

March 31, 2022

Routt County
Planning Dept.
136 6th Street, Suite 103
Steamboat Springs, CO 80487



Re: Heritage Village Conceptual PUD Application - Narrative

To whom it may concern,

The purpose of this letter is to describe the changes in use proposed for the Heritage Village Conceptual PUD application. The proposed development area is located within Parcels A, B, C, and F1 of the Heritage Park Subdivision to the west of Brandon Circle.

Project Description:

The proposed improvements include 20 single-family residential lots and 3 duplex residential lots for a total of 26 residential units. A new 24' wide private asphalt roadway off of Brandon Circle will serve the proposed lots. The private roadway will have a cul-de-sac sized for fire truck turnaround. The proposed lots fall within the existing parcels identified as Parcels A, B, C, and F1 of the Heritage Park Subdivision. The proposed lots will replace the 2 existing soccer fields on parcels A and B and the approved residential uses from Heritage Park Filing 3 on parcels C and D. The Filing 3 approval included 3 duplex residential lots on parcel D and 4 single family residential lots on parcel C for a total of 10 residential units. Parcel D and a portion of parcel C will become open space in the proposed layout.

It should be noted, that the Filing 3 approval is set to expire in December of 2022. The applicant/owner's desire is to either move forward to gain an approval for the change in use shown in this Conceptual PUD application or seek extension of the currently approved Filing 3. We would like to discuss this in more detail with County Planning staff to review timing.

Traffic:

A trip generation letter is included in the application. The letter includes a summary of projected trips associated with the changes in use.

Drainage:

Baseline Engineering has completed an initial analysis of the drainage for the project area. We reviewed past drainage reports for Heritage Park and Silver Spur Estates. The conceptual site plan shows the anticipated footprint of a new stormwater detention and water quality pond. A portion of Parcels A and B currently serve as a stormwater quality pond. A drainage report will be prepared and included with future applications.

Utilities:

Baseline Engineering has reviewed water and sanitary sewer as-built plans that were provided by the Steamboat II Metro District. We will be preparing a conceptual water and sewer main extension plan and submitting this to the District in the upcoming days. We will continue to coordinate with the other utility providers including YVEA, Atmos, etc. to discuss service to the proposed lots.

Open Space:

The proposed application meets the overall open space requirement of 25%. The plan set includes a Conceptual Open Space Exhibit showing the open space areas and a table detailing the calculations.

Building Setbacks:

The building setbacks for the proposed lots will be defined later in the PUD amendment process. If this needs to be defined with this Conceptual PUD application, then please let us know.

Proposed Variations from Routt County Zoning Regulations:

We are not aware of any proposed variations from the Routt County Zoning Regulations at this time.

Please let us know if any additional information is required and next steps. I can be reached at chris@baselinecorp.com or 970-879-1825.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Rundall', with a stylized flourish at the end.

Chris Rundall, PE
Division Manager

Cc: Ty Lockhart
Eric Smith, ESA