



May 25, 2021

Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477-5088
Attn: Kelly Douglas

RE: Variance Request to Subdivision Standard 602.L.1.a for PL20210006

Dear Kelly,

The Applicant is requesting a Variance to the Subdivision standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 602.L.1.a, for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (The Project).

Specifically, the Variance is related to:

Section 602.L.1.a

Criteria:

Section 602.L.1.a. – Land area in a subdivision shall **be designated** and used for open space-conservation, active or passive parks, or amenity space for the benefit of the residents of the subdivision in accordance with Table 602-3.

Proposed:

The Applicant is proposing to meet the standards found in 602.L.2. However, in the interest of maintaining an easily readable preliminary plat document, the Applicant proposes to address these standards via the Development Plan DPVC-21-16, and include a plat note that references the requirement to designate open space per 602.L.1.a. For ease of reference, the applicable open space plan from DPVC-21-16 (C.100) will be included as an exhibit to the preliminary plat.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This preliminary plat requires a variance to CDC section 602.B.1 and 602.B.6 responses to the Variance Criteria.

- 1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.***

The variance will not injure or adversely impact legal conforming uses of adjacent property. The standards will be met, just not shown on the Preliminary Plat itself.

- 2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.***

This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
- Goal LU-2: Our community supports infill and redevelopment of core areas.
- Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood
- 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-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.
- Policy LU-4.1: Existing commercial development along highway corridors shall evolve over time into mixed use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy CD-1.4: Encouraging high-quality site planning and building design

3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:*

Acceptable alternative: The alternative achieves a result that is equal to or better than the code standard to which a variation is being sought.

The standards listed in 602.L.2 will all be met and addressed via the Development Plan for this project, DPVC-21-16. Open space requirements will be met per the standards listed in 421.D, which are effectively the same as those in 602.L.2. Open space is shown specifically on sheet C.100 of DPVC-21-16. Because of the complicated site and various features that need to be identified, the Applicant requests to show the Project open space on the Dev. Plan documents, rather than the preliminary plat in an effort to keep the preliminary plat easy to read. The applicant respectfully requests a variance to the requirement to “designate” the open space on the preliminary plat.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler