



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.

- | | |
|--------------------------------|--------------------------|
| 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 |
| C. Staff Review of Application | G. Commission Discussion |
| 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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|--------------------------------|--------------------------|
| 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 | |

VIII. UNFINISHED BUSINESS-

IX. NEW BUSINESS

X. COMMISSIONERS' COMMENTS

XI. ADJOURN

MEETING DATE: Monday, September 25, 2017
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Wood, Kasper, Mandelkorn, Follet, Berg, Bomer, Van Nimwegen, Jefferson, Franklin

Absent: Thomas, Burnette

AGENDA SECTION:

- I. CALL TO ORDER BY - Wood: - 6:00 PM**
- II. ROLL CALL:**
- III. APPROVAL OF THE MINUTES – August 28, 2017 – Approved by consent.** All votes were unanimous and the motion carried.
- IV. UNSCHEDULED CITIZENS - None**
- V. AMENDMENTS TO AGENDA - None**
- VI. UPDATES: None**
- VII. PUBLIC HEARINGS – None**
- VIII. UNFINISHED BUSINESS –**

1) Work force housing continued discussion from the community meeting.

Van Nimwegen went through the table discussed at the Housing Meeting. He has highlighted the table with items to either drop if they are red and move forward with if they are green; this was decided upon if the items had five or more dots. Commission then went through in detail the “other” comments. All agreed that the sliding scale fees and open space fees are something to look into, and would like to see some numbers worked out. **Van Nimwegen** acknowledged that they are currently looking into restructuring water/sewer fees. **Merle Bergin 126 1/2 F Street – micro loans-** most workforce is living paycheck to paycheck and not able to save for a down payment. Micro loan program may have to be a public/private partnership and maybe the city could back the program. The next topic was land banking and the city purchasing land if and when it comes available. **Kasper** brought up that the City does not have a property tax; **Van Nimwegen** agreed this would need to be looked at if we were to move forward with a low income/slum redevelopment project. The fees of the ADU were discussed **Van Nimwegen** believes they are high, at roughly \$7000.00. **Follet** asked about the size of the ADU's and if this could be increased. **Wood** believes this would need to be discussed thoroughly before any changes would be made. **Van Nimwegen** agreed the size on an ADU should not be larger/taller than the existing house. Height limit was not a concern as long as we continue to stay with the max 35'; however **Kasper** thinks that this should be evaluated and that some projects could benefit from having a higher limit. **Berg** agreed, but the people at her table felt that it should fit the area, and compliment the surrounding buildings. A grant writer/administrator would be helpful; **Kasper** thought this would be useful for the multijurisdictional authority. Commission discussed delaying fees so that all the fees are not required upfront, allowing developers to pay some fees toward the end of a project. **Bomer** confirmed the sliding fees would be for affordable projects and not all new builds, **Wood**

confirmed this would be an incentive to build affordable projects. It was questioned if the current lodging tax could possibly be redirected to a housing fund. **Van Nimwegen** asked if Commission thought any of the items should be removed, Wood and Kasper believe negotiation through annexation be taken out as this is already practiced. **Mandelkorn** was surprised that the dots did not reference the amendments under the 60 % AMI, it was mentioned for this group there must be federal funding or other grants involved. Things that **Wood** wants to add to the list are dormitories and communal living, allowing for less expensive housing.

2) Review Land Use Code amendment for Downtown Street Patio's – Public hearing on October 10, 2017.

Van Nimwegen mentioned he spoke with the City attorney over the phone today and they want to make some big changes to this agreement. They're concerned that we're addressing patios in the street and not necessarily on the sidewalk; we need to treat them both equally. They would like to see us come up with standards for patios and seating areas on the sidewalks. They also came up with some ideas to address no more than one per block and would like to see construction standards. They want to have the license agreement revised as well. **Van Nimwegen** does not believe they can stay on schedule, and they need more time to work through the issues. **Wood** asked if we need to address the broader concerns from the community about the street patio projects. **Van Nimwegen** asked the commission if they have additional comments or concerns to please let him know. **Merle Bergin**- after discussions with several people he feels conflicted. The fees seemed very low; he believes that the extra seating adds a lot of revenue to the various businesses. Also he is concerned with the level of work for code enforcement and planning and zoning. He agrees that there is already quite a bit of sidewalk clutter and there needs to be a balance. **Van Nimwegen** mentioned that the revenue piece may be discussed, as it was brought up that part of the application may actually be a fairly simple calculation of what you expect to net from the patio. Currently the fee is \$3.00 a square foot, but in the future it could be determined by potential revenue.

IX. NEW BUSINESS – None

X. COMMISSIONER'S COMMENTS – Wood thanked the commission for showing up prepared, listening, and putting the community first.

XI. ADJOURN: With no further business to come before the Commission, the meeting adjourned at **6:58 PM**.

MEETING DATE: Tuesday, October 10, 2017
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Mandelkorn, Thomas, Follet, Bomer, Denning, Farrell, Jefferson, Van Nimwegen

Absent: Burnette, Franklin

AGENDA SECTION:

- I. CALL TO ORDER BY Mandelkorn: - 6:00 PM**
- II. Mayor P.T. Wood** addressed the Commission and thanked them for their years on the Commission.
- III. APPOINTMENT OF CHAIRMAN – Denning** made a motion to appoint **Mandelkorn** as Chairman. **Follet** seconded the motion. All were in favor and the motion carried.
- IV. APPOINTMENT OF VICE-CHAIRMAN – Thomas** made a motion to appoint **Follet** as Vice-Chairman. **Bomer** seconded the motion. All were in favor and the motion carried.
- V. ROLL CALL:**
- VI. APPROVAL OF THE MINUTES – October 10, 2017- Follet** made a motion to approve the minutes as written. **Denning** seconded the motion. All were in favor and the motion carried.
- IV. UNSCHEDULED CITIZENS – Richard Smith**, 500 Davidson Way, voiced his concern with the new structure being built on Davidson Way. He stated that although the 35’ height of the structure meets code the perception from the trail is that the height is over 50’.
- V. AMENDMENTS TO AGENDA - None**
- VI. UPDATES:**
- VII. PUBLIC HEARINGS –**
 - 1. Hefner-Limited Impact Review- Multiple Principal Structures -** The request is to receive limited impact review approval to construct a second primary structure on the property located at 413 West Second Street within the medium density residential (R-2) zone district.
 - A. Open Public hearing: - 6:02 p.m.**
 - B. Staff Review of Application. – Jefferson** gave an overview of the application and stated that staff is recommending approval with one (1) condition.
 - C. Applicant’s Presentation: Karen Karnuta** explained that the applicants are requesting to construct a second primary structure on their lot and are intending on renting the duplex and the new single-family home long-term. **Karnuta** also stated that she has changed the dimensions of the proposed second structure from 34’x46’ to 35’x46’. **Thomas** asked if the back porches were calculated with the lot coverage and **Karnuta** said that she will add those with the calculations and said that she will still be well within the required 40% lot coverage with structures.
 - D. Public Input- Lisa DeYoung**, 439 West Second Street, stated that Ms. Karnuta answered one of her questions regarding long-term renting of the property.

DeYoung has concerns with the existing condition of the yard area of the property and asked if the owners will be cleaning it up. **Karnuta** suggested that DeYoung contact Betty, the property manager at ReMax Reality.

E. Closed Public Hearing –6:27 p.m.

F. Commission Discussion – Mandelkorn stated that this is a straightforward application and the proposal meets the requirements of the Land Use Code and the Commission agreed.

Farrell asked about the limited impact review requirement.

G. Commission Action - A motion was made by **Bomer** to approve the application with 1 recommended condition. **Follet** seconded motion. All were in favor and the motion carried.

VIII. UNFINISHED BUSINESS- Downtown Street Patio discussion-Van Nimwegen

stated that staff is working on code amendments for the Commission to review and possibly have a public hearing on December 20, 2017. **Van Nimwegen** explained that the sidewalk portion of the amendment will be removed and discussed at a later date.

Mandelkorn asked about the process for December 20th and **Van Nimwegen** explained that we are required to publish the public notice of the hearing and the Planning Commission will be making a recommendation to the City Council. There will be two readings before City Council, the first reading is for the City Council to discuss the amendments and recommendations and the second is the public hearing, then City Council will be making the final decision.

Chris Tracy, co-owner of Currents Restaurant, expressed his concerns with the code amendments. **Tracy** explained that Currents Restaurant uses their patio year round and having to remove the patio each year will be a hassle. Another concern is the requirement of providing an off-street parking space in return for the allowance of one of the street parking spaces. Tracy stated that removing the existing patio will be a huge undertaking because of the size and weight of the patio structure. He said that they have always kept the area around the patio clean from debris and in the winter they do all of the snow removal.

Tracy stated that the two items he has the most concern with are **(b)** the timeframe of the patios and **(j)** providing an off-street parking space. **Bomer** suggested that the Commission take more time discussing the downtown patio regulations before they have a public hearing.

Bill Smith, downtown property owner, stated that he doesn't agree with the downtown patio policy because he feels that the City is competing with private businesses by leasing out a parking space. He asked why the recommended code amendments did not allow for other retail businesses to lease a patio space to sell their goods. **Farrell** asked for an example of other retail businesses that would possibly be interested in having a street patio and **Smith** said that a retail store like Free the Monkey could be interested.

Smith stated that he doesn't feel like the patio regulations should be limited to retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs).

Bomer asked staff if it would be appropriate to have another work session on the patio discussion prior going to public hearing. **Van Nimwegen** said that we have not advertised the public hearing so it would be reasonable to have a work session the beginning of the year. **Follet** asked if we have anybody interested in submitting an application for a patio and **Van Nimwegen** explained that he believes that Mr. Leavitt of Here's the Scoop is still interested in having a patio in front of his ice cream store.

Van Nimwegen stated that we can discuss the downtown patio's at our next work session is January 9th and staff will get the word out to Salida Business Alliance and downtown business owners for more input.

Van Nimwegen explained that we do not have any public hearings for the December 20th meeting but we would like to bring the Salida Community Survey questions to the Commission to get their input prior to us getting the surveys out into the community. He stated that we are going to try to get the surveys out the beginning of the year.

- IX. NEW BUSINESS-** **Van Nimwegen** stated that a joint work session with the City Council and Planning Commission is scheduled for December 4th and there will be two conceptual review applications to be discussed.
- X. COMMISSIONER'S COMMENTS-**
- XI. ADJOURN:** With no further business to come before the Commission, the meeting adjourned at 7:20 p.m.



STAFF REPORT

MEETING DATE: January 22, 2018

AGENDA ITEM TITLE: Teller Street Properties-Limited Impact Review- Multiple Principal Structures

AGENDA SECTION: Public Hearing

REQUEST:

The request is to receive limited impact review approval to construct a second primary structure on the property located at 239 Teller Street. The property is within the medium density residential (R-2) zone district.

APPLICANT:

The applicant is Teller Street Properties, LLC, 4017 Crest View Road NE, Solon, IA 52333. The applicants' representative is Sarah Whittington, Architectural Services.

LOCATION:

The subject property is known as Lots 1 and 2, Block 8, Blake and Westerfields Addition, City of Salida, Chaffee County. This property is also known as 239 Teller Street.



PROCESS:

Limited Impact Review are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public

notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

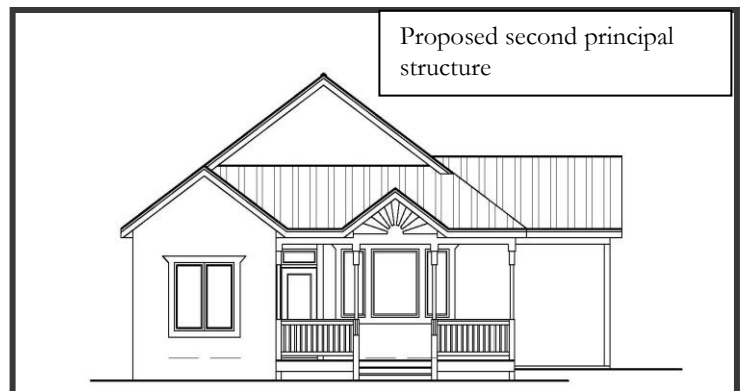
OBSERVATIONS:

1. The subject property is located within the Medium Density Residential Zone District (R-2). Surrounding properties are primarily single-family homes.
2. The property has a total 7,248.38 square feet of lot area. The density requirement per dwelling unit is 3,125 within the R-2 zone district. A maximum of two (2) dwelling units are allowed on the property.

3. The property currently has a 736 square foot single-family residence located at the rear of the property. The proposed second principal structure will have a footprint of 2,034 square feet.
4. In 2010 the previous owner of this property had conditional use approval to construct a second primary structure. That approval expired because the applicant withdrew the building permit application in February 2011 and the second structure was never built.



5. Section 16-8-20 (13)(i) of the Land Use Code requires installation of sidewalks with a limited/major impact review application. The Public Works Director has recommended that the applicant pay a fee in lieu of sidewalks. Teller and Maxwell Streets are on a 5-10 year Street plan to be rebuilt and as part of the project sidewalks will be installed.



- A condition of approval has been added – That the applicant pay a fee in lieu of sidewalks in the amount determined by the Public Works Director.

REVIEW STANDARDS – Land Use Code section 16-4-190(b) Multiple Principal Structures:

(b) Multiple Principal Buildings.

- (1) **Scale.** The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

- The proposed second principal structure will conform to primary building dimensional requirements of the R-2 zone district.
- The surrounding properties are primarily one and two story single family residences. The proposed second primary residence will be proportional to the existing neighborhood and will appear to be the primary structure on the property. The existing primary residence is the scale of an accessory dwelling unit and should appear to be secondary to the second principal residence.
- The proposed height of the new structure is less than 25' and will be compatible with neighboring properties.

(2) Parking and Access. Required parking shall be provided on the site for all buildings and uses on the site. Access should be consolidated to reduce curb cuts and shall be provided through alleys where available.

- The applicant is showing one (1) off-street parking space for the proposed second principal structure located off of Maxwell Street. The existing residence has one (1) off-street parking space located off of alley.

(3) Provision of Adequate Services. Each principal structure shall have its own municipal services, including water and sewer, in accordance with Chapter 13, Municipal Utilities, of this Code.

- Additional system development fees for water and sewer service will be required for the second primary structure. The tap fees are due at the time of building permit application.

AGENCY REVIEW COMMENTS:

Finance Department, Renee Thonhoff: Water and sewer taps are required at time of building permit application.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

1. This application is consistent with the Comprehensive Plan and the Land Use Code because a second single family residence is compatible with the surrounding neighborhood.
2. The applicable review criteria for the limited impact review application have been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends APPROVAL, with conditions, for the limited impact review request to construct a second primary structure on the property within the medium density residential (R-2) zone district.

1. That at the time of building permit application submission for the second principal structure a fee in lieu of sidewalks shall be paid. Based on the 2017 bid unit prices the fee in lieu is \$40.00 per linear foot, per Public Works Director, David Lady.
2. That this Limited Impact Review approval expires in three (3) years from the date of approval approval if a building permit for the second principal structure has not been issued and acted upon

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application form
Site plan

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING DATE
BEFORE THE PLANNING COMMISSION
FOR THE CITY OF SALIDA CONCERNING
A LIMITED IMPACT REVIEW
APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE:** that on January 22, 2018
at or about the hour of 6:00 p.m., a public
hearing will be conducted by the City of
Salida Planning Commission at City Council
Chambers, 448 East First Street, Suite 190,
Salida, Colorado on the application of Teller
Street Properties LLC for limited impact
review approval on the property located at
239 Teller Street.

The purpose of the request is to receive
approval to construct a second primary
structure on the property. Interested
persons are encouraged to attend the
public hearing. Further information on
the application may be obtained from the
Community Development Department (719)
530-2626.
Published in The Mountain Mail January 5,
2018



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type)_____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>Second Primary Residence</u> |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type)_____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other:_____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Teller Street Properties LLC

Mailing Address: 4017 Crest View Road NE - Solon, IA 52333

Telephone Number: 319-541-1229 FAX: _____

Email Address: nanohibou@aol.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: The Hyde Residence

Street Address: 239 Teller Avenue

Legal Description: Lot 1&2 Block 8 Subdivision Blake & Westerfields (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date _____

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
2. A brief written description of the proposed development signed by the applicant;
3. Special Fee and Cost Reimbursement Agreement completed.
4. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Applicant is responsible for posting the property and mailing public notice to adjoining property owners. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) The applicant must submit notarized affidavits for proof of posting and mailing of the public notice.
5. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

6. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

7. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

9. An access permit from the Colorado Department of Transportation; and

10. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

The Salida Comprehensive Plan, Chapter Land Use Growth, Policy LU and G-1.2, states "Infill and redevelopment should be encouraged and will advance the objectives of this plan". The proposed secondary residence will be a single-family residence which meets the goals for increased density in the comprehensive plan plus provides infill.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

Multiple principal structures are considered second primary residences. The proposed second primary single-family residence and the property will comply with the dimensional standards for the R-2 Medium-density Residential Zone which includes building setbacks, lot coverage, and height.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

The existing residence will maintain its existing driveway which is from the alley. The proposed second primary will have its off-street parking accessed from Teller Street which is also existing parking. The property will provide and maintain the required landscaping and trees. All required improvement standards will be met. No signage is proposed.

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The proposed second primary will be used as a single-family residence which is the main use in the R-2 zone. In the Land Use Code, Section 16-4-70, Residential Zone Districts, the purpose of the R-2 Medium-density Residential Zone is to provide for residential neighborhoods of detached single-family dwellings, duplexes, and multi-family on smaller lots than are permitted in the Single-Family Residential R-1 zone district allowing for slightly greater overall densities. Table 16-D - Multiple Principal Structures is allowed in R-2 with a Limited review.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

The proposed second primary use as a single-family residence will not create a nuisance or have any negative impact as the use is consistent with the surrounding neighborhood.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

The proposed use of a single-family residence for the second primary will not require any public facilities.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The proposed project will not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or natural features.

The Hyde Project
A Proposed Second Primary Structure
239 Teller Street
Salida, CO 81201

Project Description

The review request is for a second primary building at 239 Teller Street. The property currently has an existing single family residence and a new second single family residence is proposed. The second primary residence would be located on the front of the current property with its front on Teller Street. This proposed second primary residence would be in the character, size, and density of the current neighborhood and would appear to be the primary structure on the property. The existing primary residence is of size and character of a typical accessory dwelling and would appear to be secondary to the new proposed residence. Off-street parking and any driveway access would be from Maxwell Street.

A similar application, submitted by a previous owner of the property, was approved by the Planning Commission and the Salida City Planner, Michael Yerman, on Monday, June 28, 2010. This approval expired 3 years from the date of approval as this was one of the conditions of the approval.



June 29, 2010

Cliff Wurster
198 Honors Lane
State College, PA 16803

Re: Conditional Use application for 233 ½ Teller Street

Dear Mr. Wurster:

On Monday, June 28, 2010, the Planning Commission held a public hearing on the conditional use application to construct a second principal structure on one lot at 233 ½ Teller Street. At that public hearing, the Commission passed a motion to approve the application subject to the following conditions:

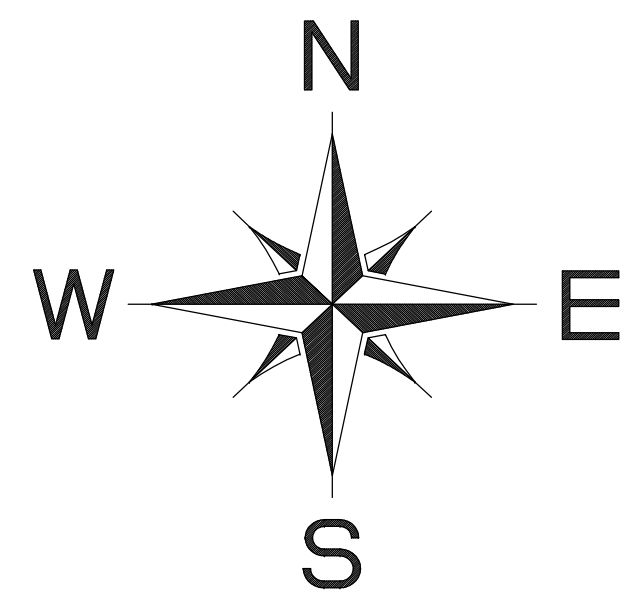
1. That the address be changed to a more cohesive address for both structures. (239 Teller Unit A and B)
2. That one additional parking space for the existing residence be provided from the alley.
3. The applicant shall enter into a development agreement with the City for the sidewalk and ADA ramp prior to the issuance of any building permits.
4. That the applicant shall construct sidewalk and ADA ramp along the frontage of Teller and Maxwell Streets prior to any certificate of occupancy being issued for the new construction.
5. All landscaping requirements are met including the planting of four (4) trees prior to any certificate of occupancy being granted for any new construction.
6. That this conditional use approval expires in three (3) years from the date of its approval if a building permit for the second principal structure has not been issued and acted upon.

The applicant is advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law. The development agreement will be prepared by our attorney and submitted for your review. This will need to be completed prior to any issuance of building permits. Thank you for your application.

Regards,

Michael K. Yerman
Salida City Planner

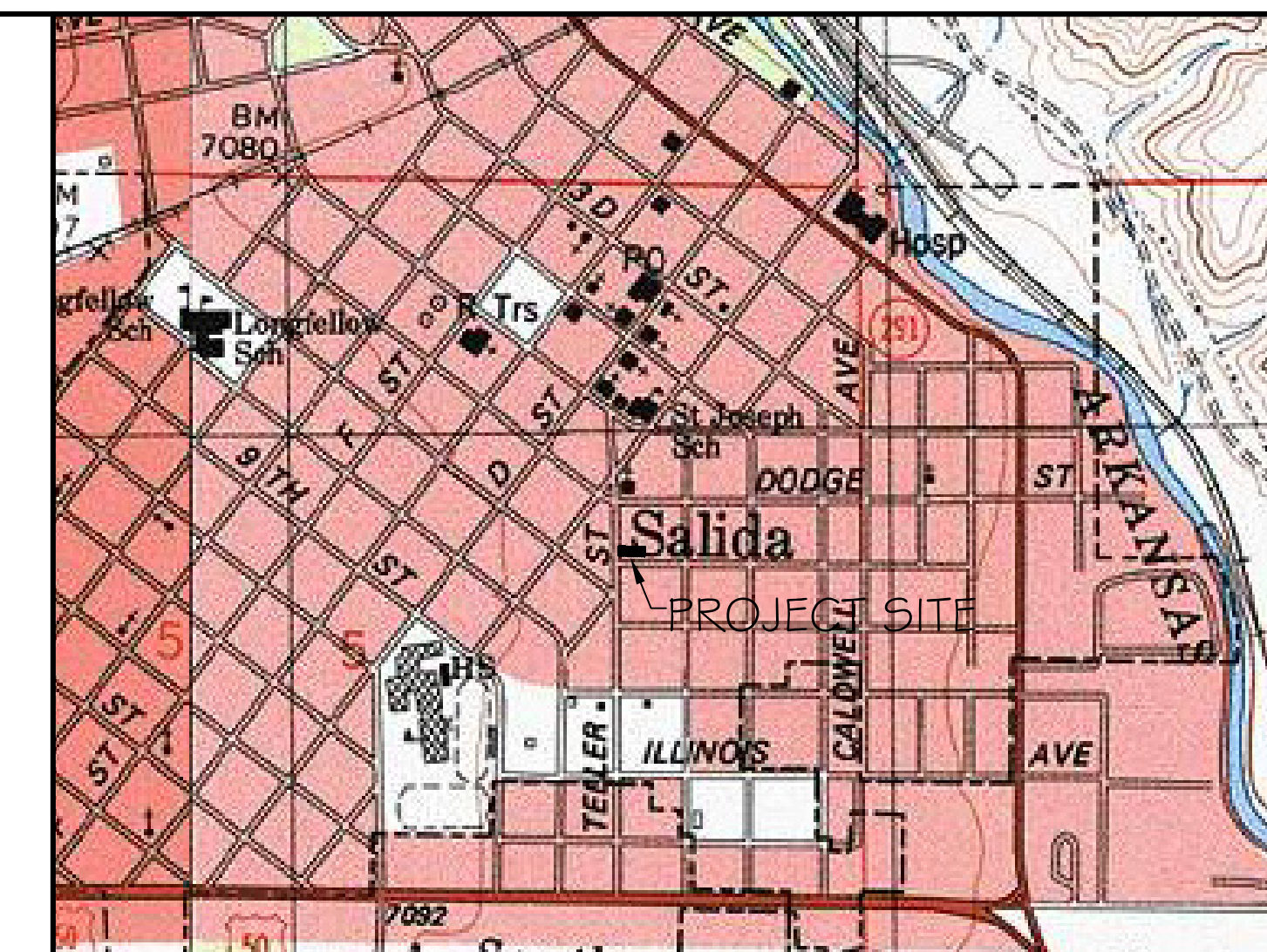
CC: Sarah Whittington



SCALE
1" = 10'

MELLSOP IMPROVEMENT LOCATION SURVEY

LOTS 1 AND 2, BLOCK 8
BLAKE AND WESTERFIELD'S ADDITION
TO THE CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO



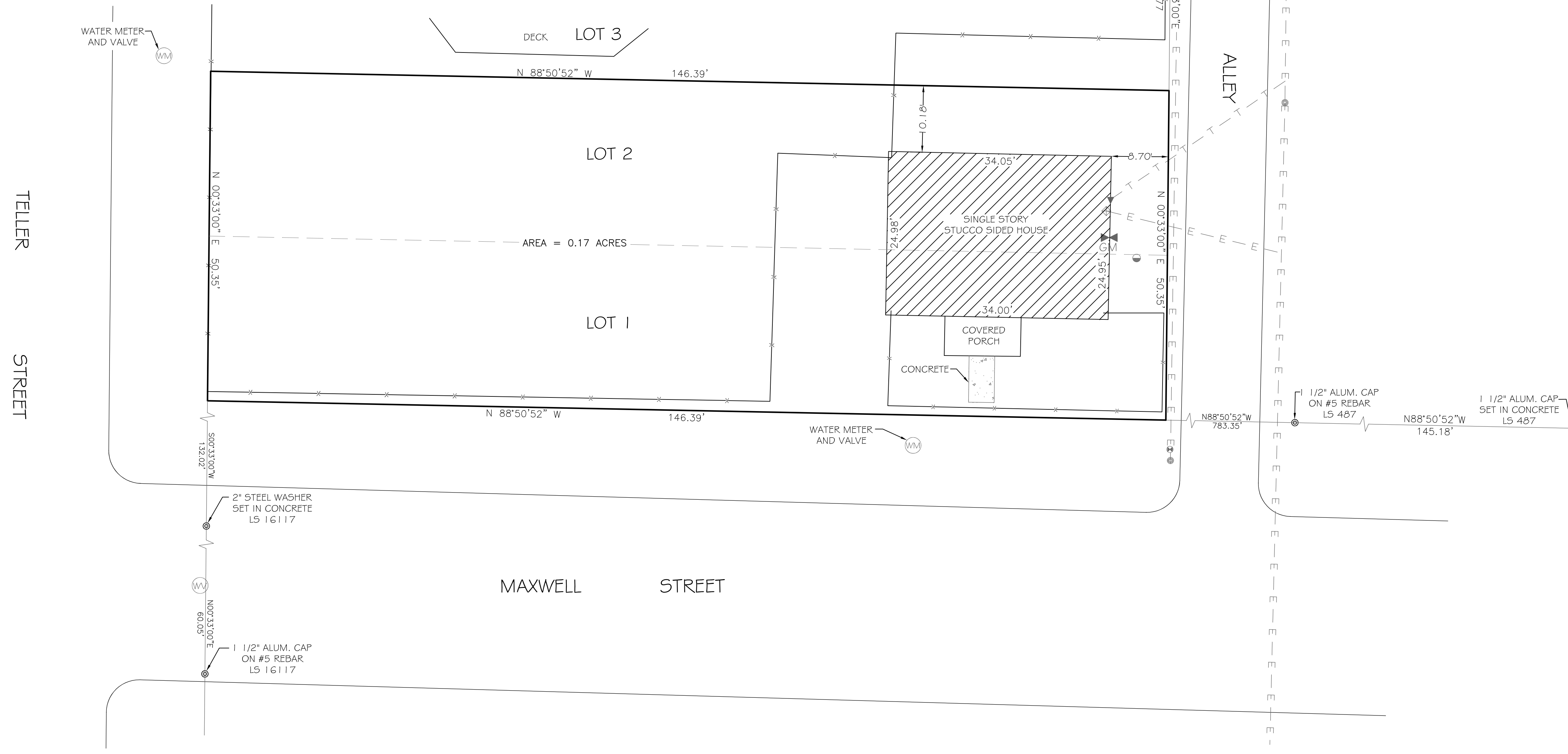
VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

RECEPTION NO. 342333
LOTS NOS. 1 AND 2
BLOCK NO. 8
BLAKE AND WESTERFIELD'S ADDITION
TO THE CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ⊕ SEWER CLEAN OUT
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ TELEPHONE INLET
- X — FENCE
- E — OVERHEAD ELECTRIC
- T — OVERHEAD TELEPHONE



GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS ALONG THE EAST RIGHT OF WAY OF TELLER STREET BETWEEN AN ALUMINUM CAP LS 16117 AND A STEEL WASHER SET IN CONCRETE LS 16117 HAVING A BEARING OF N 00°33'00" E.
- 2) BUILDING DIMENSIONS ARE TO THE EAVES

CLERK AND RECORDER'S CERTIFICATE

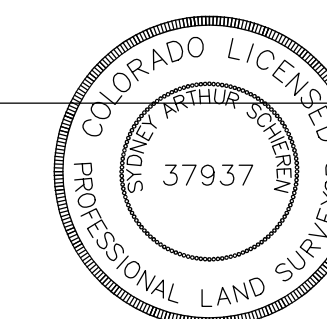
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M.
ON THIS _____ DAY OF _____, 2006 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

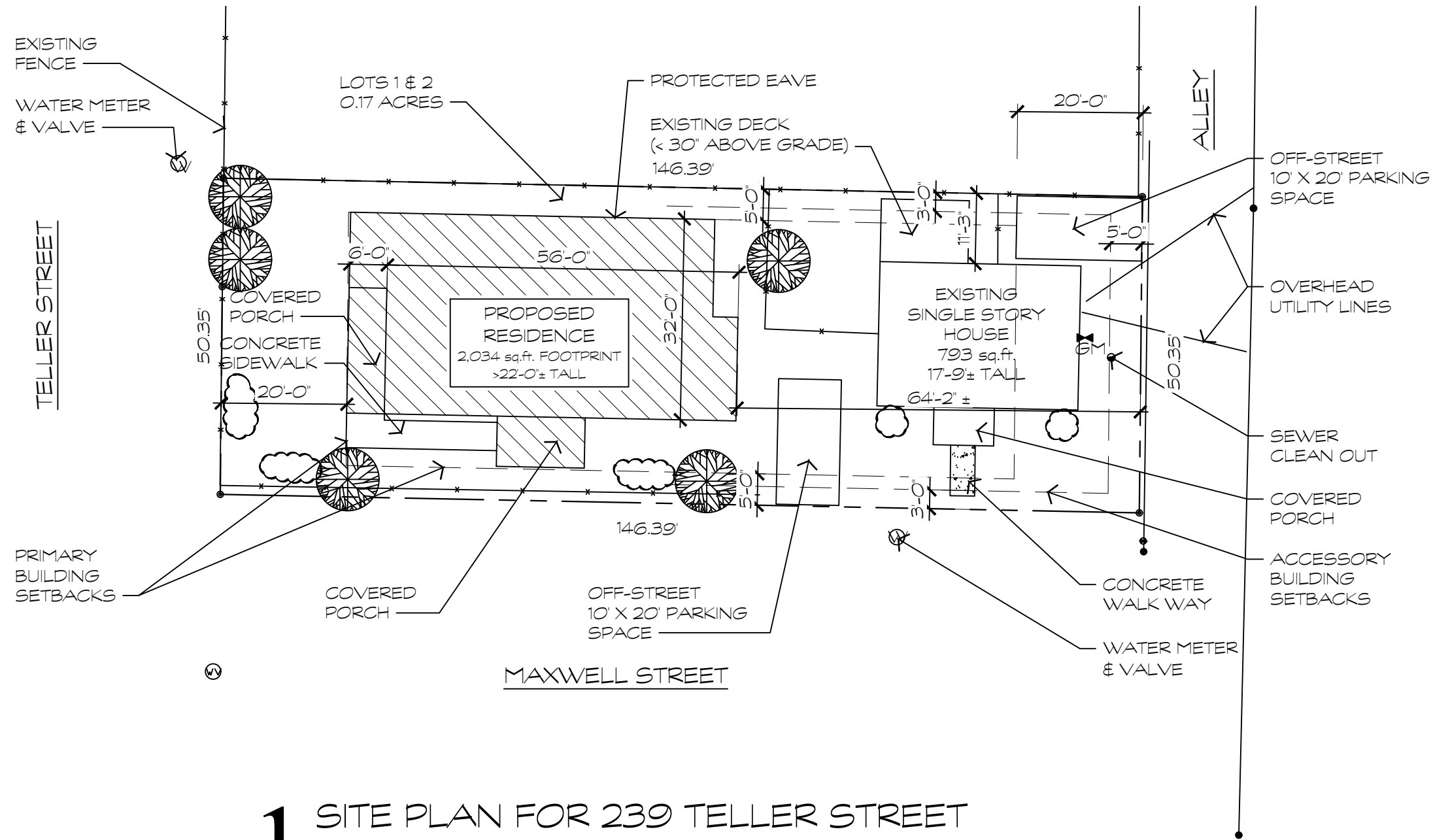
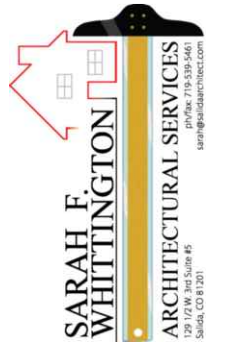
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



LANDMARK
SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PHONE 719.539.4021 FAX 719.539.4031
JOB #0601 DATE: FEBRUARY 7, 2006

**MELLSOP
IMPROVEMENT
LOCATION SURVEY**
LOTS 1 AND 2,
BLOCK 8
BLAKE AND WESTERFIELD'S
ADDITION TO THE CITY OF
SALIDA, CHAFFEE COUNTY,
COLORADO

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 SURVEYOR'S STATEMENT CONTAINED HEREON.



Zoning: R - 2 Medium Density Residential
Lot & Landscaping Requirements:

Lot Area:	7,331 sq.ft.
Density:	
Allowed:	1 per 3125 sq.ft. = 2 Units Allowed
Proposed:	2 Units
Lot Coverage Structures:	
Allowed:	40% = 2,932 sq.ft. Max
Proposed:	2,827 = < 2,932 sq.ft.
Lot Coverage Uncovered Parking:	
Allowed:	15% = 1,100 sq.ft. max
Existing:	576 sq.ft. = < 1,688 sq.ft.
Landscaping:	
Required:	45% = 3,299 sq.ft. min.
Proposed:	3,823 sq.ft. > 3,299 sq.ft.
Tree Requirement:	1 / 800 sq.ft. 3,823 sq.ft. / 800 = 5 5 Trees Shown

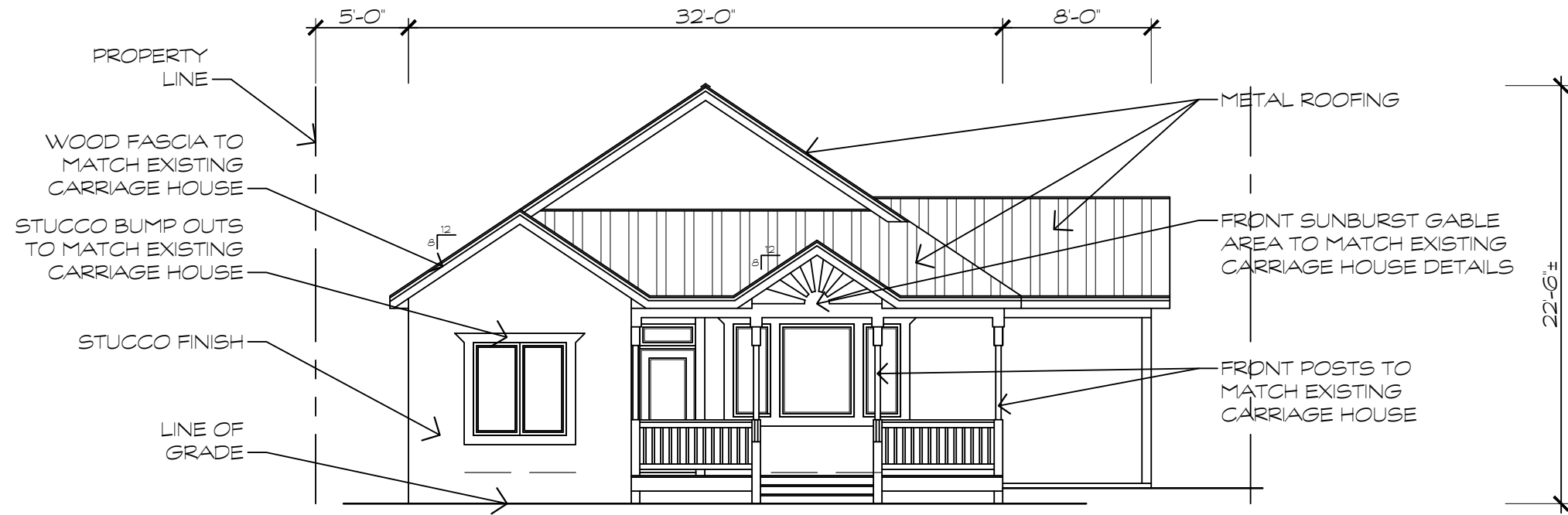
1 SITE PLAN FOR 239 TELLER STREET

1" = 20'-0"
RE: LEGAL DESCRIPTION

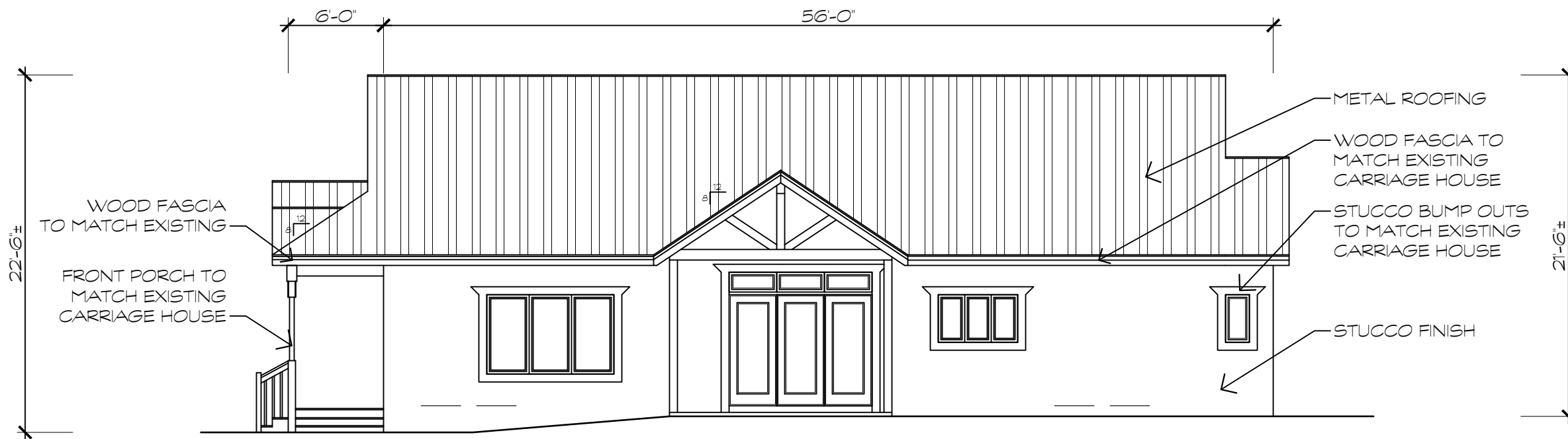
the Hyde Residence
239 Teller Avenue - Unit A
Salida, CO 81201

SITE PLAN &
CALCULATIONS

X1



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



the Hyde Residence
239 Teller Avenue - Unit A
Salida, CO 81201

ELEVATIONS

X2



STAFF REPORT

MEETING DATE: January 22, 2018

AGENDA ITEM TITLE: Bunnell-Limited Impact Review- Multiple Principal Structures

AGENDA SECTION: Public Hearing

REQUEST:

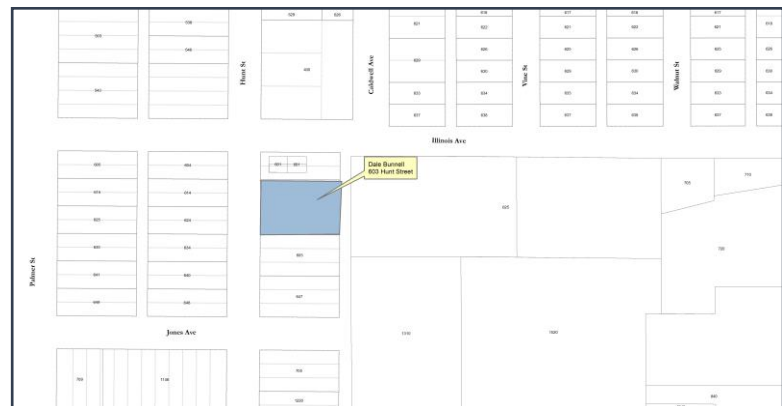
The request is to receive limited impact review approval to construct a second primary structure on the property located at 603 Hunt Street. The property is within the Commercial (C-1) zone district.

APPLICANT:

The applicant is Dale Bunnell, 603 Hunt Street, Salida, CO 81201.

LOCATION:

The subject property is known as Lots 3 through 6, Block 13, Roberds Addition, City of Salida, Chaffee County. This property is also known as 603 Hunt Street.



PROCESS:

Limited Impact Review are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

OBSERVATIONS:

1. The subject property is located within the Commercial Zone District (C-1). Surrounding properties are primarily single-family and multi-family homes. Commercial businesses are to the south of this property on Hunt Street and Highway 50.

2. The density requirement per dwelling unit is 2,800 square feet within the C-1 zone district. The property has a total 14,500 square feet of lot area and allowed a maximum of five (5) dwelling units on the property.
3. The applicant is proposing to erect a two-story modular. The second structure will have four (4) living units; two (2) units on the ground floor and two (2) units on the second floor. The applicant has stated that the height of the structure will not exceed 30'
4. Currently, there is a 1,673 square foot single-family residence and an 800 square foot detached garage located on the property. The proposed second principal structure will be two-story with a footprint of approximately 1,800 square feet.
5. The adjacent property at 601 Hunt Street, is a two-story modular containing a 3-unit condominium.
6. Section 16-8-20 (13)(i) of the Land Use Code requires installation of sidewalks with a limited/major impact review application. Hunt Street was rebuilt in 2017 and sidewalks were installed at that time.



REVIEW STANDARDS – Land Use Code section 16-4-190(b) Multiple Principal Structures:

(b) Multiple Principal Buildings.

(1) Scale. The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

- The proposed second principal structure will conform to primary building dimensional requirements of the C-1 zone district.
- The surrounding properties are primarily one and two story single-family and multi-family residences. The proposed second primary structure will be proportional to the existing neighborhood.
- The proposed height of the new structure is less than 30' and will be compatible with neighboring properties.

(2) Parking and Access. Required parking shall be provided on the site for all buildings and uses on the site. Access should be consolidated to reduce curb cuts and shall be provided through alleys where available.

- The parking requirement for the existing single-family residence and the proposal of four additional units is seven (7) parking spaces. There is an existing two-car garage which accounts for two (2) spaces. Staff is recommending the following condition of approval;
 - That at the time of building permit application submission for the second principal structure the applicant show, on the site plan, 5 additional parking spaces to be accessed from the alley and meeting Section 16-8-80 of the Land Use Code.

(3) Provision of Adequate Services. Each principal structure shall have its own municipal services, including water and sewer, in accordance with Chapter 13, Municipal Utilities, of this Code.

- Additional system development fees for water and sewer service will be required for the second primary structure. The applicant has stated that he intends on keeping the second four-unit structure as a rental. The tap fees are due at the time of building permit application and will be based on the use as a rental. If in the future the applicant condominiumizes the property into individual units, additional tap fees will be assessed at that time.

AGENCY REVIEW COMMENTS:

Finance Department, Renee Thonhoff: Water and sewer taps are required at time of building permit application.

Public Works Director, David Lady: Coordinate with Public Works regarding locations of the water and sewer taps as this property fronts mains on Hunt Street & Caldwell Avenue.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

1. This application is consistent with the Comprehensive Plan and the Land Use Code because a second primary structure containing four residential units is compatible with the surrounding neighborhood.
2. The applicable review criteria for the limited impact review application have been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends APPROVAL, with conditions, for the limited impact review request to allow a second primary structure on the property within the medium density Commercial (C-1) zone district.

1. That at the time of building permit application submission for the second principal structure the applicant show on the site plan five (5) additional parking spaces to be accessed from the alley and meeting the standards of 16-8-80.
2. That the applicant meet the requirements of the Public Works Director.
3. That this Limited Impact Review approval expires in three (3) years from the date of approval approval if a building permit for the second principal structure has not been issued and acted upon

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application form
Site plan

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING DATE
BEFORE THE PLANNING COMMISSION
FOR THE CITY OF SALIDA CONCERNING
A LIMITED IMPACT REVIEW
APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE:** that on January 22, 2018
at or about the hour of 6:00 p.m., a public
hearing will be conducted by the City of
Salida Planning Commission at City Council
Chambers, 448 East First Street, Suite 190,
Salida, Colorado on the application of Dale
Bunnell for limited impact review approval on
the property located at 603 Hunt Street.
The purpose of the request is to receive
approval to construct a second primary
structure on the property. Interested
persons are encouraged to attend the
public hearing. Further information on
the application may be obtained from the
Community Development Department (719)
530-2626.

Published in The Mountain Mail January 5,
2018



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>Multiple principal Structures</u> |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Dale A. Bunnell

Mailing Address: 603 Hunt Street Salida CO 81201

Telephone Number: 719-207-0745 FAX: _____

Email Address: donna@salidaford.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: 603 Hunt Street

Street Address: Same

Legal Description: Lot 34,5,6 Block 13 Subdivision Roberds 3rd Addition (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent Date 11-28-17

Signature of property owner _____ Date _____



Summary

Parcel Number 380705413026
Account Number R380705413026
Property Address 603 HUNT ST
 SALIDA, CO
Brief Tax Description LOTS 3 THRU 6 BLK 13 ROBERDS THIRD ADD SALIDA REC 403596
 (Note: Not to be used on legal documents)
Class Residential
Subdivision Roberds Addition
Neighborhood Roberds Addition (740)
Tax District District 07
Millage Rate 48.123
Acres 0.33



Owner

BUNNELL DALE A
 BUNNELL DONNA L
 603 HUNT ST
 SALIDA, CO 812012921

Buildings

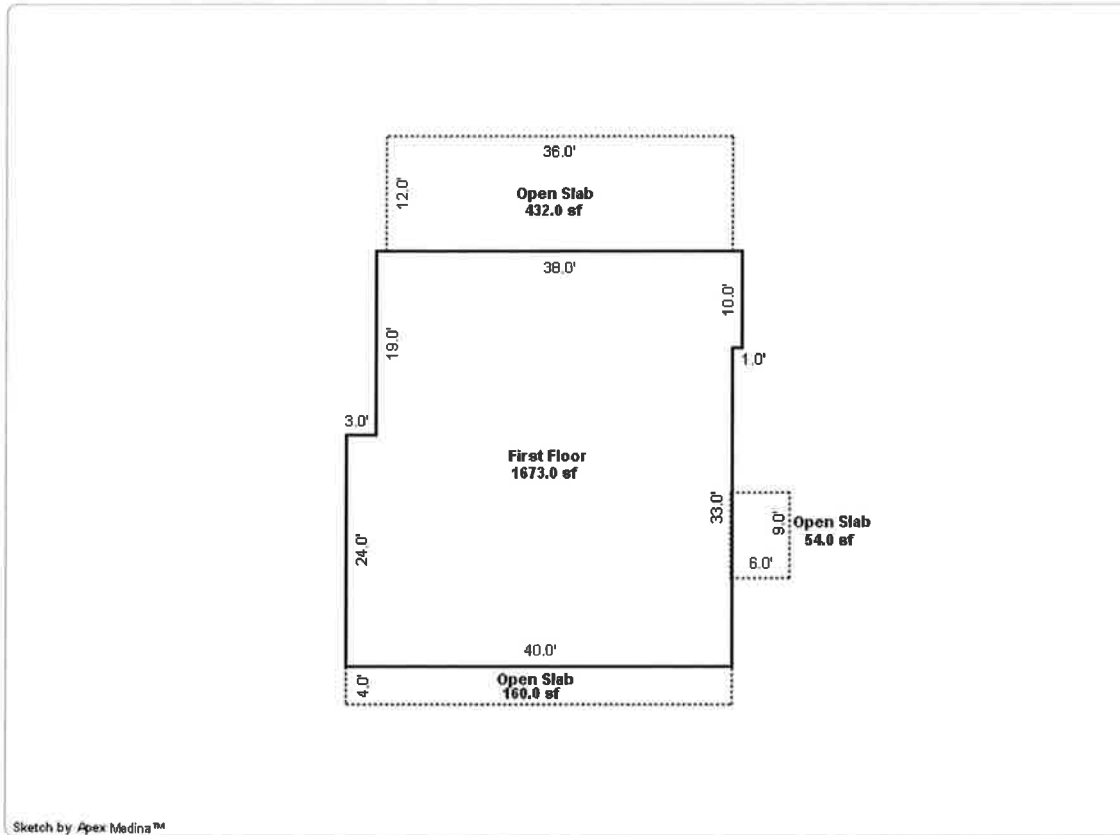
Occupancy	Single Family Residential	Roof Type	Gable
Built As	Ranch 1 Story	Roof Cover	Composition Shingle
Square Feet	1673	Foundation	24 Concrete
Year Built	1950	Tot # of Rooms	5
Adjusted Year Built	1983	Bed Rooms	3
HVAC	Floor/Wall Furnace	Baths	1
Building Condition	Average	Total Basement Area	0
Building Quality	Fair	ExteriorWall	Frame Stucco
Interior	Drywall	Value	\$161,552
Stories	1		

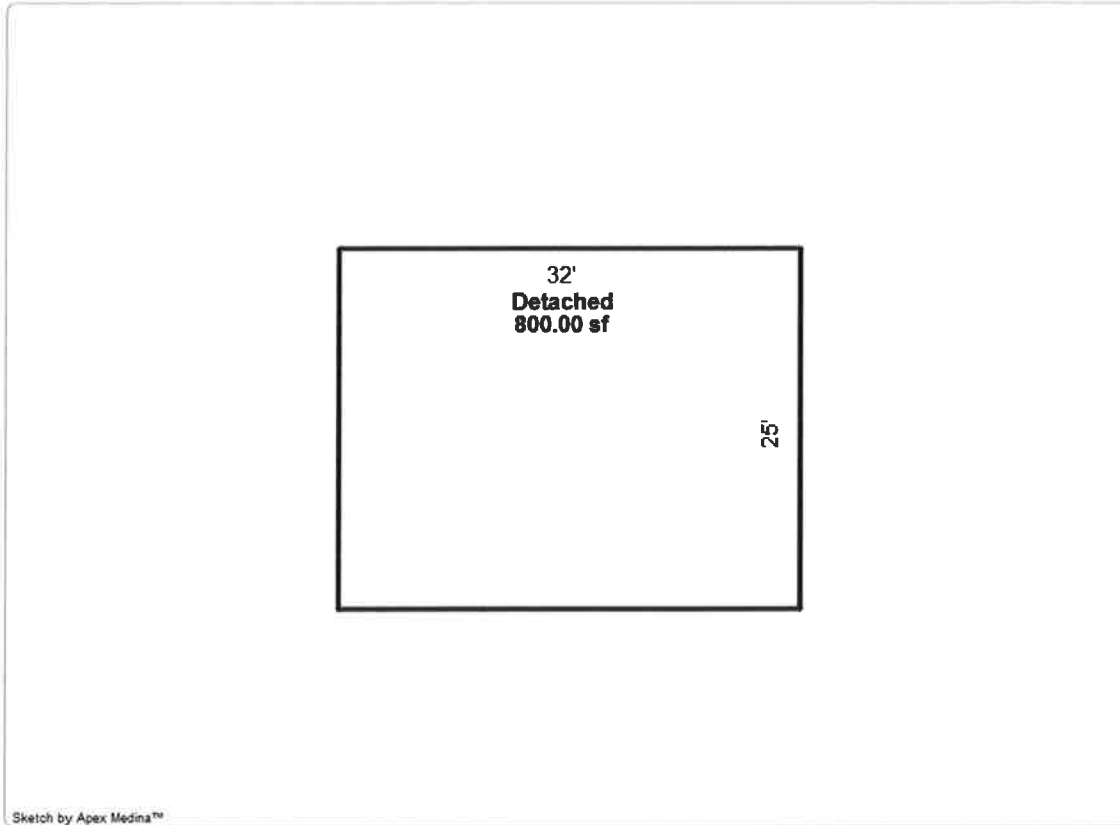
Type	Description	Units or Square Footage
Porch	Open Slab	54
Porch	Open Slab	160
Porch	Open Slab	432

Occupancy	Detached Garage	Roof Type	Gable
Built As	Detached Garage	Roof Cover	
Square Feet	800	Foundation	12 Concrete
Year Built	1998	Tot # of Rooms	0
Adjusted Year Built	1998	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Fair Plus	ExteriorWall	Frame Stucco
Interior	Drywall	Value	\$23,693
Stories	1		

Land

Description	Acres	Square Footage	Value
Residential Land	0.33	14,500.00	\$109,988





No data available for the following modules: Related Accounts.

The Chaffee County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.

Last Data Upload: 11/27/2017 5:15:32 PM



My name is Dale Bunnell.

My wife & I own 603 Hunt St.

We would like to build a four-plex
for rent. There is an existing house
& garage that will remain.

Dale Bunnell



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
2. A brief written description of the proposed development signed by the applicant;
3. Special Fee and Cost Reimbursement Agreement completed.
4. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
5. Developments involving construction shall provide the following information:

8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

The proposed 2nd primary is a multi-family residence & will be consistent with the intended density of C-1 commercial zone. The project will be in scale with surrounding neighborhood & keeping with the style mass of adjacent property. The proposed 2nd proposed primary will be oriented to Hunt Street & keep to the established street slope of the area.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. Zoning District Standards. The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The property with the proposed 2nd primary multi-family residence will comply the dimensional standards of C-1 commercial zone. See site plan.

- b. Site Development Standards. The parking, landscaping, sign and improvements standards.

The proposed 2nd primary will use existing driveway access & off street parking area. The landscaping area with required trees will meet C-1 regulations. All improvement standards will be met. No signage is proposed.

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The proposed use for the 2nd primary multi-family residence which is comparable with surrounding neighborhood.

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

The proposed 2nd primary multi-family residence will not create nuisance or negative impact as it is consistent with surrounding uses.

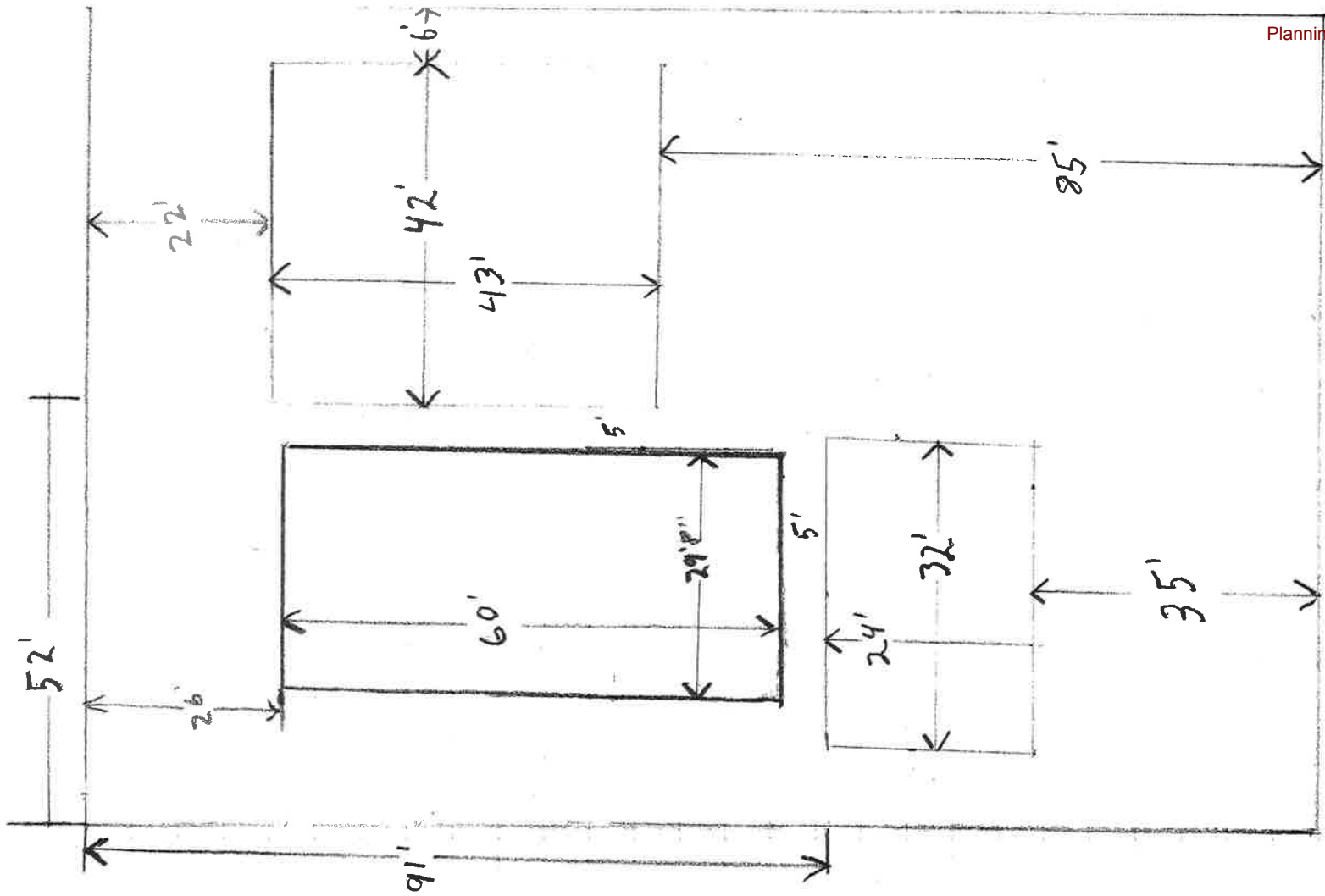
5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

As a proposed multi-family residence parking, bike racks & picnic area will be provided. Adequate municipal utilities will be provided to service proposed residence.

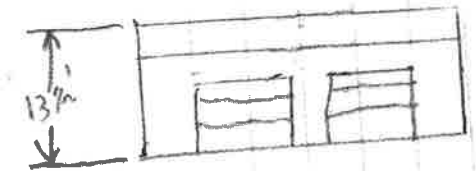
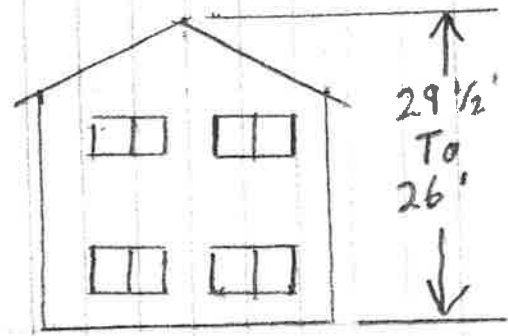
6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The proposed project will not impact any current natural features of the site. The area is an undeveloped area of the owners property.

6003 Hunt Street



1/2" = 10'
Alley





SQUARE FEET: 3568 SQFT
UNITS: 4
BEDROOMS: 2 PER UNIT
BATHROOMS: 1 PER UNIT
DIMENSIONS: 29'8"X60'0"

HARWOOD



MAIN LEVEL



UPPER LEVEL



STAFF REPORT

MEETING DATE: January 22, 2018

AGENDA ITEM TITLE: Seven West Minor Subdivision – Limited Impact Review

AGENDA SECTION: Public Hearing

REQUEST:

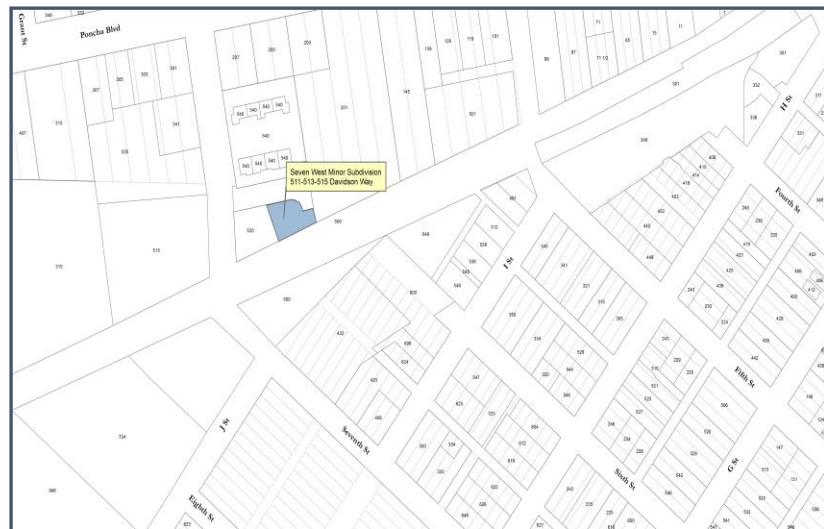
The request is for approval to subdivide one (1) parcel into three (3) townhome lots at 511, 513 and 515 Davidson Way, Salida, CO 81201.

APPLICANT:

The applicant is Seven West, LLC, 6017 Archery Lane, Salida, CO 81201.

LOCATION:

The subject property is known as the Seven West Minor subdivision and is located at 511, 513 and 515 Davidson Way, Salida, CO 81201 and is described as located within Lot 2 of the Seven West Subdivision Exemption, City of Salida, Chaffee County, Colorado.



PROCESS:

This application is a limited impact review process for a minor subdivision. The purpose of the limited impact review is to assure that the proposal, in adequate detail, is drawn and submitted according to the requirements of the Land Use Code.

A public hearing is conducted by the Planning Commission for the minor subdivision process, after public notice in a newspaper of general circulation and posting on the property 15 days prior. The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

Approval of the minor subdivision shall constitute authorization to proceed with recording the plat and commencing with the Subdivision.

OBSERVATIONS: This section is intended to highlight concerns raised by staff to assist the Commission in doing the same. Additional concerns or questions may arise after a presentation by the applicant.

- 1) The property is zoned Industrial (I) and the surrounding properties are generally residential.
- 2) The proposed subdivision will create three (3) lots. The Industrial zoning allows for one residential unit per 2,800 square feet of lot area. Each lot meets the density requirement, Lot A is 3,370 square feet, Lot B is 2,842 square feet, and Lot C is 2859square feet.
- 3) The applicant has submitted party-wall agreements and the covenants, conditions and restrictions (CC&R's) that must be recorded prior to recording of the subdivision plat.
- 4) Construction of the units is near completion and the Chaffee County Building Department has verbally verified the construction of the firewalls.
- 5) Each unit has separate utilities and are metered individually.
- 6) The Fair Contributions for public school fees have been paid for the three units. A plat note must be added for the fee in lieu of open space. The open space fees for three (3) units must be paid prior to recording the minor subdivision.

REVIEW AGENCY COMMENTS: The Public Works Director, Fire Chief, Finance Department and the Chaffee County Director of Development Services were invited to comment on the subdivision plat application. The following comments were received in response to this request.

Finance Department: The remainder of water and sewer system development fees must be paid in full for all units prior to issuance of certificate of occupancy.

Public Works Director: No concerns.

Fire Department: No concerns.

SUBDIVISION REVIEW STANDARDS: (Section 16-6-120)

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - The Comprehensive Plan identifies this area as Industrial. Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth.

2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
 - The newly created lots are zoned Industrial and must meet the zone district standards when the attached units are complete.
 - New development must comply with the zone district standards. In the Industrial zone district 3-4 units are administratively reviewed and approved as long as the applicant can meet the required Dimensional Standards. The standards will be met with the proposed attached units. The minimum lot size in the (I) zone district is 2,800 square feet for attached units and the three (3) proposed lots meet the standards with the construction of the townhomes.
 - Attached units require 20' of Lot frontage. This standard has been met.
 - The off-street parking requirement is 1 space for the first unit and 1.5 spaces for each additional unit. The total off-street parking spaces required for this project is 5 spaces which has been met with the attached garages and parking outside of the garages.
 - One concern that has been brought up is the height of the structure. As part of the administrative review process the applicant was required to verify that the height doesn't exceed the 35' height limit. The administrative review approval and the height verification is included in the packet.
3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Article VII and landscaping which complies with Section 16-8-90 of this Chapter.
 - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - The existing street is adequate to carry anticipated traffic generated by future development of this subdivision.
 - The applicant has installed sidewalks along the frontage of the property.
 - The landscape must be complete prior to issuance of certificate of occupancy.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Adequate utilities are in place to serve the proposed development. Each unit has separate utilities with utility easements shown on the plat.
 - c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - There will not be phases with this development.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the

lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.

- There are no major natural features located within this subdivision.

5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.

- The subject property is not located within the 100-year floodplain.

6. **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.

- This subdivision does not border a highway right-of-way.

7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.

- This subdivision is not intended for future resubdivision.

8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. When a development plan has not been determined for the property, the number of units shall be assumed as the maximum density permitted on the site. When a mix of residential and nonresidential uses is proposed on the site, the dedication shall still be provided for the residential units. All areas dedicated for parks, trails and open space must be shown on the plat. All dedications of land as required under this Section shall be dedicated in fee simple to the City as a condition of approval unless the City determines that the specific situation warrants consideration of an easement or designation rather than dedication.

- The developer is not proposing any open space dedication with this development.

Fee-in-lieu. For those subdivisions where the dedication of land for parks, trails or open space is not practicable, such as developments involving inappropriate location, impractical geography, small land area or few lots, in its discretion, the City may require a cash fee in lieu of dedication based upon Salida land values. When possible, the requirement for cash in lieu of dedication shall be noted as a plat note on the final plat of the subdivision. Moneys collected in lieu of

dedication of land for parks, trails or open space shall be collected at the time of approval of the final plat and placed into a City park development fund to be earmarked for future acquisition or improvement of parks, trails or open space. In extraordinary circumstances, the City Council may authorize the deferral of the payment of cash in lieu of dedication as required by this Section. In such event, the owner of the property shall agree with the City, in such form as shall be acceptable to the City Council, to pay such sums at the time of issuance of any building permit upon the property. Notice shall be given of such deferred payment by the recording of a first mortgage or other security instrument with the County Clerk and Recorder. In no event, however, shall the deferral of any dedication fee required by this Section extend for a period of greater than five (5) years from the date it would otherwise be payable. The developer shall agree to pay the higher of the dedication fee calculated in accordance with this Section at the time originally owed or at the time actually paid.

- The development plan for this subdivision has 3 attached units. Prior to the construction of the townhomes this property was a vacant lot. A payment for the fee in lieu for 3 units is required and staff is recommending the following condition of approval;
 - That a plat note for the fee in lieu of open space be added prior to recoding the subdivision plat.
 - The applicant is required to pay the fee in lieu of open space for three units prior to recording the final plat.

9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

- This development does not include any common recreation facilities.

10. **Lots and Blocks.**

- a. **Pattern.** The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
 - The proposed lots follow the City grid pattern.
- b. **Frontage.** Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
 - The Comprehensive Plan designates Davidson Way as a local street. This review standard has been met.
- c. **Right angles.** Side lot lines shall be approximately at right angles or radial to street lines.
 - This standard has been met.
- d. **Double frontage lots.** Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A

- planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
- Double frontage lots are not proposed.
- e. “T” intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a “T” intersection.
- There will not be any building areas facing a “T” intersection.
- f. Solar energy. This standard applies to detached single family homes and not attached units.

11. **Architecture.** This standard applies to residential subdivisions of five lots or more.

12. **Fair Contributions for Public School Sites.**

- The Fair Contribution for Public School Sites were paid on December 05, 2016, for 3 units.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

The purpose of the limited review process for a minor subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

Recommended Findings:

1. This application complies with the Comprehensive Plan because it would create three lots that is developed for residential uses on a vacant lot and infill and redevelopment is encouraged and will advance the objectives of the Comp Plan.
2. This subdivision satisfies the review standards for subdivisions.

RECOMMENDED ACTION:

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission APPROVE the Seven West Minor Subdivision to subdivide one (1) parcel into three (3) individual lots at 511, 513 and 515 Davidson Way, Salida, CO subject to the following conditions of approval:

1. That a plat note for the open space fees be added and the fees paid for the three (3) units prior to recording of the subdivision plat.
2. That the Covenants, Conditions and Restrictions and the party-wall agreements must be recorded prior to recording of the subdivision plat.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

Attachments: Minor Subdivision Application
Plat and site plan

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR
THE CITY OF SALIDA CONCERNING A
LIMITED IMPACT REVIEW APPLICATION
TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE: that on January 22, 2018
at or about the hour of 6:00 p.m., a public
hearing will be conducted by the City of
Salida Planning Commission at City Council
Chambers, 448 East First Street, Suite
190, Salida, Colorado on the application of
Seven West LLC for Limited Impact Review
approval for a minor subdivision to subdivide
the parcel known as Seven West Minor
Subdivision 511-513-515 Davidson Way, into
three attached lots.
Approval of the limited impact review
application shall constitute authorization
to proceed with recording the plat and
commencing with the Subdivision. Further
information on the application may be
obtained from the Community Development
Department, (719) 530-2626.
Published in The Mountain Mail January 5,
2018



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) Minor Sub
- Major Impact Review:
(Type) _____
- Other: _____

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Seven West, LLC

Mailing Address: 6017 Archery Ln.

Telephone Number: 719-207-2321 FAX: _____

Email Address: KKlundberg@gmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Seven West

Street Address: 511, 513, 515 Davidson Way, Salida, Co

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description) attach proper desc

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date _____

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
2. A brief written description of the proposed development signed by the applicant;
3. Special Fee and Cost Reimbursement Agreement completed.
4. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
5. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

6. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

7. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

9. An access permit from the Colorado Department of Transportation; and

10. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

Seven West townhomes will be consistent with the City's Comprehensive Plan and bring diversity of housing design to the neighborhood.

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

Seven West townhomes comply with all required setbacks, height and lot size requirements.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

Seven West townhomes will comply to all parking, landscaping, sign and improvement standards.

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

Seven West townhomes are appropriate to the location and are compatible to the character of the neighborhood, enhancing the neighborhood with its unique design and features.

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

Seven West townhomes will not create any nuisances including additional noise, odors, vibrations, glare or any other adverse conditions.

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

There are adequate public facilities in place for the proposed use of Seven West townhomes.

6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The use of Seven West townhomes will not cause significant deterioration to any natural features.



December 14, 2017

City of Salida
448 East 1st St
Salida, CO

RE: 511/513/515 Davidson Way, Salida,CO

Dear Salida Community Development,

This letter is being written at the request of Brad Price, owner of 511, 513 & 515 Davidson Way in Salida, Colorado. We located the adjacent grade at the building corners and the high points of the roof on December 5, 2017. The elevations are as follows:

grade: 7099.18'	roof: 7134.48'
7099.24'	7034.46'
7099.58'	7034.47'
7099.17'	7034.54'
7099.37'	7034.49'
7099.90'	7034.45'
7099.77'	Highest =7134.54'
7099.68'	
7099.77'	
7099.47'	
7100.05'	
7100.23'	
7099.81'	
7100.11'	
7099.80'	
7100.75'	
Average=7099.74'	

Height=7134.54'-7099.74'=34.80'

Please do not hesitate to contact us if you have any questions regarding this matter.

Sincerely,

Syd Schieren

Syd Schieren, PLS 37937
Landmark Surveying & Mapping

February 13, 2017

Brad Price
6955 C.R. 111B
Salida, CO 81201

Dear Brad,

The intent of this letter is to notify you of the administrative review decision regarding the proposed 3 unit townhome development located in the Industrial ("I") zone district at 511, 513, and 515 Davidson Way. In accordance with Table 16-D Schedule of Uses this 3 unit development in the Industrial zone district is considered an Administrative Review. As we discussed early on, to subdivide the property will require a Minor Subdivision. A Minor Subdivision application will trigger the Limited Impact review once an application has been received.

After reviewing your application, all necessary materials have been submitted for this to be a complete Administrative Review application. The proposed use is consistent with the surrounding land uses in the neighborhood. The following conditions are broken out into two sets of conditions. The first are the conditions of the administrative approval. The second are the conditions anticipated to be required by the Planning Commission for the Minor Subdivision. This letter does not convey approval of the Minor Subdivision.

Administrative Approval Conditions:

1. All new exterior lighting must be fully shielded per the requirements of Section 16-8-100 of the Salida Municipal Code.
2. A 5' sidewalk shall be installed along the entire frontage of Davidson Way. This sidewalk shall be installed prior to a Certificate of Occupancy ("CO") of any of the units.
3. A minimum of one (1) tree shall be planted that meet the requirements of Section 16-8-90. Landscaping Standards shall be installed prior to the issuance of CO for any of the units.
4. The remaining balance for system development fees for water and sewer shall be paid for each unit prior to issuance of certificate of occupancy.
5. Any party wall agreements or utility easements shall be reviewed and recorded prior to issuance of certificate of occupancy.
6. The maximum building height for the townhomes in the Industrial zone district is not to exceed 35 feet. The finished height of the units must be verified prior to issuance of certificate of occupancy.
7. An application for the minor subdivision shall be submitted and approved by the Planning Commission for the creation of separate units.

Limited Impact Review Possible Conditions:

1. Minor subdivisions are subject to parks and open space regulations. A payment for fee in lieu of 3 units will be required prior to the recording of the final plat.

Please do not hesitate to contact me regarding any of these conditions.

Sincerely,

Kristi Jefferson
Planner

cc: Dan Swallow, Operations Manager

PARTY WALL AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

513 Davidson Way
Salida, Colorado 81201
and

515 Davidson Way
Salida, Colorado 81201

WHEREAS Party 1 is the owner of certain property located in the City of Salida, State of Colorado, County of Chaffee designated as Block 1, Lot B, as recorded as 513 Davidson Way, Salida, CO 81201.

AND WHEREAS Party 2 is the owner of certain property located in the City of Salida, State of Colorado, County of Chaffee designated as Block 1, Lot C, as recorded as 515 Davidson Way, Salida, CO.

AND WHEREAS Parcel B adjoins Parcel C, and the two properties together constitute one building structure separated by a common wall and/or fence (the "Party Wall and/or Fence") as hereinafter more fully defined;

AND WHEREAS, in order to maintain a high degree of privacy for their respective properties while ensuring a consistent harmonious character to the properties and preserving their residential suitability to each of the parties, the parties desire to commit to writing the terms and conditions governing the Party Wall / Fence.

NOW THEREFORE THIS AGREEMENT WITNESSES that the parties hereto do hereby adopt and prescribe the following covenants and restrictions which should be and are hereby impressed upon and henceforth will run with the land, to wit:

1. The term "Party Wall" shall mean the dividing wall shared by Parcels B and C. Any matters concerning Party Walls which are not covered by the terms of this Agreement shall be governed by the applicable laws regarding party walls. Any matters concerning Party Fences which are not covered by the terms of this Agreement shall be governed by the applicable laws regarding party fences.
2. The costs of maintaining all Party Walls and Party Fences shared by Parcel B and Parcel C shall be borne equally by the owners of such Parcels.
3. In the event of damage or destruction to any Party Wall, Party Fence, shared sidewalk, or shared roof if the roofline is joined ("Common Structure" herein) from any cause, other than the negligence of either party hereto, the owners of Parcel B and Parcel C on either side of the

Common Structure shall repair or rebuild the Common Structure, and the costs of such repair or rebuilding shall be borne equally by the owners of Parcel B and Parcel C, except if such damage or destruction was caused by the negligence or willful misconduct of one of the owners, in which case such owner shall bear the entire cost of repair or reconstruction. Each such owner shall have the right to the full use of the Common Structure so repaired or rebuilt. If either party shall neglect or refuse to pay its share of the costs of repair or reconstruction, or all of such costs in case of negligence, the other party may have the Common Structure repaired or restored and shall be entitled to have a mechanic's lien on the lot and dwelling unit of the party so failing to pay, for the amount of such defaulting party's share of the repair or replacement costs together with interest at the maximum rate allowable. The party having such Common Structure repaired shall, in addition to the mechanic's lien, be entitled to recover attorney's fees and shall be entitled to all other remedies provided herein or by law. The mechanic's lien granted herein is effective only if filed in the Real Property Records of the County where the Property is located, by affidavit declaring under oath the claim of the mechanic's lien.

4. Neither party shall alter or change a Common Structure in any manner, with the exception of interior painting and decorating which is not structural in nature, and such Common Structure shall remain in the same location as when originally erected. The owner of each Parcel adjoining such Common Structure shall have a perpetual easement in that part of the premises of the other on which such Common Structure is located, for the purposes of repairing, replacing and maintaining such Common Structure.

5. Each owner shall keep all exterior walls of his dwelling unit in good condition and repair at his sole cost and expense. No owner shall do or permit to be done any act or thing that would tend to depreciate the value of the building.

6. Each owner shall maintain the roof over his dwelling unit in good condition and in such manner so as not to damage any other portion of the building. Each owner shall share equally in the costs to repair or maintain the roof over the Party Wall or Party Fence due to normal wear or physical damage. If a roofline is joined and both roofs must be replaced, replacement will be coordinated between the owners.

7. An owner who, by his negligence, disinterest or willful act causes a Party Wall or roof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements and shall pay all damages resulting from such exposure. The cost of normal and timely weatherproofing and maintenance of the roof shall be in accordance with Paragraph 6.

8. In the event it shall be necessary for any owner to place this Agreement in the hands of an attorney for the enforcement of any of its rights hereunder or for the recovery of any monies due hereunder, and if it is necessary to bring suit for the enforcement of such rights or such recovery, the prevailing party in such suit shall recover from the losing party all costs of court and reasonable attorney's fees, as determined by the court, in addition to any other relief or recovery awarded by the Court.

8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

9. Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate the same seeking either to restrain violation or to recover damages or both.

10. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which remain in full force and effect.

EXECUTED AT _____ effective the ____ day of _____,
_____.

(signature of party 1)

(signature of party 2)

(signature of additional party 1, if joint owners)
owners)

(signature of additional party 2, if joint
owners)

PARTY WALL AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

511 Davidson Way
Salida, Colorado 81201

and

513 Davidson Way
Salida, Colorado 81201

WHEREAS Party 1 is the owner of certain property located in the City of Salida, State of Colorado, County of Chaffee designated as Bock 1, Lot A, as recorded as 511 Davidson Way, Salida, CO 81201.

AND WHEREAS Party 2 is the owner of certain property located in the City of Salida, State of Colorado, County of Chaffee designated as Block 1, Lot B, as recorded as 513 Davidson Way, Salida, CO.

AND WHEREAS Parcel A adjoins Parcel B, and the two properties together constitute one building structure separated by a common wall and/or fence (the "Party Wall and/or Fence") as hereinafter more fully defined;

AND WHEREAS, in order to maintain a high degree of privacy for their respective properties while ensuring a consistent harmonious character to the properties and preserving their residential suitability to each of the parties, the parties desire to commit to writing the terms and conditions governing the Party Wall / Fence.

NOW THEREFORE THIS AGREEMENT WITNESSES that the parties hereto do hereby adopt and prescribe the following covenants and restrictions which should be and are hereby impressed upon and henceforth will run with the land, to wit:

1. The term "Party Wall" shall mean the dividing wall shared by Parcels A and B. Any matters concerning Party Walls which are not covered by the terms of this Agreement shall be governed by the applicable laws regarding party walls. Any matters concerning Party Fences which are not covered by the terms of this Agreement shall be governed by the applicable laws regarding party fences.
2. The costs of maintaining all Party Walls and Party Fences shared by Parcel A and Parcel B shall be borne equally by the owners of such Parcels.
3. In the event of damage or destruction to any Party Wall, Party Fence, shared sidewalk, or shared roof if the roofline is joined ("Common Structure" herein) from any cause, other than the negligence of either party hereto, the owners of Parcel A and Parcel B on either side of the

Common Structure shall repair or rebuild the Common Structure, and the costs of such repair or rebuilding shall be borne equally by the owners of Parcel A and Parcel B, except if such damage or destruction was caused by the negligence or willful misconduct of one of the owners, in which case such owner shall bear the entire cost of repair or reconstruction. Each such owner shall have the right to the full use of the Common Structure so repaired or rebuilt. If either party shall neglect or refuse to pay its share of the costs of repair or reconstruction, or all of such costs in case of negligence, the other party may have the Common Structure repaired or restored and shall be entitled to have a mechanic's lien on the lot and dwelling unit of the party so failing to pay, for the amount of such defaulting party's share of the repair or replacement costs together with interest at the maximum rate allowable. The party having such Common Structure repaired shall, in addition to the mechanic's lien, be entitled to recover attorney's fees and shall be entitled to all other remedies provided herein or by law. The mechanic's lien granted herein is effective only if filed in the Real Property Records of the County where the Property is located, by affidavit declaring under oath the claim of the mechanic's lien.

4. Neither party shall alter or change a Common Structure in any manner, with the exception of interior painting and decorating which is not structural in nature, and such Common Structure shall remain in the same location as when originally erected. The owner of each Parcel adjoining such Common Structure shall have a perpetual easement in that part of the premises of the other on which such Common Structure is located, for the purposes of repairing, replacing and maintaining such Common Structure.

5. Each owner shall keep all exterior walls of his dwelling unit in good condition and repair at his sole cost and expense. No owner shall do or permit to be done any act or thing that would tend to depreciate the value of the building.

6. Each owner shall maintain the roof over his dwelling unit in good condition and in such manner so as not to damage any other portion of the building. Each owner shall share equally in the costs to repair or maintain the roof over the Party Wall or Party Fence due to normal wear or physical damage. If a roofline is joined and both roofs must be replaced, replacement will be coordinated between the owners.

7. An owner who, by his negligence, disinterest or willful act causes a Party Wall or roof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements and shall pay all damages resulting from such exposure. The cost of normal and timely weatherproofing and maintenance of the roof shall be in accordance with Paragraph 6.

8. In the event it shall be necessary for any owner to place this Agreement in the hands of an attorney for the enforcement of any of its rights hereunder or for the recovery of any monies due hereunder, and if it is necessary to bring suit for the enforcement of such rights or such recovery, the prevailing party in such suit shall recover from the losing party all costs of court and reasonable attorney's fees, as determined by the court, in addition to any other relief or recovery awarded by the Court.

8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

9. Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate the same seeking either to restrain violation or to recover damages or both.

10. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which remain in full force and effect.

EXECUTED AT _____ effective the _____ day of _____,
_____.

(signature of party 1)

(signature of party 2)

(signature of additional party 1, if joint owners
owners)

(signature of additional party 2, if joint
owners)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEVEN WEST TOWNHOMES

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEVEN WEST TOWNHOMES (along with any subsequent amendments, "Declaration") is made as of December 20, 2017 by Seven West LLC, a Colorado limited liability company (hereinafter the "Declarant").

RECITALS

- a. Declarant owns certain real property located in the City of Salida in Chaffee County, Colorado, described as: 511 Davidson Way, Salida, CO 81201, 513 Davidson Way, Salida, CO 81201 and 515 Davidson Way, Salida, CO 81201 (also known as Seven West Townhomes) as set forth in Exhibit A Site Plan (the "Property").
- b. Declarant desires to subject the Property to these covenants, conditions and restrictions and other charges more specifically set forth herein for the purpose of protecting, benefitting and enhancing the Property and it is the Declarant's intent hereby that the Property be developed and maintained as a scenic and desirable residential area.

Article 1

Declaration and Submission

Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following covenants, conditions and restrictions and easements which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any party of the Property. It is the purpose of these covenants that the high quality features and character of the residential area shall be protected and preserved for the residents of the Property and the neighborhood as much as possible.

Article 2

Definitions

The following words when used in this Declaration shall have the following meanings:

Section 2.1 "Lot" means each 511 Davidson Way, Salida, CO 81201, 513 Davidson Way, Salida, CO 81201, 515 Davidson Way, Salida, CO 81201.

Section 2.2 "Owner" means the owner of record, whether one or more persons or entities, of fee simple title to any Lot, and Owner also includes the purchaser under a contract for deed covering a Lot with a current right of possession and interest in the Lot.

Section 2.3 "Resident" means Owners, lessees, residents or any other occupant of a Lot.

Article 3

Restrictions on Use

Section 3.1 *Trash*. Rubbish, garbage, litter, grass, shrub or tree trimmings, scrap refuse, pet waste and all other waste, and debris of any kind (“Trash”) shall be kept and disposed of in a sanitary manner, and all Trash containers shall be kept in a clean, sanitary condition. All Trash shall be regularly removed from a Lot by the Owner and/or Resident, shall not be allowed to accumulate and shall not be burned on any part of the Property. An Owner is responsible for removal of trash from that Owner’s Lot. Any container containing such material may be placed outside on the day of garbage pickup and shall be promptly removed and stored out of sight by the end of the same day as garbage pickup occurs. All Trash containers shall be stored inside an Owner’s garage and shall not be stored outside.

Any of the Owners shall have the right but not the obligation, after ten days prior written notice to an Owner who is violating the provisions of this section (the “Owner in violation”), which notice must be signed by at least one other Owner, to enter upon the Owner in violation’s Lot and remove such trash or other unsightly objects and materials. The reasonable cost of such removal shall be chargeable to the Owner in violation by the Owner(s) accomplishing the removal.

Section 3.2 *Nuisances*. No noxious or offensive activity shall be carried on within the Property. No activity shall be conducted on any part of the Property which is or might be unsafe or hazardous to any person nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood or which is or may cause an unreasonable embarrassment, disturbance or annoyance to others, or detract from its value as an attractive residential community. Habitually barking, howling or yelping dogs shall be deemed a nuisance.

Section 3.3 *Pets*. Residents may have pets, such as dogs or cats belonging to the household of a Lot, so long as such pets:

- (a) Are disciplined and do not constitute an undue annoyance or health hazard to other Residents,
- (b) Are not raised, bred or maintained for any commercial purpose,
- (c) Are not kept in such number or in such manner as to create a nuisance or inconvenience to any Resident,
- (d) Are not non-household domestic animals, and
- (e) Are kid friendly.

Whenever a pet is outside the pet shall be carried or be kept on a leash that is being held by the Resident or other person responsible for the pet. Pets are not permitted to run free on the Property and pet waste must be promptly removed and disposed of properly by the pet owner.

Section 3.4 *Temporary Structure or Residences*. No new or used (previously erected) or temporary house, shed, structure, house trailer or nonpermanent building or outbuilding shall be used or placed on any tract except a construction trailer may be placed on a Lot during construction periods.

Section 3.5 *No storage on Decks, Porches or Yards.* Decks or porches may not have any items of personal property stored on them except for lawn or deck chairs and related furniture in a neat manner, hot tub, foliage or plants which are in a clean presentable condition and barbecue equipment in safe condition and good working order. Bicycles and other sports or recreational equipment may only be stored inside of the garages or the houses on the Lots.

Section 3.6 *Restrictions on Signs and Advertising Devices.* No sign, poster, billboard, advertising device or display of any kind of except political campaign signs in compliance with local ordinances shall be erected or maintained anywhere within the Property except such signs as may be approved by all Owners. One sign advertising a Lot is for sale; provided, however, the dimensions, color, style and location of such sign shall be consistent with what is typical and customary for such sign with the City of Salida.

Section 3.7 *Vehicular Parking, Storage and Maintenance.* No motorized vehicle which is either non-operational or non-licensed shall be kept or stored anywhere on the Property. No house trailer, camping trailer, horse trailer, camper, camper shells, boat trailer, hauling trailer, boat or boat accessories, truck larger than one ton, recreational vehicle or equipment, mobile home, or commercial vehicle may be parked, stored or maintained anywhere within the Property so any portion of it is visible from neighboring Lots or from the street except in emergencies or as a temporary expedience. Up to one allowed vehicle may be parked outside of the Lot's garage for over one week.

Section 3.8 *Maintenance by Owners.* Each Owner shall maintain and keep in good repair and in a reasonably neat and clean condition that Owner's Lot and all buildings, structures and improvements thereon.

Section 3.9 *Number of Residents.* The number of Residents per Lot shall not exceed two persons per bedroom based on the number of bedrooms in the home.

Section 3.10 *Rentals.* There will be no short-term rentals of any kind. Only long term rentals, minimum of one year, will be allowed.

Section 3.11 *Fencing.* Any and all fencing within the subdivision shall be uniform and similar to the project deck fencing.

Section 3.12 *Business.* No commercial enterprise, other than a home-based business with no external signage is allowed within the subdivision.

Section 3.13 *Radio and Television Antennae.* No alteration to or modification of a central radio and/or television antenna or cable television system, whichever is applicable, if developed by this Declarant or a cable television franchisee, and as maintained by the residences or such franchisee, shall be permitted, and no owner may be permitted to construct and/or use and operate his or her own external radio and/or television antenna without the consent of the other residents.

Article 4

Design Review

Section 4.1 *General.* No alteration or additions to the external elements of the Lots, including without limitation design, color, landscaping and anything requiring construction work, shall be made unless first approved in writing by two of the three Owners. The Owners shall exercise reasonable judgment to the end that all modifications shall conform to and harmonize with existing surroundings and structures. An Owner has the absolute right to disapprove any requested changes which an Owner reasonably determines do not conform to and harmonize with existing surroundings and structure or which would disrupt or diminish the high quality and character of the Property.

Section 4.2 *Satellite Dishes.* Owners may install one satellite dish, but only if it is mounted and/or installed (a) on the roof of the main home on the Lot, (b) with a weighted stand, (c) in such a manner that does not puncture or penetrate the roof materials, (d) with sufficient padding to ensure no marring or damage occurs to the roof.

Article 5

Duration of Declaration and Amendment

Section 5.1 *Term.* The covenants and restrictions of this Declaration shall run with and bind the land for twenty years and shall be automatically extended for successive twenty year periods, unless an instrument is signed revoking or terminating this Declaration pursuant to the provisions of Section 5.2 of this Declaration.

Section 5.2 *Amendment.* This Declaration, or any provision of it, may be amended or revoked at any time by all Owners, but only if it done so in a writing signed by all Owners and recorded in the office of the Clerk and Recorder.

Article 6

General Provisions

Section 6.1 *Enforcement.* Except as otherwise provided in this Declaration, Declarant or any Owner shall have the right to enforce, by a proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Declarant or by any Owner to enforce any covenant or restriction contained in this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

In the event an Owner violates the restrictions contained in this Declaration (the "Violating Owner") and fails to cure such violation within the time period provided for cure as provided for in this Declaration, and thereafter an Owner incurs expenses as authorized by

this Declaration to remedy the violation (the "Remedying Owner") then, in such an event, the Remedying Owner shall invoice the Violating Owner for the amount of the expenses incurred by the Remedying Owner. In the event the Violating Owner fails to reimburse the Remedying Owner for these expenses within thirty days of Violating Owner's receipt of the invoice therefore, then the Remedying Owner shall have the right to claim a lien and the right to commence a suit for collection of said monies. These rights include but are not limited to the priority of the lien, the right to foreclose the lien, the right to collect interest on all unpaid amounts at the rate of eighteen percent per annum, the right to collect all costs and expenses, including reasonable attorney's fees incurred in the enforcement of the lien and the collection of the amounts due. An Owner shall send invoices and any other notice deemed to be given hereunder to the mailing address of the Violating Owner as found in the records of the Assessor's Office of Chaffee County, Colorado.

Section 6.2 *Severability.* Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 6.3 *Perpetuities.* If any of the covenants, conditions or restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities then such provisions shall continue only until twenty-one years after the death of the last survivor of the now living descendants of Bradford K. Price.

Section 6.4 *Notices.* Notices as desired or required hereunder shall be in writing and deemed effective from and after the expiration of three days after deposit in the United States Mail, postage prepaid, certified mail, return receipt requested, or on delivery by courier (or delivery service such as FedEx) to the address of the Lot Owner as found in the Assessor's office of Chaffee County, Colorado. Notices also may be personally served, and shall be deemed effective on delivery.

Section 6.5 *Miscellaneous.* The covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns, and shall run with the lands described herein. An Owner of the real property described here shall be deemed to have consented to and accepted the benefits and burdens of this Declaration upon the acceptance and recordation of deed or any other transfer of title to the real property.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

DECLARANT: Seven West, LLC

By _____
Beatrice M. Price, Declarant

STATE OF COLORADO }
COUNTY OF CHAFFEE }

Subscribed and sworn to before me on this ____ day of _____, 2017, by Bradford K. Price.

Witness my hand and official seal:



PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 22, 2018

AGENDA ITEM TITLE: Major Impact Review – Salida Crossings Planned Development Overlay

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

The applicant is requesting a Major Impact Review to approve Planned Development overlay zoning over 3.15 acres currently zoned C-1 (Commercial District) within the Highway 50 Overlay, 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.

Property Owner: Salida Crossings, LLC

Applicants: Duane Cozart

Existing Land Use: Currently the property contains a vacant 14,152 service garage. The site was the former Town and Country Chevrolet dealership.



Surrounding Land Use and Zoning:

North: Residential and Industrial; C-1; Lornie Lowry
Multi-Family Residential; C-1; Illinois Avenue Apartments
East: Industrial; C-1; Avalanche Excavating
Multi-Family Residential; C-1; Oak Street Apartments

Vacant commercial building; C-1 Highway 50 Overlay; 7 Eleven, Inc.
 South: Hwy 50 and Commercial; C-1 Highway 50 Overlay
 West: Motel; C-1 Highway 50 Overlay; Gateway Inn



PROPOSED ZONING AND DEVELOPMENT PLAN

The applicant is proposing the Planned Development overlay be placed on the site for a mixed-use development. The table below outlines the uses, density and heights requested:

	Area (square feet)				Units	Height
Building A	Retail	Office	Residential	Common		37 feet 8 inches
Floor 1	7,515		4,153	3,184	6	
Floor 2			12,588	2,351	16	
Floor 3			12,588	2,351	16	
Building B						48 feet 1 inch
Floor 1	1,479	3,242	4,333	3,785	6	
Floor 2			11,113	2,116	14	
Floor 3			11,113	2,116	14	
Floor 4			11,113	2,116	14	
Building C						48 feet 1 inch
Floor 1	1,479	3,242	4,333	3,785	6	
Floor 2			11,113	2,116	14	
Floor 3			11,113	2,116	14	
Floor 4			11,113	2,116	14	
Total	10,473	6,484			134	

The proposed Planned Development seeks the following changes to the underlying C1 district:

1. Density. The C-1 District requires 2,800 square feet of lot area per dwelling unit which allows a total of 49 units at a density of 15.6 units per acre. The request is for 134 units at a density of 42.5 units per acre; or an increase of 272%.
2. Height. The maximum height of primary buildings in the C-1 District is 35 feet. Building A is proposed at 37 feet and 8 inches; and Buildings B and C are proposed at 48 feet and 1 inch. Building A is 8% greater than the height limit, whereas Buildings B and C are 37% greater. The PD process allows the granting of additional heights if specific findings are made as described in Evaluation Criteria 8.

PARKING

Section 16-8-80(a)(2) Shared Parking of the Salida Municipal code allows for staff to reduce the total amount of required parking amounts by up to 25% of the total when there are multiple uses on the site with differing peak activity times. Salida Crossings has three principal uses, office, retail and residential which do have different operating hours. The table below indicates the how traffic entering and exiting the site differs for a peak time in the morning and afternoon. Also shown is the number of spaces if each use is added up separately (Cumulative Spaces) and the Shared Parking numbers. The percentages of vehicle trips entering and leaving the site is a good indicator for different demands for parking. The AM peak hour is usually between 7-9 am and the PM peak is generally 4-6 pm. The proposed development plan shows 197 spaces.

Land Use	Area/DU	AM Peak Percentage*		PM Peak Percentage*		Cumulative Spaces	Shared Parking
		In	Out	In	Out		
Condo/Townhouse	134	25%	75%	58%	42%	200	150
Shopping Center	10,473	61%	39%	49%	51%	42	31
Office	6,484	88%	12%	17%	83%	17	12
Total						259	193

*From: ITE Trip Generation 8th Edition

HIGHWAY 50 CORRIDOR ZONING OVERLAY

Section 16-50-60 of the Salida Municipal Code includes additional standards for new development within this zoning overlay. The frontage improvements including the landscaping, sidewalk, streetlights and parkway must be completed in accordance with the Highway Corridor Improvement Plan. The requirements of this section is new development install the improvements for their frontage at the time of development. Staff is recommending the developer continue the improvements to the intersection of Highway 291 (Oak Street) as a part of meeting the community benefit of providing trails.

The overlay states building setbacks for "...new construction should be developed in a manner that complements the historic pattern of buildings being located close to the highway". The proposed buildings are 65 feet from the right-of-way for Highway 50, exactly the distance of the existing metal building. The Gateway Inn has rooms which are only 25 feet from their front property line. Staff recommends the proposed setback be allowed as it provides two rows of parking in front of the

retail space, pushes the residences from Highway 50 and preserves the open space between the buildings.

The architecture of the new buildings must include two or more exterior materials, including the roof. Other standards include that long, blank facades should be avoided; principal materials should be wood, stone, brick or stucco; and a minimum of 25% of the façade that is visible from Highway 50 shall be glass.

The preliminary drawings indicate the exterior materials include stone, stucco and metal shed roofs. The buildings facades are not flat planes above the first floor retail and office spaces. These elevations exceed the 25% glazing requirement.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the proposal.

Action CC-I.1e: Create gateways to the Downtown.

A condition of the approval will be to complete the Highway 50 Improvements to the intersection of Highway 291. This is a gateway to the downtown which will be enhanced by the developer of this project.

Action LU&G-I.1b: New development should complement the neighborhood's mass and scale.

This project's neighborhood is the Highway 50 corridor that consists of commercial buildings scaled to auto traffic. The development consists of three buildings, each approximately one downtown block long.

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The site has been vacant since January 21, 2016. There are existing utilities in front, or in close proximity to the site. The project will bring new retail opportunities to the corridor.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The proposed project is requesting a considerable increase in the allowed residential density.

Action LU&G-I.2b: Encourage and incentivize the provision of affordable units where they were removed to make room for new development.

The proposed planned development requests additional height and density, partially to afford the developer to commit 20 deed restricted units, which is 15% of the residential units and 25% of the additional units requested by the PD. Existing housing was not removed for this project.

Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

The site is within the MSA.

Policy ES-I.1: Development and/or expansion of existing development should not encroach on important visual resources.

The Plan goes on to state the Land Use Code should be amended to give direction on how to avoid detracting from valued visual corridors as seen from public rights-of-way. Also we should engage the public to identify what are the important visual resources. This has not been done. The additional height may obscure someone's view of the mountains east and south of the site. The

applicant has pushed the buildings to the center of the site which will limit the amount of a view that would be blocked by the additional 13 feet.



Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.

This would be the first mixed-use project for Salida at this density with affordable units.

Policy H-II.1: Promote new development projects that contain a variety of housing, including affordable units.

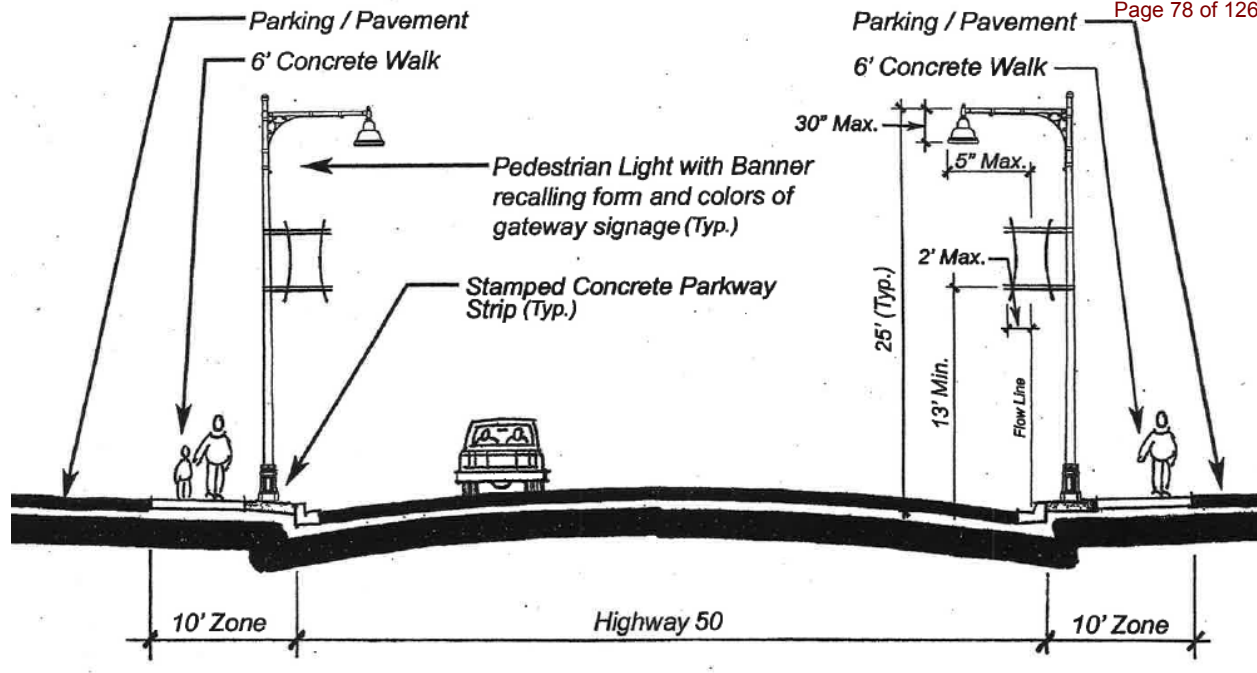
See above.

Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents.

Chaffee County currently is advertising for the hiring of a Housing Director who will be charged with qualifying residents for the deed restricted units, and enforce the standards. If this does not occur, there are other organizations the city can contract with for these duties.

Action T-I.1c: Create safe pedestrian and bicycle connections across US Hwy 50 and continue to implement the Highway Corridor Improvement Plan.

The developer will have to complete the Highway Corridor Improvements along the frontage of his property. To improve the connection for pedestrians to Downtown, and improve the appearance of the streetscape, staff is recommending the developer continue the improvements to the intersection of Highway 291.



PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

1. Minimum dimensional standards: The applicant is requesting two variations to the dimensional standards for height and density which are addressed under #5 and #8 below.
2. Trails: “Reasonable effort must be made to connect to nearby recreation trails, parks, and public open space such that green corridors define and connect urbanized areas.” The only trail adjacent to the site is within the Highway 50 right-of-way. Staff is recommending the applicant continue these improvements to the intersection of Oak Street to provide a leg of a trail that will ultimately connect the project to downtown. In addition the developer will be providing \$2,000 per unit for the city’s open space fund.
3. Ownership and Maintenance: “No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.” The project will be a condominium development that will require an owners association to maintain the common area.
4. Water and Sewer: “The developer shall provide municipal water and sewer facilities within the PD as required by the City”. The applicant has provided improvement plans that include designs for sewer and water mains to serve the interior of the site. The plans have been reviewed by the Public Works Department.
5. Residential Density: “Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses”. The applicant is asking for a substantial increase

in density which equals 1 unit per 1,000 square feet of lot area. This is within the recommendations from the housing task force to increase the density within the R-3 and R-4 districts to one unit per 900 square feet to gain rental housing. In this case the increased density is being requested to be able to provide 20 deed restricted employee housing units. The deed restricted units equate to 24% of the additional units requested by the PD and 15% overall. The adjacent Oak Street Apartments and 505 Illinois projects are less than 15 units per acre each.

6. Relationship to the Subdivision Regulations: “Whenever the PD, subdivision, and/or development permit application procedures or requirements overlap, the overlapping procedures or requirements shall not be applied cumulatively, and the procedure or requirement pertinent to the PD application shall supersede the development permit and/or subdivision” (Sec. 16-7-30). There is not a subdivision proposed. The site would ultimately be platted for condominiums.
7. Improvement Standards: “The PD may deviate from the Design Standards in Article VIII of the Land Use and Development Code...only if the reasons for such deviations are well documented and are necessary for the purposes of the development.” There are no deviations to the Design Standards requested.
8. Maximum Height: The applicant is requesting an additional 2 feet and 8 inches of height for Building A; and 13 feet and one inch for Buildings B and C. Section 16-7-60 of the Salida Municipal Code allows the approval of height above the standard, however “in no case shall a building exceed the maximum height requirement if the deviation shall result in:
 - (1) Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
 - (2) Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
 - (3) Inability to provide adequate fire protection using equipment currently in use by the Fire Department.”

The Planning Commission will have to determine whether the additional 13 feet in height will cause an extreme contrast or interruption of vistas. The applicant has provided a shadow study to determine if the additional height will impact adjacent properties. Of principal concern would be the impact on residences such as the Illinois apartment north west of the site or the Oak Street Apartments. The study indicates that the project would cast the largest shadows in January and February. However, reducing the height to the code amount, and placing the buildings closer to the property lines would have a greater impact. The Fire Department does not have concerns about being able to serve the proposed buildings.

9. Gross Floor Area: The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.

This is a mixed use development with the non-residential uses located on the first floor. The overall coverage of the site by buildings, including the covered parking, is only 27% of the site where the C-1 district allows 60%. Staff does not recommend limiting the non-residential uses as the site is on the historically commercial Highway 50 corridor.

10. Permitted Uses: “A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone...” With the zoning of C-1, there would be an unlimited number of Short Term Rentals that would be allowed. However, the developer is restricting the project to no short term rentals, to be enforced by the owners association.
11. Transportation Design: The applicant has made an application to CDOT for access to Highway 50. Police and Fire Department staff approved the internal circulation drive aisles for emergency access.
12. Development Standards: Section 16-7-40 (b) (12) of the Salida LUC states that “the PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan.” The applicant is not requesting any deviations from the Design Standards.
13. Energy Efficient Design: “The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development”. The construction of new buildings will have to meet the energy reducing standards of the building codes. In addition the developer has stated they will incorporate high R values for insulation and efficient windows. This not only will reduce energy use, but will reduce the noise from Highway 50 to the interior spaces.
14. Variety in Housing Types: Section 16-7-40 (b) (14) states “Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.” The applicant is providing 24% of the additional residential units as deed restricted work force housing.
15. Fiscal Impacts: The private drives, utilities and open space areas are to be maintained by the owners association. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long term costs of expanding those systems. The project retains 10,000 square feet of retail space which will generate sales tax for the city. The Fair Contributions for Public School Sites fees will be required per residential unit to help offset impacts on the school district.
16. Higher Levels of Amenities: Section 16-7-40 (b) (16) states that the PD shall include “higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.” The project does provide a private open space area, public outside restaurant seating, playground for children and an exercise room for owners and tenants.
17. Physical Conditions or Constraints: “There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements”. The only constraint the property presents is the current needs to be redeveloped and it is deed restricted to not allow another automobile dealership.
18. Effect on Adjacent or Nearby Development: “The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period”. The proposed project has taken care to move the buildings to the interior of the site, thereby reducing the

impacts on adjoining properties which would occur with lower buildings built five feet from the rear or side lot lines. All of the property adjoining the site is zoned C-1.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded “I have no concerns with the project as proposed. I would like to state that the comment made in the narrative that states “Police and Fire should not have any additional burdens or costs” is not quite accurate. This and all development increases call volume for both entities.”
- Salida Police Department: Terry Clark, Police Chief responded “I have reviewed the plans as submitted. I have no concerns at this time.”
- Chaffee County Planning Department: “No concerns.”
- Atmos Energy: “We are OK with project and no concerns at this time.”
- Salida Public Works Department: Public Works Director David Lady provided comments on the improvement plans in a December 29, 2017 memo (attached).

RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-40 because it furthers the goals of energy and resource conservation, livability and community, trail connectivity and community facilities in the overall development plan.
2. This application meets the requirements Major Impact Review.

RECOMMENDED ACTION:

Based upon the criteria for a Planned Development and the findings outlined above, staff recommends the Planning Commission hold a public hearing and recommend approval of the Planned Development to the City Council with the following conditions:

1. The owner shall pay in lieu of land dedication or conveyance for a public school facility an amount of three hundred fifty-four dollars (\$354.00) per residential dwelling unit. The owner may elect for such amount to be paid by the owner of a particular lot and/or unit at the time a residential building permit is obtained.
2. The Development Plan for the entire site shall consist of the “Development Plan, Salida Crossings” dated 11/20/2017; “Salida Crossings” architectural plans dated 11/20/2017 and the document entitled “Salida Crossings” dated December 18, 2017.
3. At the time of issuance of a building permit for the project, the developer shall submit the total of Parks, Trails and Open Space in lieu fees totaling \$2,000 per unit.
4. Developer shall agree to complete the Highway 50 Corridor Improvement Plan improvements, consisting of sidewalks, parkway and street lighting for the project’s frontage and continuing to the intersection of Highway 291 (Oak Street). The work shall be complete prior to issuance of any Certificate of Occupancy for the project, or an appropriate in-lieu amount and agreement is provided.
5. A minimum of twenty of the proposed residential units shall be deed restricted for work force housing as described in the development plan. The deed restriction shall address income and employment qualifications; proposed lottery or other equitable system for the initial sale of the units and be approved by the City Council. The enforcement of the deed restrictions will be by the future Chaffee County Housing Office, unless it does not exist at the time of the first sale of a deed restricted unit, in which case it shall be the onus of the City of Salida to designate an appropriate entity.

6. Developer shall make corrections to the improvement plans as described by the Public Works Director.
7. Developer shall enter into a Development Agreement to address the improvements required for the project as well as those requirements contained in conditions above prior to issuance of a building permit.

RECOMMENDED MOTIONS:

“I make a motion to recommend the City Council make the recommended findings and approve the proposed Planned Development subject to the conditions outlined by staff.”

Attachments:

Development Plan, Salida Crossings dated 11/20/2017

Salida Crossings architectural plans dated 11/20/2017

Written document entitled “Salida Crossings” dated December 18, 2017

Salida Crossings Views 1-4

Public Works Comments

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING MAJOR
IMPACT REVIEW APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on January 22, 2018,
at or about the hour of 6:00 p.m., a public
hearing will be conducted by the City of
Salida Planning Commission at City Council
Chambers, 448 East First Street, Suite 190,
Salida, Colorado on a Major Impact Review
application submitted by Salida Crossings,
LLC, represented by Duane Cozart.

The applicant is requesting a 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.

Any recommendation by the Planning
Commission for the Planned Development
shall be forwarded to the City Council for
review and public hearing.

Interested persons are encouraged to attend
the public hearing. Further information on
the application may be obtained from the
Community Development Department, (719)
530-2631.

Published in The Mountain Mail January 5,
2018



December 29, 2017

RE: Salida Crossings
Public Works Department Plan Review

To: Glen VanNimwegen, Community Development Director

Public Works has completed a review of the Salida Crossings Development received on 12/21/17 with plans dated 11/20/17. Comments are provided below.

1. Sheet C7; provide note at existing tie-in manhole that manhole shall be core drilled, grouted with non-shrink grout, and invert shall be reconstructed. Provide vertical control information for inverts and rim. Call-out onsite sewer and manholes to be 'private'.
2. Sheet C7; private unmetered water mains are not permitted. Any required hydrants and hydrant leads shall have a public utility easements defined. Meters and main line taps to be located in right-of-way.
3. Sheet C7; water main connection on the west property line needs corrected to show tie-in at Caldwell Street at actual main location.
4. Final civil drawings shall be signed and stamped by a professional licensed engineer.
5. Planned irrigation, fire protection, or other use requiring a testable backflow device shall be reported to public works prior to connection pursuant to Ordinance 2017-03.
6. Water and Sewer flow estimates to be shown on plans: and shall be expressed in gallons per day (as per Section 16.3.50.6.viii).

Plans shall be resubmitted for review prior to approval.

Thanks,

A handwritten signature in black ink that reads "David Lady". The signature is written in a cursive style and is positioned above the typed name and title.

David Lady, P.E.

Director of Public Works City of Salida



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) _____
- Major Impact Review:
(Type) PLANNED DEVELOPMENT
- Other: _____

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: SALIDA CROSSINGS LLC

Mailing Address: PO BOX 285 SALIDA CO 81201

Telephone Number: 719-207-1155 FAX: _____

Email Address: DUANE ANINAS @ GMAIL.COM

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: SALIDA CROSSINGS

Street Address: 1520 E Hwy 50 SALIDA, CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description) See Cover LETTER

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

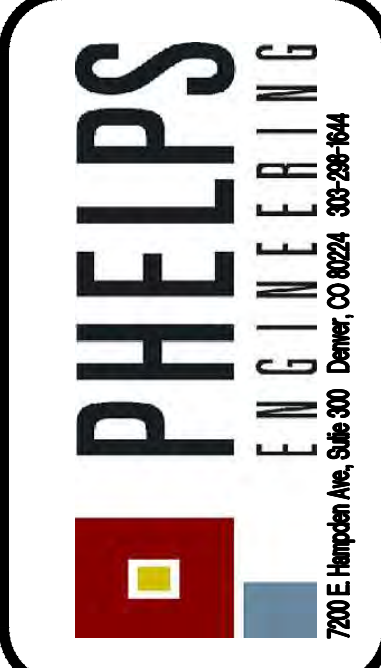
Signature of applicant/ agent [Signature] Date 11/20/17

Signature of property owner [Signature] Date 11-20-17

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO

No.	REVISIONS	DATE	BY



VICINITY MAP
SCALE: 1" = 100'

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all persons by these presents that Salida Crossings 134, LLC, is the fee owner of the following described property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SWV4NW1/4 SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89°35' EAST 127.0 FEET, SAID COMMENCING POINT BEING MARKED BY A POINT IN THE EASTERLY SIDE OF 24 INCH C.M.P. CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO; THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

By: _____
County of Chaffee)
) SS.
State of Colorado)

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by Duane Cozart as Salida Crossings 134, LLC, managing member, witness my hand and seal.

My commission expires _____

Notary Public _____

CLERK AND RECORDER'S CERTIFICATE

This Development Plan was filed in the office of the Clerk and Recorder of Chaffee County, Colorado at _____, on this _____ day of _____, 20____ under reception number _____.

Chaffee County Clerk and Recorder _____

CITY OF SALIDA ENGINEERING STATEMENT

ALL WORK SHALL BE CONSTRUCTED TO THE CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS. THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE CONSTRUCTIONS STANDARDS AND SPECIFICATIONS AND OTHER CITY OF SALIDA REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.
PROJECT ENGINEER: _____ DATE: _____

LAND SURVEYOR'S CERTIFICATE

I, _____ A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____, DATE _____
COLORADO P.L.S. _____

Proposed Land Use	
Property Size (Sq. Ft.)	137,254
Building A	
Building Size (Sq. Ft.)	14,853
No. of Dwellings	38
2-Bedroom Units	12
1-Bedroom Units	26
Commercial Size (Sq. Ft.)	918
Building Height	37'-8"
Building B	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	48
2-Bedroom Units	18
1-Bedroom Units	30
Office/Retail (Sq. Ft.)	5,137
Building Height	48'-1"
Building C	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	48
2-Bedroom Units	18
1-Bedroom Units	30
Office/Retail (Sq. Ft.)	5,137
Building Height	48'-1"

Dimensional Standards	
Property Size (Sq. Ft.)	137,254
Min. Lot Frontage (Ft.)	335'-7"
Max. Lot Coverage (Structures) (Sq. Ft.)	528'-4"
Min. Setback from Side Lot Line (Ft.)	5
Min. Setback from Rear Lot Line (Ft.)	5
Min. Setback from Front Lot Line (Ft.)	10

Parking Requirements	
Retail Parking (9000 SF/250 SF per space)	36 spaces
Office Space Parking (11,000 SF/400 SF per space)	28 spaces
Residential (1 space per building)	3 spaces
3 buildings	3 spaces
1.5 spaces per building per 131 remaining units	196 spaces
Subtotal Spaces Required	260 spaces
25% Reduction for Mixed Use	-65 spaces
Total Spaces Required	195 spaces
Total Spaces Provided	197 spaces

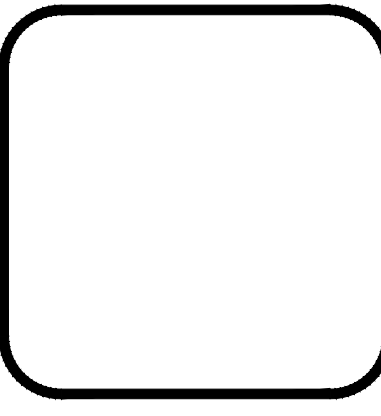
Site Data Table			
	C-1	PD	Shown
Residential Density (units/acre)	15.5	43.6	42.5
Residential Density (units/lot sf)	2,800	1,000	1,024
Number of Units	49	134	134.0
Lot Coverage - Buildings	60%	38%	38%
Lot Coverage - Paving	60%	48%	48%
Coverage Cumulative	90%	86%	86%
Minimum Landscape Area	10%	14%	14%
Primary Building Side Setback (ft)	5	5	65'-75
Primary Building Front Setback (ft)	10	10	75
Primary Building Rear Setback (ft)	5	5	50
Accessory Building Side Setback (ft)	3	5	4.7
Accessory Building Rear Setback (ft)	5	5	4.5
Maximum Height Primary Building (ft/in)	35	50	37/8 - 48/1
Maximum Height Accessory Building (ft)	25	15	15

TRIP GENERATION RATES

Description/ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units	Calculated Daily Trips	PM Trips - Total	PM In	PM Out
Apartment 220	DU	6.65	0.62	65	35	134	891	83	54	29
General Office 710	KSF	11.01	1.49	17	83	7.1	78	11	2	9
Shopping Center 820	KSF	42.94	3.37	49	51	9	385	30	15	15
TOTAL							1354	124	71	53

Notes:
DU = Dwelling Units
KSF = Units of 1,000 Square Feet

Drawing name: S:\Entitlement\Engineering\17202 - Salida Commons\CAD\Sheets\cover sheet.dwg 24x36 Plot Dec 13, 2017 4:26pm by: JPucillo



SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

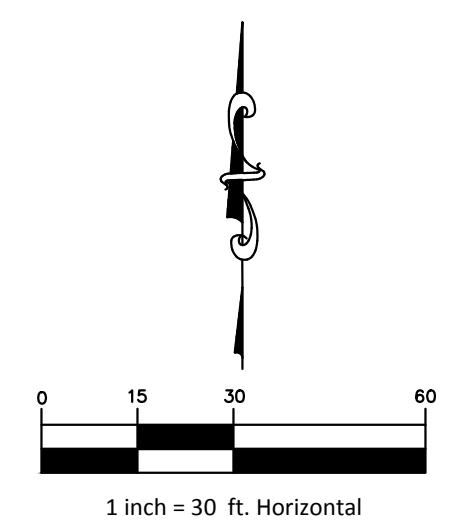
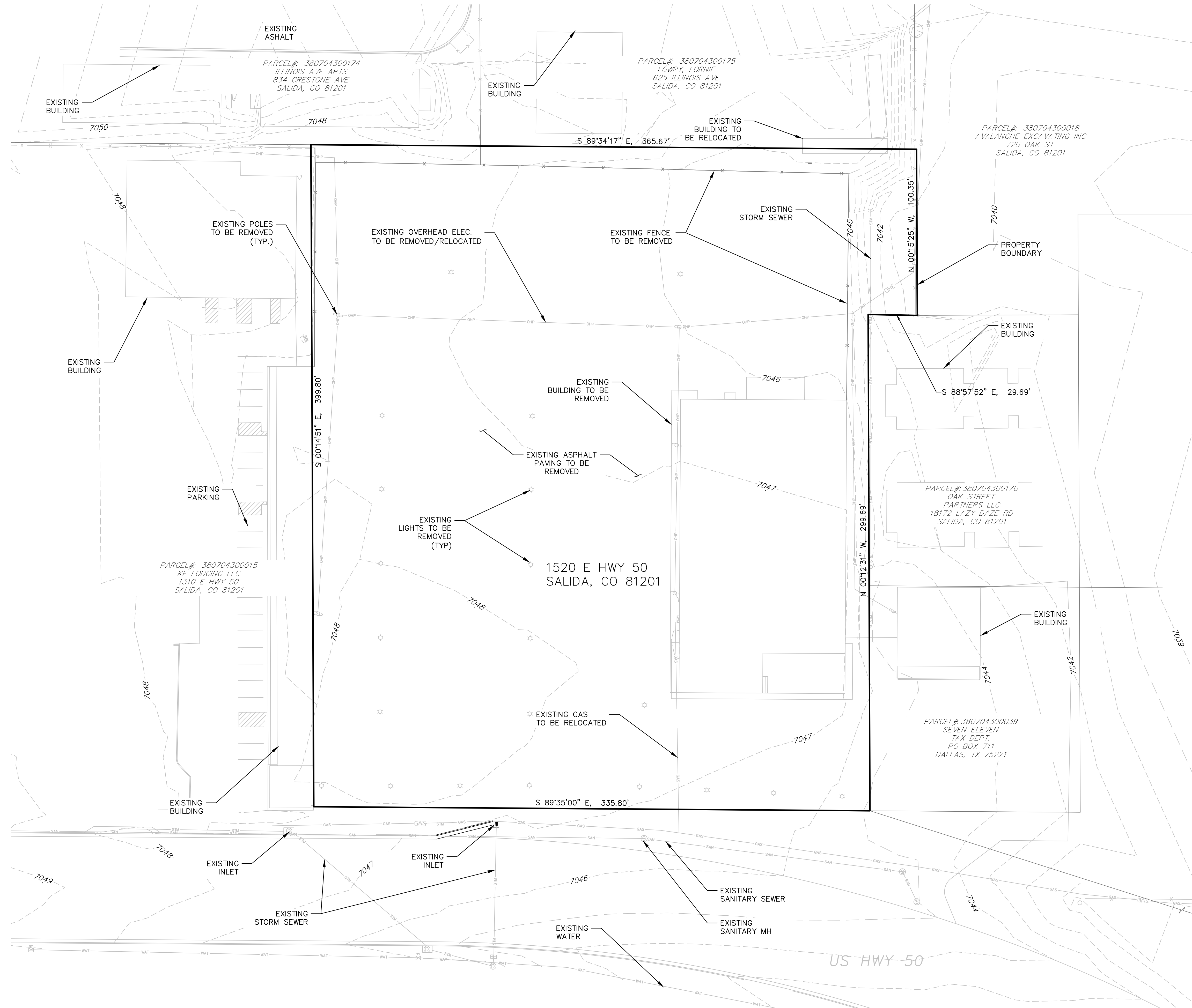
DEVELOPMENT PLAN
COVER SHEET

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO



- LEGEND:**
- 8600- EXISTING CONTOURS
 - 8600- PROPOSED CONTOURS
 - - - - - PROPOSED STORM SEWER
WINLET AND FES
 - - - - - PROPOSED WATER LINE
W/FIRE HYDRANT
 - - - - - FUTURE WATER LINE
W/FIRE HYDRANT
 - - - - - PROPOSED SANITARY
SEWER W/MANHOLE
 - - - - - FUTURE SANITARY SEWER
W/MANHOLE
 - - - - - DRAINAGE FLOWLINE
 - - - - - PROPOSED BOUNDARY LINE
 - - - - - PROPOSED TRACT
 - - - - - PROPOSED EASEMENT LINE
 - - - - - PROPOSED ROAD CENTER LINE
 - - - - - PROPOSED RIGHT-OF-WAY
 - - - - - PROPOSED EDGE OF PAVEMENT
 - - - - - PROPOSED CURB & GUTTER
 - - - - - EXISTING TRASH ENCLOSURE
 - - - - - EXISTING LIGHT POLE
 - - - - - EXISTING STORM SEWER MANHOLE
 - - - - - EXISTING INLET
 - - - - - EXISTING FIRE HYDRANT
 - - - - - EXISTING WATER VALVE
 - - - - - EXISTING SANITARY SEWER MANHOLE
 - - - - - EXISTING UTILITY POLE
 - - - - - EXISTING UNDERGROUND WATER LINES
 - - - - - EXISTING UNDERGROUND GAS LINES
 - - - - - EXISTING UNDERGROUND SANITARY SEWER LINES
 - - - - - EXISTING OVERHEAD UTILITY LINES
 - - - - - EXISTING FENCE



No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

DEVELOPMENT PLAN
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

EXISTING CONDITIONS PLAN

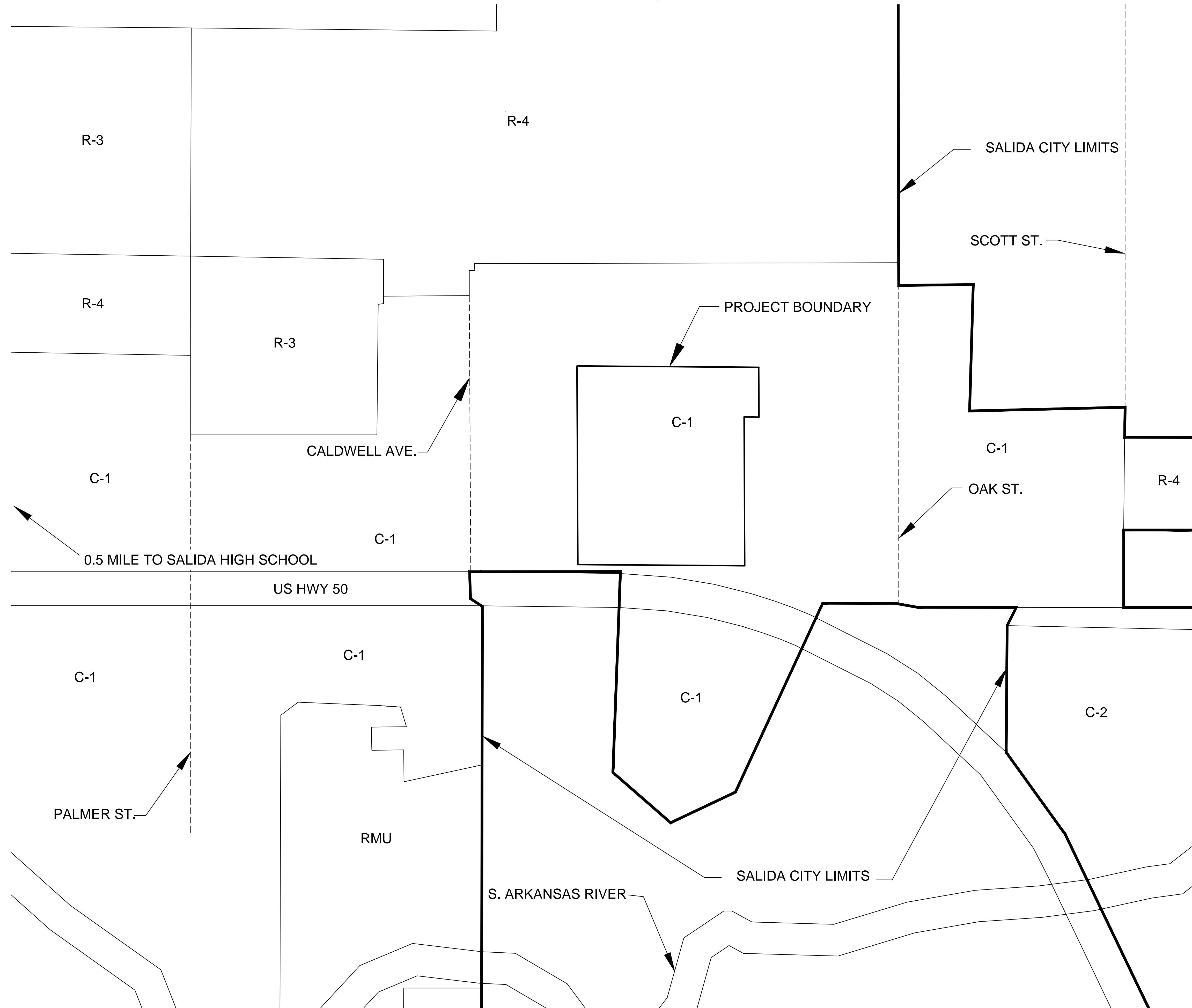
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\existing conditions plan.dwg Layout1 Dec 13, 2017 4:27pm by: jPucillo

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO



LEGEND:

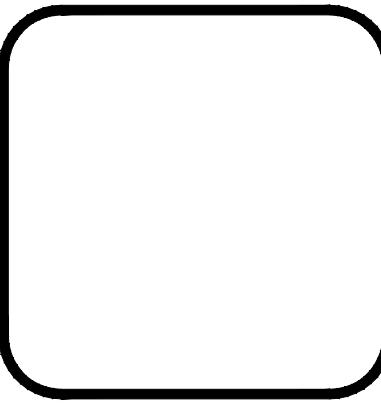
- 8600— EXISTING CONTOURS
- 8600— PROPOSED CONTOURS
- PROPOSED STORM SEWER
WINLET AND FES
- PROPOSED WATER LINE
W/FIRE HYDRANT
- FUTURE WATER LINE
W/FIRE HYDRANT
- PROPOSED SANITARY
SEWER W/MANHOLE
- FUTURE SANITARY SEWER
W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- WAT— EXISTING UNDERGROUND WATER LINES
- GAS— EXISTING UNDERGROUND GAS LINES
- SAN— EXISTING UNDERGROUND SANITARY SEWER LINES
- O&P— EXISTING OVERHEAD UTILITY LINES
- X — EXISTING FENCE

NOTES

- C-1: COMMERCIAL
- C-2: CENTRAL BUSINESS
- R-3: HIGH DENSITY RESIDENTIAL
- R-4: MANUFACTURED HOUSING RESIDENTIAL
- RMU: RESIDENTIAL MIXED USE

No.	REVISIONS	DATE	BY

PHELPS
ENGINEERING
720 E. Hampden Ave., Suite 300 Denver, CO 80224 303.298.8644



SCALE: SEE SHEET
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DEVELOPMENT PLAN
EXISTING ZONING MAP

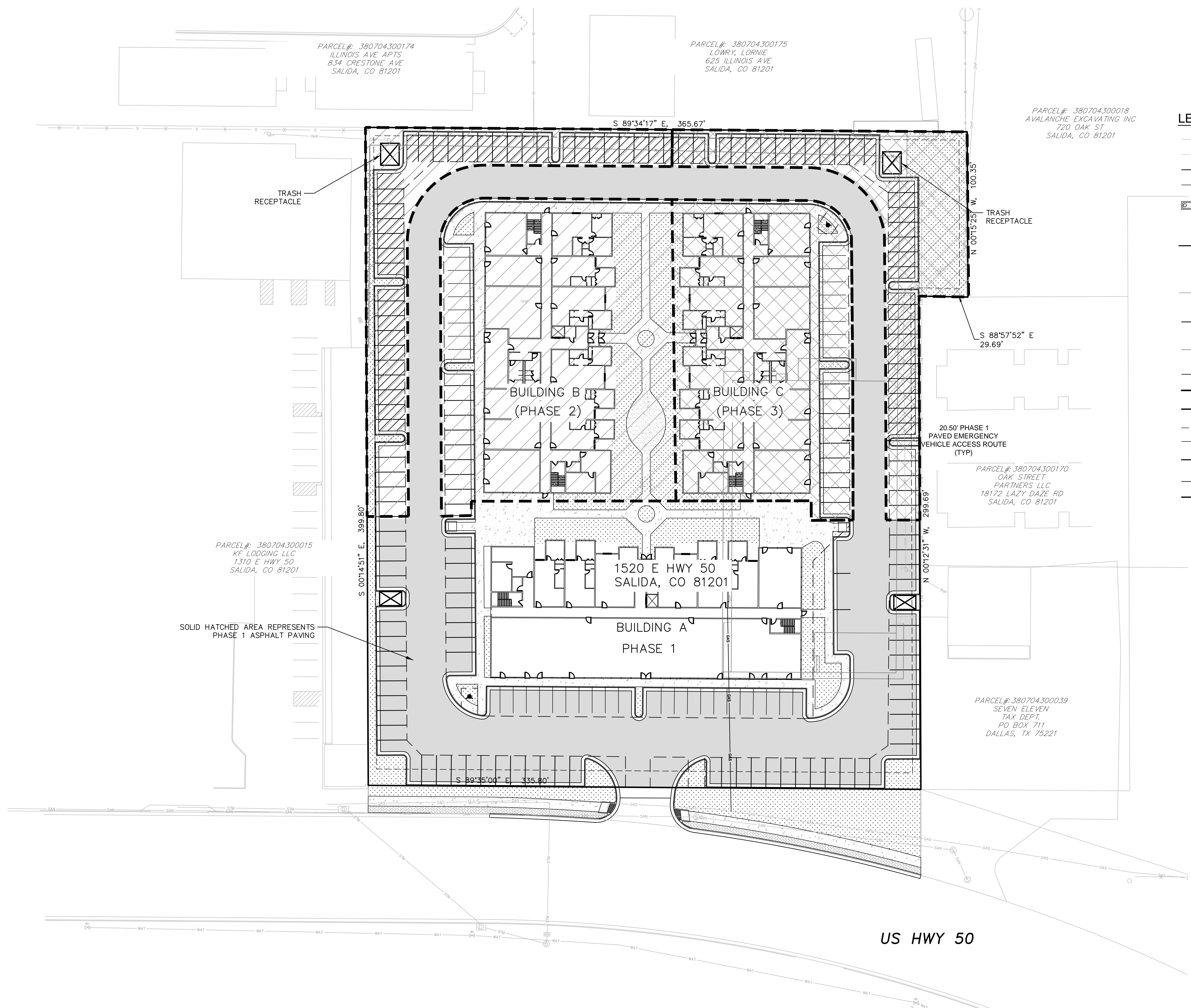
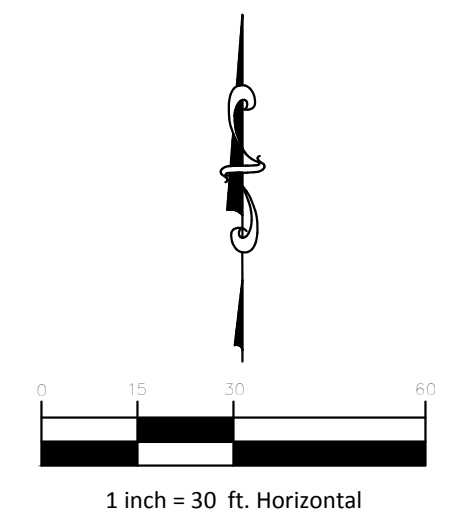
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

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DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO



- LEGEND:**
- 8600 EXISTING CONTOURS
 - 8600 PROPOSED CONTOURS
 - PROPOSED STORM SEWER W/INLET AND FES
 - PROPOSED WATER LINE W/FIRE HYDRANT
 - FUTURE WATER LINE W/FIRE HYDRANT
 - PROPOSED SANITARY SEWER W/MANHOLE
 - FUTURE SANITARY SEWER W/MANHOLE
 - DRAINAGE FLOWLINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED TRACT
 - PROPOSED EASEMENT LINE
 - PROPOSED ROAD CENTER LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING TRASH ENCLOSURE
 - EXISTING LIGHT POLE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING INLET
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING UNDERGROUND WATER LINES
 - EXISTING UNDERGROUND GAS LINES
 - EXISTING UNDERGROUND SANITARY SEWER LINES
 - EXISTING OVERHEAD UTILITY LINES
 - EXISTING FENCE
 - LIMITS OF PHASE 2
 - LIMITS OF PHASE 3

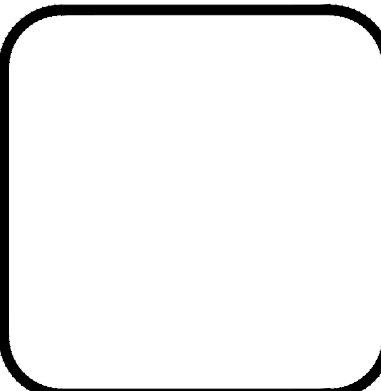
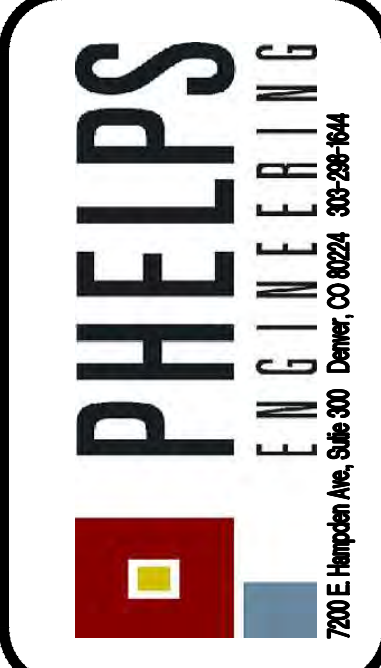
PHASED PARKING COUNTS

PHASE 1 - 89 PARKING SPACES (21 COMPACT)
 PHASE 2 - 58 PARKING SPACES (8 COMPACT)
 PHASE 3 - 56 PARKING SPACES (8 COMPACT)

TOTAL PARKING - 203 SPACES

Drawing name: S:\Entertainment Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg 4 PHASING PLAN Dec 13, 2017 4:28pm by: jPucillo

No.	REVISIONS	DATE	BY



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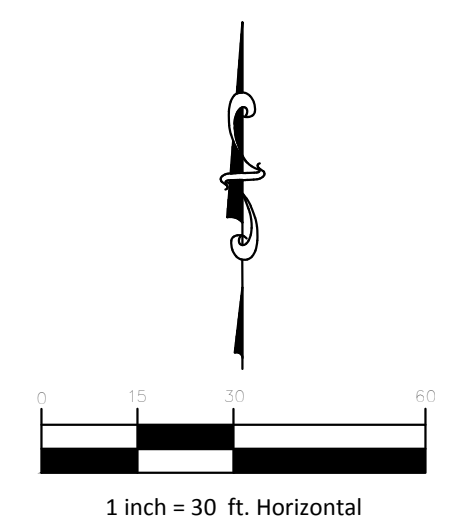
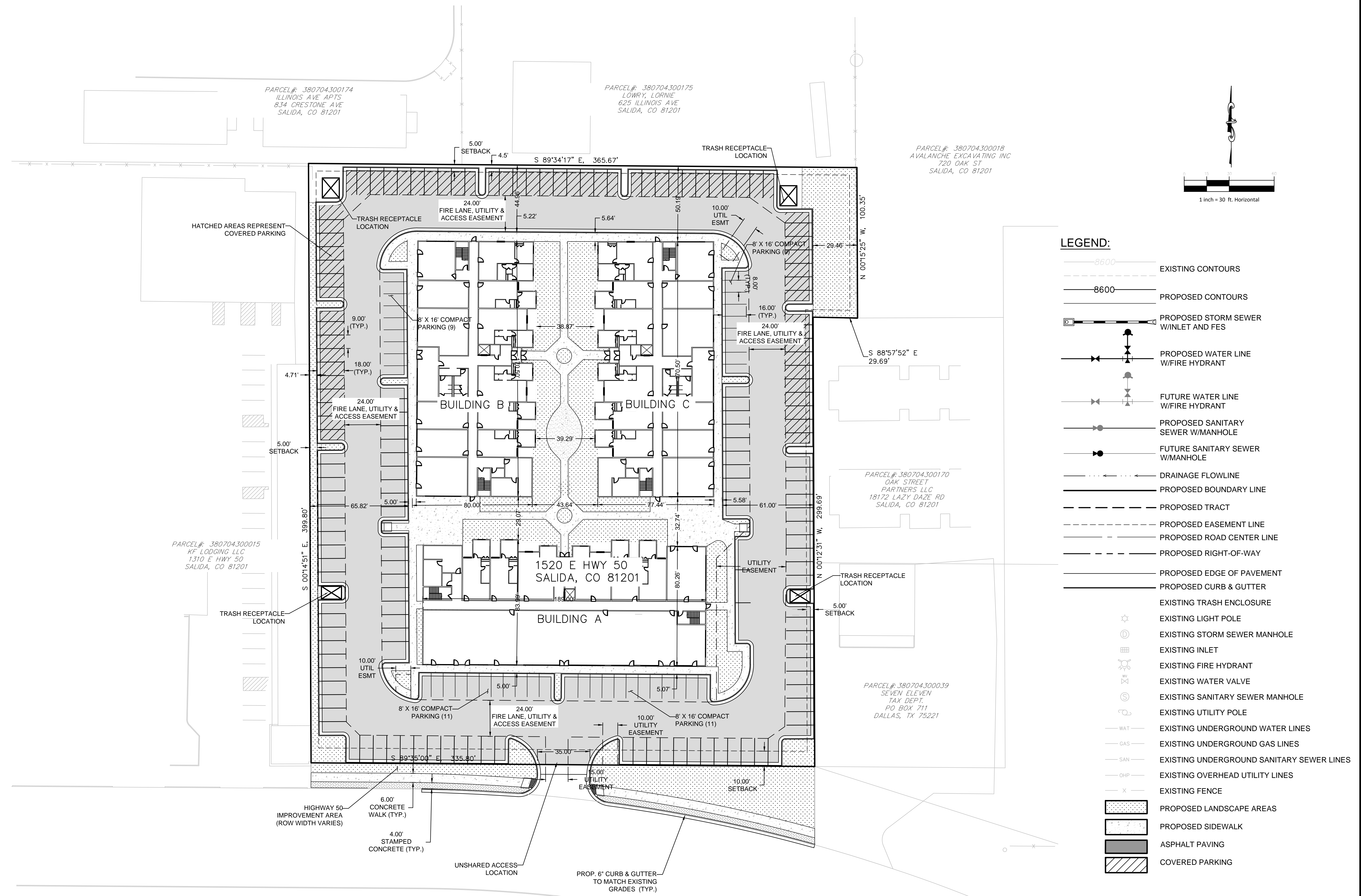
DEVELOPMENT PLAN
PHASING PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO



- LEGEND:**
- 8600 EXISTING CONTOURS
 - 8600 PROPOSED CONTOURS
 - PROPOSED STORM SEWER WINLET AND FES
 - PROPOSED WATER LINE W/FIRE HYDRANT
 - FUTURE WATER LINE W/FIRE HYDRANT
 - PROPOSED SANITARY SEWER W/MANHOLE
 - FUTURE SANITARY SEWER W/MANHOLE
 - DRAINAGE FLOWLINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED TRACT
 - PROPOSED EASEMENT LINE
 - PROPOSED ROAD CENTER LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING TRASH ENCLOSURE
 - EXISTING LIGHT POLE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING INLET
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING UNDERGROUND WATER LINES
 - EXISTING UNDERGROUND GAS LINES
 - EXISTING UNDERGROUND SANITARY SEWER LINES
 - EXISTING OVERHEAD UTILITY LINES
 - EXISTING FENCE
 - PROPOSED LANDSCAPE AREAS
 - PROPOSED SIDEWALK
 - ASPHALT PAVING
 - COVERED PARKING

No.	REVISIONS	DATE	BY



SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

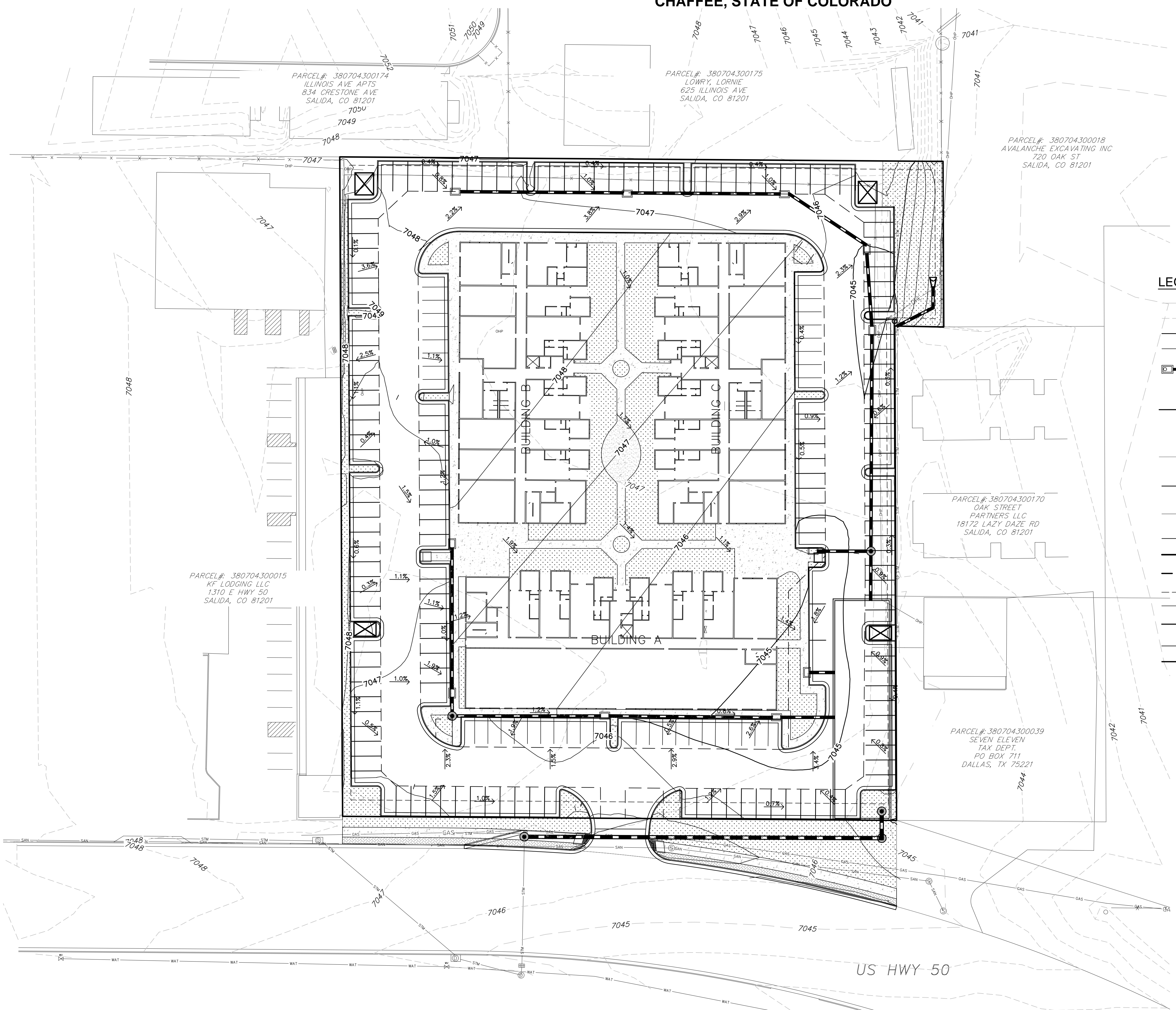
DATE: 11/20/2017
PROJECT NO.: 17202

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg 5 SITE PLAN Dec 13, 2017 4:28pm by: jPucillo

US HWY 50

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO

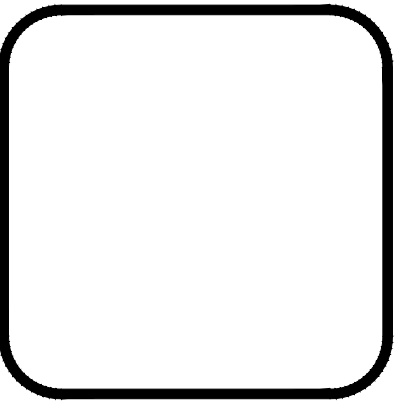
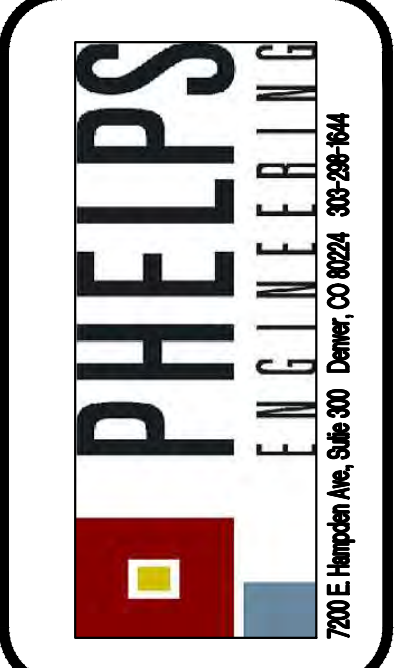


LEGEND:

- 8600 EXISTING CONTOURS
- 8600 PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
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- EXISTING UTILITY POLE
- WAT EXISTING UNDERGROUND WATER LINES
- GAS EXISTING UNDERGROUND GAS LINES
- SAN EXISTING UNDERGROUND SANITARY SEWER LINES
- OHP EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

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No.	REVISIONS	DATE	BY



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DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

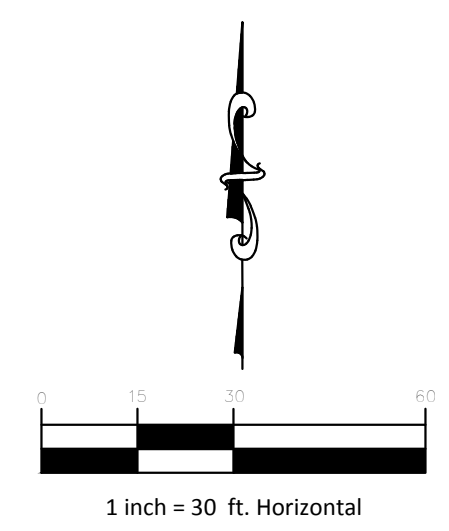
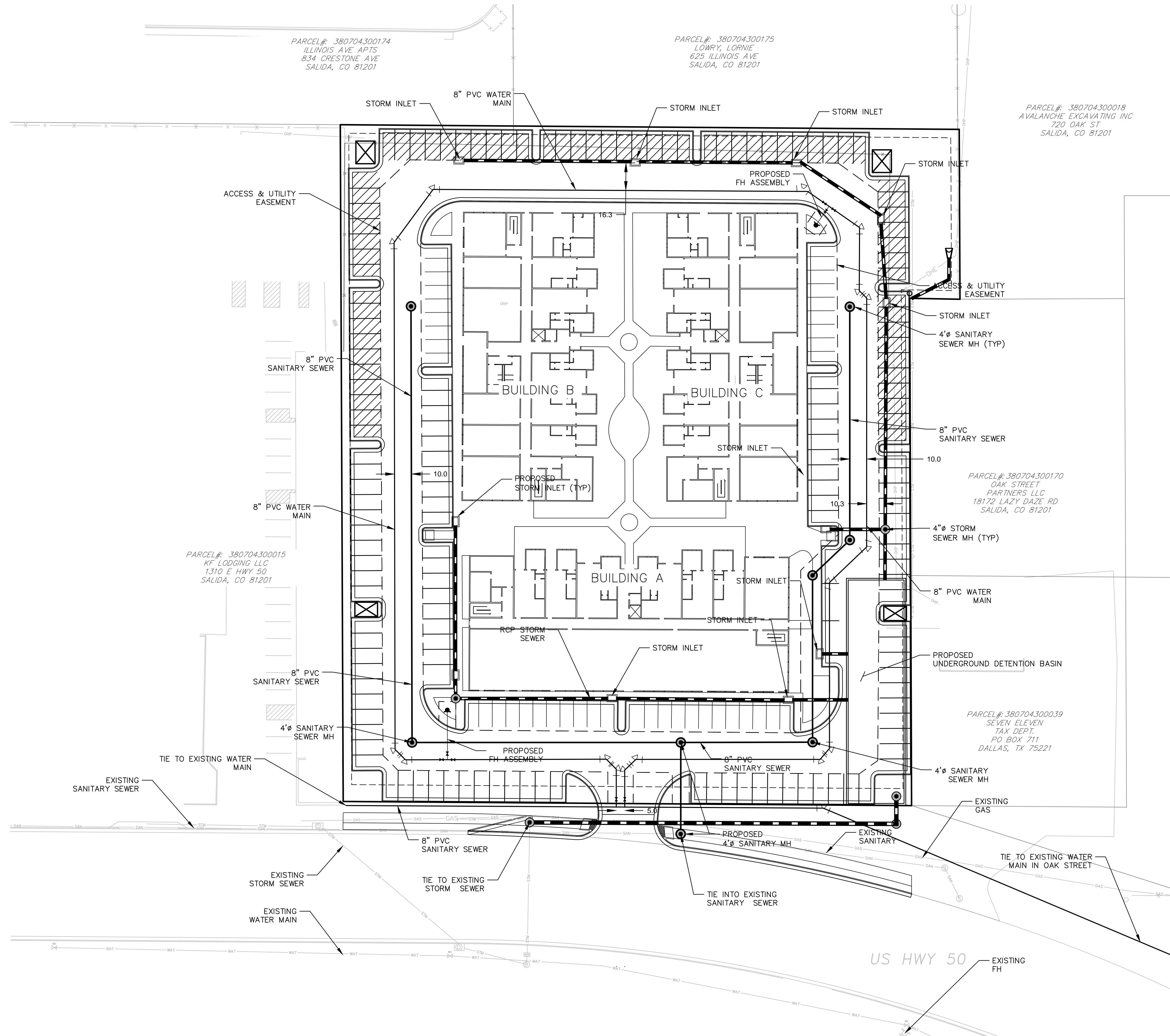
DEVELOPMENT PLAN
GRADING PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO

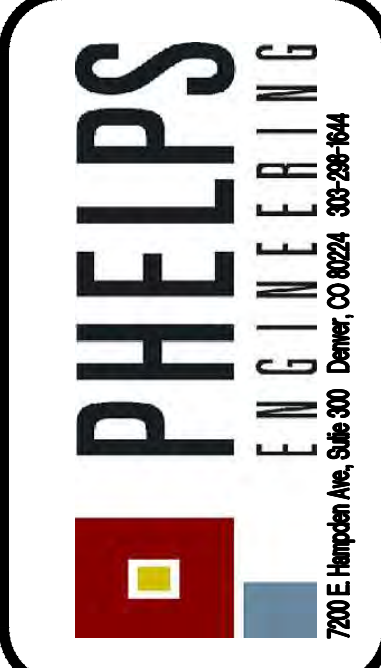


LEGEND:

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- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\utility plan.dwg 6 UTILITY PLAN Dec 13, 2017 4:30pm by: jPucillo

No.	REVISIONS	DATE	BY



SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

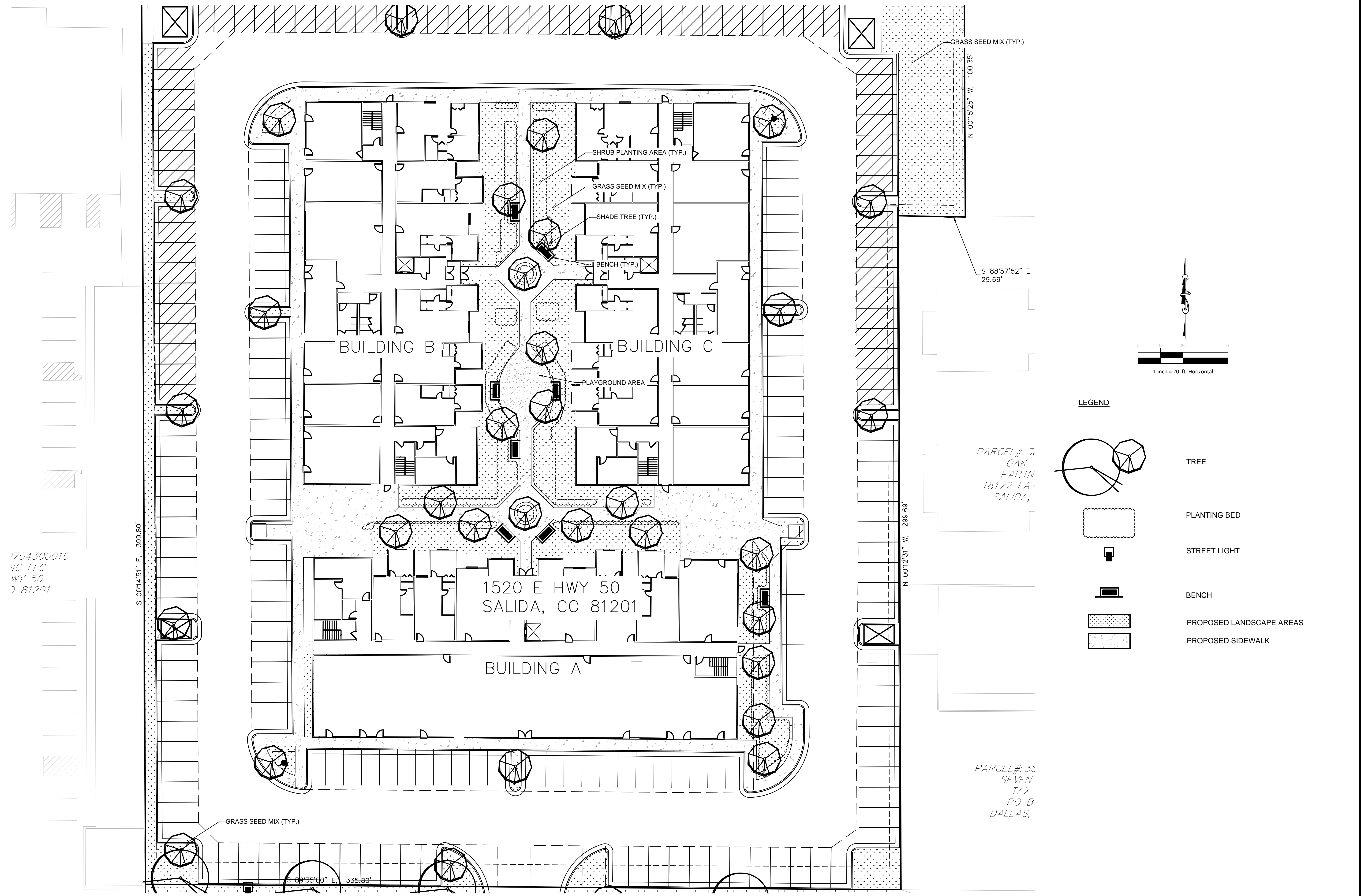
DEVELOPMENT PLAN
UTILITY PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

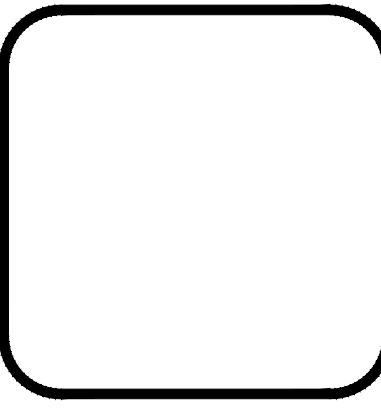
DEVELOPMENT PLAN SALIDA CROSSINGS

A PORTION OF THE SW 1/4 OF NW 1/4 OF SW 1/4 SECTION 4, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF
CHAFFEE, STATE OF COLORADO



Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg 8 LANDSCAPE PLAN Dec 13, 2017 4:30pm by: jPucillo

No.	REVISIONS	DATE	BY



SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

DEVELOPMENT PLAN
LANDSCAPE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
11/20/2017
PROJECT NO.
17202

DATE: 12/12/2017

DRAWN BY: P. P.
CHECKED BY: S. P.

BUILDING A - THREE STORIES			
FIRST FLOOR			
ROOM	BEDROOMS	BATHROOMS	SQUARE FOOTAGE
105	1	1	631.3
107	1	1	631.3
109	1	1	813.7
111	1	1	813.7
113	1	1	631.3
115	1	1	631.3
		Apartment Su. total	4152.6
COMMERCIAL UNIT A	NA	NA	6,597.0
COMMERCIAL UNIT B	NA	NA	918.0
		Commercial Su. total	7515.0
JANITOR	NA	NA	52.0
MECHANICAL	NA	NA	342.25
ELECTRICAL	NA	NA	212.0
ALLS	NA	NA	1,444.9
STAIR ELLS	NA	NA	302.2
ELEVATOR & ALLS	NA	NA	831
		Common Su. total	3184.4
TOTAL			14,852

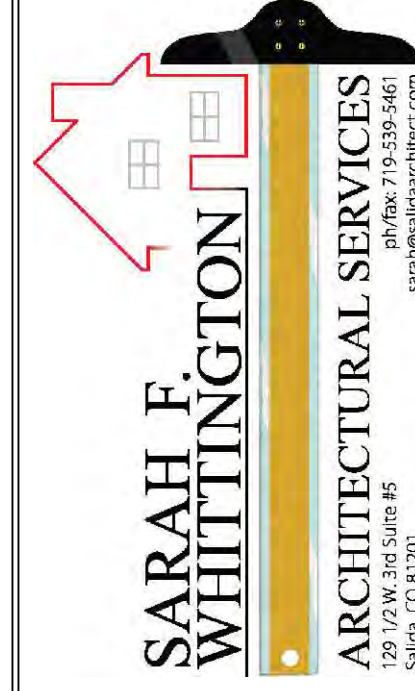
BUILDINGS B & C - FOUR STORIES			
FIRST FLOOR			
ROOM	BEDROOMS	BATHROOMS	SQUARE FOOTAGE
103	1	1	596
105	1	1	596
107	1	1	813.7
109	1	1	813.7
111	1	1	596
113	2	1	918
		Apartment Su. total	4333
RETAIL 102	NA	NA	854
RETAIL 104	NA	NA	597
RETAIL 106	NA	NA	597
RETAIL 108	NA	NA	493
RETAIL 110	NA	NA	958
RETAIL 112	NA	NA	597
RETAIL 114	NA	NA	625
		Retail Su. total	4721
RESTROOMS	NA	NA	415.1
JANITOR	NA	NA	52
MECHANICAL	NA	NA	343.3
ELECTRICAL	NA	NA	212.0
ALLS	NA	NA	1,553.0
STAIR ELLS	NA	NA	302.2
ELEVATOR & ALLS	NA	NA	907
		Common Su. total	3784.6
TOTAL			12,839

APARTMENT TOTALS			
BEDROOMS	BATHS	UNITS	FIT 4 STOR B & C
BUILDING A			
1	1	22	NA
2	1	8	NA
2	2	8	NA
BUILDING B			
1	1	17	6
2	1	9	4
2	2	8	4
BUILDING C			
1	1	17	6
2	1	9	4
2	2	8	4
TOTALS			
1 BED / 1 BATH		56	68
2 BED / 1 BATH		26	34
2 BED / 2 BATH		24	32
TOTAL UNITS		106	134

PARKING CALCULATIONS			
	SQUARE FEET	FACTOR	TOTAL
RETAIL	7,515	250	30
OFFICE	10,273	400	26
RESIDENTIAL		1 per building	3
		1.5 per unit	197
Total			256
REDUCTION FOR MIXED USE		25%	-64
TOTAL REQUIRED PARKING			192
TOTAL PROVIDED PARKING			197

3 APARTMENT TYPE TOTALS

4 PARKING REQUIREMENTS



PRELIMINARY

BUILDING A - THREE STORIES			
UPPER FLOORS			
ROOM	BEDROOMS	BATHROOMS	SQUARE FOOTAGE
201	2	1	814.9
202	2	2	1,093.0
203	1	1	631.3
204	1	1	631.3
205	1	1	631.3
206	1	1	631.3
207	2	1	892.5
208	2	2	968.3
209	2	1	892.5
210	2	2	968.3
211	1	1	631.3
212	1	1	631.3
213	1	1	631.3
214	1	1	631.3
215	2	2	1,093.0
216	2	1	814.9
		Apartment Su. total	12587.8
ALLS	NA	NA	1,052.6
STAIR ELLS	NA	NA	302.2
ELEVATOR & ALLS	NA	NA	980.3
		Common Su. total	2335.1
TOTAL			27511

BUILDINGS B & C - FOUR STORIES			
UPPER FLOORS			
ROOM	BEDROOMS	BATHROOMS	SQUARE FOOTAGE
201	2	1	814.9
202	2	2	1,093.0
203	1	1	596
204	1	1	596
205	1	1	596
206	1	1	596
207	2	1	892.5
208	2	2	968.3
209	2	1	892.5
210	2	2	968.3
211	1	1	596
212	1	1	596
213	2	2	1,093.0
216	2	1	814.9
		Apartment Su. total	11113.4
ALLS	NA	NA	941.6
STAIR ELLS	NA	NA	302.2
ELEVATOR & ALLS	NA	NA	872
		Common Su. total	2115.8
TOTAL			24343

1 BUILDING A
FOOTPRINT: 14,852 SQ.FT.

2 BUILDINGS B & C
FOOTPRINT: 13,376 SQ.FT.

Salida Crossings
1520 East Highway 50
Salida, CO 81201

PLAN CALCULATIONS

A0

JOB # 17064.79

DATE: 11/20/2017

DRAWN BY: P. S.
CHECKED BY: S. S.



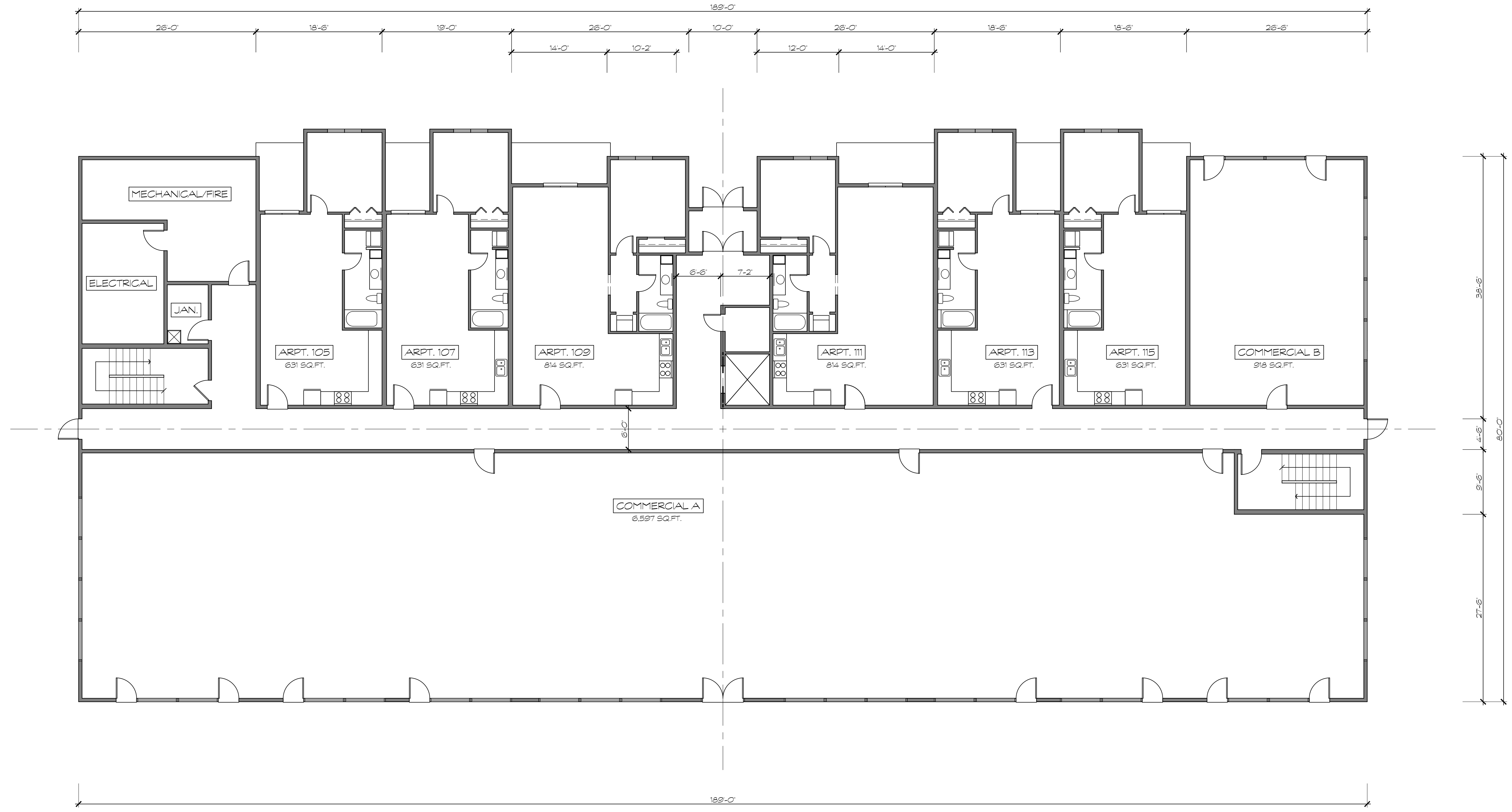
PRELIMINARY

alida rossings
1520 East Highway 50
Salida, CO 81201

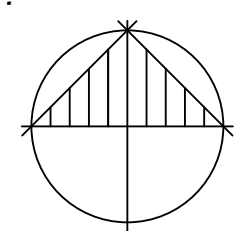
LOOR PLAN

A1

JOB # 17064.79

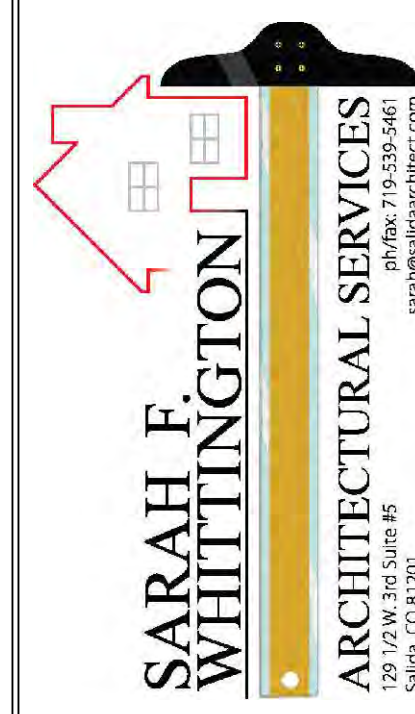


1 FIRST FLOOR PLANS BUILDING A
1/8" = 1'-0" FOOTPRINT: 14,852 SQ.FT.



DATE: 11/20/2017

DRAWN BY: P. []
CHECKED BY: S. []



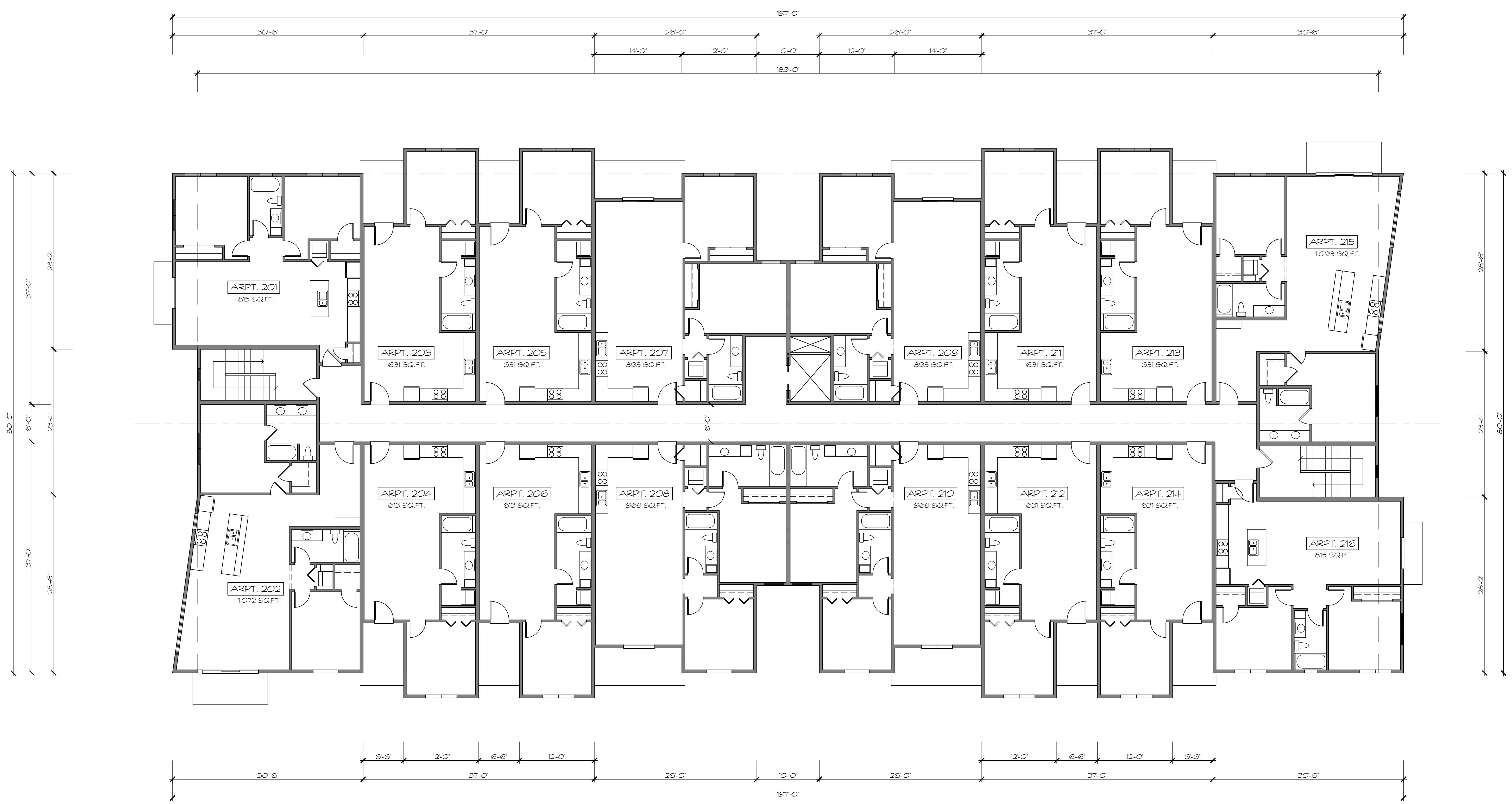
PRELIMINARY

alida rossings
1520 East Highway 50
Salida, CO 81201

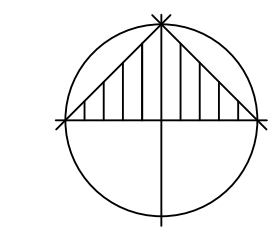
LOOR PLAN

A2

JOB # 17064.79

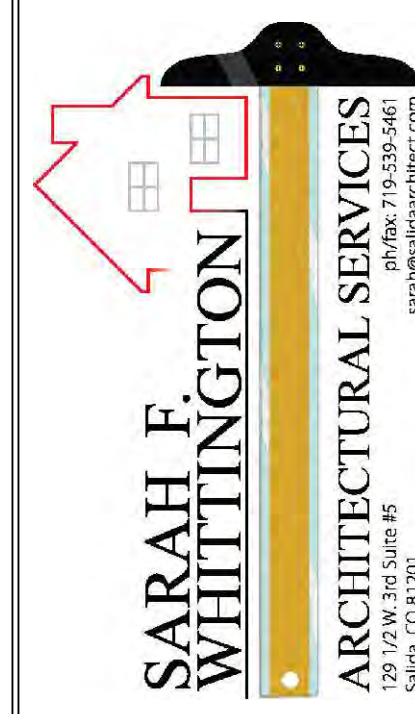


1 UPPER FLOOR PLANS BUILDING A
1/8" = 1'-0" FOOTPRINT: 14,923 SQ.FT.



DATE: 12/12/2017

DRAWN BY: P. C.
CHECKED BY: S. C.



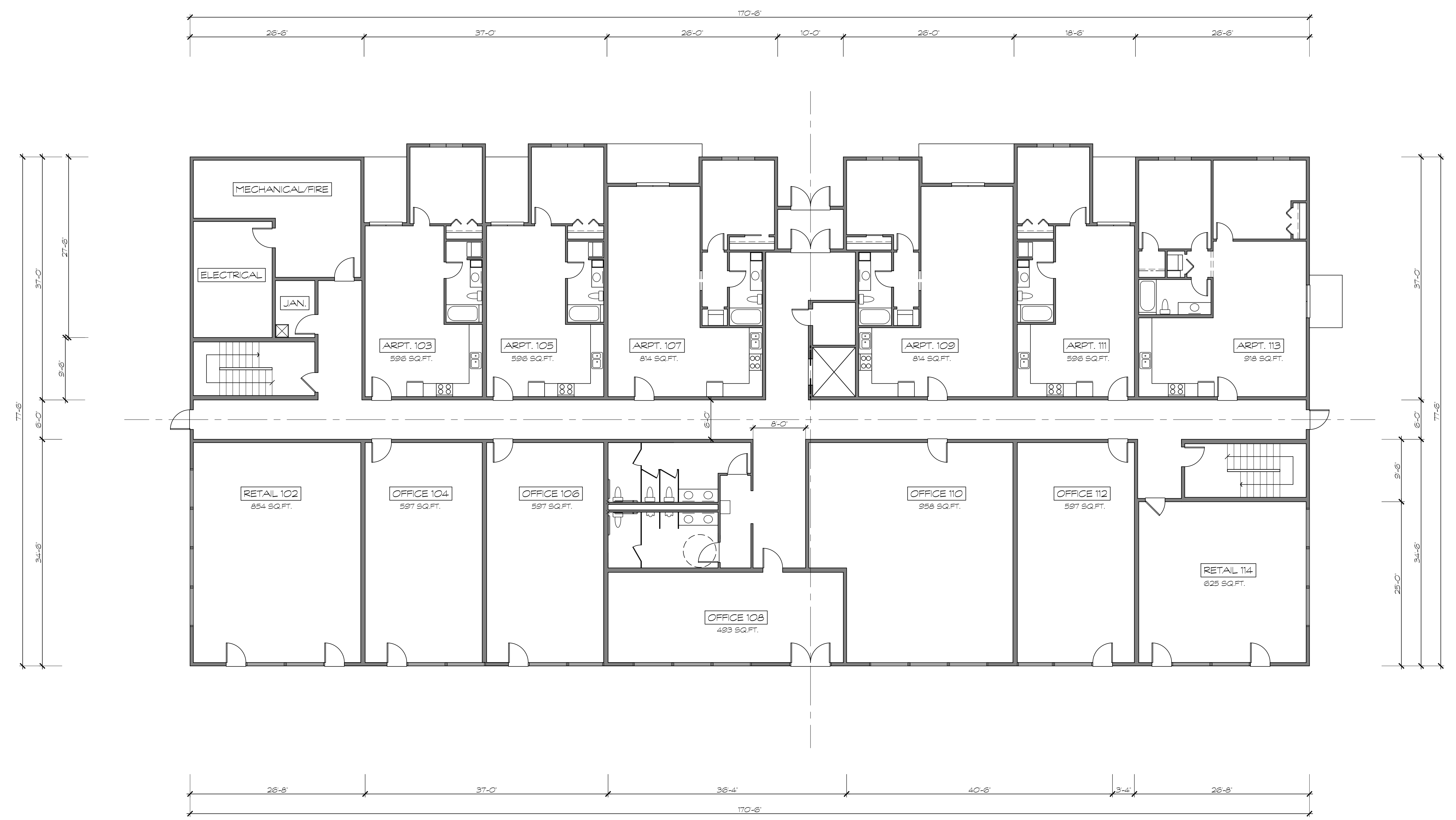
PRELIMINARY

alida rossings
1520 East Highway 50
Salida, CO 81201

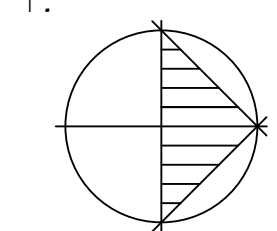
1st FLOOR PLAN

A3

JOB # 17064.79



1 FIRST FLOOR PLAN BUILDING B & C
1/8" = 1'-0"
FOOTPRINT: 12,839 SQ.FT.



DATE: 12/12/2017

DRAWN BY: P. []
CHECKED BY: S. []



PRELIMINARY

alida rossings
1520 East Highway 50
Salida, CO 81201

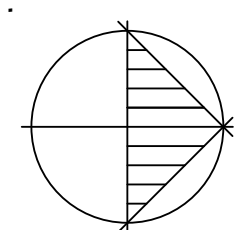
LOOR PLANS

A4

JOB # 17064.79

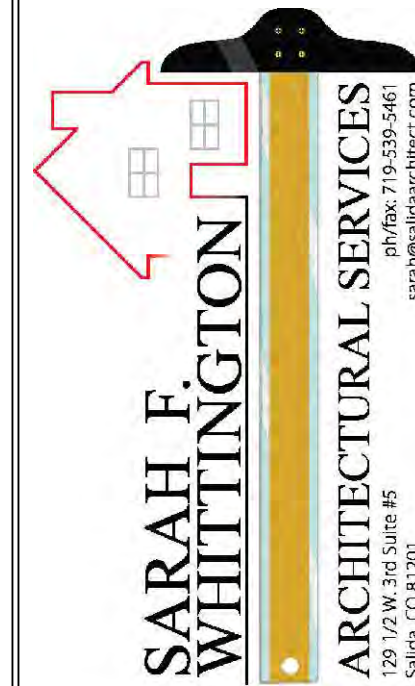


1 UPPER FLOOR PLANS BUILDING B & C
1/8" = 1'-0" FOOTPRINT: 13,229 SQ.FT.



DATE: 11/20/2017

DRAWN BY: P.D.
CHECKED BY: S.D.



PRELIMINARY

alida rossings
1520 East Highway 50
Salida, CO 81201

ELEVATIONS

A5

JOB # 17064.79



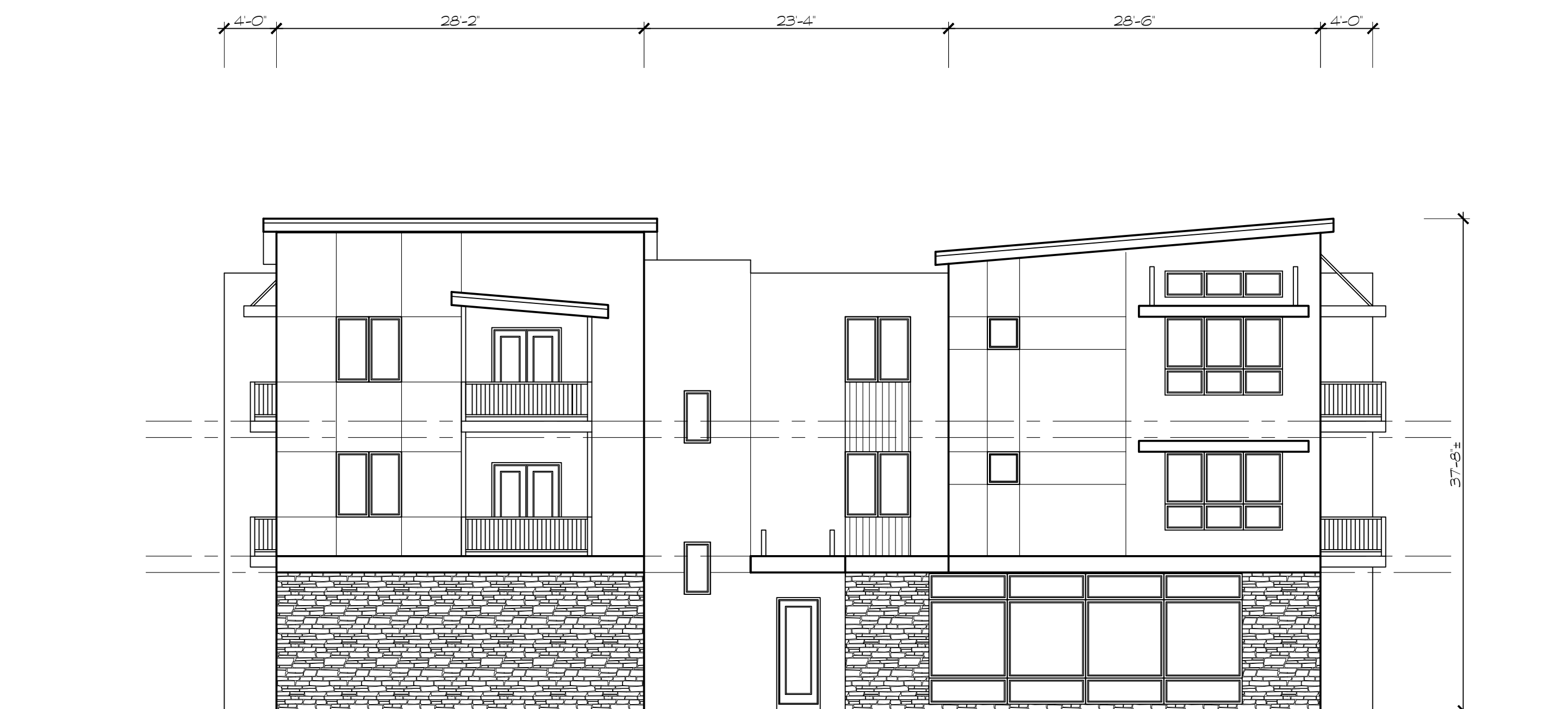
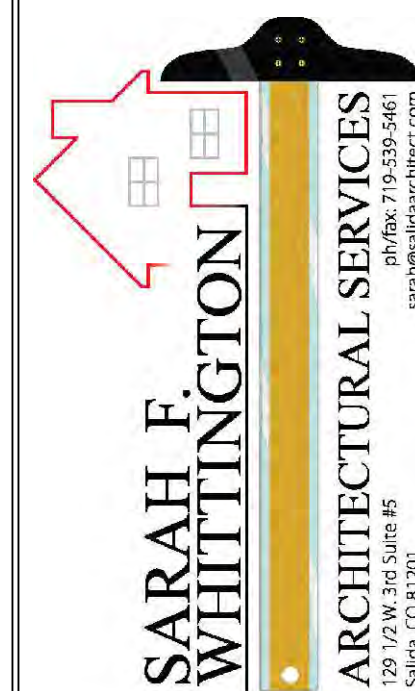
2 NORTH ELEVATION BUILDING A
1/8" = 1'-0"



1 SOUTH ELEVATION BUILDING A
1/8" = 1'-0"

DATE: 11/20/2017

DRAWN BY: P. .
CHECKED BY: S. .



PRELIMINARY

2 WEST ELEVATION BUILDING A
1/8" = 1'-0"



1 EAST ELEVATION BUILDING A
1/8" = 1'-0"

alida rossings

1520 East Highway 50
Salida, CO 81201

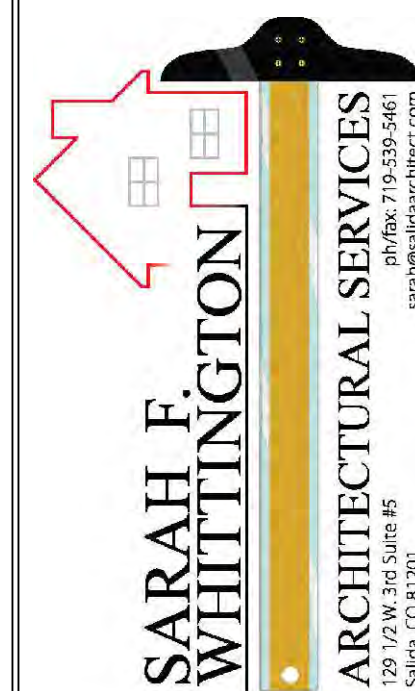
ELEVATIONS

A6

JOB # 17064.79

DATE: 11/20/2017

DRAWN BY: P.
CHECKED BY: S.



PRELIMINARY



1 EAST / WEST ELEVATION BUILDING B & C
1/8" = 1'-0"

alida rossings
1520 East Highway 50
Salida, CO 81201

ELEVATIONS

A7

Salida Crossings

Salida Crossings 134, LLC (Applicant)
PO Box 285
Salida, CO 81201

December 18, 2017

Planning Commission and Council Members
City of Salida
448 East 1st St.
Salida, CO 81201

Chairman and Commissioners,

This serves as a cover letter to the attached formal application for the PD/Major Impact Review process associated with the proposed Salida Crossings Planned Development. This package describes the proposed planned development and provides requested information that shows how the project complies with the Code and the Comprehensive Plan.

The following documents are included in the Major Impact – Planned Development Application package per Code Checklist Requirements

1. Cover Letter
2. Written Narrative
3. Proposed Development Plan
4. Checklist for PD

Statement of Planning Objectives

Statement of Proposed Ownership and Maintenance

Benefits and Cost Analysis

Specific Use of Lots

Estimate of Public Improvements (Attached)

Landscape Plans (attached plans)

Design Standards and Dimensional Standards for PD

Area-Density Table for PD (Attached)

Proposed Development Plan Mixed Use

PD Plat (Attached)

Civil Engineering Sheet Set (Attached)

Estimated Cost of Public Infrastructure (Attached)

Traffic Study (being conducted)

Drainage Plan (Attached Plans and study)

Application –Checklist for PD

Application – Checklist for Major Impact Review

Mailing List

Mailing List Map

Public Notice

Salida Crossings

Mixed Use Planned Development

PREPARED BY:

DEA Development LLC

Contact: Duane Cozart

Phone: 719-207-1155

Address: P.O. Box 285,
Salida, CO 81201

APPLICANT:

Salida Crossings 134, LLC

P.O. Box 285,

Salida, CO 81201

Contact:

Duane Cozart

Phone: 719-207-1155

Owner:

Salida Crossings 134, LLC

P.O. Box 285,

Salida, CO 81201

Contact:

Duane Cozart

Phone: 719-207-1155

Prepared for:

Salida Planning Commission and City Council

SITE INFORMATION

General Description:

The PD site is comprised of 3.15 acres located to the West of Oak St. approximately 270 feet, and on the North side of US Hwy. It is bordered directly by a .4 acre vacant commercial building (7-11) to the east, just east of this parcel is an Marijuana retail establishment on the corner of Oak and Hwy 50, also a 1.24 acre parcel just north of the 7-11 building with Condominiums under construction to the east owned by Oak Street Partners LLC, plus a 1.15 acre parcel to the east just north of the Oak St Partners LLC owned by Avalanche Excavating as an equipment yard and landscape materials. Just north of the property is a 1.1-acre parcel owned by Lornie Lowry with 2 train box cars, semi-trucks, and various out buildings, and north east of Lornie's property there are 2 non-contiguous residential properties that are in the 175' perimeter limit but do not touch the existing PD parcel. Just north and west of the PD parcel are the Illinois Ave Apartments on a 1.27-acre parcel, then due west is the Gateway Motel owned by KF Lodging LLC on a 1.84-acre parcel. Across Hwy 50 to the far east with-in the 175' perimeter there is 1 parcel owned by Altamont LLC on a 1.43-acre parcel with a metal commercial building, construction materials, and landscape equipment and materials. Directly due south across Hwy 50 are 3 parcels, the first is an .27-acre parcel with a liquor store on the property, next to that is the Mountain View Lodge on a .48-acre lot, and Rodney Brewer is the owner of a 2-acre parcel with various pieces of equipment, and a rental home.

Parcel ID: Parcel #380704300016

Current Owner:

Salida Crossings 134 LLC
1208 C St.
Salida, CO. 81201

Developer:

DEA Development LLC
PO Box 285
Salida, CO. 81201
719-207-1155

Physical Address of Project: 1520 E Hwy 50, Salida, Colorado 81201

Jurisdiction: Chaffee County, City of Salida

Size: 3.15 acres

Title: On file with the City of Salida.

Legal Description:

A tract of land located in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW1/4 NW1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows: Commencing at a point on the northerly right-of-way boundary of U.S. Highway No. 50, whence the southeast corner (brass cap) of said Section 4 bears South 72°19.0' East 4848.6 feet, and whence the highway right-of-way marker (brass cap) of Station 2301+12 of the centerline survey of said highway bears South 89°35' East 127.0 feet, said commencing point being marked by a point in the easterly side of 24 inch c.m.p. culvert and being witnessed by a 5/8 inch steel reinforcing bar 2 feet land driven into the ground and having a one inch aluminum cap which is North 89°35' West 3.0 feet from said commencing point also being the point of beginning of the tract herein described;

thence North 0°14.6' West 300.0 feet to a reinforcing bar as described above; thence South 89°35' East 28.8 feet; thence North 0°14.6' West 100.0 feet; thence North 89°35' West 365.4 feet to the northeast corner of the tract herein described in Book 251 at Page 423 of the records of Chaffee County, Colorado;

thence South 0°20' East 400 feet along the east boundaries of the tracts described in Book 251 at Page 423 and in Book 260 at Page 184 of the records

of Chaffee County, Colorado; thence South 89°35' East 336 feet along the northerly right-of-way boundary of U.S. Highway No. 50 to the point of beginning.

Salida Crossings

Written Narrative

Statement of Planning Objectives

Salida Crossings is a 3.15 acre mixed-use Planned Development. Our goal is to bring retail space, office space, and a true Affordable Housing concept to the City of Salida, with the ability to work and live in the same complex, able to walk and/or commute by bicycle, less than 1 mile from the downtown area. With over 19,000 sq ft of commercial space on the first floor, and 134 Condominium units located in 3 separate buildings, with each building being designated as a stand-alone Phase, this project brings a Unique Architectural Heritage of the downtown area to Highway 50 corridor.

To accomplish this, we are using the planned development approach with this project as per code (16-7-40 (a)): “The PD Development Plan may allow for the mixture of uses and greater diversity of building types, promote environmental protection, limit sprawl, improve design quality and offer a higher quality living environment, encourage innovative design and a variety of housing types, preserve historic buildings and sites, promote bicycles and walking as an alternative to the automobile, and manage the increase in demand for public amenities as is feasible for the site and proposed use.”

- ❖ A Mixed-Use Development that combines different income levels of housing, retail and office space to a central location in the City of Salida less than 1 mile from the Downtown area.
- ❖ 134 Residential Units with appx 19,000 sq ft of Commercial space.
- ❖ Affordability-Bring 20 Deed Restricted affordable housing units to the City of Salida (perpetual) (starting at 70% AMI pricing) (Deed

restricted to 2% maximum increase, below 80 % AMI qualifications for 1 bedroom units and below the 100% AMI qualifications for 2 bedroom units restricted)

- ❖ Work live opportunities for the Hwy 50 Corridor plus close to the Downtown area.
- ❖ A well-maintained complex with the use of an onsite professionally managed Condo Association Management Team. (Master Association, Commercial Association, Residential Association)
- ❖ Promote health, wellness, fitness, by encouraging the use of public walkways, existing bicycle paths, close proximity to shopping, dining, and the Arkansas River.

Our goal and vision is:

Our vision is best captured in the Comprehensive Plan adopted on April 16, 2013-First paragraph from Chapter 6- ***"The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own."***

Currently there are no new housing projects that reach below the 120% AMI level, nor has there been any for the past decade, we are proposing the first viable Affordable Housing alternative to Salida in the past 18 years.

Soil Characteristics:

The soil is Dominson gravelly sandy loam, 1 to 9 percent slopes as per the USDA Maps online. A full soil engineers report will be available before design and construction. See attached report.

Cost & Benefits Analysis:

Costs to the City:

- ❖ As all infrastructure is in place (any that are not in place will be done by us), there will either no additional costs to the City.
- ❖ Police and Fire should not have any additional burdens or costs associated from this project.
- ❖ There will be NO additional maintenance costs for utilities, roads, or from other services that the City provides.

Benefits to the City:

- ❖ Open Space Fees: Will be collected and \$268,000 will be collected by the City for the parks and recreation fund.
- ❖ A water main extension will be done from Oak St and Hwy 50 on the North side of the Highway and will stop at Caldwell St. and a new public fire hydrant will be placed to better serve this project and the surrounding buildings.
- ❖ The Hwy 50 Corridor Beautification plan will be implemented and these costs will be incurred by our group, which saves the City thousands of dollars.
- ❖ Perpetual Deed Restricted Affordable Housing units for the citizens of Salida based on AMI incomes, owner occupied Units (minimum 20 units priced at the 70% AMI level).
- ❖ Additional tax revenues generated thru the Retail commercial units facing Hwy 50. Long term income for the City.
- ❖ School fees will be collected at the rate of \$354 per residential unit. With 134 units, that's a total of \$47,436 to the school district.
- ❖ Water and Sewer Fund: \$600,000 Approximately for the Public Works dept. fund
- ❖ Affordable housing with 80% of the Residential units sales prices below the 100% AMI level.
- ❖ Sales tax generation: This project will provide housing for more than

200 people, and will generate 32 new service industry jobs in the area which equates to more people, more revenue.

- ❖ Economic boost to the local economy. This project will produce over \$30,000,000 in revenue flowing into Salida, a boost for the local economy, the citizens, and the City of Salida.
- ❖ Condo Association: This project will be managed by a professional Condo Association to keep this project beautiful and maintained for many years to come.

Specific Use:

- ❖ Remove the existing building as it is nearing 50 years old on Hwy 50 Corridor. Erect 3 separate buildings with a Unique Façade that brings back the downtown look of the 25' row housing with a modern twist, with retail on the bottom floor for the front building and office space on the first floor of the rear 2 buildings.
- ❖ First floor of Building "A" to have 9000 Sq ft of retail/commercial space fronting Hwy 50 with the retail wrapping around the right corner of the building and around the back-right hand corner. On the rear left corner (north west corner of Bldg. A) the fire suppression equipment room, mechanical room and stairwell. In between the right rear and left rear of building will be 6-1 bed 1 bath units varying in size from 631 sq ft. to 814 sq ft. A 14-16 passenger elevator and equipment room with a double entry and large hallway with access to the mail kiosk will split the 4- 1 bed units and 2-2 bed 1 bath units on the first floor.
- ❖ 2nd and 3rd floors are identical in size shape and layout. There are 6-1 bed 1 bath units per floor, 4-2 bed 1 bath per floor, and 4-2 beds 2 bath per floor. The room height of each floor is 10' for the 1st floor, 9' for the 2nd floor, and 10-12' for the 3rd floor units. The overall height of the Building "A" that fronts Hwy 50 will be 37'-8" tall at 6 architectural features, most of the roof heights are under the 35' mark.
- ❖ Buildings "B" & "C" are identical mirror images of each other running from south to north with the commercial office/retail space

facing the appropriate parking either east or west. The first floor of this building is comprised of 5137 sq ft of commercial space, with a bank of Men's and Women's toilet rooms. The first floor has 6 residential units on the first floor facing into the courtyard in between Buildings B & C. There are 4-1 bed 1 bath units, and 2-2 bed 1 bath units.

- ❖ The 2nd, 3rd and 4th floors are identical in design and layout, and are serviced by a 14-passenger elevator and 2 stairwells. The units for these floors are as follows: 6-1 bed 1 bath units per floor, 4-2 bed 1 bath units per floor, and 4-2 bed 2 bath units per floor. The ceiling height for 1st floor is 10' (The first floor of Building "A" is 11' for the Retail), 2nd floor is 9', 3rd floor is 9', and the 4th floor is 12' in height. Maximum Height for Building "A" is 38', and the maximum height for Building "B" and "C" is 48'-1".

- ❖ The maximum number of units is 38 Residential units for Building "A", and 48 Residential units for Buildings "B" & "C", that makes a total density of 134 Residential units on 3.15 acres, and over 19,000 sq ft of commercial space. We will also be offering covered parking for the home owner.

Consistent with Comprehensive Plan:

See below on PD Checklist

Conforms to Code:

See below on PD Checklist

Use Appropriate:

The current use of the property is a vacant car dealership, and is deed restricted for 25 years that another car dealership cannot reside in that property. As the buildings and improvements are nearing their end of life span for its use, tearing down the building and removing any and all improvements on site will benefit the community. The face of Salida is

changing, in the past 5 years we have seen significant changes on Hwy 50, Hampton Inn, The New Car Dealership, the addition of Marijuana shops, Several franchises going out of business, A couple of new banks, several new restaurants, Sears across the street from the project, Altamont Landscaping yard and sales office, new liquor store (next to Bowling Alley), other small businesses closing, the opening-closing-opening-closing of brew pub, Surrounding the property to the north and the east are medium density condominiums and rental apartments. A Motel to the west, and an abandoned 7-11 to the East. Our project will blend with this mix of property and improve the look as you drive into the city from the East.

Nuisance:

To protect the neighborhood and parking we are complying with the City standard of no VRBO's to reduce the need of police interaction and relieve parking concerns.

Preservation:

Urban sprawl has come to Chaffee County, by introducing denser neighborhoods into already existing developed areas of our County, we can preserve the beauty of Chaffee County for generations to come. Less 2-5-acre single family home subdivisions.

Livability:

We are providing an environment for multiple income levels to live in and enjoy Salida. Public outdoor spaces for all ages, exercise room to promote health and fitness.

Proposed Methods to Reduce Fiscal Impacts of the development on the City:

Propose for our development to contribute funds to complete the Hwy 50 Corridor Beautification Project on the North side, from the beginning of the 7-11 property to Gateway Motel, including our own frontage with

curb and gutter not presently in place with the sidewalks, stamped concrete, plus trees and lighting. Pay for a new water line extension from Oak St to Caldwell St. with fire hydrants.

Proposed Development Phasing Schedule:

Phasing will be done on a per building basis. Each phase will be complete, and stand-alone (meaning that when this phase is complete the project does not look unfinished). After each phase there will be sufficient parking, trash service, electricity, water, sewer, mail service, and open space to provide a comfortable life in your new home in Salida.

Ownership and Maintenance:

Ownership has been established to provide the guidelines to maintain services, provide landscaping maintenance, snow removal, trash services, electric, phone, internet, and a Master Condominium Association that controls these services and a set of rules and regulations for owners in this community can enjoy the amenities of this project. There are also a set of Residential Association and Commercial Association documents that further define each division of the association. (Condominium Association).

Physiographic & Environmental studies:

There is no evidence that confirms there are any environmental contaminations and/or hazards and or physical features that preclude this property from development. A Phase 1 report is available, and we are performing Phase 2 random soil testing to confirm that the site is safe for residential occupancy.

Floodplain:

This property is not in the 100 years flood plain. FEMA maps

Water attached to land:

No water is attached to this property

ARTICLE VII *Planned Development* *Checklist*

16-7-10 Purpose and objectives. (a) Planned developments are intended to facilitate the purposes and objectives of this Land Use Code and the City's Comprehensive Plan and to permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts. The purpose of a planned development (PD) is to encourage innovation and flexibility in the development of land so as to promote variety in the type, design and layout of buildings; improve the integration, character and quality of land uses; promote the more efficient use of land and infrastructure while achieving compatibility of land uses; achieve economy in the delivery and maintenance of public services, and promote the preservation of open space and natural and scenic areas.

16-7-40 (a) No land shall be designated PD in the absence of a PD Development Plan, which plan shall set forth the written and graphic materials as described in this Article. All PD Development Plans must conform to and be consistent with the City's Comprehensive Plan and other adopted plans. PD Development Plans shall be reviewed to ensure that the general public health, safety and welfare are safeguarded and for substantial conformance to the evaluation criteria described in subsection (b). The PD Development Plan may allow for the mixture of uses and greater diversity of building types, promote environmental protection, limit sprawl, improve design quality and offer a higher-quality living environment, encourage innovative design and a variety of housing types, preserve historic buildings and sites, promote bicycles and walking as an alternative to the automobile, and manage the increase

in demand for public amenities as is feasible for the site and proposed use.

(1) Minimum Dimensional Standards.

All Minimum Dimensional Standards are met and/or exceeded.
(See (6) Below)

(2) Trails and Open Space.

We propose to connect the frontage of the project to the Hwy 50 Corridor plan for sidewalks, biking, also for access to existing trail systems available. We propose to pay the \$2,000/unit fee in lieu for our contribution as this is an in-fill parcel.

(3) Ownership and Maintenance.

Ownership will be by the newly formed Salida Crossings Condominium Owners Association, which will consist of onsite management, landscape maintenance, snow removal, trash service, asphalt maintenance, utilities for common areas, maintenance plan for exterior surfaces and hardscapes, maintenance and cleaning of all common areas, Owners responsibility will be utilities for their unit, personal unit maintenance of all interior spaces, phone service, internet service.

(4) Water and Sewer.

Water and Sewer will be served by the City of Salida Public Works Dept. We have been working with David Lady thru this process. An Engineer's estimate of public utility improvements is attached.

(5) Residential Density.

Under the C-1 zoning, we are currently restricted to 1 dwelling unit/2800 sq ft of property. That gives us 49 units total for housing. This could be accomplished in one building with included commercial

space, and 75% of the land would still be available for use. We propose a density of 134 dwelling units on 3.15 acres which gives the project a density of 1 dwelling unit/1024 sq ft.. This density with the proposed buildings uses 41,601 sq ft for the footprint (less than 1 acre) which is 38% of the total lot coverage (60% is the maximum for the zoning).

(6) Relationship to the Subdivision Regulations.

Site Data Table		
	C-1	PD
Residential Density (units/acre)	15.5	42.5
Residential Density (units/lot sf)	2,800	1,024
Number of Units	49	134
Lot Coverage - Buildings	60%	38%
Lot Coverage - Paving	60%	48%
Coverage Cumulative	90%	86%
Minimum Landscape Area	10%	14%
Primary Building Side Setback (ft)	5	65-75
Primary Building Front Setback (ft)	10	75
Primary Building Rear Setback (ft)	5	50
Accessory Building Side Setback (ft)	3	5
Accessory Building Rear Setback (ft)	5	5
Maximum Height Primary Building (ft/in)	35	37/8 - 48/1
Maximum Height Accessory Building (ft)	25	15
Property Size (Sq. Ft.)		137,254
Min. Lot Frontage (Ft.)		335-7"
Max. Lot Coverage (Structures) (Sq.Ft.)		528-4"
Min. Setback from Side Lot Line (Ft.)		5
Min. Setback from Rear Lot Line (Ft.)		5
Min. Setback from Front Lot Line (Ft.)		10

Maximum Lot coverage should read 41601 sq ft.

(7) Improvement Standards.

Adhere to section 16-8 of the Salida Land Use Code

(8) Maximum height of buildings

Extensive research has been given to this subject, plus we have analyzed your comments from previous meetings to produce the concept that is before you today. We think that the City already has a great guideline in the current Land Use Code for the determination of height entitlement/restrictions.

(8) The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:

- a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
- b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
- c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.

We are addressing the above concerns from the code above, but also found this from section is in 16-4-200.

(3) Maximum Height for Public and Institutional Uses. The maximum height allowed for public and institutional uses in commercial zones as listed in Table 16-D shall be fifty-four (54) feet. For each foot of height above thirty-five (35) feet, the required side yard setback shall be increased by one (1) foot. Public and institutional structures which are constructed in accordance with the provisions of this Chapter may be converted to private use, after which transfer they shall be considered legally nonconforming. The maximum height for public and institutional uses in residential zones as listed in Table 16-D shall remain thirty-five (35) feet unless altered through the Planned Development process.

We looked at this section of the code, plus the section for Height, and found that what we are proposing #1) Blends with the construction that is new on Hwy 50 Corridor that has been completed the last 5 years

(Altamont, New Car Dealership, Hampton Inn, Pueblo Bank and Trust) (No extreme contrast, #2) The front building with a height of just under 38', and with the trees lining the street, is not obtrusive, or over-bearing in size or shape compared to the surrounding buildings, #3) plus the rear buildings being raised to 48' are for the most part hidden by the front building (See 3D renderings Views #1, #2, #4) and from the West the project is blocked by the Gateway Motel, and from the East the project is about 75' from the 7-11 and 75' from the Oak Partners Condo project with no adverse effect (The Oak Street Partners project will actually benefit by demolishing the old building which is 22' tall and very close to the project, will allow for more air and light), buildings from the southside of the Hwy are about 225' from any structure and there may be a small loss of view of "S" mountain. Structures from the north are Illinois Apartments (appx 65' from the closest building) (the project affects 1/2 of one building in the rear 4 months out of the year (Oct 6-March 8) for shadows and this structure is a rental property) and Lornie Lowry's property (Her home is appx 200' away from the closest structure) has no problems with shadows or loss of air circulation, but there is a 75% loss of view to the south mountains. No other neighbors or structures with in 1/4 mile of the project have any adverse effects to their views, or to their properties.

We are including in our package a shadow study that shows the effects of the height on the neighboring property to the North. Our results show no adverse effects on neighboring properties and also that the courtyards between buildings has sufficient sun during all times of the year. By moving the buildings to the interior of the lot with large side setbacks we are able to mask the effect if any of the additional height.

The Fire Dept. Chief says their Department has no problems with our proposal

(9) Gross Building Floor Area

See attached plans

(10) Permitted Uses.

The C-1 zoning regulations allow for a mixed-use development, retail development, office space development, Hotel development, Residential development, condominium development. We propose the following for the PD Overlay, (1. Allow the height adjustment as outlined in section 16-7-60. (2. Increase density as outlined in the above reference (5)

(11) Transportation design.

We have prepared the daily trips chart, applied for a new CDOT permit, and have a complete traffic study being conducted.

(12) Development Standards.

We intend to follow without deviation the development standards as outlined in the code.

(13) Energy Efficient Design

Our current design is for a highly energy efficient design with very efficient windows, high R values for insulation and extraordinary steps for quiet.

(14) Housing Types

As this project is on 1 lot, we are proposing housing at a price point and design not seen in Chaffee County.

(15) Fiscal Impacts on City

There should be negative impact to services, roads, utilities, or staffing for the City

(16) Amenities

Amenities are outdoor patio for restaurant and community, playground for children, large dog walk for pets, exercise room for owners/tenants.

(17) Special Conditions

This project is designed to bring tax revenue to the city, truly affordable housing to the City of Salida, and a large revenue boost to the community.

(18) Adjacent Developments

No adjacent developments will be adversely affected now, or in the future.

(19) Phasing

This project is to be completed in 3 phases. Phase 1 is building “A” facing Hwy 50 with retail facing the Hwy and residential condos on the first floor facing north with 2 more stories of Residential condos on these floors for a total of 38 condos and 8200 sq ft of retail. There has been accommodations for the fire dept., police dept., trash service, roads, and owners to safely live, play, and work with only 1 phase being completed.

The next 2 phases are also stand-alone phases as outlined and as per the site plans and diagrams in this packet.

(20) Trails and Open spaces

Since this is an in-fill parcel, we are planning to pay the city \$2000 per residential unit fee-in-lieu.

(21) Design Standards

We plan on following all design standards as set forth by the City of Salida.

(22) Comprehensive Plan Compatibility

Comprehensive Plan-Affordable Housing

“The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own.”

“In the recent 2009 and 2013 Salida Community Survey, affordable housing repeatedly ranked as one of the greatest concerns of the community. This issue ranked highly with both new members of the community and long-time residents. The concern about housing is not just for young people getting started in their careers, but also for their parents who risk losing their children who must move to other areas to make ends meet. Salida has historically been a community where multiple generations can grow up and live out their lives. Increasing housing costs along with lack of employment are beginning to erode that valuable social fabric of the community.”

Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

Action H-I.1.c – Review condominium regulations to ensure compatibility in neighborhoods and to provide for additional density and housing types.

Action H-I.3.a – Work with neighborhoods to identify and prioritize infrastructure deficiencies such as sidewalks, curbs, lighting, storm water drainage and street trees.

Policy H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

Action H-II.1.d – Revise development standards, procedures or fee structures that are barriers to the free market development of affordable housing.

Action H-II.1.e – Design affordable housing that fits with the character of the neighborhood.

Policy H-II.2 – Monitor demographic and market shifts to understand the needs for affordable housing in the community.

Policy H-III.1 - Energy efficient housing reduces the operating costs of the household and as well as environmental impacts.

Action H-III.1.g – Expand energy efficiency codes for new and existing buildings to support weatherization and energy efficiency audits and upgrades for low income families.

The above statement and Actions listed are just a few of the points that our plan for this parcel meets or exceeds the compatibility with the City's Comprehensive Plan

(23) Development schedule

Our schedule for development is 1st- Receive City approval, Finish plans and specs, break ground within 90 days of city approval, finish entire project within 3 years of breaking ground on phase 1.

Signed:

Date:







