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June 1, 2022

City of Steamboat Springs
Department of Planning & Community Development
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Steamboat Springs, Colorado 80487
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RE: PS22-0048
Village Drive Townhomes Narrative

The purpose of this letter is to provide a project narrative to accompany the Village Drive Development Plan submittal.

This application is for a single phase, 7 townhome units in 2 buildings to be located at Village Drive and Walton Creek Road. One building contains 5 units, with 3 levels plus an additional rooftop deck, and the other building contains 2 ADA Type B Visitable Ground Floor units with 2 levels plus an additional rooftop deck. The average unit size is 2300 square feet.

The newly rezoned MF-3 site is a small, parcel surrounded by mostly Multi Family and Resort Residential zoning. A new proposed private road off Village Drive will provide access to the buildings. A minimum of one parked car for each residential unit is provided in front of each attached one car garage which is provided for each of the 7 units. The project provides a new sidewalk to connect the existing sidewalk on the south side of Walton Creek road to the existing sidewalk at the corner of Village Drive and Walton Creek Road. In addition, the units have connections to the sidewalks for all 7 units. The most northern unit has a small sidewalk to the sidewalk on Walton Creek, and the remaining 6 units have entrances/connections from the west side of the unit to Village Drive.

The massing and scale of the building is compatible with the existing development on and around the site, and the proposed high quality building materials blend with the site's natural environmental features. Almost all of the zoning standards have been met, including almost all setbacks, Lot Coverage, Building Height, Average Plate Height and parking requirements. The glazing requirement of 25% has been met and windows have been located to maximize views. The average plate calculations have been done and shown on the elevations. The plate height calculations are using the plate height at parapets (1 foot below the roof deck for structure) and to the underside of any roofs to the existing grades.

The project is being submitted for a Development Plan- Public Hearing as the Development Plan requires a Minor Variance for the setback for the third story and above (less than a 20% difference) and a Major Variance for the FAR.

In addition, there is an additional engineering variance for the private road. The private access is not considered a fire apparatus access road by Fire Prevention and therefore a 24-wide width is not required. The proposed private drive does provide adequate room for two-way traffic for passenger vehicles. The reduced width should not impact traffic operations. The private access is proposed to include snow-melted pavement to eliminate the need for snow plowing or shoveling – which otherwise may reduce the effective width of the access during winter conditions. In addition, the project is proposing roll out trash service so that trash trucks do not need to enter the site.

709 D. Criteria for Approval

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*
The proposed development is consistent to other activities in the area. The area is mostly residential with the exception of the NW corner where there is a daycare facility. The more modern design is complementary to the existing structures in the area.
2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
The proposed development has provided water quality to offset any impacts the development, and has taken into consideration the existing natural features of the site.
3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*
The proposed development has provided an internal private road screened from Village Drive, and the new road was located far enough away from the Walton Creek intersection. The development also will maintain the existing sidewalk on Village Drive and will provide a new sidewalk on the south side of Walton Creek to connect to the same intersection. Moveable refuse containers will be put out on collection day and will not be out for more than 14 hours.
4. *The Development Plan complies with all applicable requirements of this CDC.*
The proposed development complies with all applicable requirements other than the one minor variance and the one major variance.
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
Not applicable.

Thank you for your help in this request. Feel free to contact me with any questions.

Please contact Bill Rangitsch or Sharlene Bhyun with any questions or comments.

Sincerely,

Sharlene Bhyun
Steamboat Architectural Associates

Attachment A

Minor Variance Narrative- MF-3 Setback for the third story and above (20' min)

The proposed minor variance is to decrease the minimum setback for the third story and above from 20'-0" to 16'-0". This decrease is 20% less than the requirement and only for a portion of the north building (48' of 120' total length of the building).

719.D General Criteria for Approval

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 proposed variance does not injure or adversely impact legal conforming uses of the adjacent properties. Only a portion of the third story setback is over the maximum, but the building heights and allowable plate heights are significantly less than what is allowed by the MF-3 zone district, resulting in less visual impact to the adjacent properties. The proposed setback is only for a small portion of the Village Drive north building (two units total of the 5 units), which is 48'-0" of frontage of the 120'-0" total frontage.

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

The proposed variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. The proposed setback is only for a small portion of the Village Drive north building (two units total of the 5 units), which is 48'-0" of frontage of the 120'-0" total frontage. The design was to have various steps or building breaks along the predominant Village Drive elevation, which is a design standard (CDC Section 437 for Multiple - Family Residential Building Design Standards). The project also meets goals outlined in the Community Plan for infill development.

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

b. Acceptable Alternative

The proposed development provides at least one of the following acceptable alternatives to the standard:

- i. The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought; or
- ii. The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance; or
- iii. **The application of other code standards, purposes, or intents will be improved by varying the standard.**



The application of other code standards, purposes, or intents will be improved by varying the standard. The overall height and average plate height are significantly reduced from the MF-3 maximum heights. The maximum building height of 41', instead of the 57' allowable height, and the maximum plate height of 29', instead of the 40' allowable plate height. The standards have been improved by varying the standard.



Attachment B

Major Variance Narrative- MF-3 Maximum FAR of 50%

The proposed major variance is to increase the maximum FAR from 50% to 67%. The north building was reduced in width by 5' to accommodate an additional 5' ROW from Walton Creek Road. The design has not changed much and was originally in the CN zone which allows a 60% FAR, and the previous planning submittal, the project had a 59% FAR. The current FAR is only 1899 square feet over the 60% FAR under the CN zone. In the newly rezoned MF-3, the zone district standard for FAR is 50% max. Both buildings are significantly under the maximum allowed Lot Coverage, Building Heights, and Plate Heights under the MF-3 zone district. The overall height and average plate height are significantly reduced from the MF-3 maximum heights. The maximum building height of 41', instead of the 57' allowable height, and the maximum plate height of 29', instead of the 40' allowable plate height. The project also changed the lowest level of the north building to add pedestrian access from Village Drive to meet the requirements of CDC Section 437 D. Access, which states "Buildings shall prioritize orientation of primary pedestrian entries to predominant public and private streets, pedestrian circulation, and gathering areas." By providing the new entries, we had to eliminate crawlspaces to provide a path for the new entrances to the building, and therefore the square footage had slightly increased.

719.D General Criteria for Approval

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 proposed variance does not injure or adversely impact legal conforming uses of the adjacent properties. The overall FAR is over the maximum but the building heights and allowable plate heights, lot coverage are significantly less than what is allowed by the MF-3 zone district, resulting in less visual impact to the adjacent properties.

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

The project meets goals outlined in the Community Plan for infill development, adding much needed residential space.

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

b. Acceptable Alternative

The proposed development provides at least one of the following acceptable alternatives to the standard:

- i. The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought; or
- ii. The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance; or



iii. The application of other code standards, purposes, or intents will be improved by varying the standard.

The application of other code standards, purposes, or intents will be improved by varying the standard. The overall height and average plate height are significantly reduced from the MF-3 allowable maximum heights. The maximum building height of 41', instead of the 57' allowable height, and the maximum plate height of 29', instead of the 40' allowable plate height. The standards have been improved by varying the standard resulting in a project that is one full story that is possible under the MF-3 zone. The developer is in agreement to add a condition of approval that any future development/redevelopment can not exceed the maximum height and average plate height proposed in this submittal.

