

Future Land Use Categories

Revised Draft: 02.07.23

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About the Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) is a tool to guide the type, intensity, and location of future development within the City of Salida (City) and the municipal services area (MSA). It is intended to work in tandem with the principles and policies of the Salida Comprehensive Plan (Plan).

The FLUM is supported by the land use category definitions that follow. The land use categories describe the overall intent for each area and help “connect the dots” between Plan policies and the FLUM with regard to the desired mix of uses/housing types, form of development, and distinguishing characteristics by area.

Land use categories fall into three groups:

- Residential Neighborhoods
- Mixed-Use and Industrial
- Other

The draft FLUM reflects reasonable assumptions about future land use in City limits and MSA based on current plans and commitments. Based on community input received, the draft FLUM will be refined and brought forward for further consideration as part of the Land Use Code Rewrite process, which will be one of the primary mechanisms the City will use to implement community priorities embodied in the FLUM.

Why is the FLUM Important?

The City of Salida is developing a Future Land Use Map (FLUM) – a tool to guide the type, intensity, and location of future development in Salida – as a companion to the Comprehensive Plan.

The City is developing a FLUM to:

- Establish a policy foundation for new zoning tools that are currently being considered as part of the ongoing Land Use Code Rewrite process
- Address emerging thinking and community priorities:
 - Opportunities to support diverse housing options and greater affordability
 - Expansion of mixed-use development in targeted locations
 - Efficient use of available and planned infrastructure
 - Incremental growth in specific areas of the city
- Engage the community in an important discussion about where and how Salida could and should change in the future

Residential Neighborhoods

The existing mixture of housing types, family sizes, and incomes in Salida neighborhoods is integral to the character of the community. In most neighborhoods it is not unusual to see small multi-family buildings alongside single-family homes. Over time, rising housing costs in Salida have put pressure on many residents to cover rent, mortgage payments, and property taxes—forcing some to live in sub-standard housing or leave the community. To help maintain the sense of community that residents enjoy, accommodate future growth, and ensure that Salida’s economic and social diversity is not diminished, the City needs to continue to accommodate a variety of housing forms at higher densities that allow for greater long-term affordability for the workforce.

The Future Land Use Plan includes four categories of neighborhoods:

- Low-Intensity Residential Neighborhoods
- Variable Residential Neighborhoods
- Higher-Efficiency Residential Neighborhoods
- Manufactured Home Neighborhoods

These categories reflect the characteristics of existing neighborhoods in Salida and describe the attributes that should be retained as infill development, redevelopment, and expansion of the City within the MSA occurs. The descriptions of each future land use category highlight ways in which existing neighborhoods are anticipated to evolve over the next ten to 20 years based on a variety of factors. These factors include— but are not limited to, market demand, location, proximity to services and amenities, the availability of infrastructure and services, the age and condition of existing housing stock, the availability of vacant lots or larger plots of land, and zoning.

Neighborhood-serving uses such as parks, trails, recreational uses, schools, and places of assembly will continue to be incorporated as part of all Salida neighborhoods.

Low-Intensity Residential Neighborhoods



Intent: Retain the eclectic, character of existing large-lot neighborhoods, while allowing for the gradual increase in density and expansion of housing options over time. **Characteristics:**

- **Mix of housing types.** Features predominantly detached, single-family homes on larger lots today, but provides opportunities for accessory dwelling units (ADUs), and up to single-family dwellings where appropriate.
- **Built form.** Includes a mix of one- to three-story homes of a varied age and character, and a mix of street-loaded and alley-loaded lots.
- **Infill considerations.** Without radically changing the existing character of these neighborhoods there is opportunity to accommodate slightly more diverse housing types.
- **Locations.** Includes the Mesa area along and between Poncha Boulevard and Crestone Avenue. This designation is not intended to be applied to new areas.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Low

Variable Residential Neighborhoods



Intent: Provide opportunities for a diverse mix of housing types and densities that reinforce the existing variable character, walkability, and access to services and amenities found in Salida’s older neighborhoods.

Characteristics:

- **Mix of housing types.** Features a mix of smaller lot, single-family detached homes, duplexes, triplexes, fourplexes, townhomes, rowhouses, small multi-family buildings, accessory dwelling units, and other housing types.
- **Built form.** Consistent with the varied character of older areas of Salida, Variable Residential Neighborhoods are organized around walkable blocks with alleys, detached sidewalks, and street trees. While blocks of single-family homes exist in some areas, many blocks include an integrated mix of housing types and development densities, lending to the eclectic character of the neighborhood. Generally, garages are alley-loaded to maintain a pedestrian-oriented streetscape.
- **Infill/new development considerations.** Building heights range from one- to three-stories. Varied building massing and form is encouraged, as consistent with traditional building forms found in Salida.

- **Locations.** Includes neighborhoods in and around the core of Salida, but also provides opportunities for new neighborhoods within the MSA. The Variable Residential Neighborhood accounts for the most land mass of any residential category.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Medium

Higher-Efficiency Residential Neighborhoods



Intent: Support the retention of existing workforce and affordable housing stock at the community's edges and provide opportunities for new neighborhoods that use available municipal infrastructure such as water, sewer, and streets most efficiently.

Characteristics:

- **Mix of housing types.** Features a diversity of attached single-family and multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, rowhouses, townhomes. While lower-intensity uses exist in some areas designated as Higher-Efficiency Residential Neighborhoods, higher efficiency development will be required in the future.
- **Built form.** The built form varies greatly by location, but consists predominantly of two- and three-story multi-family apartment complexes.
- **Infill/new development considerations.** As the Highway 50 and Highway 291 corridors develop, targeted infill and redevelopment adjacent to the corridor is encouraged to support commercial activity and buffer Variable Residential Neighborhoods from commercial areas. Opportunities for Higher-Efficiency Residential Neighborhoods should also be considered surrounding downtown Salida and to replace some existing Industrial areas with residential neighborhoods. Opportunities to improve connections to adjacent services and amenities should be considered. Additional siting requirements may apply along the Arkansas River.

- **Locations.** Includes higher density “pocket” neighborhoods both within and at the edges of the community.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** High

Manufactured Home Neighborhoods



Intent: Support the retention of naturally occurring workforce and affordable housing by preserving existing manufactured home parks and maintaining opportunities for new manufactured home neighborhoods and other more affordable housing options. Due to high land and construction costs, such affordability cannot be replicated today through most other types of housing (including modular homes) and most occupants of manufactured home parks are displaced and unable to relocate elsewhere when these neighborhoods are redeveloped.

Characteristics:

- **Mix of housing types.** Provides dedicated areas for standalone manufactured homes and manufactured home parks.
- **Built form.** Manufactured Home Neighborhoods vary in character and location, including established manufactured home parks with a mix of older mobile homes newer manufactured homes.
- **Infill/new development considerations.** Although redevelopment is discouraged, maintenance and investment is encouraged. When redevelopment occurs, it is limited to uses and building forms that retain affordability through density and smaller units. Opportunities to improve connections to adjacent services and amenities should be considered. New development should treat manufactured homes similar to other single-family dwellings, including where and how they are permitted.

- **Locations.** Includes higher density “pocket” neighborhoods both within and at the edges of the community.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Medium-High

Mixed-Use and Industrial

Salida's historic downtown and commercial corridors already feature a mix of uses that function as a service and employment hub for the immediate region. The mix of uses that draw locals and visitors and contribute to the local economy include retail shops, restaurants, breweries, hotels, banks, offices, and services. The Plan highlights the importance of supporting existing businesses and jobs in the community as well as providing opportunities for new enterprises to meet the changing needs of the community. The revitalization of underutilized sites and buildings through infill, redevelopment, and adaptive reuse is essential to maximizing available infrastructure, expand access to housing and services, and minimize the community's overall footprint.

The Future Land Use Plan includes four categories of mixed-use and industrial areas:

- Neighborhood Mixed-Use
- Community and Regional Mixed-Use
- Downtown Mixed-Use
- Industrial

These future land use categories reflect the community's desire to sustain existing and create new mixed-use areas in Salida that provide residents with access to employment opportunities, goods and services, entertainment, and community gather spaces. The future land use categories draw from the history and development context of different areas in Salida and address specific community needs. Some areas—like the Highway 50 corridor—are auto-oriented today but may evolve into mixed-use centers that include a greater mix of uses and higher densities at key nodes over time. Other areas will require annexation and/or the extension of municipal services to reach their full potential. Most mixed-use commercial and industrial areas in Salida will also support some level of residential development in the future.

Neighborhood Mixed-Use



Intent: Support the adaptive reuse and revitalization of existing mixed-use nodes and corridors within Salida neighborhoods and encourage new neighborhood-compatible mixed-use developments, where appropriate, to increase opportunities for a diverse mix of housing types alongside services and amenities.

Characteristics:

- **Mix of uses.** Features neighborhood-serving retail, office, and services, as well as a variety of housing types.
- **Built form.** Includes small nodes of one-, two-, and three-story commercial and mixed-use storefronts and buildings that have historically served the immediate neighborhood, as well as legacy industrial uses along the former rail line (now the Monarch Spur Trail). Because they are embedded in neighborhoods or along corridors, many of these buildings have been adapted to residential uses over time. In other cases, nearby homes have been converted to offices. Uses may be mixed horizontally (side-by-side) or vertically (one separate floors in the same building) but may also include all residential or all commercial uses.
- **Infill/new development considerations.** The adaptive reuse of existing neighborhood nodes is encouraged to support or reintroduce a mix of neighborhood-serving uses. These areas can also serve as a template for new neighborhood-scale development.

- **Location.** Neighborhood Mixed-Use areas includes the 1st Street/ Oak Street/Highway 291 corridor, areas of transition between the Highway 50 corridor and neighborhoods to the north, transitions between Downtown Salida and surrounding residential neighborhoods, and potentially future mixed-use nodes in neighborhoods where walkable access to services and amenities is desired.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Medium

Community and Regional Mixed-Use



Intent: Encourage reinvestment over time to enhance the economic vitality, safety, connectivity, and character of the U.S. Highway 50 corridor. Maintain the viability of existing, more auto-reliant commercial aspects of the corridor while facilitating the transition of the corridor to a full-service destination for residents and visitors by identifying opportunities for walkable mixed-use centers at key intersections, implementing pedestrian safety improvements, and expanding housing options.

Characteristics:

- **Mix of uses.** Features a mix of retail, office, lodging, dining, auto-oriented commercial, and light industrial activity. Other primary and supporting uses may include attached single-family and multi-family dwellings.
- **Built form.** Existing development is primarily auto-oriented with drive-through facilities, large parking areas, and structures set-back from the street. The area features a mix of large and small low-lying buildings and larger lodging and retail establishments. While most existing development is one- to two-stories, future development may be up to four-stories at select, identified intersections.
- **Infill considerations.** A horizontal or vertical mix of uses is desired ground-floor frontage ideally reserved for commercial uses. Enhanced pedestrian connectivity and a reduction in surface parking is desired in certain areas. Development that backs up to neighborhoods should incorporate buffers and/or transitions in use, massing, and form to mitigate impacts on adjacent

residential uses. Make visual distinction between key intersection nodes and the rest of the corridor.

- **Location.** The U.S. Highway 50 (Rainbow Boulevard) corridor with higher density mixed-use centers encouraged at major intersections with Holman Avenue, New Street, and Oak Street/Highway 291.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Medium-High

Downtown Mixed-Use



Intent: Preserve the character and enhance the vibrancy of Salida’s historic downtown by accommodating a range of commercial and residential uses that encourage activity throughout the day and evening and reinforce downtown’s role as the focal point of the community for residents and visitors.

Characteristics:

- **Mix of uses.** Features a mix of ground-floor retail, office, lodging, dining, entertainment, and services. Supporting uses includes multi-family dwellings, parks and public gathering spaces, and institutional uses.
- **Built form.** Existing development is historic or compatible with historic development patterns and primarily pedestrian-oriented with small parking areas, few drive-through facilities, and one- to four-story structures built to the property line. Ground floor spaces on primary street frontages are generally reserved for pedestrian-oriented and revenue-generating uses like retail and dining. Single-use buildings (e.g., apartments and townhomes) should be limited to secondary streets outside of the downtown core.
- **Infill considerations.** Infill and redevelopment are subject to the Salida Downtown Historic District (SDHD) and other regulations that support development of compatible structures and a variety of residential and commercial uses. Development along the Arkansas River should be

consistent with applicable floodplain requirements and incorporate active uses along the River's edge.

- **Location.** Generally, includes the area between D Street, 4th Street, the Monarch Spur Trail, and the Arkansas River.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** High

Industrial



Intent: Identify new opportunity areas (outside of central Salida where it currently exists) for a flexible mix of light-industrial, heavy-industrial, office, and institutional activities.

Characteristics:

- **Mix of uses.** Features a mix of manufacturing and processing activities, research and development, warehousing and distribution, and indoor and outdoor storage. Supporting uses include offices and live/work units.
- **Built form.** Developments are intended to vary in scale and character based on location and purpose. New business and industrial parks may buildout into campus-style developments. Loading, delivery, and storage areas should be sited to minimize impacts on adjacent uses.
- **Location.** New employment areas could occur along and near major corridors like U.S. Highway 50 and State Highway 291 that facilitate the movement of materials and products but are not proximate to significant existing or planned residential neighborhoods or Downtown Salida.
- **How efficient is the use of existing infrastructure (e.g. water/wastewater/streets)?:** Medium-Low (could require extension of infrastructure)

Other

Undeveloped Reserve



Intent: Support the continued agricultural use of lands until a transition to urban development is triggered through the rezoning process.

Characteristics:

- **Mix of uses.** Features crop production, livestock operations, limited agricultural processing facilities, owner/manager residences, associated outbuildings, farm stands, agri-tourism, and agriculture-related commercial services. It is anticipated that existing agricultural uses would not be intensified once they are annexed into the City to avoid additional impacts on surrounding residential uses.
- **Built form.** Structures vary in size, design, and use but are typically set back from property lines to maintain a rural character.
- **Location.** Generally, outside of City limits, but within the MSA.

Public/Quasi-Public



Intent: To accommodate and support civic uses, municipal services, and institutional uses necessary to meet the community's needs.

Characteristics:

- **Mix of uses.** Includes uses such as fire stations, schools, colleges and universities, community centers, hospitals, government offices, police stations, water and sewage treatment facilities, and municipal maintenance yards.
- **Supporting uses.** May also include civic-industrial uses like utilities and parking or transportation facilities.
- **Built form.** Varies.
- **Location.** Varies.

Parks, Open Space, and Recreation



Intent: To provide for the passive and active recreation needs of the community and the region.

Characteristics:

- **Mix of uses.** Features parks, natural open spaces, golf courses, trails, and other recreational facilities and amenities. Parks may include paths, picnic areas, recreation centers, and other structures that facilitate recreation.
- **Siting considerations.** Parks, open spaces, and recreational facilities should be sited to protect sensitive natural features. Additional requirements may apply along the Arkansas River and other riparian corridors. Open spaces often feature fewer buildings and structures but may include trails and places to sit and rest. Natural open spaces can also be used as a buffer between conflicting land uses, as an edge to the community in gateway areas, and to preserve natural areas and prominent views, like those of Tenderfoot Mountain from downtown.
- **Location.** Proposed trail and open space locations emphasize Salida's natural features and views, extend existing trails, protect steep hillsides, and provide connections to regional trail systems. The system also protects and enhances sensitive natural features like steep slopes and the Arkansas and South Arkansas River corridors, which are defining natural features of Salida's immediate setting.