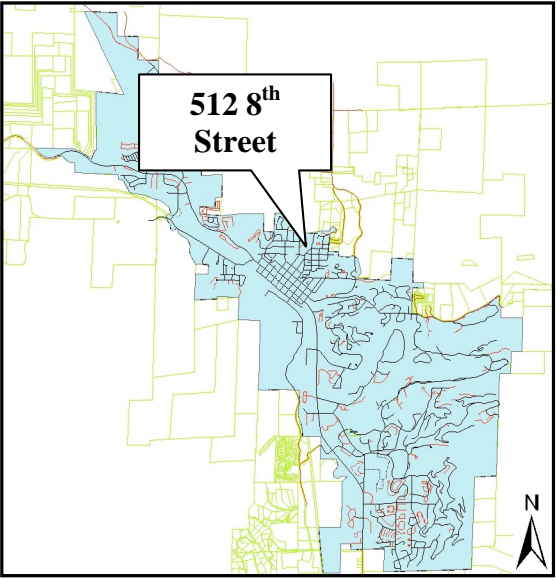


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 4:	
Project Name:	1 st Addition to Steamboat Springs, Block 4, Lots 55-59, (512 8 th Street), Yampa Valley Autism Program, #DP-10-01
Prepared By:	Jonathan Spence, Senior Planner (Ext 224)
Through:	Tom Leeson, AICP, Director of Planning and Community Development (Ext. 244)
Planning Commission	February 11, 2010
City Council	March 2, 2010
Zoning:	Residential Old Town, (RO)
Applicant:	Yampa Valley Autism Program, c/o Steve Ivancie, Jakes Drafting, P.O. Box 774121, Steamboat Springs, CO 80477, (970) 879-7929
Request:	A Development Plan to allow a Community Services Facility, a Conditional Use in the Residential Old Town, (RO) Zone District for the operation of the Yampa Valley Autism Program.



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I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

CDC - SECTION 26-65 (E): NO DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:					
Subsection		Consistent			Notes
		Yes	No	NA	
1)	Complete Application	<input checked="" type="checkbox"/>			
2)	Conformity with Community Plan	<input checked="" type="checkbox"/>			
3)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
4)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
5)	Access	<input checked="" type="checkbox"/>			
6)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
7)	Phasing			<input checked="" type="checkbox"/>	One Phase
8)	Compliance With Other Standards	<input checked="" type="checkbox"/>			
9)	Variance Criteria			<input checked="" type="checkbox"/>	No variance requested

Staff Finding: Staff finds that the application to operate a Community Service Facility for the Yampa Valley Autism Program in the Residential Old Town (RO) zone district is consistent with the required findings for approval of a Development Plan.
 (Detailed policy analysis is located in Section V; Staff Findings are in Section VII)

Project Location Map: 512 8th Street



II. BACKGROUND

Community Service Facility is a conditional use in the RO zone district. Conditional uses are those uses that are generally in keeping with the purpose and intent of the zone district yet may have more impacts to surrounding properties and the community than uses by right or uses with criteria. The applicant is asking for approval of a Community Service Facility in this location. Applications to operate a conditional use are reviewed as Development Plans.

Yampa Valley Autism Program is a 501(c)3 corporation operating since 2007 with a mission to maximize the quality of life in order for individuals affected by autism spectrum disorder to reach their potential.

III. PROJECT DESCRIPTION

The applicant is requesting a conditional use permit to operate a Community Service Facility at 512 8th Street for the Yampa Valley Autism Program. The Program will provide services to clients in individual, group and family settings. Hours of operation will generally be between the hours of 8:30 AM and 7:00 PM with groups averaging 6-8 clients. No overnight services are proposed. A more detailed description of the program and the intended use of the space is available in the applicant's narrative, included as Attachment 1.

IV. PRINCIPAL DISCUSSION ITEM

Is a Community Service Facility operated by the Yampa Valley Autism Program an appropriate use in the RO zone district?

When a particular use is not specifically listed in any zone district, the Community Development Code (CDC), the director is asked to make a determination on what use is similar and that the use is consistent with the intent section of the zone district and the Steamboat Springs Community Area Plan (SSCAP).

The designation of the Yampa Valley Autism Program use of the residential property as that of a Community Service Facility allows the processing of the application as a Conditional Use.

V. PROJECT ANALYSIS

A) CRITERIA FOR APPROVAL

CDC - Section 26-65 (e): No development plan shall be approved unless the planning commission and city council find that the plan meets all of the following criteria:

The following section provides staff analysis of the application as it relates to key 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 a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

CDC - Section 26-65(e)(1): Complete Application

Staff Analysis: **Consistent;** The Development Plan application and supporting materials for the proposed Community Service Facility are complete.

CDC - Section 26-65(e)(2): Conformity with Community Plan

Staff Analysis: **Consistent;** The property is classified within the Community Plan as Old Town Residential. This classification finds educational and institutional uses appropriate within the residential character.

CDC – Section 26-65 (e)(3): Consistency with Surrounding Uses

Staff Analysis: **Consistent;** The proposed use’s operational characteristics are consistent with the surrounding uses that include single family, multi-family and educational.

CDC – Section 26-65 (e) (4) Minimize Adverse Impacts

Staff Analysis: **Consistent;** Staff finds that the proposed use will minimize adverse impacts on the surrounding uses in the area. The activity generated by the Community Services Facility is not anticipated to have significant impacts on the surrounding uses.

CDC – Section 26-65 (e) (5) Access

Staff Analysis: **Consistent;** Staff finds that the proposed development provides adequate access.

CDC – Section 26-65 (e) (6) Minimize Environmental Impacts

Staff Analysis: **Consistent;** The proposed use has no adverse impacts in the environment.

CDC – Section 26-65 (e) (7) Phasing

Staff Analysis: **NA;** The project will be developed in one phase.

CDC – Section 26-65 (e) (8) Compliance with other Standards:

Staff Analysis: **Consistent;** Staff finds that the proposed use complies with all other applicable requirements of the CDC.

VI. STAFF FINDING

STAFF FINDING

Staff finds that the application to operate a Community Service Facility for the Yampa Valley Autism Program in the Residential Old Town (RO) zone district is consistent with the required findings for approval of a Conditional Use Permit with no conditions.

VII. ATTACHMENTS

Attachment 1 – Applicant’s narrative
Attachment 2- Building Photos

MEMO

To: Steamboat Springs Planning Commission

From: Yampa Valley Autism Program
Lu Etta Loeber, Ex. Director

Date: January 25, 2010

Re: Rental Space 512 8th Street

Yampa Valley Autism Program (YVAP) operates as a 501 (c) 3 corporation as of June 2007. It is our mission to maximize the quality of life in order for individuals affected by an autism spectrum disorder to reach their potential.

To date, we have been sharing a small space @ 1920 Pine Grove Road with Yampa Valley Medical Center. Through scholarships we support their therapies and hold our *Kid's Night Out* respite program in this building. This space serves our youngest clients (2-7) and we will continue to collaborate with YVMC.

However, as the program has grown, we find we need larger space beyond what we have been able to utilize. An example of the types of programs and use are listed:

* **Social Thinking/Cognition Program:** We are the only agency providing this program and it address the social and communication needs our clients all exhibit. We will use the space all year round for personal assessments, program planning and implementation. We anticipate groups of 6-8 at any given time. Parking is not an issue as clients are dropped and pick-upped. Hours will run between 8:30 and no later than 7pm.

* **Community Cultivation:** A work simulated horticultural program for our older clients. The space will be used for assessment, planning and implementation of a garden program we hold at the Yampa Valley Botanic Gardens.

* **Respite:** We intend to expand this program to include our older clients. Once again, because of communication and socialization issues, smaller groups of 6-8 will participate.

* **Family Support:** The space will be utilized for individual assessments and programming. We also hope to hold small parent support groups here on a monthly basis.

These are the primary uses for the space. There will be no residential use or overnight stay in the space. The staff will park in the back and the ED and one of the staff live in walking distance to the house.

We have been utilizing private homes for our programs. This is confusing and disruptive for our clients who need the structure and familiarity of a consistent space. We ask the Planning Commission to consider our request as we continue to serve a population that has escalated to **1-91 individuals** born that will be diagnosed with an autism spectrum disorder.

