

Date: July 18, 2022

Project: The Lodge at Steamboat South Parking Garage

Address: 2700 Village Drive, Steamboat Springs, CO

PL20220142 The Lodge at Steamboat South Parking Garage

Development Plan Submittal Comment Response – Round 1

Planning Review (Reviewed By: Toby Stauffer)

See document markups and conditions in the CityView project portal in addition to comments here.

Comment:

1. Variance narrative: It's unclear why the existing setback encroachment needs to remain, there doesn't seem to be a hardship associated with the property that would require the building to encroach into the setback. Describe the hardship or difficulty or justify the variance with an acceptable alternative, Typically, an acceptable alternative is a better choice for variance justification than hardship.

Response:

The project has been modified so the storage locker structure no longer encroaches on the 15' setback. A variance is no longer needed. Furthermore the existing Park is an existing legal non conforming structure and this development plan does not increase the non conformity. It is understood that the burden of proof shall fall upon the applicant to substantiate the existing legal non conformity. ESA has inquired with RCBD on approved plans at The Lodge, but they have no public record. Given the fact that there have been substantial changes to both Building and Planning code in the 40+ years since the Lodge has been constructed, please accept the original construction drawings illustrated on Sheets DP-1.4 through DP-1.6 as proof of the approved building location and structure. And once again, this development plan does not seek to increase the non conforming structure, simply protect it from further deterioration by adding a low sloped roof directly upon the structure to divert water away from the structure.

Comment:

2. DPI: revise lot coverage to include all existing and proposed buildings for an overall lot coverage percentage on the site, it looks like lot coverage may exceed the zone district requirement.

Response:

The lot coverage as shown on DP-2.1 is 55% as was drawn and built in the early 1980's (DP-1.3 through DP-1.5).

Comment:

3. DP2.1: show the requested setback variance to scale, it looks to be less than 4 ft .

Response:

The setback variance is no longer required as the redesigned structure is outside the 15' setback.

Comment:

4. Narrative: provide specific request, rather than approximate.

Response:

The setback variance is no longer required as the redesigned structure is outside the 15' setback.

Comment:

5. Narrative: the variance is not minor, it is major.

Response:

The setback variance is no longer required as the redesigned structure is outside the 15' setback.

Comment:

- narrative: if you chose hardship to justify the variance, rather than an acceptable alternative, describe the hardship of the property.

Response:

The setback variance is no longer required as the redesigned structure is outside the 15' setback.

Comment:

- CDC 420.C, accessory buildings: provide additional information and confirm that this accessory building meets the standards of this section..

Response:

The accessory building coverage as shown on DP-2.1 is 32% as was drawn and built in the early 1980's (DP-1.3 through DP-1.5).

Comment:

- CDC 421, Open Space: provide calculations and information indicating that the project meets these standards.

Response:

The Open Space coverage as shown on DP-2.1 is 15% as was drawn and built in the early 1980's (DP-1.3 through DP-1.5).

Comment:

- CDC Sec. 440.F.1.b, roof forms: it appears the primary roof form of the building has a 3:12

Response:

The storage unit structure has been modified to provide 53% of the roof area now having 6:12 slope.

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

Comment:

- Submit preliminary draft of Mount Werner Water Plant Investment Fee application with square footage of finished space applied to the excel document found at <https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>

Response:

Investment Fee application is being submitted to the Mount Werner Water & Sanitation District.

External Agency Review

Comment:

- YVEA Comments: Existing YVEA primary underground line that runs between Building E and garage not shown. If an additions outside existing footprint occur, relocation and replacement will be required.

Response:

There are not additions outside the existing footprint of parking structure. Relocation and replacement will not be required.