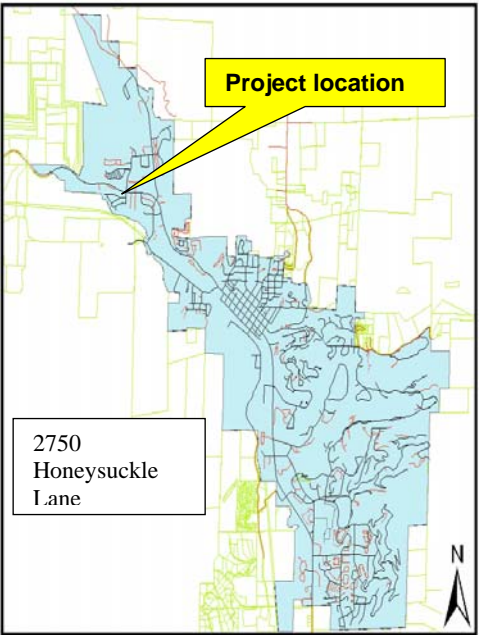


## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM # 3:</b>	
<b>Project Name:</b>	2750 Honeysuckle Lane (Metes and Bounds) #ZMA-09-08
<b>Prepared By:</b>	Jason K. Peasley, AICP, City Planner (Ext. 229)
<b>Through:</b>	Tom Leeson, AICP, Director of Planning and Community Development (Ext. 244)
<b>Planning Commission (PC):</b>	January 28, 2010
<b>City Council (CC):</b>	February 16, 2010 First Reading March 2, 2010 Second Reading
<b>Existing Zoning:</b>	Residential Estate One, Low Density (RE-1)
<b>Proposed Zoning:</b>	Residential Neighborhood Three, High Density (RN-3)
<b>Applicant:</b>	Ron Wendler, c/o Ryan Spaustat, Landmark Consultants, INC. PO Box 774943, Steamboat Springs, CO 80477, (970) 871-9494
<b>Request:</b>	Official Zoning Map Amendment to change the zoning from Residential Estate One, Low Density (RE-1) to Residential Neighborhood Three, High Density (RN-3) for a 1.91 acre parcel located at 2750 Honeysuckle Lane.



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## I. STAFF FINDING

Staff finds Zoning Map Amendment #ZMA-09-08 to rezone from Residential Estate One, Low Density (RE-1) to Residential Neighborhood Three, High Density (RN-3) a 1.91 acre parcel located at 2750 Honeysuckle Lane to be in compliance with the Community Development Code criteria for approval for an Official Zoning Map Amendment.

## II. PROJECT LOCATION



## III. BACKGROUND INFORMATION

The subject parcel is a 1.91 acre tract of unplatted property located between US Highway 40 and Honeysuckle Lane, east of the Riverside Plaza and west of Riverside Drive. The site contains wetlands and standing water on a majority of the parcel.

The Residential Estate One, Low Density (RE-1) zoning for the property was established in 2001 with the adoption of the new CDC. Prior to 2001, the parcel was zoned Agricultural and Recreations (AR). The 2001 process to adopting new zoning districts eliminated the AR Zone and converted all privately held parcels zoned AR to RE-1.

**IV. PROJECT DESCRIPTION**

The proposed Zoning Map Amendment intends to rezone the 1.91 acre parcel of land located at 2750 Honeysuckle Lane from Residential Estate One, Low Density (RE-1) to Residential Neighborhood Three, High Density (RN-3). The applicant is proposing to fill approximately 8,525 square feet of wetlands and permanently protect 35,234 square feet of the wetlands that exist on the parcel. The proposed zoning would permit a duplex structure on the lot as a Use with Criteria.

**V. STAFF / AGENCY ANALYSIS**

**Zone District Comparison**

CDC Standard	RE-1	RN-3
Lot Coverage	0.25	0.35
Units Per Lot	1	2
Floor Area Ratio	No Max.	No Max.
Building Height		
Overall Height	40 feet	40 feet
Average Plate Height	28 feet	28 feet
Front Setback	25 feet (principal structure)	15 feet (principal structure)
Side Setback	25 feet (principal structure)	10 feet (principal structure)
Rear Setback	25 feet (principal structure)	10 feet (principal structure)
Permitted Uses	Single-Family Dwelling Unit	Single-Family w/ Secondary Unit Duplex

**Criteria for Review and Approval**

In considering any petition for amendment to the Official Zoning Map, the following criteria contained in Section 26-62 shall govern unless otherwise expressly required by the CDC. The ordinance approving the rezoning amendment shall be approved and adopted only if it appears by *clear and convincing* evidence presented during the public hearing before City Council that the following conditions exist:

1. **Justification.** One of the following conditions exists:
  - a) The rezoning is necessary to correct a mistake in the current zoning map; or
  - b) The amendment to the overlay zone district was an error; or

- c) The rezoning is necessary to respond to changed conditions since the adoption of the current zoning map; or
- d) The rezoning will substantially further the Community Plan's Preferred Direction and Policies, or specific area plans, and the rezoning will substantially conform to the Community Plan Land Use Map designation for the property, or is accompanied by an application for an amendment to the Community Plan Land Use Map and the amendment is approved prior to approval of the requested zoning map amendment.

***Staff Finding:***

*Staff finds this request is consistent with justifications (d). The Community Plan Future Land Use Map identifies this parcel as Neighborhood Residential, Low. The SSACP identifies the acceptable zoning district for the Neighborhood Residential, Low classification as Residential Neighborhood. The proposed zoning furthers the following SSACP Policies:*

- *LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood.*
- *LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.*

*The proposed zoning has been accompanied by a commitment to preserve, in perpetuity, more than 35,000 square feet of wetlands and standing water. This on-site preservation of wetlands is a step towards achieving SSACP Goal NS-3: Our community will identify critical wetland areas and critical wildlife areas, and enhance and conserve these areas for current and future generations.*

**2. Compatibility with Surrounding Development.** The type, height, massing, appearance and intensity of development that would be permitted by the proposed amendment 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.

***Staff Finding:***

*Staff finds the proposed zone change is consistent with surrounding development and neighborhood character. The proposed zoning would permit either a single family home with a caretaker unit or a duplex. These residential building types are common within the Riverside Subdivision. The developable portion of the parcel would orient the residential building to Honeysuckle Lane, maintaining a consistent street presence.*

**3. Advantages vs. Disadvantages.** The advantages of the zone district proposed substantially outweigh the disadvantages to the community and/or neighboring land occasioned by the zoning amendment; and

***Staff Finding:***

*Staff finds the advantages of rezoning the property outweigh the disadvantages to the community and/or neighboring lands. The permanent protection of the wetland on a majority of the property is a significant benefit to the community as the wetlands serve as regional drainage.*

**4. Consistent with Purpose and Standards of Zone District.** The amendment will be consistent with the purpose and standards of the zone district to which the property is proposed to be designated.

***Staff Finding:***

*This amendment will be consistent with the purpose and standards of the Residential Neighborhood Three, High Density (RN-3) Zone District which is intended to provide areas for single-family, duplex and accessory dwelling units in a range of residential densities. The proposed zoning is compatible with the existing surrounding neighborhood.*

**5. Effects on Natural Environment.** That the proposed amendment will not result in significant adverse effects on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

***Staff Finding:***

*The site does contain a significant amount of wetlands and standing water. The applicant has proposed to permanently preserve a majority of the existing wetlands and standing water on the site. While some fill of wetlands is being proposed, off-site mitigation has been approved by the Army Corp of Engineers. The combination of on-site preservation and off-site mitigation will, in sum, not result in significant adverse effect on the natural environment.*

**V. LIST OF ATTACHMENTS**

1. Applicant Narrative and Site Map
2. Draft Ordinance (by request)



**CIVIL ENGINEERING | SURVEYING**  
Phone: 970.871.9494 • Fax: 970.871.9299 • www.landmark-co.com  
P.O. Box 774943 • 141 9th Str. • Steamboat Springs, Colorado 80477

November 20, 2009

City Planning  
Planning Department  
City of Steamboat Springs  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477

RE: 2750 Honeysuckle Lane Zoning Map Amendment

Dear Sir or Madam:

The purpose of this application is to request an Official Zoning Map Amendment (ZMA) for 2750 Honeysuckle Lane, an un-platted portion of land located in the Riverside neighborhood of Steamboat Springs as described in the attached exhibit. Currently the parcel is zoned as Residential Estate (RE-1). This application proposes to rezone the parcel to Residential Neighborhood 3 (RN-3). The proposed ZMA will allow for the construction of a single family home or duplex accessed off of Honeysuckle Drive while limiting the impacts to the existing wetlands and using existing utility and roadway infrastructure. The Project is willing to place a "No-Build" easement over the wetlands located on the parcel outside of the building pad to ensure their protection for perpetuity. Such an easement would provide permanent protection for over 0.81 acres of wetlands.

Per the Section 26-62 of the Community Development Code (CDC), this application meets the following criteria for approval:

- 1) **Justification**—The proposed rezoning substantially furthers and conforms to the 2004 Steamboat Springs Area Community Plan. The Community Area's Future Land Use Plan designates the Project Site as Neighborhood Residential-Low with a "Range of residential uses—single family, small scale attached residential." These uses correspond to the proposed zoning designation of RN-3
- 2) **Compatibility with Surrounding Development**—The surrounding area is characterized by a combination of single family and duplex homes located in the Riverside neighborhood. With the exception of the Project Site and three lots located at the intersection of US Highway 40 and Riverside Drive, the entire neighborhood is zoned RN-3. The three lots located at the intersection of US 40 and Riverside Drive are zoned Commercial Neighborhood (CN) presumably to provide a transition from the commercial uses along the Highway to the residential nature of the Riverside neighborhood. The proposed amendment results in a more logical and orderly development pattern by matching the existing zoning within the neighborhood.

3) **Advantages Versus Disadvantages**—The advantage of the proposed ZMA is that it permanently protects 0.81 acres of wetlands from development, conforms to the surrounding lots and it furthers a number of goals outlined in the “2004 Steamboat Springs Area Community Plan”. The overall goal of the Community Plan is, “to direct the type, location, and quality of growth, while addressing its impacts and reinforcing its desirable characteristics.”(1-3) The proposed ZMA achieves this goal according to the criteria outlined in the Area Community Plan, including:

- *“Policy LU-1.1(a): Only approve development proposals that are consistent with the Future Land Use Plan.”*

The proposed ZMA more closely aligns the City’s zoning with the Land Uses identified in the Area Community Plan.

- *“Policy LU-1.2: Future development will be in compact mixed use neighborhoods. The Future Land Use Plan directs new development to existing and new mixed-use neighborhoods within the UGB, while reducing the potential for dispersed growth not conducive to pedestrian and transit activity that is outside the UGB.*

*If properly designed, infill and redevelopment can serve an important role in achieving quality mixed-use neighborhoods. In addition, appropriate, carefully crafted redevelopment and infill can complement existing stable neighborhoods to keep the city dynamic, competitive, and economically viable in the marketplace.”*

The proposed ZMA will allow the construction of an additional single family home or duplex, infilling a developed existing neighborhood.

- *“Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas. If properly designed, infill development and redevelopment can serve an important role in achieving quality, mixed-use neighborhoods. The plan promotes infill development within the city limits, in preference to development of outlying areas adjacent to the city. Development of infill areas in the city shall occur in a manner that is in character and context with existing, surrounding development. In some instances, sensitively designed, high quality infill development can help stabilize and revitalize existing older neighborhoods.”*

The proposed ZMA allows for the construction of a single family or duplex home meeting the dimensional standards of the existing structures within the neighborhood—allowing the future structure to fit into the context of the existing neighborhood.

- *“Policy CD-1.5: Infill and redevelopment projects should be contextually appropriate to the neighborhood in which they will occur.”*

The proposed zoning amendment will allow for the development of the site in a manner that coincides with the existing homes located in the neighborhood.

The effects to the surrounding neighborhood and the natural environment will be mitigated by the standards of the CDC and the permanent protection of the wetlands.

- 4) ***Consistent with Purpose and Standards of the Zone District***—The Community Development Code states, “The residential neighborhood zone district is intended primarily to provide areas for single-family, duplex, and accessory dwelling units in a range of residential densities, as well as to provide uses complimentary to and in harmony with residential uses. New development should be compatible with existing surrounding neighborhoods in terms of lot size and density.”

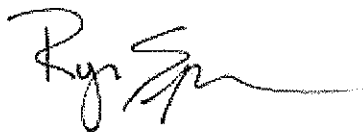
The proposed rezoning is consistent with the general description of the RN Zone District with respect to the existing neighborhood and surrounding duplexes and single family homes. The dimensional standards required by the RN-3 zoning will ensure that the future residential structure built on this parcel is consistent with the existing neighborhood.

- 5) ***Effects on the Natural Environment***—The proposed ZMA will benefit the natural environment by permanently protecting a large portion of the existing wetlands.

The Project owner currently has an Army Corps of Engineer’s Permit allowing for the disturbance of 0.46 acres of the wetlands (Permit Number SPK 2007-01327). The proposed ZMA will allow the site to be developed with a duplex accessed from Honeysuckle Drive. This modification will in turn reduce the impacts to the wetland to approximately 0.19 acres and allow for the preservation of 0.27 acres currently permitted for disturbance. The Project is willing to place a “No-Build” easement over the remaining wetlands located on the parcel to ensure their protection for perpetuity. Such an easement would provide permanent protection for over 0.81 acres of wetlands.

If you have any additional questions or need any additional information, please do not hesitate to call.

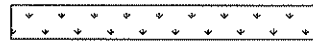

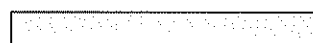
Sincerely,  
Landmark Consultants, Inc.

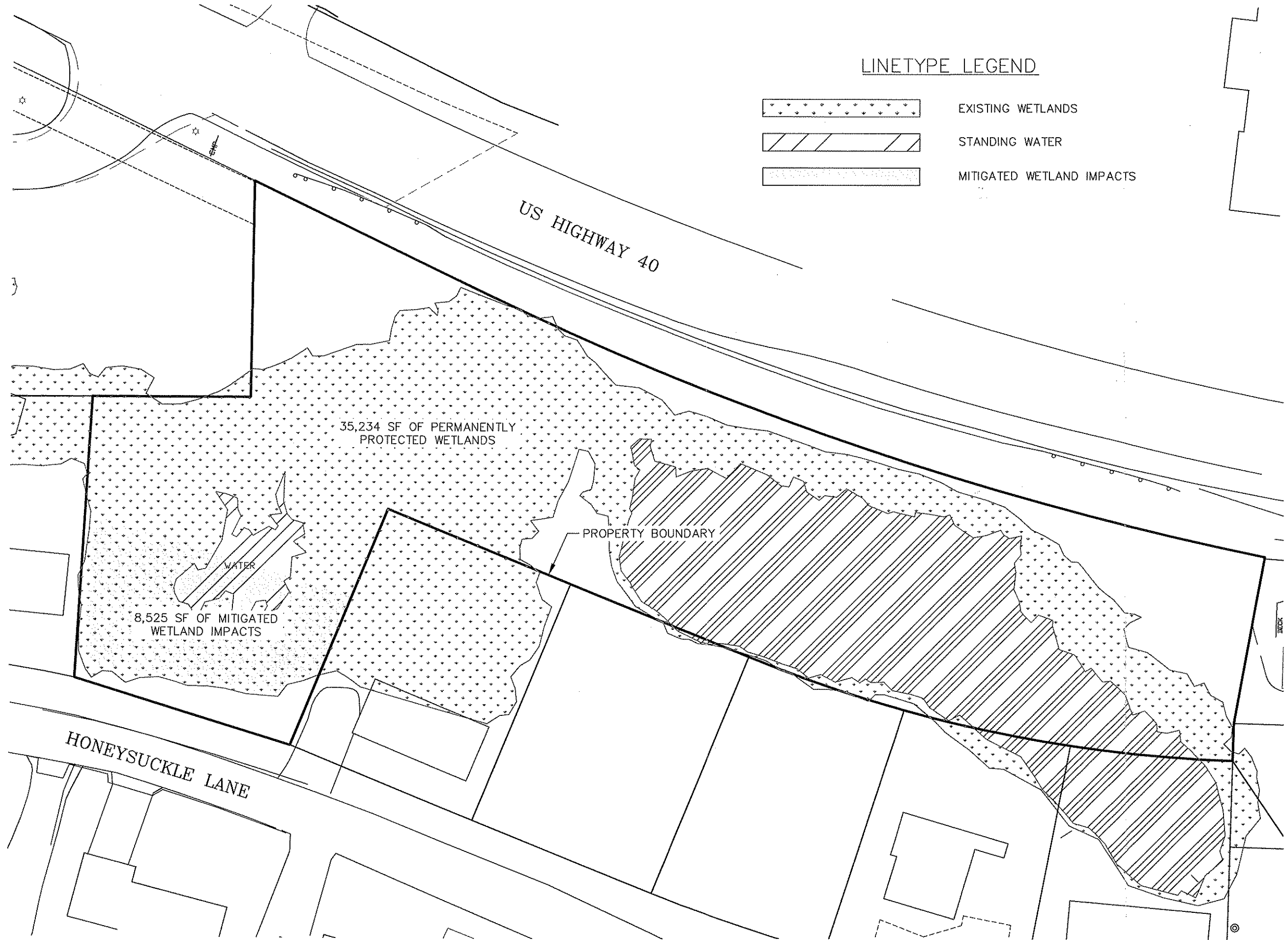


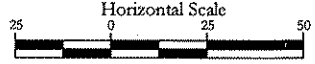

Ryan Spaustat  
CC: File

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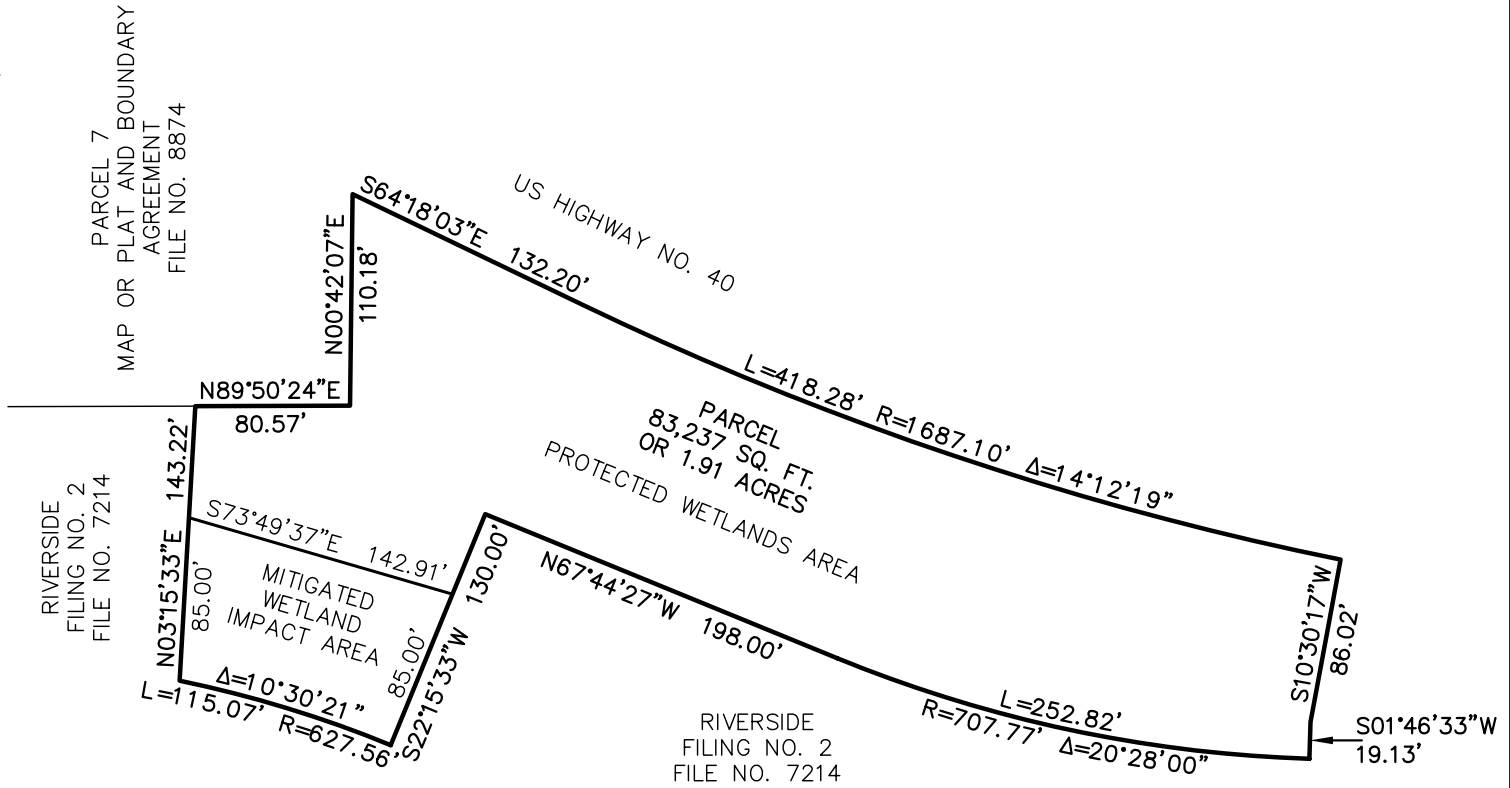
-  EXISTING WETLANDS
-  STANDING WATER
-  MITIGATED WETLAND IMPACTS



NO.	DATE	REVISIONS	JNT
<p>Ron Wendler Steamboat Springs, Co 2750 Honeysuckle Lane <b>Wetlands Impacts &amp; Permanent Protection Plan</b></p>			
DATE:	11/22/09	DGN. BY:	RS
JOB NO.:	1090-012	DWN. BY:	RS
FILE:	Wetlands.dwg	CHK. BY:	
Vertical Scale: 1" = n/a			
Contour Interval = n/a			
<p>Horizontal Scale</p>  <p>1" = 50'</p>			
			
<p>141 9th Street, P.O. Box 774943 Steamboat Springs, Colorado 80477 Phone (970) 871-9494 Fax (970) 871-9299 www.LANDMARK-CO.com</p>			

# WETLAND IMPACT EXHIBIT

A PARCEL OF LAND  
 LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 6 NORTH, RANGE 85 WEST OF  
 THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



NO.	DATE	REVISIONS	INT

SCALE  
 1" = 100'

Wetland Impact Exhibit

SHEET NO.  
 1  
 OF 1

141 9th Street, P.O. Box 774943  
 Steamboat Springs, Colorado 80477  
 Phone (970) 871-9494 Fax (970) 871-9299  
 www.LANDMARK-CO.com

DATE: 01-20-10 DWN. BY: TGS  
 JOB NO. 1090-012 CHK. BY: JAG  
 DWG. NO. Zoning Exhibit SURV. BY: LCI