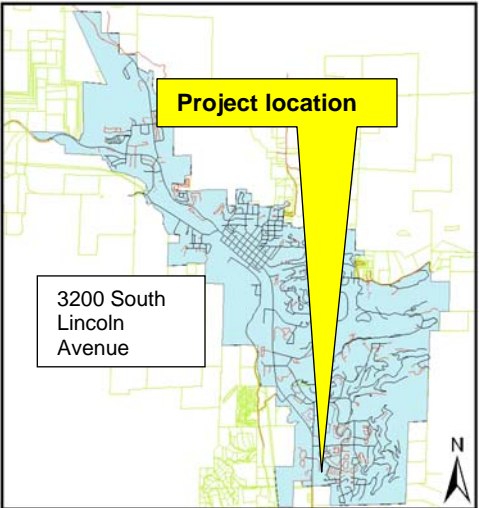


PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 3: DPF-09-05	
Project Name:	Fairfield Inn (Indian Meadows, F2, Lot 5)
Prepared By:	Bob Keenan, Senior Planner, (ext. 260)
Through:	Tom Leeson, AICP, Director of Planning and Community Development (Ext. 244)
Planning Commission (PC):	February 25, 2010
City Council (CC):	March 16, 2010
Zoning:	Community Commercial (CC)
Applicant:	Applicant: Bobby Amin 3200 South Lincoln Avenue Steamboat Springs, CO 80487 Phone: 870-9000
Request:	Development Plan/Final Development Plan (DPF) to add 22 hotel rooms to the existing Fairfield Inn with 2 variances: side setback and snow storage.



Development Statistics – Overview (w/ proposed plat)	
Lot Area:	100,888 square feet (2.31 acres)
Lot Coverage:	17,137 square feet (17 %)
Floor Area Ratio:	.493 (49,714 gross SF)
Parking Spaces:	80
Building Height	
Average plate height:	27'
Overall height:	45' - 7"

Staff Report - Table of Contents		
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I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

CDC - SECTION 26-66 (D): No FINAL DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA [THESE CRITERIA ALSO COVER THE DEVELOPMENT PLAN CRITERIA IN SECTION 26-65 (D)]:

Subsection		Consistent			Notes
		Yes	No	NA	
1)	Conformity with Community Plan	<input checked="" type="checkbox"/>			
2)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
3)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
4)	Access	<input checked="" type="checkbox"/>			
5)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
6)	Phasing			<input checked="" type="checkbox"/>	
7)	Compliance With Other Standards	<input checked="" type="checkbox"/>			
8)	Conformity with Building and Architectural Standards	<input checked="" type="checkbox"/>			
9)	Variance Criteria	<input checked="" type="checkbox"/>			See Principal Discussion Items

Staff Finding:
 Staff finds the Development Plan/Final Development Plan and the variances to snow storage and side setback for the Fairfield Inn expansion meets the criteria for approval.



II. INTRODUCTION

The Fairfield Inn, originally Country Inn and Suites, was built in 1999 and consists of 66 rooms. The applicant is proposing to add 22 new hotel rooms to the existing 66 room hotel. As part of the development proposal the applicant will also be adding a sidewalk along Hwy. 40, a soft surface trail connection to the open space parcel to the south east, increasing the parking, and adding landscaping. The applicant has also proposed adding areas of stone to the lower level of the front façade of the existing building as well as the addition.

The proposed development is requesting two variances: side setback and snow storage. (Further discussion of variances below) A Development Plan is necessary to process the variances and a Final Development Plan for the review of the development standards.

This CC zoned lot is subject to the regulations found in the Urban Design Standards & Entry Corridor Concepts.

III. PRINCIPAL DISCUSSION ITEMS

Staff suggests that Planning Commission discussion should focus on the two proposed variances.

Snow Storage – The applicant seeks relief from the amount of snow storage area to be provided due to the lack of area to accommodate the required storage. The applicant plans to haul snow as needed and store snow in areas in excess of 20’ from pavement.

Side Setback - The applicant is also requesting relief from the 30’ required south side setback. The existing building is currently setback 20’ 6” from the side property line and the applicant wishes to continue with the existing setback. It is important to note that this was not a variance at the time the existing building went through the application process.

See section VI of this report for more information on the two requested variances. Also, see Attachment 2 for the applicant’s variance letter.

IV. OVERVIEW OF DIMENSIONAL AND DEVELOPMENT STANDARDS – COMMUNITY COMMERCIAL (CC) ZONE DISTRICT

The following list was compiled by the project planner to provide an overview of key standards applicable to the project. Items in **bold** do not comply with applicable standards; refer to Project Analysis section for additional information. Interested parties are encouraged to review the Community Development Code (CDC) or contact the project planner for a comprehensive list of all applicable standards.

DIMENSIONAL STANDARDS – CDC Section 26-132			
Standard	Maximum	Minimum	Proposed
<i>Lot Area</i>	No Max.	No Min.	100,888 square feet (2.31 acres)
<i>Lot Coverage</i>	0.50	No Min.	17,137 square feet (17 %)
<i>Units per Lot</i>	Determined by F.A.R.	No Min.	None
<i>Floor Area Ratio (FAR)</i>	0.50	No Min.	0.50
<i>Building Height</i>	APH - 35 ft. OH - 57 ft.	No Min. No Min.	27' 45' - 7"
Setbacks			
<i>Front</i>	No Max.	150' from Center Line of Hwy. 40	185'
<i>Side</i>	No Max.	30'	20'6"
<i>Rear</i>	No Max.	20'	21'-5"

DEVELOPMENT STANDARDS		
Standard	Requirement	Proposed
<i>Snow storage. (Sec. 26-144).</i>	1 sf / 2 sf paved area + 30 sf / evergreen = 20,685	15,750 sf
<i>Parking and Loading Design Standards (Sec. 26-139).</i>	Hotel: 1 space per lodging unit or 88 spaces required	80*
<i>Sidewalks, Trails and Walkways (Sec. 26-140(c)).</i>	(1) a. 6. Sidewalks are to be constructed on both sides of any roadway that has business frontage on both sides and on at least on side of all other roadways.	8' sidewalk on one side of street.
	(1) a. 3. Except as otherwise stated within this section, all sidewalks shall be constructed to standards currently on file with the director of public works. Sidewalks are to be constructed of concrete unless otherwise determined by the director of public works.	8' wide sidewalk per city standards

* 80 parking spaces for the 88 hotel rooms processed under alternative compliance. Within 660' of a transit stop allows for 10% reduction in parking required.

URBAN DESIGN STANDARDS & ENTRY CORRIDOR CONCEPTS		
Standard	Requirement	Proposed
<i>Pedestrian Circulation and Connections (Sec. III, pg. 28)</i>	An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following: The primary entrance or entrances to each building; Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development; Any sidewalk system along the perimeter streets adjacent to the development; Any compatible adjacent land uses; Adjacent bus stops; Any adjacent or on-site public park, trail system, open space area, greenway, or other public or civic use; and Any existing or planned multi-use paths.	Consistent with standards. The applicant is providing all necessary on site pedestrian connections.
<i>Landscape Category/ Materials (Sec. III, pgs. 30-33)</i>	30' Setback (entry corridor) 1 tree/200 sq. ft. of front landscape setback area	Consistent with standards. The applicant has added more landscaping to the front and parking areas.
<i>Building Design and Character – Massing and Form (Sec. III, pgs.37-38)</i>	The perceived mass and scale of commercial buildings shall be reduced by incorporating a series of smaller design elements that are consistent with the development’s architectural character. (Figure 25) Design elements may include, but are not limited to at least 4 of the following: <ul style="list-style-type: none"> • Variations in roof form and parapet heights; • Pronounced recesses and projections; • Wall plane off-sets; • Distinct changes in texture and color of wall surfaces; • Ground level arcades and second floor galleries/balconies; • Protected and recessed entries; and • Vertical accents or focal points. All buildings that are 3 stories or more in height shall incorporate a recognizable base, middle, and top through the use of changes in material, architectural accents, or other features.	Consistent with standards. The proposed addition meets the intent of this standard and provides variations in roof pitch, materials and recessions and projections that are appropriate for an addition to and existing building.

URBAN DESIGN STANDARDS & ENTRY CORRIDOR CONCEPTS		
Standard	Requirement	Proposed
<i>Building Design and Character – Roof Form and Function (Sec. III, pgs.41-42)</i>	<p>Buildings located within the northern or southern entry corridor that have a floor plate of <i>more than</i> 12,000 square feet shall meet the following standards:</p> <ul style="list-style-type: none"> • A minimum of 1/3 of the total roof area shall be pitched with a minimum slope of at least 3:12. 	<p>Consistent with standards</p> <p>Roof pitch is 5:12 for the majority of the building.</p>
<i>Building Design and Character – Materials and Color (Sec. III, pgs.43-46)</i>	<ul style="list-style-type: none"> • Building and roof materials shall be used in a manner that is consistent with their proven durability and the function of the architectural element on which they are placed. (<i>Figure 35</i>) • Permitted building and roof materials are listed in Table 3, on page 47. Materials shall only be permitted for use on the building elements listed. <p>Permitted primary building and roof colors may be applied to any building or roof element and shall consist of the following (<i>Figure 36</i>):</p> <ul style="list-style-type: none"> • Dark reds and maroons; • Dark and sage greens; • Browns, sepias, and tans; or • Variations of the above colors that result from natural weathering or oxidation processes (rusts, grays, etc.). <p>Accent building colors shall only be used on wall surfaces—not roofs. Accent building colors shall consist of the following:</p> <ul style="list-style-type: none"> • Gray-blues; • Ochres, yellow-browns; • Light tans, off-whites; • Grays and dark grays; and 	<p>Consistent with standards.</p> <p>The applicant has chosen appropriate building materials and colors. They consist of composite architectural shingles, stucco, and stacked stone with brown and tan colors.</p>

V. PROJECT ANALYSIS

A) CRITERIA FOR APPROVAL

CDC - Section 26-65 / 26-66 – Development Plan / Final Development Plan: 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(d)(1): Conformity with Community Plan.

Staff Analysis: Consistent; The proposed development is in conformance with the Community Plan. While no particular Community Plan policy stands out in regards to the proposed hotel addition, planning staff finds that it is consistent with the future land use plan, provides for infill development in commercial district, and provides pedestrian facilities and connections to public transit.

CDC – Section 26-65(d)(2): Consistency with Surrounding Uses.

Staff Analysis: Consistent; The uses in the area surrounding the Fairfield Inn are predominantly that of hotels except for the Indian Meadows Townhomes to the east.

CDC – Section 26-65(d)(3): Minimize Adverse Impacts.

Staff Analysis: Consistent; Adverse impacts from the proposed hotel expansion are minimal as the use of the property is not changing. The expansion should not create a nuisance to surrounding properties.

CDC – Section 26-65(d)(4): Access.

Staff Analysis: Consistent; Vehicular access is adequate for Public Works and Fire Prevention.

CDC – Section 26-65 (d)(5): Minimize Environmental Impacts.

Staff Analysis: Consistent; It does not appear that this project will create any negative environmental impacts to the site or surrounding areas.

CDC – Section 26-65 (d)(6): Phasing.

Staff Analysis: N/A; The proposed development is not requesting to be phased.

CDC – Section 26-65 (d)(7): Compliance with other standards.

Staff Analysis: Consistent; It appears that the proposed development complies with all other standards found in the CDC and applicable regulatory documents.

CDC – Section 26-66 (d)(3): Conformity with the building and architectural standards.

Staff Analysis: **Consistent;** Staff finds that the proposed hotel expansion is in conformance with the building and architectural standards. The proposal incorporates appropriate materials and colors and provides a reasonable amount of visual interest.

CDC – Section 26-65 (d)(8): Variance criteria.

VARIANCE #1: Side Setback

a. Legal use. The property and the use of such property for which the variance is requested is in full compliance with all requirements of the zone district in which the property is located, or there is a legal nonconforming structure or lot, or there is a conforming structure housing a legal nonconforming use. No variance may be granted which would permit or expand any unlawful use of property

Staff Analysis: **Consistent;** The proposed use of hotel is a Conditional Use in the CC zone district. The use is legal conforming and the structure is legal non-conforming as to the side setback of 20' 6" instead of 30'.

b. Injury to adjoining property mitigated. The variance will not permanently 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. In making this determination the city council shall begin with the assumption that variations from development standards create impacts on adjacent properties, and shall place the burden of proof on the applicant to show:

1. Impacts to adjacent properties are presumed.

2. That there are no impacts, or that the impacts have been adequately mitigated. Unsupported opinions of impacts from surrounding property owners shall not be conclusive evidence of impacts.

Staff Analysis: **Consistent;** Staff finds that the proposed setback encroachment of 9'6" into the required 30' south side setback should not have any negative impacts to adjacent properties. The adjacent property to this setback is also zoned CC and is currently vacant. The proposed encroachment is consistent with the existing hotel side setback.

c. Advantages outweigh disadvantages. The applicant shall bear the burden of proof and demonstrate that the advantages of the variance substantially outweigh its disadvantages to the community and to neighboring lands.

Staff Analysis: **Consistent;** Staff finds that the advantages of allowing the setback encroachment outweigh any disadvantages. Allowing for a reduced setback helps accommodate the proposed addition while not losing parking spaces or encroaching the Emergency Access Easement. Moving the building to the 30' side setback could mean the loss of parking spaces which would require a variance. The proposed location

seems like the most logical area for expansion.

- d. *Superior development. The applicant shall demonstrate that the requested variation(s) from the dimensional or development standards will result in a development which better meets the intent of the underlying zone district and adopted plans.*

Staff Analysis: Consistent; Staff finds that the proposed application with the side setback variance better meets the intent of adopted plans which identify greater intensity of development and infill. Locating the addition outside of the setback would impact much of the parking area and the existing Emergency Access Easement. The proposed location seems like the most logical area for expansion.

- e. *Minimum relief. The applicant shall demonstrate that the requested variation(s) is (are) the least modification possible of the CDC that will meet the design goals of the development.*

Staff Analysis: Consistent; Staff finds that the requested variation is the least modification possible while still meeting the applicant's design goals and objectives.

VARIANCE #2: Snow Storage

- a. *Legal use. The property and the use of such property for which the variance is requested is in full compliance with all requirements of the zone district in which the property is located, or there is a legal nonconforming structure or lot, or there is a conforming structure housing a legal nonconforming use. No variance may be granted which would permit or expand any unlawful use of property*

Staff Analysis: Consistent; The proposed use of hotel is a Conditional Use in the CC zone district. The use is legal conforming and the structure is legal non-conforming as to the side setback of 20' 6" instead of 30'.

- b. *Injury to adjoining property mitigated. The variance will not permanently 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. In making this determination the city council shall begin with the assumption that variations from development standards create impacts on adjacent properties, and shall place the burden of proof on the applicant to show:*

1. *Impacts to adjacent properties are presumed.*

2. *That there are no impacts, or that the impacts have been adequately mitigated. Unsupported opinions of impacts from surrounding property owners shall not be conclusive evidence of impacts.*

Staff Analysis: Consistent; Injury to adjacent property is not anticipated with the snow

storage variation. The applicant plans to haul snow or store snow in areas greater than 20' from pavement, where appropriate.

- c. Advantages outweigh disadvantages. The applicant shall bear the burden of proof and demonstrate that the advantages of the variance substantially outweigh its disadvantages to the community and to neighboring lands.*

Staff Analysis: Consistent; The advantages of increased building intensity and hotel rooms in our commercial zone districts outweigh any disadvantages to snow hauling and blowing.

- d. Superior development. The applicant shall demonstrate that the requested variation(s) from the dimensional or development standards will result in a development which better meets the intent of the underlying zone district and adopted plans.*

Staff Analysis: Consistent; Staff finds that the proposed hotel expansion creates a better development than what currently exists as the applicant will be increasing intensity of development, adding an important pedestrian connection, and will be increasing the amount of landscaping.

- e. Minimum relief. The applicant shall demonstrate that the requested variation(s) is (are) the least modification possible of the CDC that will meet the design goals of the development.*

Staff Analysis: Consistent; Staff finds that the requested variation is the least modification possible while still meeting the applicant's design goals and objectives.

VI. STAFF FINDING & CONDITIONS

Recommended Finding

Staff finds the proposed Fairfield Inn expansion is **CONSISTENT** with the findings for approval. Staff recommends the Planning Commission approve the Fairfield Inn (Indian Meadows, F2, Lot 5) DPF-09-05 with the following conditions of approval:

1. Submit the approved access permit from CDOT prior to approval of civil construction drawings.
2. Submit a final, stamped traffic assessment study by a qualified traffic engineer including intersection alignment analysis prior to approval of civil construction drawings.
3. Submit a copy of the recorded drainage easement agreement on Lot 1 of the Holiday Inn Subdivision prior to building permit approval.
4. The following items are considered critical improvements and must be constructed prior issuance of any CA or CO; they cannot be bonded:

- a. Public drainage improvements
 - b. Public sidewalk improvements
 - c. Installation of street and traffic control signs
 - d. Access drive, driveway, and parking areas
 - e. intersection improvements at Stone Lane/US40
 - f. Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)
5. A digital site plan is required prior to building permit.
 6. Exterior lighting shall comply with City standards.

Motion #1

Planning Commission recommends approval of the Fairfield Inn (Indian Meadows, F2, Lot 5) DPF-09-05 application with the findings that the proposal is consistent with the **Development Plan and Final Development Plan** criteria for approval found in Sections 26-65 and 26-66 with the following conditions of approval:

1. Submit the approved access permit from CDOT prior to approval of civil construction drawings.
2. Submit a final, stamped traffic assessment study by a qualified traffic engineer including intersection alignment analysis prior to approval of civil construction drawings.
3. Submit a copy of the recorded drainage easement agreement on Lot 1 of the Holiday Inn Subdivision prior to building permit approval.
4. The following items are considered critical improvements and must be constructed prior issuance of any CA or CO; they cannot be bonded:
 - g. Public drainage improvements
 - h. Public sidewalk improvements
 - i. Installation of street and traffic control signs
 - j. Access drive, driveway, and parking areas
 - k. intersection improvements at Stone Lane/US40
 - l. Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)
5. A digital site plan is required prior to building permit.
6. Exterior lighting shall comply with City standards.

VII. ATTACHMENTS

Attachment 1 – Full Plan Set

Attachment 2 – Applicant Letter – Variance Criteria for Approval

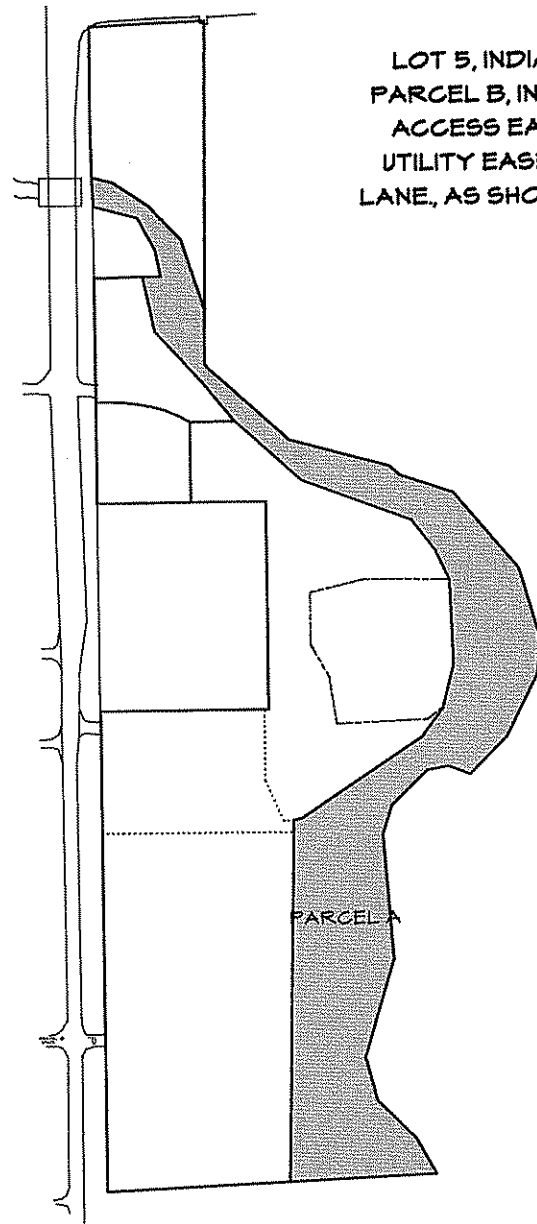
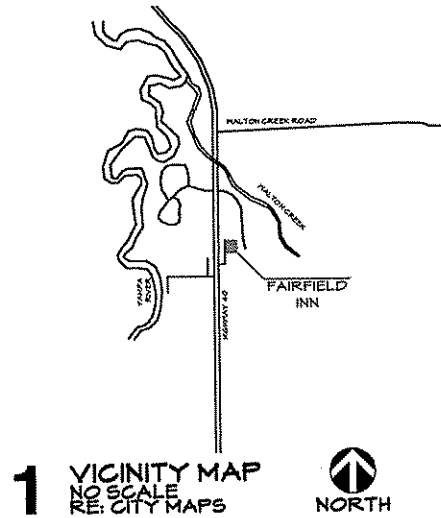
**DEVELOPMENT PLAN
AND
FINAL DEVELOPMENT PLAN
FOR**

DEVELOPMENT PLAN
AND
FINAL DEVELOPMENT PLAN



LOT 5, INDIAN MEADOWS, FILING No. 2, LOCATED IN PARCEL B OF THE RESUBDIVISION
PARCEL B, INDIAN MEADOWS SUBDIVISION, TOGETHER WITH, A 50 FOOT NON-EXCLUSIVE
ACCESS EASEMENT FOR PEDESTRAIN AND VEHICULAR TRAFFIC AND UNDERGROUND
UTILITY EASEMENT, TRAVERSING OUT PARCEL 6 AND LYING NORTHERLY FROM STONE
LANE, AS SHOWN ON THE PLAT RECORDED OCTOBER 1, 1997 AT FILE No. 12476, ROUTT
COUNTY, COLORADO.

**ALSO KNOWN AS
FAIRFIELD INN ADDITION/REMODEL
3200 S LINCOLN AVE
STEAMBOAT SPRINGS, CO, 80487**



INDEX

SECTION	LOCATION
1 COVER SHEET	A1
2 SITE PLAN	A2
3 BUILDING ELEVATIONS	A5
4 LANDSCAPE PLAN	A6
5 PHASING PLAN	N/A
6 EXISTING CONDITIONS PLAN	N/A
7 FINAL ENGINEERED UTILITY PLAN	N/A
8 FINAL GRADING/DRAINAGE PLAN	N/A
9 SHADOW PLAN	N/A
10 FLOOR PLANS	A3-A4
11 SITE CROSS SECTION AND PERSPECTIVE SKETCH	N/A
12 ENGINEERED PROFILES & SECTIONS OF PUBLIC ROADS	N/A
13 TRAFFIC IMPACT ANALYSIS REPORT	SEE NOTE A1
14 SOILS AND GEOTECHNICAL REPORT	N/A
15 FIRE FLOW DEMAND AND AVAILABILITY CALCULATIONS	ATTACHED
16 MASTER PLAN (IF APPLICABLE)	N/A
17 LIGHTING PLAN	A6
18 PHOTOGRAPHIC PANORAMA OR COMPUTER MODELING	N/A
19 FLOODPLAIN ANALYSIS	N/A
20 WILDFIRE MITIGATION PLAN	N/A

PROPERTY OWNER & APPLICANT

BOBBY AMIN
STEAMBOAT HOTELS
3200 S LINCOLN AVE
STEAMBOAT SPRINGS, CO, 80477

SIGNATURE: _____ DATE: _____

DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN PREPARER

ROBERT S. RALSTON
ROBERT S. RALSTON & ASSOCIATES, ARCHITECTS
PO BOX 113621
STEAMBOAT SPRINGS, CO, 80477

SIGNATURE: _____ DATE: _____

DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN APPROVAL

TOM LEEBOM, DIRECTOR OF PLANNING SERVICES
CITY OF STEAMBOAT SPRINGS
PO BOX 115088
STEAMBOAT SPRINGS, CO, 80477

SIGNATURE: _____ DATE: _____

EXPIRATION DATE:

THE APPROVAL DATE FOR THE DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN IS: _____

THE EXPIRATION DATE FOR THE DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN IS: _____

ZONING:

THE EXISTING ZONING FOR THE DEVELOPMENT IS COMMUNITY COMMERCIAL, CC.

PHASING:

THE FAIRFIELD INN REMODEL/ADDITION WILL BE COMPLETED ONE PHASE.

CONDITIONS OF APPROVAL:

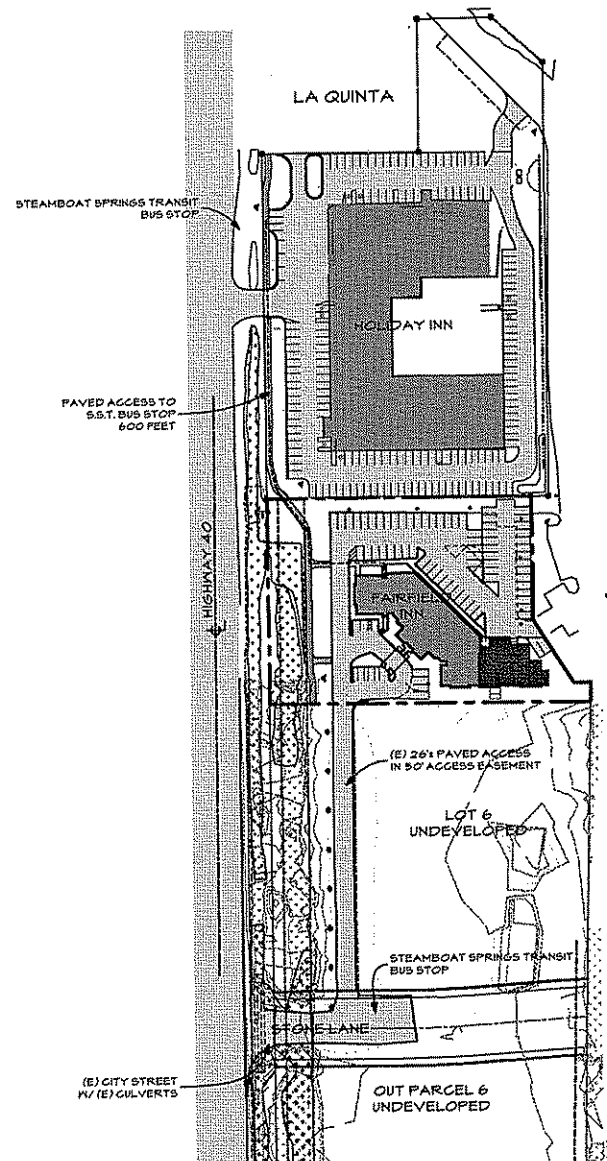
STANDARDS	REQUIREMENTS	FINAL DEVEL. PLAN
LOT AREA	NO MAXIMUM/NO MINIMUM	100,888 SF
LOT COVERAGE	50% MAXIMUM	17,137 SF - 17.0%
FLOOR AREA RATIO	50% MAXIMUM	49,714 SF - 49.3%
BUILDING HEIGHT	APH - 35', OH - 5'7"	APH 27'-0", OH 45'-7"
FRONT SETBACK	15' FROM C.L. OF HWY 40	185'-10" FROM HWY 40
SIDE SETBACK	30'	20'-6"
REAR SETBACK	20'	21'-5"
BUILDING SEPARATION	N/A	N/A
UNIT SIZE	N/A	N/A
NUMBER OF UNITS	N/A	N/A
SNOW STORAGE	20,885 SF	15,750 SF
PARKING SPACES	80 PARKING (88 ROOMS)	80 PARKING (4 ACCESSABLE)

OWNER TO CONTRACT WITH OFF-SITE HAULING SERVICE. SEE ATTACHED OWNER LETTER.

PARKING REQUIREMENT IS REDUCED BY 10% BECAUSE BUILDING IS WITHIN 660' OF BUS STOP WITH PEDESTRIAN ACCESS

GENERAL NOTES:

- THE NEW ADDITION WILL INCREASE THE ROOM COUNT FROM 66 TO 88, OR BY 33%. TRAFFIC GENERATED BY BUILDING CAN BE EXPECTED TO INCREASE BY A CORRESPONDING 33%.
- THE BUILDING IS LOCATED IN THE INDIAN MEADOWS SUBDIVISION, 24.60 ACRES PLATTED IN 1992. PARCEL A OF THAT SUBDIVISION, 8.60 ACRES, ACQUIRED BY THE CITY OF STEAMBOAT SPRINGS THAT SAME YEAR, CONTAINS MALTON CREEK AND A PORTION OF THE CITY'S CORE TRAIL. AT 24% OF THE SUBDIVISION, THIS PARCEL EXCEEDS THE REQUIRED 15% OPEN SPACE AND RECREATION AREA.



ROBERT S. RALSTON & ASSOCIATES ARCHITECTS P.C.
BOX 3827
STEAMBOAT SPRINGS, COLORADO 80477
970.879.2727

FAIRFIELD INN

FAIRFIELD INN ADDITION/REMODEL

3200 S LINCOLN AVE
STEAMBOAT SPRINGS, COLORADO, 80487

TITLE COVER SHEET
JOB No. 0905
DRAWN CAS
CHECKED RSR
DATE 24 JULY 04
DRAWING **A1**
OF 7 DRAWINGS
REVISED 7 DEC 04



ROBERT S. RALSTON & ASSOCIATES ARCHITECTS P.C.
BOX 3827
STEAMBOAT SPRINGS, COLORADO 80477
970.879.2727

FAIRFIELD INN

FAIRFIELD INN ADDITION/REMODEL

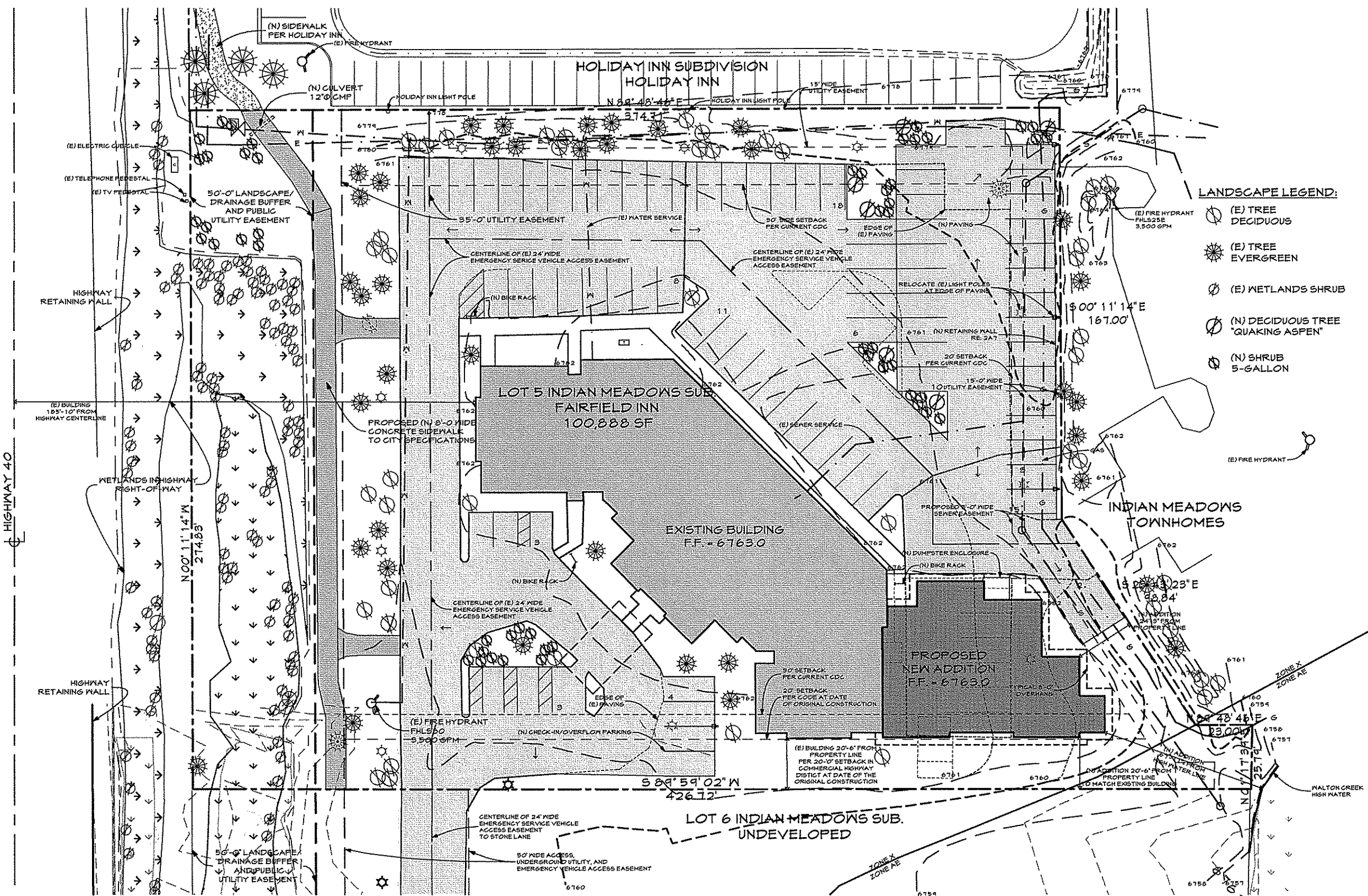
3200 S LINCOLN AVE
STEAMBOAT SPRINGS, COLORADO, 80487

TITLE SITE PLAN

JOB No. 0905
DRAWN CAS
CHECKED RSR
DATE 24 JULY 09
DRAWING

A2

OF 1 DRAWINGS
REVISED 7 DEC 09



PARKING SUMMARY:
EXISTING PARKING: 66
NEW PARKING: 80

LANDSCAPE LEGEND:

- (E) TREE DECIDUOUS
- (E) TREE EVERGREEN
- (E) WETLANDS SHRUB
- (N) DECIDUOUS TREE "QUAKING ASPEN"
- (N) SHRUB 5-GALLON

→ ORIGINAL WETLANDS NOT TO BE DISTURBED

↓ WETLANDS 1998 MITIGATION NOT TO BE DISTURBED

↘ DIRECTION OF SITE DRAINAGE
▲ APPROXIMATE HIGHPOINT

FLOODPLAIN LINE
BASED ON THE FLOOD INSURANCE RATE MAPS PREPARED FOR ROUTT COUNTY AND INCORPORATED AREAS, CITY OF STEAMBOAT SPRINGS 080154 MAP/PANEL NUMBER 0814 D, EFFECTIVE DATE FEB 4TH 2005. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (OUTSIDE THE 500 YEAR FLOODPLAIN)
ZONE X
ZONE AE
BASE FLOODPLAIN ELEVATION DETERMINED

1 SITE PLAN
SCALE: 1" = 20'-0"
RE: SURVEY

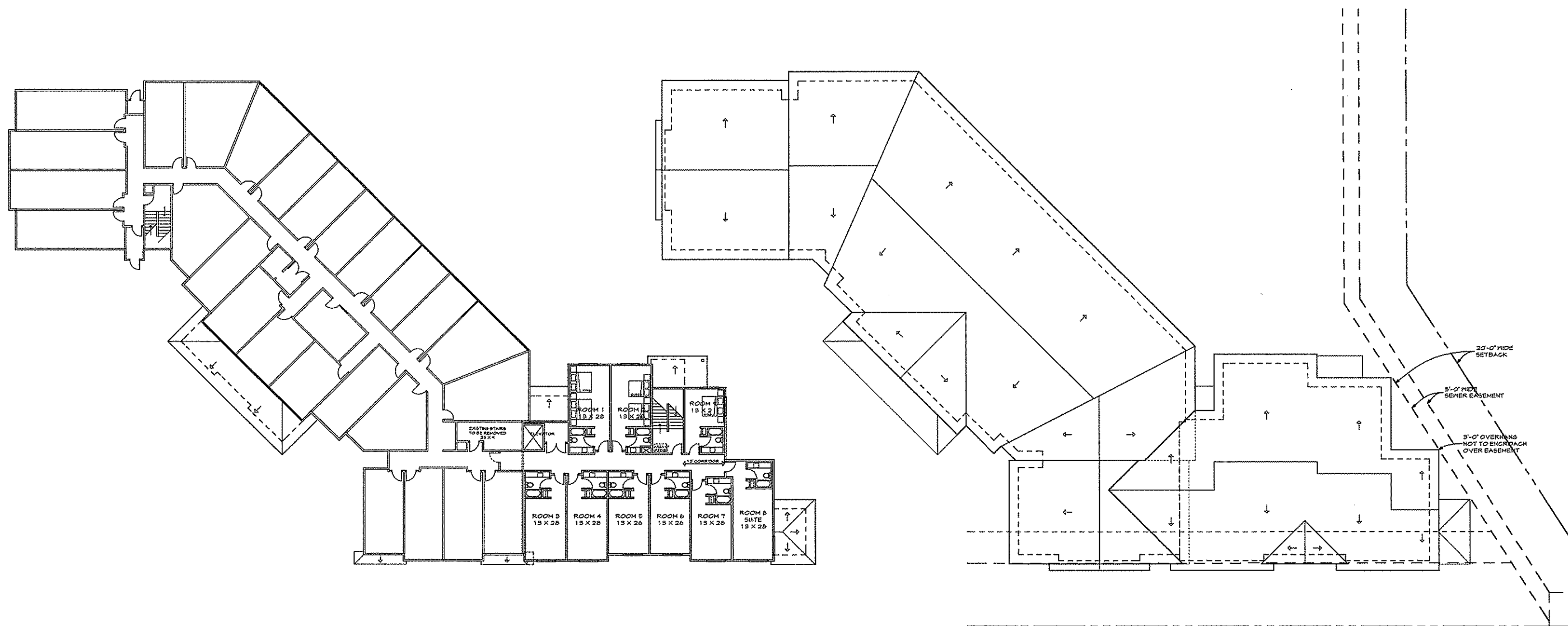




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COLORADO 80477
970.879.2727

FAIRFIELD INN

FAIRFIELD INN
ADDITION/
REMODEL



1 SECOND & THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"
RE: 1A3



2 ROOF PLAN
SCALE: 1/16" = 1'-0"
RE: 1A4



3200 S LINCOLN AVE
STEAMBOAT SPRINGS,
COLORADO, 80487

TITLE UPPER FLOOR AND
ROOF PLANS

JOB No 0405

DRAWN GAS

CHECKED RSE

DATE 24 JULY 04

DRAWING

A4

OF 1 DRAWINGS

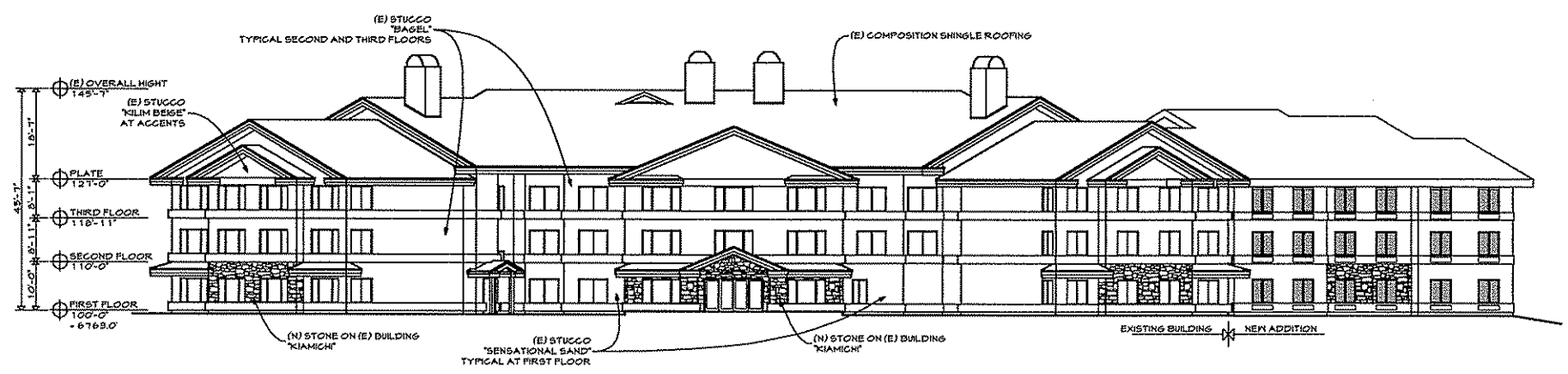
REVISED 7 DEC 04



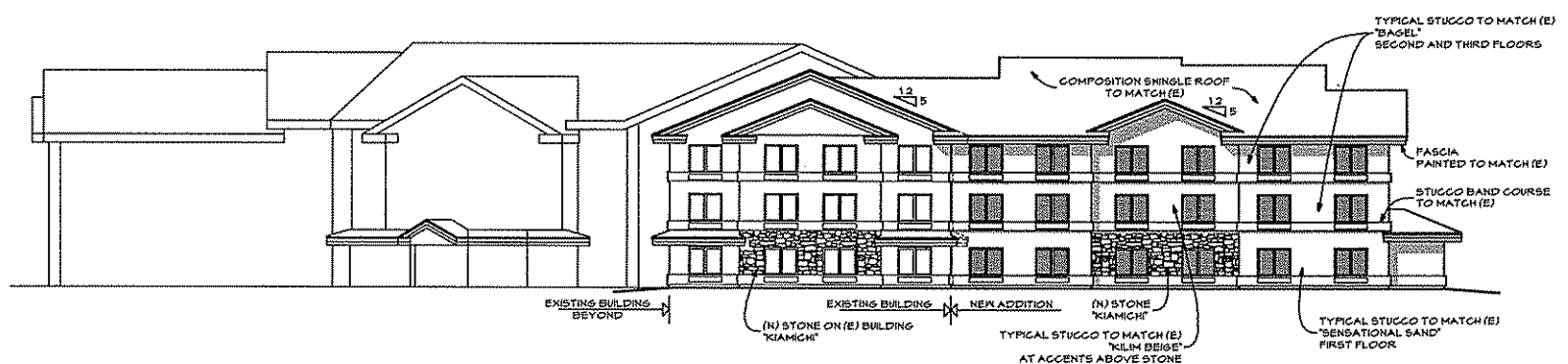
ROBERT S. RALSTON & ASSOCIATES ARCHITECTS P.C.
BOX 3627
STEAMBOAT SPRINGS, COLORADO 80487
970.879.2727

FAIRFIELD INN

FAIRFIELD INN
ADDITION/
REMODEL



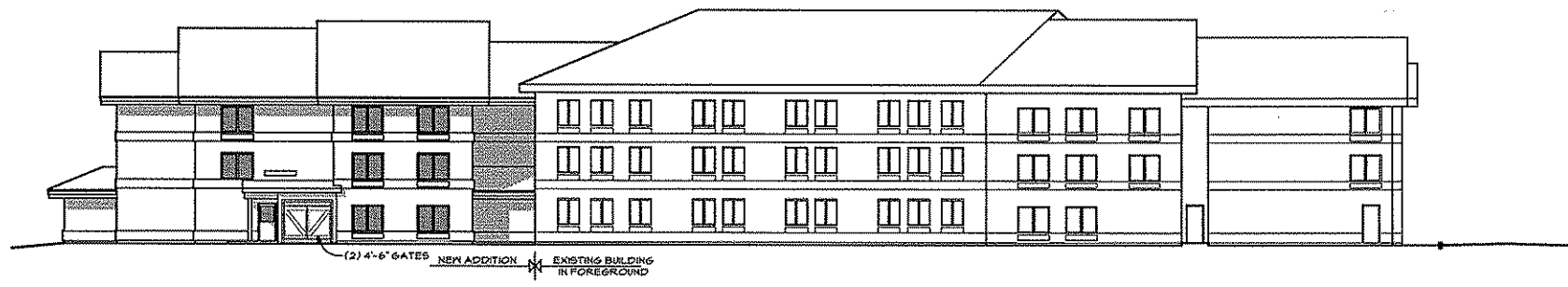
1 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"
RE: 1A3



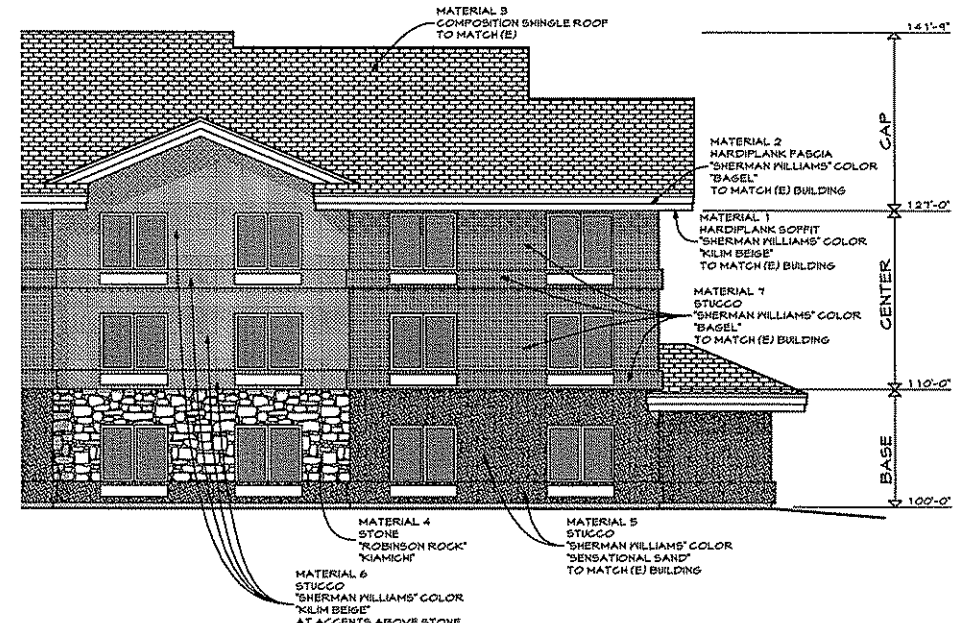
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
RE: 1A3



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"
RE: 1A3



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
RE: 1A3



5 MATERIALS DETAIL
SCALE: 1/8" = 1'-0"
RE: COLOR BOARD

3200 S LINCOLN AVE
STEAMBOAT SPRINGS,
COLORADO, 80487

TITLE ELEVATIONS

JOB No. 0408
DRAWN CAS
CHECKED BSE
DATE 24 JULY 04

DRAWING **A5**

OF 7 DRAWINGS
REVISED 1 DEC 04



ROBERT S.
RALSTON &
ASSOCIATES
ARCHITECTS
P.C.
BOX 3627
STEAMBOAT SPRINGS,
COLORADO 80477
970.573.2727

FAIRFIELD INN

FAIRFIELD INN
ADDITION/
REMODEL

3200 S LINCOLN AVE
STEAMBOAT SPRINGS,
COLORADO, 80487

TITLE SITE PLANS

JOB No 0902
DRAWN CAS
CHECKED RSR
DATE 24 JULY 09
DRAWING

A6

OF 7 DRAWINGS
REVISED 7 DEC 09

SNOW STORAGE:
REQUIRED BY PAVING: 19,845 SF
REQUIRED BY TREES: 840 SF
TOTAL REQUIRED: 20,685 SF

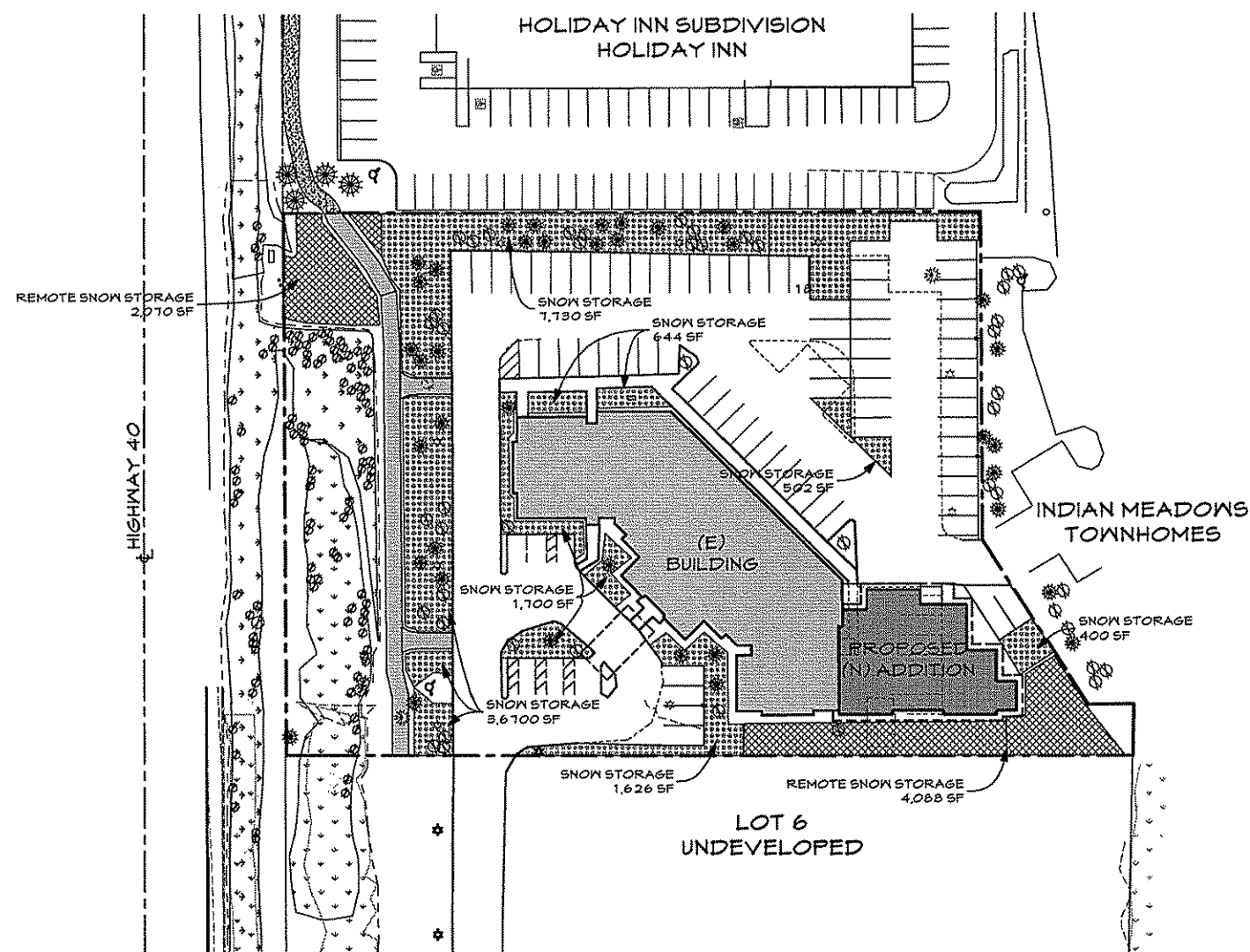
STORAGE PROVIDED: 16,512 SF

ON-SITE REMOTE STORAGE: 6,158 SF
(BEYOND 20' FROM PAVING)
TOTAL ON-SITE STORAGE: 22,670 SF

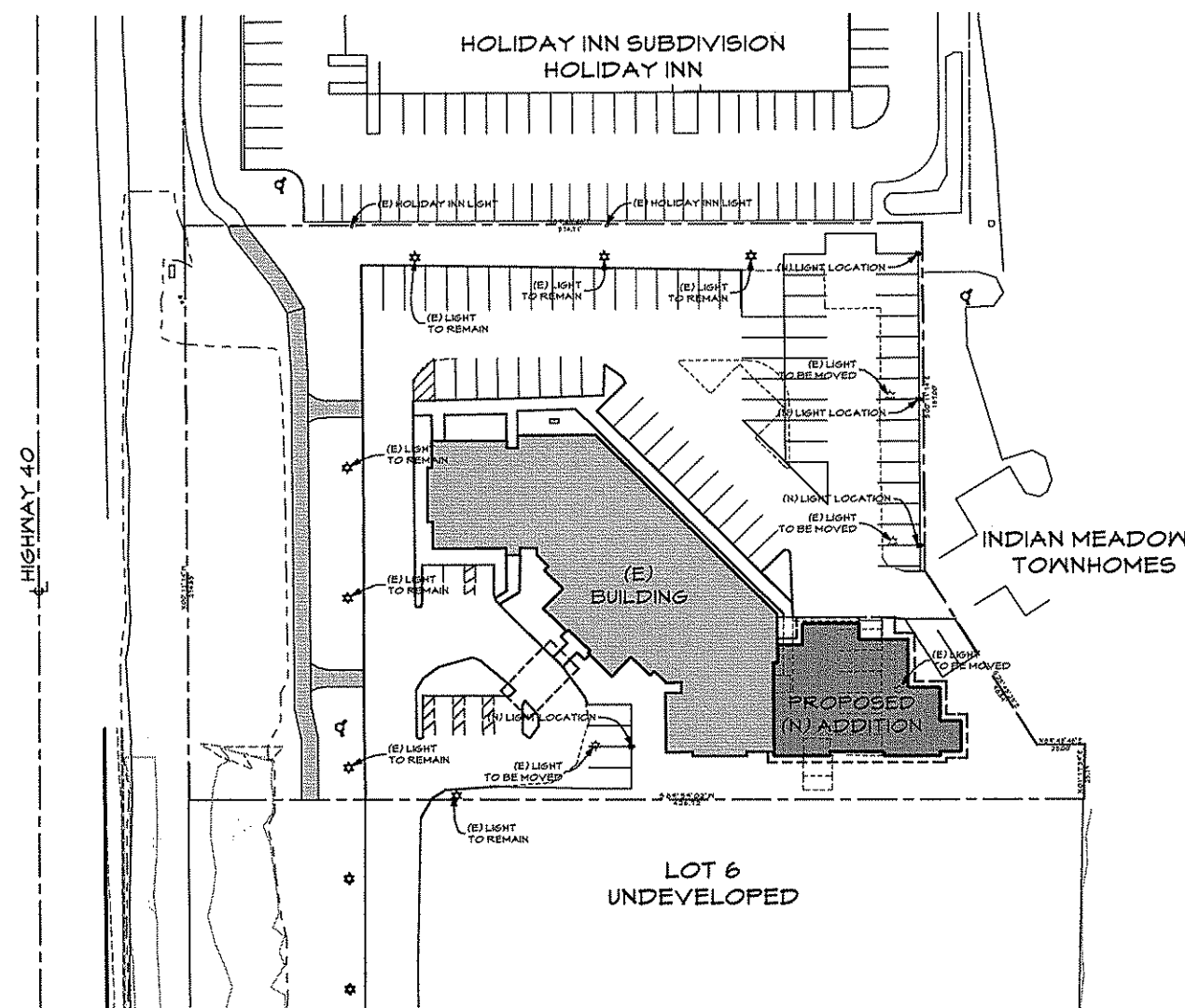
SNOW STORAGE
WITHIN 20' OF PAVING

REMOTE SNOW STORAGE
MORE THAN 20' BEYOND PAVING

LIGHTING NOTES:
(4) (E) LIGHTS TO BE REMOVED AND
SALVAGED FOR REUSE IN (N) LOCATIONS AS
SHOWN.



1 SNOW STORAGE PLAN
SCALE: 1" = 40'-0"
REF: 1A2



2 LIGHTING PLAN
SCALE: 1" = 40'-0"
REF: 1A2





ROBERT S.
RALSTON &
ASSOCIATES
ARCHITECTS
P.C.
BOX 3627
STEAMBOAT SPRINGS,
COLORADO 80477
970.679.2727

FAIRFIELD INN

FAIRFIELD INN
ADDITION/
REMODEL

3200 S LINCOLN AVE
STEAMBOAT SPRINGS,
COLORADO, 80487

TITLE SITE PLANS

JOB No. 0905
DRAWN CAE
CHECKED ESE
DATE 24 JULY 09
DRAWING

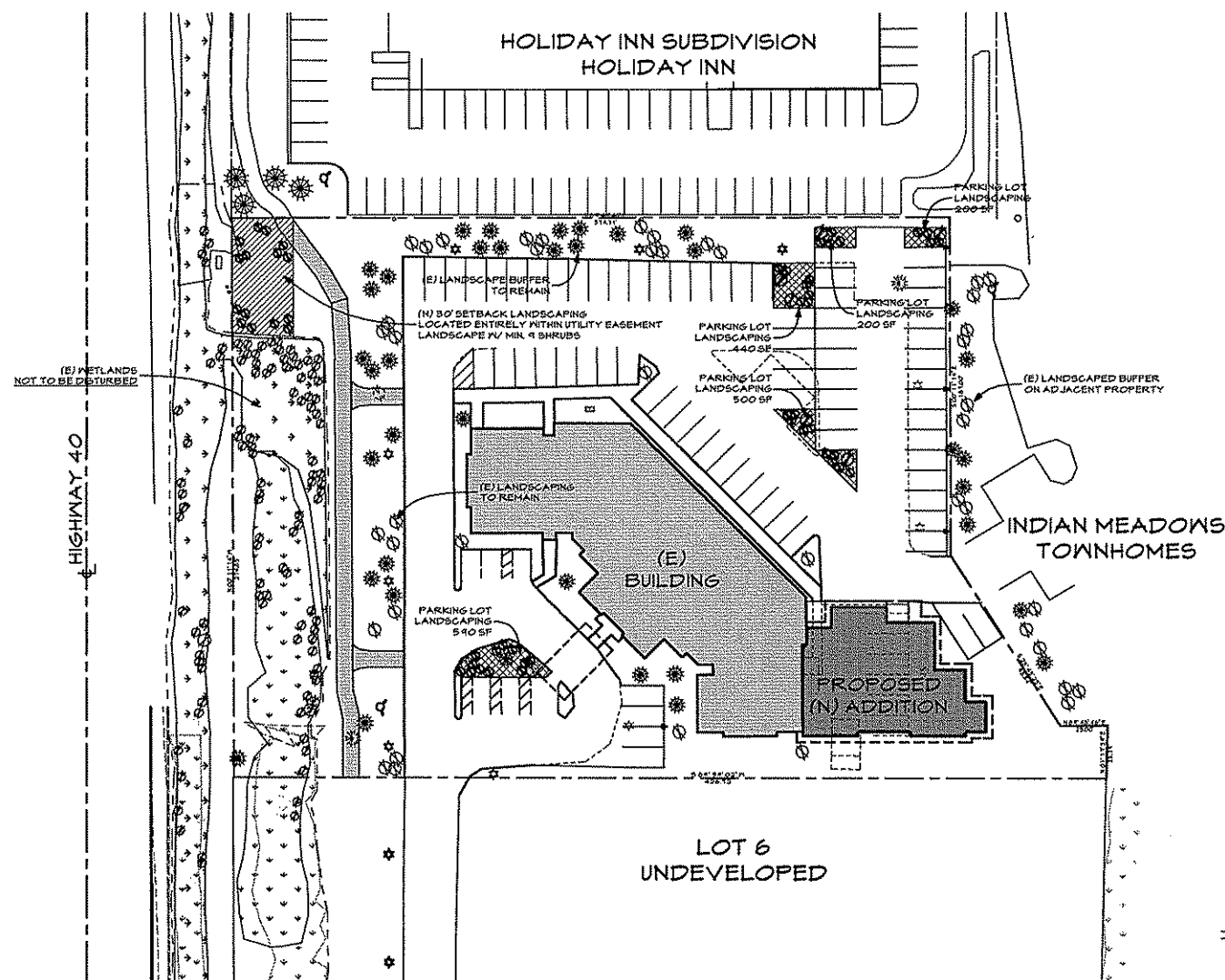
A7

OF 7 DRAWINGS
REVISED 7 DEC 09

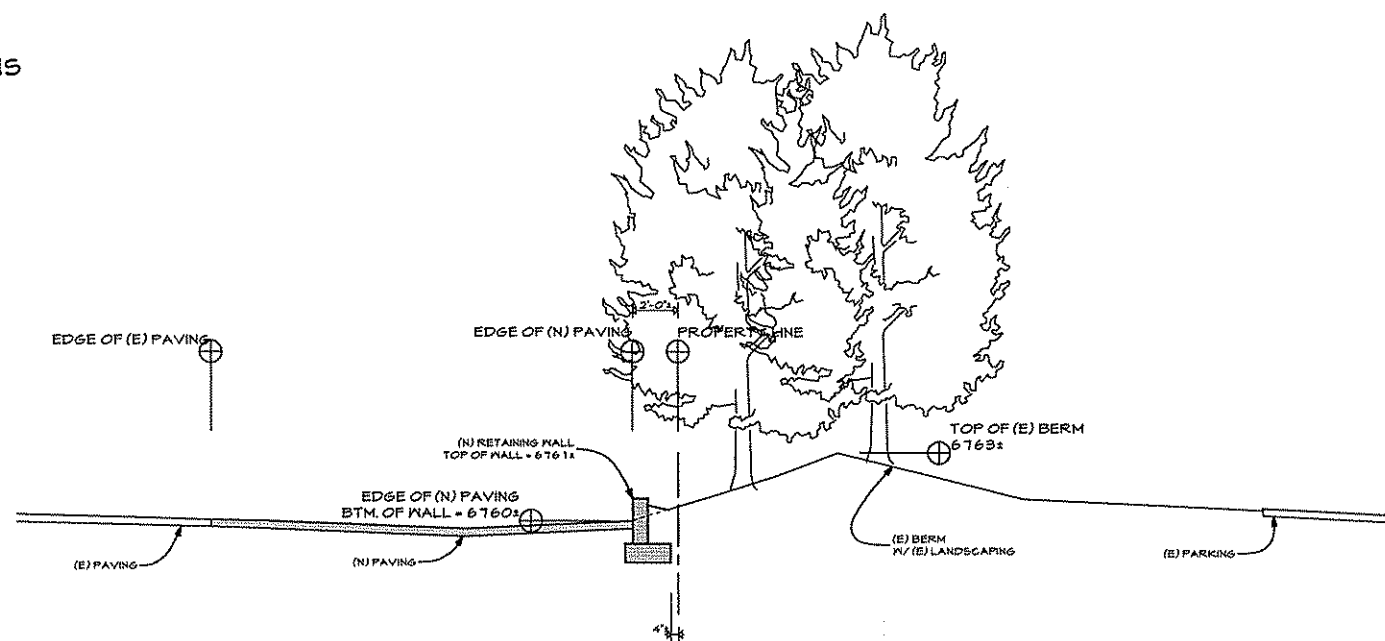
LANDSCAPING NOTES

- NEW LANDSCAPING FRONTAGE LANDSCAPING
- NEW LANDSCAPING PARKING LOT ISLANDS
- NEW DECIDUOUS TREE QUAKING ASPEN, 2 1/2" CALIPUR
- NEW SHRUB POTENTILLA FRUTICOSA, 5-GALLON
- EXISTING WETLANDS NOT TO BE DISTURBED
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING WETLANDS SHRUB

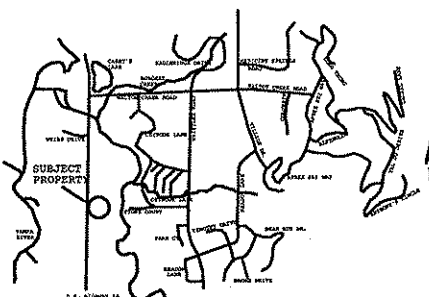
1. THE URBAN DESIGN STANDARDS REQUIRE 30' LANDSCAPING ON THE HIGHWAY 40 FRONTAGE, WITH 1 TREE PER 200 SF. MOST OF THE HIGHWAY 40 FRONTAGE (215') IS EXISTING WETLANDS WITH NATURAL VEGETATION, WHICH CANNOT BE DISTURBED. NEW LANDSCAPING WILL BE PROVIDED IN THE REMAINING FRONTAGE (60', 1,800 SF). AS THIS LANDSCAPING LIES ENTIRELY IN A UTILITY EASEMENT, ONLY SHRUBS, NO TREES, WILL BE PLANTED.
2. THE URBAN DESIGN STANDARDS REQUIRE 200 SF OF PARKING LOT LANDSCAPING PER 4 SPACES. THE PARKING LOT CONTAINS 80 PARKING SPACES, SO 1,778 SF OF LANDSCAPING IS REQUIRED, WITH 36 SHRUBS AND 9 TREES. 1,930 SF OF LANDSCAPING IS PROVIDED.



1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"
RE: TA2



2 BERM SITE SECTION
SCALE: 1/4" = 1'-0"
RE: TA2



NOTES:
 1. THE WATER LINE EASEMENT DESCRIBED IN BOOK 348 AT PAGE 371 PROVIDES A TIE TO THE NW AND SW CORNER, BOTH STATED TO BE ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY NO. 40. THE TIES PROVIDED ARE AMBIGUOUS TO THIS SURVEYOR HOWEVER ITS STATED TO BE 15 FOOT WIDE AND IF LOCATED ON SUBJECT PROPERTY IT WOULD BE WITHIN THE 15 FOOT WIDE PUBLIC UTILITY EASEMENT. SAID EASEMENT CREATED BY THE PLAT OF INDIAN MEADOWS SUBDIVISION OR BY THE PLAT OF RESUBDIVISION PARCEL B, INDIAN MEADOWS SUBDIVISION.

2. THE WATER VALVE BOXES, SEWER MANHOLES, ELECTRIC TRANSFORMERS AND PEDESTALS AND THE PEDESTALS FOR US WEST AND CABLE TV WERE FIELD SURVEYED. THE UTILITY LINES CONNECTING THE VALVES, MANHOLES, TRANSFORMERS AND PEDESTALS WERE NOT LOCATED BY THE APPROPRIATE UTILITY COMPANY AND ARE SHOWN HEREON IN THEIR APPROXIMATE LOCATION AS DETERMINED FROM THE MAPPING PREPARED BY THE UTILITY COMPANIES.

EASEMENT NOTE A
 EASEMENT CREATED BY THE PLAT OF INDIAN MEADOWS SUBDIVISION OR BY THE PLAT OF RESUBDIVISION PARCEL B, INDIAN MEADOWS SUBDIVISION.

EASEMENT NOTE B
 EASEMENT CREATED BY THE PLAT OF INDIAN MEADOWS FILING NO. 2.

LEGEND
 LIGHT POLE
 UNLESS NOTED OTHERWISE
 NO. 5 REBAR WITH YELLOW PLASTIC CAP AFFIXED AND STAMPED LS NO. 13221
 HC HANDICAP SPACE

CULVERT
 EDGE OF PAVEMENT
 EDGE OF GRAVEL
 FENCE
 TRAIL
 GAS
 TELEPHONE LINE
 TELEPHONE PEDESTAL
 ELECTRIC LINE
 ELECTRIC PEDESTAL
 CABLE TV
 CABLE TV PEDESTAL
 FIRE HYDRANT
 WATER VALVE
 SEWER MANHOLE

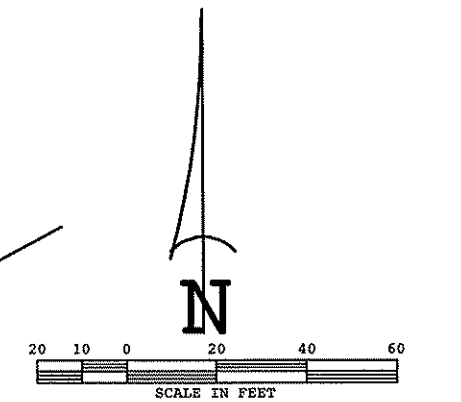
5A 5" ASPEN
 2-5A 2 (TWO) 5" ASPEN
 8P 8" PINE
 6AP 6" APPLE
 24B 24" BUSH
 LP LIGHT POLE

LEGAL DESCRIPTION
 LOT 5, INDIAN MEADOWS, FILING NO. 2, LOCATED IN PARCEL B OF THE RESUBDIVISION PARCEL B, INDIAN MEADOWS SUBDIVISION, TOGETHER WITH, A 50 FOOT WIDE PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND UNDERGROUND UTILITY EASEMENT, TRAVERSING OUT PARCELS 6 AND LYING NORTHERLY FROM STONE LANE, AS SHOWN ON THE PLAT RECORDED OCTOBER 1, 1997 AT FILE NO. 12476, ROUTT COUNTY, COLORADO.

NOTE:
 Based on the FLOOD INSURANCE RATE MAPS PREPARED FOR ROUTT COUNTY AND INCORPORATED AREAS, CITY OF STEAMBOAT SPRINGS 080159 MAP/PANEL NUMBER 0879 D, EFFECTIVE DATE FEB 4TH 2005 the subject property is located in Zone X

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

AE - Base flood elevations determined.
 OTHER AREAS
 ZONE X - Areas determined to be outside the 0.2% annual chance floodplain



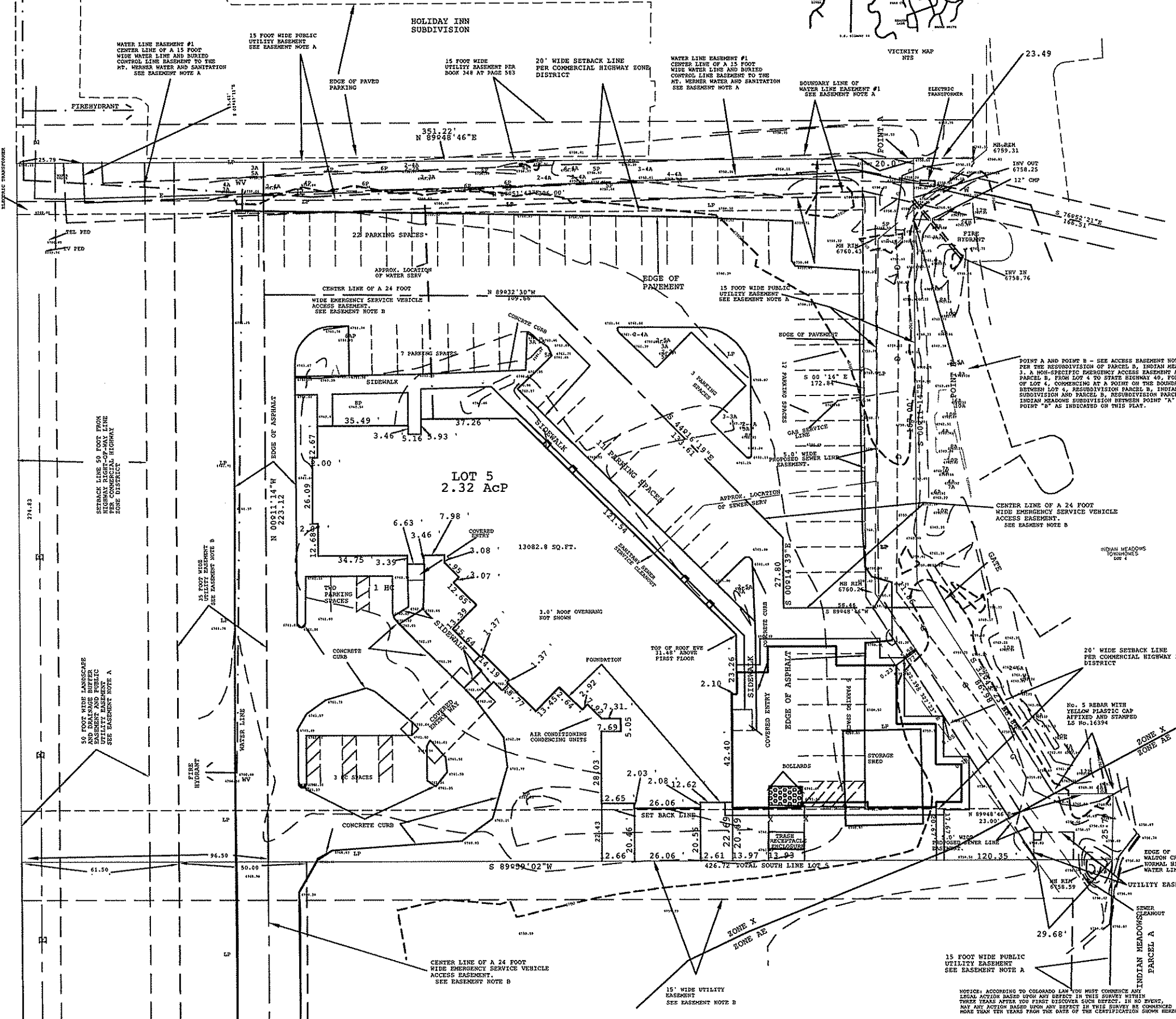
BEARINGS ARE BASED UPON THE MONUMENTED WEST LINE OF THE SE 1/4 SECTION 28 BEING N 0907°54' E.

REVISED 10-24-2009 ADDED FLOOD ZONES

Date: 06-27-2009	Revised Description
Drawn: FELDFIN.DWG	FAIRFIELD INN
F: INDCENT.WO	EXISTING CONDITIONS PLAN FOR LOT 5 INDIAN MEADOWS FILING NO. 2, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.
Scale: 1"=20'	
C:\PW\FIELD.CER	
D & D, Inc.	
PROFESSIONAL LAND SURVEYING & PLANNING CO.	
P.O. Box 775098 Steamboat Springs, Co. 80477	
(303) 879-2715	
Sheet No. of	Project No. 4659-1

CENTER SECTION 28

U.S. HIGHWAY 40 STEAMBOAT SPRINGS N 00° 54' E



C:\DWG12\FIELD\ 10/25/09 14:23

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

7 DEC 09

Bob Keenan
City Planner
City of Steamboat Springs
P.O. Box 775088
Steamboat Springs, Co, 80477

ROBERT SANFORD RALSTON, AIA
REX McKIM PETERSON, AIA

Dear Bob,

We are requesting two variances in order to construct an addition to the Fairfield Inn at 3200 S Lincoln Ave. The building currently functions as a hotel and is an allowed use in the Community Commercial zone district. The proposed addition will add 22 new rooms, and the appropriate new parking. The new rooms will not change the use of the building, nor its compliance with the zone district. To complete this project we are requesting, one; a setback variance and two; a snow storage variance.

Setback Variance

We are requesting a variance to the south setback line to allow the new addition to be built as an extension to the existing building. When the original building was constructed in 1998, it was located in the 'Commercial Highway Zone District' which required 20' side setbacks. The existing building is located 20'-6"± from the south property line. The zoning has since been changed to 'Community Commercial' which requires 30' side setbacks. We are requesting a variance along the south property line to allow us to build to the original 20' setback to match the existing construction, per drawing 1A2. The new addition will conform to all other current setbacks.

This setback variance will have no new effect on the adjacent properties. For any future construction on the lot to the south, the new addition will be no closer than the existing building.

The hardship, while not self-imposed, was created when the side setback was modified by the city. This variance will allow us to better utilize the site by aligning the addition with the existing plan, and create an architecturally consistent addition. The new addition will have a gently articulated facade, continuing seamlessly from the existing facade.

This setback variance is the minimum relief for the site setback along the south

ROBERT S. RALSTON & ASSOCIATES, ARCHITECTS P.C.
BOX 3627 • STEAMBOAT SPRINGS, COLORADO 80477 • 970-879-2727 • FAX 970-879-3680
MEMBER AMERICAN INSTITUTE OF ARCHITECTS & THE CONSTRUCTION SPECIFICATIONS INSTITUTE

property line in order to align the addition with the existing south wing. There would be no non-conformity had the setback not been modified after the existing building was constructed.

Snow Removal Variance

We are requesting a variance to the required snow storage area to allow for snow removal to on-site 'remote snow storage.' In the Community Development Code, snow storage is defined only as being within 20' of paving. Due to the layout of the existing building, existing paving, and existing emergency access easements, we cannot get the required snow storage area within 20' of paving. We do, however, have adequate 'remote snow storage' in areas that are beyond 20' from paving, per drawing 1A6. With our heavy snow, snow removal will move excess snow to the remote storage areas first and build back to the edge of paving. Should off site removal be required, the owner will contract that additional snow removal.

Use of on-site remote snow storage would have no impacts on adjacent lots. All remote snow storage is on-site and would be accessed from the site. Remote snow storage would have no more visual impact than regular snow storage. Existing landscaping will screen the remote snow storage from existing buildings to the north and east.

The use of on-site remote snow storage would allow the new addition and the new parking to be developed in a way that least affects the existing site uses or the site's visual impact on Highway 40. By expanding the parking primarily in the northeast corner of the site, the existing building and access easement are unaffected. This also screens the parking from Highway 40 and the front access to the building, as outlined in the Urban Design Standards & Entry Corridor Concepts.

On-site remote snow storage will serve as a supplement to regular snow storage areas, not as a replacement. The proposed development provides nearly 80% of the required snow storage in areas within 20' of paving.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Ralston', with a stylized flourish extending from the end.

Robert S. Ralston