

AGENDA ITEM #7.

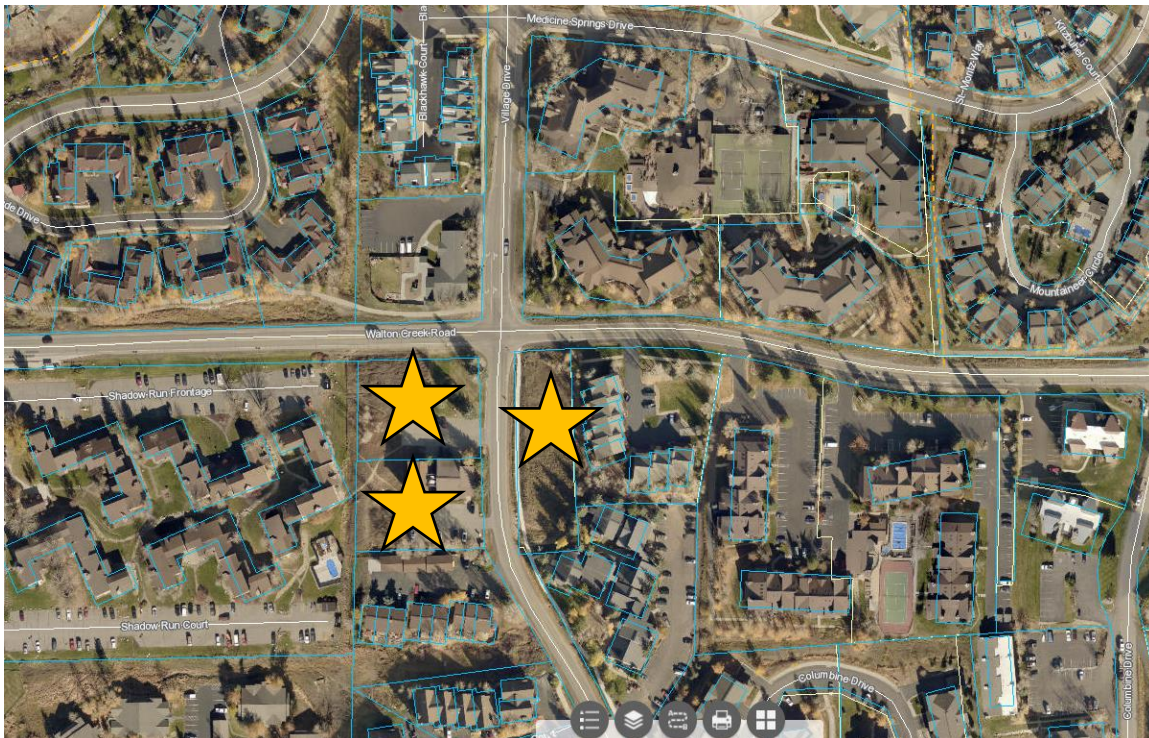
Staff Report

Department of Planning & Community Development

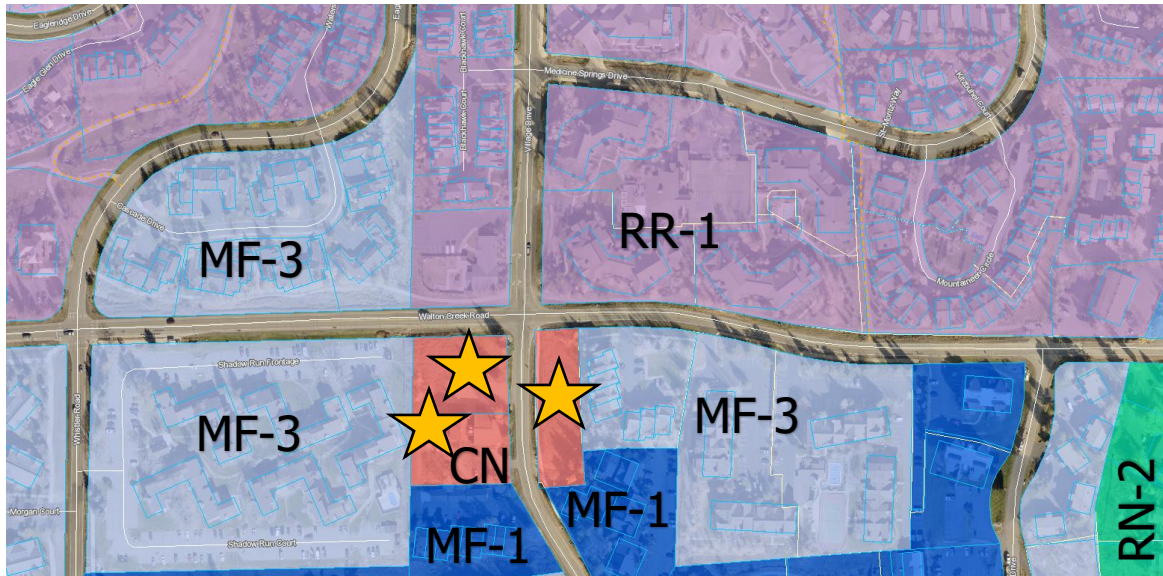
Project Overview

Project Name	Parcel no. 936273003 and Lots A & B Mountain Office Park Subdivision (1805 Walton Creek Road/ 2955 Village Drive)
Project Code	PL20220011
Project Type	Zone Map Amendment
Project Description	Rezone parcel no. 936273003 and Lots A & B Mountain Office Park Subdivision from CN to MF-3
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	04/05/2022 & 05/03/2022

Project Location

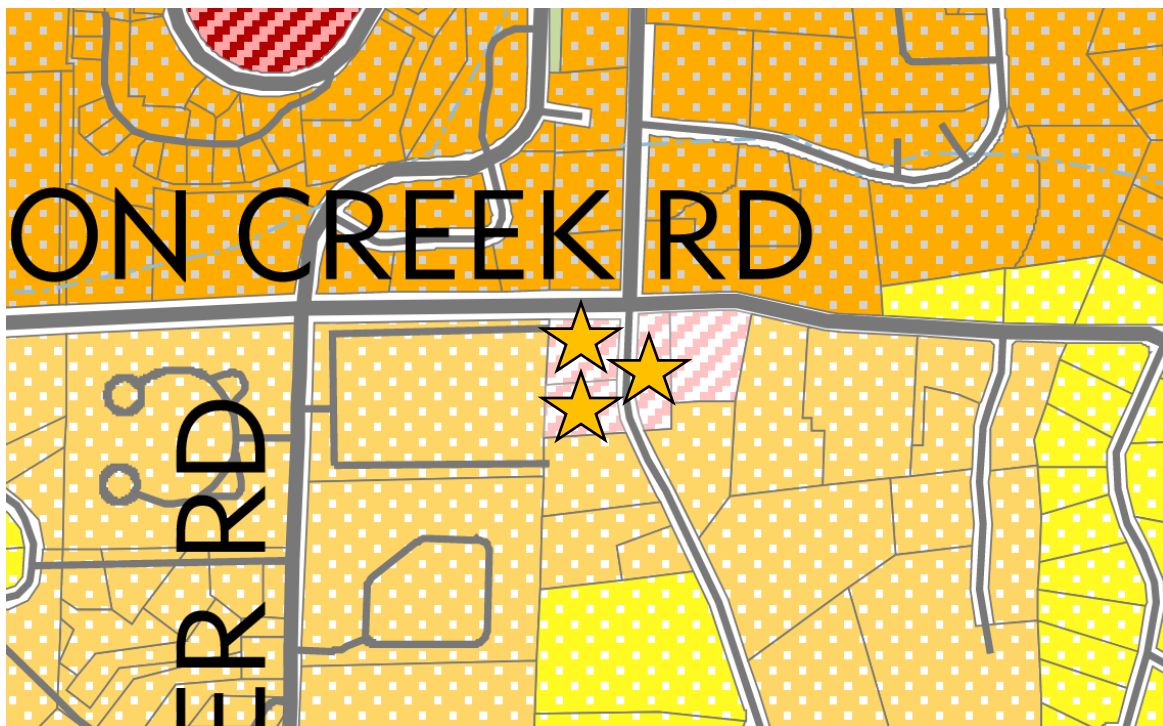


Current Zoning Map



Future Land Use Map

Concurrent application PL202200010 proposes to reclassify the future land use map for the three properties to Neighborhood Residential – Medium.



	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. A preliminary plat was approved in 2021 for the property as a one-lot subdivision; the lot has not been final platted yet. 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 SF, 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 on these adjacent properties are 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).

Project Description

This Zone Map Amendment would rezone the subject properties from Commercial Neighborhood (CN) to Multiple-Family-Three (MF-3).

This rezoning application is being concurrently processed with Community Plan Amendment application PL20220010. The current Future Land Use Map classification for all three properties is Neighborhood Commercial, which does not include any MF zone districts. Per Section 724.A.2, "A Community Plan Amendment is required for any Zone Map Amendment where the proposed zone district is inconsistent with the land use designation on the Future Land Use Map." As such, the applicant proposes to amend the Future Land Use Map and reclassify the subject property as Neighborhood Residential-Medium for consistency with the proposed zoning.

Staff supports both requests and is recommending approval of this Zone Map Amendment application PL20220011, as well as Community Plan Amendment application PL20220010.

Overview

	Existing CN Standards	Proposed MF-3 Standards
Building Placement		
Principal Building	10' min	15' min
Front Setback	30' max	
Side Setback	10' min	10' min
Rear Setback	10' min	10' min
Building Height		
Building with underground parking		
Overall Height	40' max	63' max
Average Plate Height	28' max	41' max

	Existing CN Standards	Proposed MF-3 Standards
Building Height		
Building without underground parking		
Overall Height	40' max	57' max
Average Plate Height	28' max	35' max
Single-Family Residential Buildings		
Overall Height	40' max	40' max
Average Plate Height	28' max	28' max
Building Intensity		
Lot Coverage	50% max	45% max
Floor Area Ratio	60% max	50% max
Density		
Dwelling Units per Lot	No max.	No max.
Lot Size		
Width	25' min.	40' min.
	100' max.	No max.
Depth	No min.	No min.
Area	3,000 sf min.	12,000 sf min.
	No max.	No max.

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: Zone Map Amendment

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Consistent with the proposed zone district	✓		
Compatible with development pattern	✓		
Advantages outweigh disadvantages	✓		
Minimize adverse impacts	✓		
Further direction of the Community Plan	✓		
Necessary to respond to changed conditions	✓		

CDC Section 720.B – Zone Map Amendments may be approved upon findings that the following criteria are met:

1. The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district.

APPLICANT JUSTIFICATION

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.

STAFF ANALYSIS: CONSISTENT

The purpose of the MF-3 zone district is *"to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments, and other attached residential forms, as well as limited nonresidential uses that are complementary to and compatible with a multiple-family residential neighborhood."*

Staff finds the proposed Zone Map Amendment is consistent with the purpose of the proposed zone district because the change will allow for multiple-family residential development and some nonresidential uses, similar to what is allowed by the CN zone district. The proposed change is also compatible with surrounding zoning and existing uses.

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 pattern within the community.

APPLICANT JUSTIFICATION

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.

STAFF ANALYSIS: CONSISTENT

With respect to the form of allowable development, the proposed change from CN to MF-3 will result in contextually appropriate development. There is multiple-family residential development on adjacent and nearby properties and small-scale commercial development across the intersection. The scale of development proposed under the MF-3 zoning should be compatible with the surrounding buildings and existing uses as MF-3 dimensional standards are similar to CN dimensional standards. MF-3 standards will allow greater overall building height with reduced building intensity through reduced FAR and lot coverage percentages. Setbacks for proposed development are similar between the two zone districts.

With respect to use, the proposed change from CN to MF-3 will be compatible with surrounding zone districts. Multiple-Family residential use, a common use in MF zone districts and a potential use for these properties, is allowed in all surrounding districts, and it is allowed in CN as a limited use with use standards.

The subject properties are at the intersection of an arterial (Walton Creek Rd) and a collector (Village Drive). The properties are at an appropriate location to transition to the higher density residential district of RR-1 across the intersection. MF-3 zoning on the subject properties would also be consistent with adjacent properties fronting on Walton Creek Road and consistent with other similar property transitions to the south, where MF-3 zoning transitions to MF-1.

3. The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood.

APPLICANT JUSTIFICATION

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.

STAFF ANALYSIS: CONSISTENT

The advantages and disadvantages of rezoning the three properties from CN to MF-3 are outlined below. Staff finds the advantages outweigh the disadvantages.

- Advantage: MF-3 zoning allows for a variety of residential uses, and there is still a potential for development of nonresidential uses.
- Disadvantage: MF-3 zoning provides less opportunity for development of nonresidential uses.

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.

APPLICANT JUSTIFICATION

The zone change and future development will not adversely affect the natural environment including water quality, wildlife habitat, vegetation, wetlands, and natural landforms.

STAFF ANALYSIS: CONSISTENT

Staff does not anticipate that this Zone Map Amendment will have any negative impacts on the natural environment. All development standards intended to minimize environmental impacts will continue to apply to development on properties zoned MF-3. All future development will still require an approved development plan that minimizes impacts.

5. One of the following conditions exists:
 - a. **Staff Analysis:** The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans; or
 - b. **Applicant Analysis:** The proposed amendment is necessary to respond to changed conditions since the adoption or last amendment of the Official Zone Map; or
 - c. The proposed amendment will correct an error on the Official Zone Map.

APPLICANT JUSTIFICATION

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.

STAFF ANALYSIS: CONSISTENT

The proposed rezoning, with the proposed condition of approval, is consistent with the proposed Future Land Use Map designation. For analysis of that change, see staff report for PL20220010.

The following Area Community Plan goals and policies support the proposed rezoning:

- 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 Zone Map Amendment, PL20220011 to rezone Parcel no. 936273003 and Lots A & B Mountain Office Park Subdivision from CN to MF-3, is CONSISTENT with the Criteria for Approval for a Zone Map Amendment.

Recommended Motion

Planning Commission recommends approval of PL20220011, a Zone Map Amendment to rezone Parcel no. 936273003 and Lots A & B Mountain Office Park Subdivision from CN to MF-3, subject to the following condition:

1. The Zone Map Amendment, PL20220011, is subject to approval of Community Plan Amendment, PL20220010.

Attachments

- A. Project Timeline
- B. Project Narrative
- C. Plan Set
- D. Public Comment

A. Project Timeline

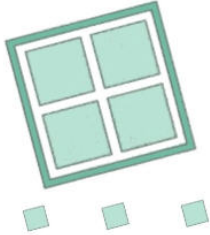
Project Timeline

Project Code: PL20220011

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	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

Narrative -Zone Map Amendment

PS-0239B

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

Background

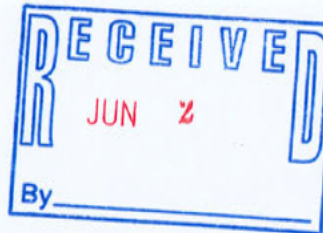
The 3 lots listed above are currently zoned CN (Commercial/Neighborhood) and the owner of all three lots is proposing to change the zoning to MF-3 (Multi-Family-Three). The lot north of Village Drive is currently going through the City planning process and has a preliminary plat approved by the Planning 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.



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

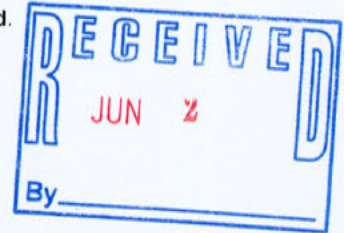
Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

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

ZONING MAP AMENDMENT II

FOR

LOT 1, VILLAGE DRIVE TOWNHOMES SUBDIVISION

AND

LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION

LOCATED IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.;

CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

C Plan Set

CONTACT INFORMATION

PROJECT TEAM:

OWNER
SUNSCOPE, LLC
1897 HUNTERS DR
STEAMBOAT SPRINGS, CO 80487
ATTN: SOROUR (SUNNY) PARTOVI

ARCHITECT
STEAMBOAT ARCHITECTURAL ASSOC.
345 LINCOLN AVE, SUITE 200
STEAMBOAT SPRINGS, CO 80487
(970) 879-0819
ATTN: WILLIAM J. RANGITSCH

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPENTROG, P.E.

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:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL, P.E.	(970) 871.8293
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8207
MT. WERNER WATER	RICHARD BUCCINO	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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SHEET INDEX

- C.001 - COVER SHEET
C.003 - EXISTING CONDITIONS PLAN
C.100 - SITE PLAN



CN

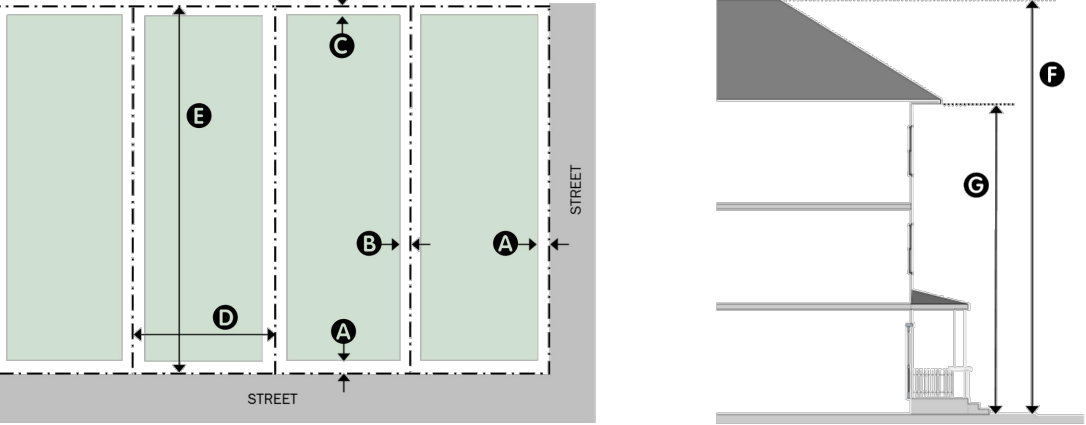
Commercial Neighborhood

§ 222

222 ZONE DISTRICT: COMMERCIAL NEIGHBORHOOD

222.A Purpose
The Commercial Neighborhood zone district is intended to provide areas for low-intensity commercial uses, such as office and limited retail and service. This zone district is also intended to provide for vertical and horizontal mixed-use development that incorporates residential densities and forms compatible with permitted commercial uses. Commercial Neighborhood accommodates uses and development that are complementary to and compatible with the surrounding neighborhoods in terms of scale and intensity.

222.B Dimensional Standards (See below.)



Building Placement			Building Form		
Lot Line Setbacks			Building Height ¹		
Front			Principal Building		
Principal Building	10' min.	A	Overall Height	40' max.	F
	30' max.		Average Plate Height	28' max.	G
Highway 40 Frontage	30' min.		Accessory Building		
Accessory Building	15' min.		Overall Height	40' max.	F
Side			Average Plate Height	28' max.	G
Principal Building	10' min.	B	Parking Lot Placement		
Accessory Building	5' min.		Lot Line Setbacks		
Rear			Front		
Principal Building	10' min.	C	>50 Parking Spaces	15' min.	
Accessory Building	5' min.		Other Standards		
Lot Size			Building Intensity		
Width ¹	25' min.	D	Lot Coverage	50% max.	
	100' max.		Floor Area Ratio	60% max.	
Depth ¹	no min.	E	Density ²		
Area	3,000 sf min.		Dwelling Units per Lot	no max.	
	no max.		¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.		
			² Manufactured homes are prohibited.		

MF-3

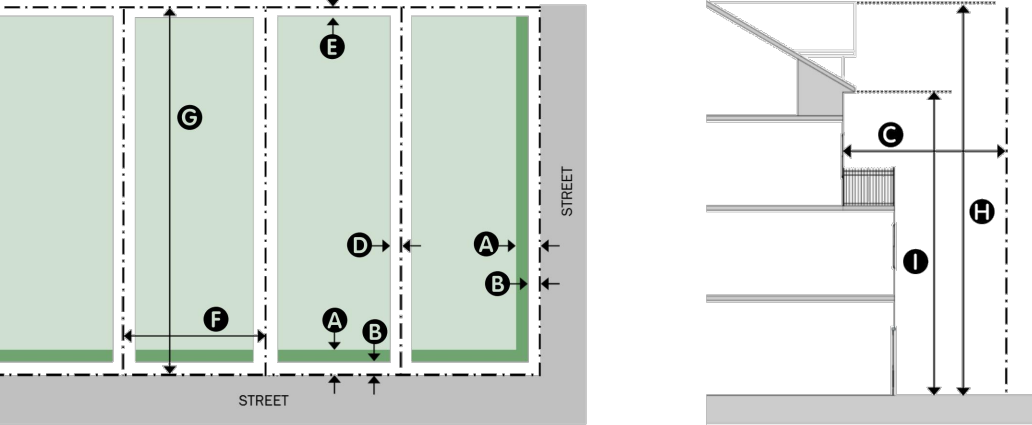
Multiple-Family - Three

§ 214

214 ZONE DISTRICT: MULTIPLE-FAMILY - THREE

214.A Purpose
The Multiple-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 nonresidential uses that are complementary to and compatible with a multiple-family residential neighborhood.

214.B Dimensional Standards (See below.)



Building Placement			Building Form		
Lot Line Setbacks			Building Height ¹		
Front			Buildings with Underground Parking		
Principal Building	15' min.	A	Overall Height	63' max.	H
Porch	10' min.	B	Average Plate Height	41' max.	I
3rd Story and Above	20' min.	C	Buildings without Underground Parking		
Accessory Building	20' min.		Overall Height	57' max.	H
Side			Average Plate Height	35' max.	I
Principal Building	10' min.	D	Single-Family Residential Buildings		
Accessory Building	5' min.		Overall Height	40' max.	H
Rear			Average Plate Height	28' max.	I
Principal Building	10' min.	E	Other Standards		
Accessory Building	5' min.		Building Intensity		
Lot Size			Lot Coverage	45% max.	
Width ¹	40' min.	F	Floor Area Ratio	50% max.	
	no max.		Density ²		
Depth ¹	no min.	G	Dwelling Units per Lot	no max.	
Area	12,000 sf min.		¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.		
	no max.		² Manufactured homes are prohibited.		
Parking Lot Placement			Lot Line Setbacks		
Front			Front		
EC Overlay Zone	15' min.		Non-Entry Corridor	10' min.	

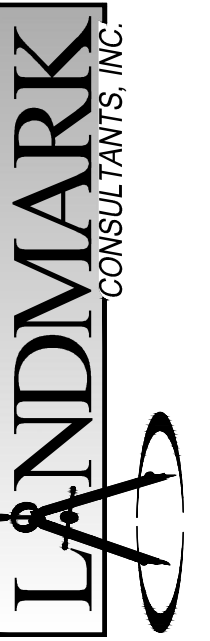
Zoning Map Amendment

Cover Sheet

SHEET
C.001

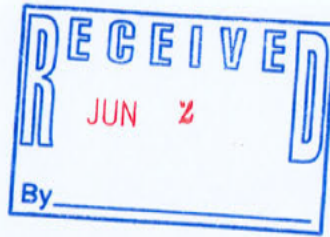
OF 3 SHEETS

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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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

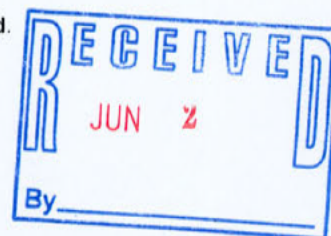
Toby: With regards to the proposed Village Drive Townhomes Address 1805 Village Drive.

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