



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Monday, January 22, 2018
MEETING TIME: 6:00 p.m.
MEETING LOCATION: City Council Chambers, 448 East First Street, Salida, CO

AGENDA SECTION:

- I. **CALL TO ORDER BY VICE-CHAIRMAN – 6:00 p.m.**
- II. **ROLL CALL**
- III. **APPROVAL OF THE MINUTES – September 25, 2017 and November 27, 2017**
- IV. **UNSCHEDULED CITIZENS**
- V. **AMENDMENT(S) TO AGENDA**
- VI. **UPDATES**
- VII. **PUBLIC HEARINGS-**

1. **Limited Impact Review- Teller Street Properties - Multiple Principal Structures** - The request is to receive limited impact review approval to construct a second primary structure on the property located at 239 Teller Street within the medium density residential (R-2) zone district.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

2. **Limited Impact Review- Bunnell- Multiple Principal Structures** - The request is to receive limited impact review approval to construct a second primary structure on the property located at 603 Hunt Street within the Commercial (C-1) zone district.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

3. **Limited Impact Review- Seven West Minor Subdivision-** The request is for approval to subdivide one (1) parcel into three townhome lots at 511-513-515 Davidson Way.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

4. Major Impact Review- Salida Crossings Planned Development- The request is to receive major impact review to approve Planned Development overlay zoning over 3.15 acres currently zoned C-1 (Commercial District) for the purpose of revising standards for building height, residential density, parking and related standards as part of the Salida Crossings Development Plan located at 1520 Highway 50, Salida, Colorado. The proposed project is a mixed-use development including retail, office and residential uses.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

5. Major and Minor Impact Review – Angel View Town Homes Development - The request is to receive major impact review to approve Planned Development overlay zoning over 5.46 acres currently zoned R-3 (High Density Residential District) for the purpose of revising standards for building setbacks, lot size, lot coverage, parking and related standards as part of the Angel View Town Homes Development Plan generally located at the southwest corner of County Roads 141 and 140; and

Minor impact review to approve the Replat of Lot 3, Angel View Minor Subdivision, to split the 2.62 acre lot into new Lots 3A and 3B, each consisting of 1.31 acres. The Lots are located on the west end of proposed Angel View Town Homes Development Plan at the southeast intersection of County Road 140 and new Shepherd Road.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
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| D. Applicant's Presentation | |

6. Amendment to Chapter 16, Land Use Code- The proposed request is for an amendment to Section 16.5.60 Highway 50 Corridor Overlay to add new paragraph (6)(iv) to add a process and criteria for which additional building height may be requested for properties within the corridor adjacent to Highway 50.

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| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

VIII. UNFINISHED BUSINESS-

IX. NEW BUSINESS

X. COMMISSIONERS' COMMENTS

XI. ADJOURN