of 1.29 acres or 55,979 square feet, split about equally between the two lots. There is an existing (vacant) office building and two parking lots on two platted lots.

Current zoning on all three properties is Commercial Neighborhood (CN). Land uses on the adjacent properties to the east, west, and south are multiple-family residential; zoning of these adjacent properties is Multiple-Family-Three (MF-3) and Multiple-Family-One (MF-1). Properties directly across Walton Creek Road to the north are zoned Resort Residential-One (RR-1). The use on the northeast corner of the intersection is multiple-family residential (Trappeurs Crossing), and the use on the northwest corner of the intersection is commercial (Discovery Learning Day Care Center).

The Future Land Use Classification on all three subject properties is Neighborhood Commercial. The Future Land Use Classification for adjacent properties south of Walton Creek Road is Neighborhood Residential-Medium. The Future Land Use Classification for properties at the intersection across Walton Creek Road is Resort Residential.

Project Description

The proposed Community Plan Amendment intends to change the Future Land Use Classification of the subject properties from Neighborhood Commercial to Neighborhood Residential-Medium. This Community Plan Amendment application is being concurrently processed with Zone Map Amendment application PL202200011. Staff supports both requests and is recommending approval of this Community Plan Amendment PL202200010, as well as the Zone Map Amendment PL202200011.

Project Analysis

The following section provides staff analysis of the application as it relates to sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

Criteria for Approval: Community Plan Amendment

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Consistent with Community Plan Amendment Criteria	✓		
Amendment Needed	✓		
Promotes Public Welfare	✓		
No Negative Impacts	✓		
Annexation			✓
Adherence is Not in Keeping with the Plan	✓		

Future Land Use Map: Appropriate Designation	✓
Future Land Use Map: Furthers Community Plan	✓

CDC Section 724.C – Community Plan Amendments may be approved upon findings that the following criteria are met:

1. All Amendments
Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.

APPLICANT JUSTIFICATION

See the criteria as outlined in the responses to items 1-5 under the Minor Amendment section in Appendix E

STAFF ANALYSIS: CONSISTENT

Please see staff findings below.

Area Community Plan Appendix E Minor Amendment Criteria

1. The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.

APPLICANT JUSTIFICATION

The Land Use change from Commercial Neighborhood to Neighborhood Residential - Medium will match the land use to the south and west and match the use of the lot to the east.

STAFF ANALYSIS: CONSISTENT

Staff finds that conditions in the area have changed and Neighborhood Residential-Medium has emerged as a more appropriate transitional future land use classification to accommodate limited commercial development while also transitioning to residential development further south of Walton Creek Road. The amendment does not contradict the overall Future Land Use Plan and goals.

2. The proposed amendment will promote the public welfare and is compatible with the surrounding area, and the goals and policies of the Plan.

APPLICANT JUSTIFICATION

The proposed land use change will make the use of the lots exclusively residential which is supported by the residents in the Pine Ridge Townhome development directly to the east. See Attachment A

STAFF ANALYSIS: CONSISTENT

Staff finds that the proposed future land use designation will allow for multiple-family residential development and limited commercial development which is in keeping with the goals of the plan and compatible with the surrounding area. The properties' location at the intersection of an arterial (Walton Creek Rd) and a collector (Village Drive) is appropriate to accommodate multiple-family residential development and limited nonresidential development while also helping to transition to residential properties south of Walton Creek Road.

The following Area Community Plan goals and policies support the proposed Future Land Use Map amendment:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
 - Policy LU-1.1: The Future Land Use Plan creates an integrated and compatible mix of land uses.
 - Policy LU-1.2: Future development will be in compact mixed-use neighborhoods.
 - 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-5.1: Develop appropriate land use densities to support transit.
3. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

APPLICANT JUSTIFICATION

See Attachment B regarding the viability of the commercial component of the Commercial Neighborhood and Attachment A regarding the desire of the adjacent property owners to not allow commercial uses on the property.

STAFF ANALYSIS: CONSISTENT

The subject properties currently receive service and have been considered in service provision with a similar potential density; the amendment should have no impact on current or planned service provision. Mount Werner Water and Sanitation had no comment on the proposal.

4. The proposed amendment is consistent with the City's ability to annex the property.

APPLICANT JUSTIFICATION

Not applicable

STAFF ANALYSIS: NOT APPLICABLE

The subject properties are within City Limits.

5. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

APPLICANT JUSTIFICATION

See item 3.

STAFF ANALYSIS: CONSISTENT

Strict adherence to the plan may cause these properties to be undeveloped or underdeveloped for many more years. The proposed future land use classification allows for limited commercial development that may serve Community Plan goals in the future if nonresidential development becomes viable based on market demand. The proposed Residential Neighborhood–Medium designation is consistent with the surrounding area and the overall direction and policies in the Area Community Plan.

2. Future Land Use Map Amendments shall also be evaluated using the following additional criteria:
- a. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.

APPLICANT JUSTIFICATION

The existing Land Use of commercial component of the Commercial Neighborhood properties is not a viable use of the lots. See the Attachments A and B for additional

information. The proposed land use change makes the lots the same or similar to the existing adjacent properties.

STAFF ANALYSIS: CONSISTENT

Given that one of Council's goals for 2022-2023 is to "pursue affordable and attainable housing", Staff finds that there is not enough land in the City with a land use classification that supports multiple-family residential development. The proposed designation of Residential Neighborhood-Medium is suitable for these properties based on their location at the intersection of an arterial (Walton Creek Rd) and a collector (Après Ski Way) and based on the proximity to existing services and transit. Future development can be served by nearby commercial uses and nonresidential development is still possible under the proposed designation. The subject properties are in an appropriate location to transition to higher density land use classification across the street, the same density as properties with frontage on Walton Creek Road, and lower density properties further south of Walton Creek Road.

- b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.

APPLICANT JUSTIFICATION

The proposed Neighborhood Residential - Medium multifamily use is consistent with the residential / resort developments on the adjacent properties.

STAFF ANALYSIS: CONSISTENT

The change in land use designation is compatible with the following direction and policies outlined in the Community Plan:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
- Policy LU-1.1: The Future Land Use Plan creates an integrated and compatible mix of land uses.
- Policy LU-1.2: Future development will be in compact mixed-use neighborhoods.
- 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-5.1: Develop appropriate land use densities to support transit.

Staff Findings

Staff finds that the Community Plan Amendment, PL20220010 to change the Future Land Use Map classification from Neighborhood Commercial to Neighborhood Residential-Medium, is CONSISTENT with the Criteria for Approval for a Community Plan Amendment.

Recommended Motion

Planning Commission recommends approval of PL20220010, a Community Plan Amendment application to change the Future Land Use Map Classification from Neighborhood Commercial to Neighborhood Residential-Medium at 1805 Walton Creek Road and 2955 Village Drive.

Attachments

- A. Project Timeline
- B. Project Narrative
- C. Plan Set

A. Project Timeline

Project Timeline

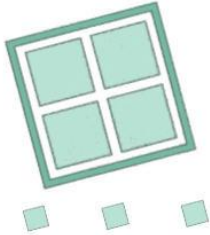
Project Code: PL20220010

Project Name: Village Drive and KFMU (1805 Walton Creek Road/ 2955 Village Drive)

	DATES	NOTES
Presubmittal Meeting	11/30/2021	
Application Submitted	1/25/2022	
DEVELOPMENT REVIEW TEAM		
DRT Letter	1/31/2022	
Resubmittal	2/8/2022	
DRT Letter	2/15/2022	Scheduled for hearing
PUBLIC NOTICE		
Newspaper Notice	03/14/2022	
Mailed Notice	03/10/2022	
Mineral Notice	01/14/2022	
Property Posting	01/18/2022	
PUBLIC HEARINGS		
Planning Commission	03/24/2022	
City Council	04/05/2022, 05/03/2022	

NOTES

B Project Narrative



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

January 7, 2022

Revised February 4, 2022

Narrative – Land Use Amendment

PS-0239A

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

Background

The 3 lots listed above are shown as Neighborhood Commercial on the Land Use Plan, the same as the adjacent lot to the east. The lots to the south and west on the current Land Use Plan are Neighborhood Residential-Medium. The lots across Walton Creek Road to the north are shown as Resort Residential. All the adjacent lots have been developed and the lot to the east shown as Neighborhood Commercial has been developed as a residential townhome development without any commercial components. The lots to the east, south, west, and north/east of Village Drive are multifamily residential. The lot to the north, west of Walton Creek Road is currently a day care, Discovery Learning Center.

Lot 1, Village Drive Townhomes Subdivision east of Walton Creek Road is vacant and is currently going through City Planning and City Council and has a preliminary plat approval as part of PS20-001. The Mountain Office Park lots west of Walton Creek Road currently have an unoccupied office building on Lot B and existing parking lots on both Lots A & B.

The proposed Land Use designation from Neighborhood Commercial to Neighborhood Residential - Medium for the three lots will match the current Land Use Plan Residential Neighborhood-Medium designation of the lots to the south and west.

Approval Criteria – 724.C

1. See the criteria as outlined in the responses to items 1-5 under the Minor Amendment section in Appendix E
2. a. The existing Land Use of commercial component of the Commercial Neighborhood properties is not a viable use of the lots. See the Attachments A and B for additional information. The proposed land use change makes the lots the same or similar to the existing adjacent properties.

b. The proposed Neighborhood Residential - Medium multifamily use is consistent with the residential / resort developments on the adjacent properties.

Minor Amendment – Appendix E Questions from the document with responses.

1. The Existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.

Response - The Land Use change from Commercial Neighborhood to Neighborhood Residential - Medium will match the land use to the south and west and match the use of the lot to the east.

2. The proposed amendment will promote the public welfare and is compatible with the surrounding area and the goals and policies of the Plan.

Response - The proposed land use change will make the use of the lots exclusively residential which is supported by the residents in the Pine Ridge Townhome development directly to the east. See Attachment A.

3. The proposed amendment will have no major negative impact on the service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

Response - See Attachment B regarding the viability of the commercial component of the Commercial Neighborhood and Attachment A regarding the desire of the adjacent property owners to not allow commercial uses on the property.

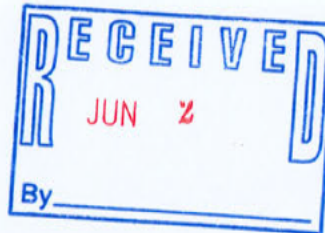
4. The proposed amendment is consistent with the City's ability to annex the property; and

Response - Not applicable

5. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

Response - See item 3.

End of Narrative



From: Debra Shires [REDACTED]
 Subject: Village Drive Townhomes
 Date: May 27, 2021 at 9:47 AM
 To: Toby Stauffer tstauffer@steamboatsprings.net

Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

- 1) We support the variance for 100 percent Residential use of the property. We do not wish the property to be mixed Commercial/Residential use.
- 2) We oppose the current plan to put an alley along our property line with access to the garages from this alley. Such a design will result in noise from vehicles parked outside the garages, vehicles left outside the garages starting and idling, noise from residents entering/exiting vehicles parked outside the garages, noise from garage doors opening and closing and noise from moving trash containers from the garage to street and back. It will also result in automobile lights shining in bedrooms in Units #1 - #5. There will be further light from exterior light along the proposed alley that will have an adverse impact on our bedrooms.
- 3) For these reasons, we feel garages should face Village Drive. While this might place the proposed building closer to our property, the impact of light and noise would be far less on residents of Pine Ridge Townhomes.
- 4) The property is too small to accommodate the proposed disc golf at each end of the development. This would result in an increase in noise for us.

Debra Shires / Unit #1

(Debra Shires)

Eric Schmierer
 Lisa Schmierer
Unit #5

(Eric & Lisa Schmierer)

Joan Esterson Unit #2
 Joseph Esterson, MD
 Monica Fenton Unit 3

(Joe & Joan Esterson)

(Monica Fenton)

Ron Miles Unit #7
 Lynn Shattuck Miles #7

(Ron & Lynn Miles)

Trent Keller #6

(Trent & Tanya Keller)

From: Debra Shires [REDACTED]
Subject: Village Drive Townhomes
Date: May 29, 2021 at 3:01 PM
To: Toby Stauffer tstauffer@steamboatsprings.net

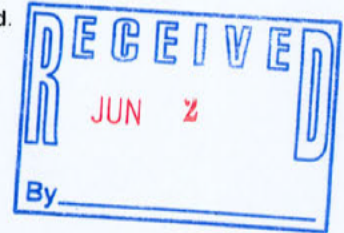
Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

However this will likely create traffic problems on Village Drive and intersection at Walton Creek Rd.
This complex is going to be an invasion of privacy to our complex and ~~abstract~~ our views.

Monica Fenton
Pine Ridge Owner Unit #3

Monica Fenton Unit 3

BLOCK
=



KYLE HEXOM

2363 FERGUSON AVE
BOZEMAN, MT 59718

SunScope
Sunny Partovi
Steamboat Springs, CO

December 15, 2021

RE: Zoning Recommendation

Dear Mr Partovi,

I am recommending rezoning your property located at the corner of Walton Creek Road and Village Creek Drive from a commercial neighborhood zone to a residential zone. The following are my reasons for zone change:

- The subject property has remained underutilized since 1980 despite absorption of the residential and multi-family neighborhoods surrounding the subject property over the same period.
- The subject property is underutilized and could be repurposed for residential use.
- The community with world class outdoor recreational amenities will continue to benefit from the work from home trend which is creating stronger market for residential and less office space.
- Pandemic issues relating to office space continue to linger. The Denver Post published an article on July 24, 2021 stating “*Denver’s office real estate market: Vacancy at an 11-year high, construction an 8-year low.*”
- The absorption of high-quality commercial space could increase carrying costs to the point further development is not economical. For example, a building at 910 Yampa Avenue was completed early in 2017 but was not full absorbed and stabilized until 2020.
- The subject land is isolated from other commercial and retail and as a result would have a longer stabilization period than other product that could be developed at superior locations.
- Construction costs remain high and arguably higher than what the market value of a finished commercial development would be at the subject location.

The property has remained undeveloped for approximately 30 years despite development of the adjacent residential properties in the neighborhood. A rezone would allow your planned project to move forward in a way that is consistent with the surrounding area.

Sincerely,



Kyle Hexom
(701) 580-5496



701-580-5496



kyle@new-frontier.net



www.linkedin.com/in/kyle

-hexom-5475b76

Kyle Hexom

Construction and Development Manager

HIGHLIGHTS

Acquired and developed land for investors for single family, multi-family and hospitality.

Managed entitlement process for large industrial projects with over \$100MM in valuation.

Completed a landfill application and supervised engineering activities for ND's first oil and gas landfill.

Supervised employees and subcontractors with up to 200 individuals under my direction at any one time covering multiple projects.

Developed the premier housing subdivision in Williston, ND, Creekside Ridge.

NDSU Computer Science Department – Capstone Project Sponsor “Crew To Job” software project.

SKILLS

Project Management and Project Budgeting

Trained in Procore, Tableau, Microsoft Project, Microsoft Office, Microsoft Power Query and Microsoft Power BI, Hard Dollar (InEight)

Vendor Relations & Negotiations

Familiar with Trimble Survey Equipment and Aerial Survey Equipment.

Experienced and self-motivated project manager with wide sphere of construction and development experience spanning residential, industrial, modular, infrastructure and land development.

Key strengths include project budgeting, debt and equity financing, business development, financial reporting, operations, logistics, grading and survey.

Experienced with developing project specific processes and systems with the intent to improve resource allocation, communication and reduce overall budget and schedule duration.

INDEPENDENT CONTRACTOR EXPERIENCE

Construction and Development Manager, 2013 - 2021

Vesta Housing Solutions, LLC 2018 - 2021

Managed construction of land development and modular construction projects.

- Presently managing a project near Vail, Co totaling over 500 housing units.
- Past projects include housing projects in US Virgin Islands, Bahamas, and North Carolina.
- Lead person that worked on special project to estimate cost of refurbishing over 500 office and classroom units. Activities including hiring and overseeing a Python programmer to automate the creation or estimate reports that detailed labor and specific materials.

FF Fisher Sales and Leasing 2017-2018

Worked as contract general manager to assist the company evaluate business options for a related entity in the construction field after the termination of the previous President.

- Restructured staff to better reflect company needs
- Completed market analysis to evaluate a possible shift in market focus.
- Reviewed options ranging from a new investment in equipment to company liquidation.

SKILLS (continued)

Business economics, projections forecasting and feasibility analysis.

Project administration including contracting, legal, and organization.

Experienced with ERP Construction Accounting Systems including Dexter Cheney and Viewpoint

EDUCATION

Bachelor of Accounting, 1992

Cum Laude
University of North Dakota,
Grand Forks, ND

Wells Fargo Management
Training Program – Corporate

Next Resources, LLC 2015 - 2021

Supervised construction activities for multiple projects involved with relocation of work force housing to areas outside of ND. The business buys and relocates about 150 workforce living units per year. This business is owned by, Keri Hexom, spouse of Kyle Hexom.

East Valley Rail Project, 2013 - 2016

Worked as part of the development team to obtain governmental entitlements for a large unit train rail facility.

- All governmental and BNSF approvals obtained by July 2015 with installation of mainline switches beginning in August 2015.
- Assisted ownership group with obtaining a commitment to fund \$110,000,000 of capital costs from an infrastructure fund based in New York.
- Reduced overall cost to build phase 1 by \$35,000,000 by developing a phasing plan for track placement while still providing full unit train capabilities.

Creekside Ridge Subdivision, 2006 - 2011

Managed entitlement and construction of project consisting of 80 single family lots.

- Worked with land planner to improve lot layout increasing # of premium lots and at same time reducing area dedicated to infrastructure by 25% over the local engineer's original plan.
- Completed development on steep slopes using structural fill and construction methods to avoid slope failures in area prone to slope subsidence.
- The neighborhood design and overall quality has supported strong valuations. As a result of the popularity of this subdivision it is difficult to find a home for sale in this subdivision.

PROFESSIONAL EXPERIENCE

Business Development Manager / Operations Manager

Hexom Earth Construction 2008-2012

Served as VP of company primarily focused on oilfield service construction activities. Supervised a team of 4 project manager, 2 surveyors and 8 foreman/superintends and subcontractors.

- Directly reporting to president supervised construction of sites that support over 5 billion dollars of oil and gas infrastructure.
- Developed and implemented scheduling system to manage over 100 employees and subcontractors.
- Trained under the founder of Hard Dollar software (InEight Construction Software) with specific focus on project management, project costing and estimating.
- Managed entitlement of larger area landfill for IHD, an affiliated company.

- At the time of the sale of my shares the company was generating revenue in excess of \$4MM per month and net profit in excess of \$1MM per month.

Relationship Manager, VP

Wells Fargo Bank 2002 to 2006

Managed needs of middle market clientele for Wells Fargo including construction, equipment, and operating financing.

- Managed financing and construction monitoring for high profile project located in Boise and Ketchum (Sun Valley) Idaho including industrial, office and condo housing.
- Managed construction and long-term financing for industrial revenue bond projects including work as a finance project manager coordinating activities of attorneys and public finance team.
- Managed construction financing for hotel and restaurant facilities.
- Achieved the title of VP after growing my loan portfolio to an amount in excess of \$100MM.
- No credit losses during my tenure.

REFERENCES

ELI BLACK, Home Builder, Williston, ND

Buyer of lot in Creekside Ridge located in Williston, ND. Eli is familiar with the quality of the first land development that I managed.

Phone: 701-570-5588

JASON EVERETT, KLE Construction, Williston, ND and Billings, MT

Jason was partner on the East Valley Rail project in Williston, ND. The project involved a high level of attention of detail with engineering, contractual agreements and equity and debt capitalization.

Phone: 701-658-0640

MIKE BURTON, Real Estate Investor, Kalispell, MT

Mike does business with Next Resources, LLC. Reference as to the length of business relationship and the commitment of business to follow through with business agreements. Next Resources is 100% owned by my wife, Keri Hexom, however, during my projects I spend a significant amount of my time with activities that have grown the company.

Phone: 406-249-1237

C Plan Set

SHEET INDEX



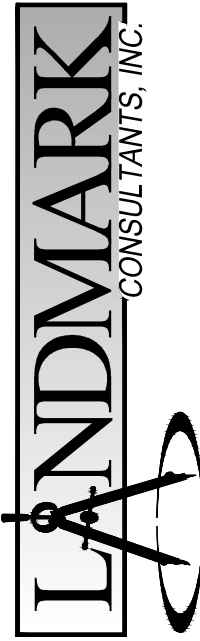
BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

UTILITY CONTACT LIST:

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CIVIL ENGINEERS | SURVEYORS

141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



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NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2136-024
DATE:	12/21/2021
CONTACT:	Ryan Spaulst
EMAIL:	ryans@landmark-co.com

Future Land Use Map
Cover Sheet

SHEET
C.001
OF 3 SHEETS



NEIGHBORHOOD COMMERCIAL

RESORT RESIDENTIAL

NEIGHBORHOOD RESIDENTIAL - MEDIUM

NOTES

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLES, LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

PROPERTY DESCRIPTIONS

7. LOT 1, VILLAGE DRIVE TOWNHOMES SUBDIVISION PER NOVEMBER 11, 2021 PLANNING COMMISSION APPROVAL OF PP-21-01. A FINAL PLAT IS REQUIRED TO CREATE THE LOT.
8. LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION



LANDMARK
CONSULTANTS, INC.

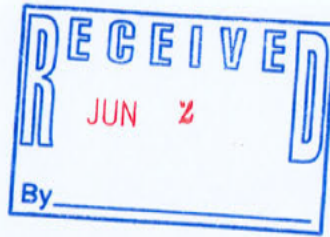
These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

PROJECT	NO	DATE	BY	DESCRIPTION
219C/224				
DATE: 12/21/2021				
CONTACT: Ryan Spaulist				
EMAIL: ryan@landmark-co.com				

Future Land Use Map

SHEET
C.003
OF 3 SHEETS

D. Public Comment



From: Debra Shires [REDACTED]
Subject: Village Drive Townhomes
Date: May 27, 2021 at 9:47 AM
To: Toby Stauffer tstauffer@steamboatsprings.net

Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

- 1) We support the variance for 100 percent Residential use of the property. We do not wish the property to be mixed Commercial/Residential use.
- 2) We oppose the current plan to put an alley along our property line with access to the garages from this alley. Such a design will result in noise from vehicles parked outside the garages, vehicles left outside the garages starting and idling, noise from residents entering/exiting vehicles parked outside the garages, noise from garage doors opening and closing and noise from moving trash containers from the garage to street and back. It will also result in automobile lights shining in bedrooms in Units #1 - #5. There will be further light from exterior light along the proposed alley that will have an adverse impact on our bedrooms.
- 3) For these reasons, we feel garages should face Village Drive. While this might place the proposed building closer to our property, the impact of light and noise would be far less on residents of Pine Ridge Townhomes.
- 4) The property is too small to accommodate the proposed disc golf at each end of the development. This would result in an increase in noise for us.

Debra Shires / Unit #1

(Debra Shires)

Eric Schmierer
Lisa Schmierer
Unit #5

(Eric & Lisa Schmierer)

Joan Esterson Unit #2
Joseph Esterson, MD
Monica Fenton Unit 3

(Joe & Joan Esterson)

(Monica Fenton)

Ron Miles Unit #7
Lynn Shattuck Miles #7

(Ron & Lynn Miles)

Trent Keller #6

(Trent & Tanya Keller)

From: Debra Shires [REDACTED]
Subject: Village Drive Townhomes
Date: May 29, 2021 at 3:01 PM
To: Toby Stauffer tstauffer@steamboatsprings.net

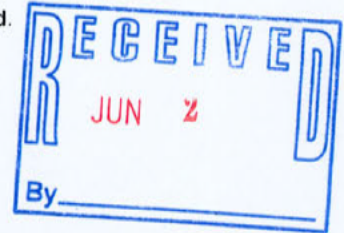
Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

However this will likely create traffic problems on Village Drive and intersection at Walton Creek Rd.
This complex is going to be an invasion of privacy to our complex and ~~obstruct~~ ^{abstract} our views.

Monica Fenton
Pine Ridge Owner Unit #3

Monica Fenton Unit 3

BLOCK



DATE: February 23rd, 2022
TO: City of Steamboat Springs Planning Commission
FROM: Timberline Lodge at Trappeur's Crossing - Board of Directors
2920 Village Drive Steamboat Springs, CO 80487
CC: Simply Steamboat
RE: PS21-0239B Village Drive Townhomes and Mountain Office Park Subdivision

Dear City of Steamboat Springs Planning Commission,

We represent the owners of Timberline Lodge, part of Trappeurs Crossing, the property opposite to Village Drive Townhomes (Temporary Street Address: 1805 Walton Creek Rd Project Code DPVC-21-01) on the Walton Creek side of their proposed development. We hereby submit our recommendations and concerns relative to the impact of this development on our owners, the neighborhood, and the community as a whole.

Following are our key recommendations and concerns:

1. We concur with the developer and Pine Ridge (they have already sent their views and position to the Planning Board) on a change to the zoning to Residential. The property is too small for mixed use commercial development in our opinion and would negatively impact close properties (noise, lights, traffic).
2. Currently, as we understand the most recent plan, the driveway access would be off Village Drive. We concur with this and would strongly object to driveway access on Walton Creek for the following reasons and would recommend underground parking as an option
 - a. Vehicle lights and noise would directly negatively impact Timberline Lodge and potentially the adjacent Champagne Lodge when vehicles turn right onto Walton Creek.
 - b. Because of the steep slope of Walton Creek at this location and the volume of traffic, especially during rush hours, it would require vehicles to accelerate rapidly both increasing noise and creating traffic hazards.
3. Our biggest concern is the negative impact on views from much of the Timberline building, given the proposed height of 3 stories plus a rooftop veranda. The developers have two buildings in their plan—one two story and one three story—and we request that they reconfigure the development to site the lower building adjacent to Walton Creek and have restrictions on the height of the veranda. Current assessments indicate that owners on the first and second floors of Timberline will be most severely impacted by the height.
4. We would also like restrictions to be placed on lighting (across the property) and noise from vehicular activities.
5. Lastly, it should be noted that the intersection of Village Drive and Walton Creek is already very busy. Traffic flow has increased dramatically in the past 5-7 years. The Planning Board should consider the impact on an already congested area of Steamboat Springs of not only this development, but the one being proposed across the street by the same developer for mixed residential/commercial usage.

We respectfully thank you for taking these concerns into consideration as you deliberate and negotiate with the developer regarding this parcel.

Sincerely,

The Timberline Lodge Owners' Association Board of Directors
Bill Schiemann – President, Michael Ceddia – Vice President, Michael Routh – Treasurer, Marsia Blackwell – Secretary, Steve Skalet – Board member at large, and John Herbert – Board alternate.

James A. Cook

Commercial Real Estate
Business Brokerage
Innovative Leasing Concepts
Development Consulting

January 6, 2022

TRANSMITTED BY EMAIL

Ms. Rebecca Bessey
Director of Planning &
Community Development
137 10th Street
Steamboat Springs, Colorado

**RE: Re-zoning Submittal PS – 02398
Land Use Amendment PS – 02398
1850 Walton Creek Road**

Rebecca:

I have been visiting with the principals of Sun Scope, LLC, and the petitioners for the above referenced submittals, one of which includes the conversion of the office building at 1850 Walton Creek Road into residential units. We are all aware of the shortage of product both in rental units and for sale units in our market place and all of the resort market places of Colorado. Friends of mine in the Roaring Fork Valley predict that 2022 will be a year of a very weak year of sales due to the lack of product and the inability to produce more products to meet the demand. I would predict the very same results for the Steamboat market as we are at an all-time low in available listings and the prospect of that changing is very unlikely. In new construction, the load on the current labor market, shortage of materials and transportation of the same will exacerbate the issue even more as we move into the spring construction season. The conversion of existing buildings with commercial/office use to residential units is something that is happening nationwide due to the reasons mentioned. This is particularly true in larger urban areas where office buildings are having trouble filling spaces vacated due to COVID and overall lack of demand. When projects were developed in the Walton Creek area, visions of New Urbanism said to include some commercial zoning for neighborhood use. That sort of thinking has run its course in Steamboat and in other communities as well as housing continues to be the demand factor. The current site of Ski View apartments was much the same kind of site with a CN zoning for what was a failed convenience store that ended up being Michael Robert's construction offices. The conversion of that site to multifamily provided residential rental units to a much underserved market. It is time for the Walton Creek site to follow that same route.

At this year's Economic Development Summit, if you were fortunate enough to attend, a gentleman by the name of Joe Minicozzi made a presentation on the value of clustering commercial development (primarily downtown) to effect better development, build tax benefits for the community, and put a halt to sprawl. Those of us who are members of the Urban Land Institute have argued this for years and would tell you that even in Steamboat, the development of commercial uses to the east and west of town will have adverse economic impact in the long term. The Brown Ranch will be an exception to that rule in that it will

become a second city and can cluster its commercial development effectively to serve the residential units they will be serving.

I would ask staff and the commissioners to examine closely what our community needs really are at this point in time. Housing and child care facilities, period. It is my opinion that this project addresses the housing side of our needs assessment, with the hope that additional child care facilities will soon be on the horizon. Thank you for your consideration and thank you and staff for the job that you do.

Regards,



James A. Cook
Commercial/Business Broker
Community Advocate

Joe Minicozzi Presentation

<https://www.urbanthree.com/about/staff/joe-minicozzi-aicp/>

cc: Toby Stauffer
Gary Suiter
City Council

PO 774882 Steamboat Springs, Colorado 80477

jim@commercial-businessrealtor.com

970.846.1746