



STAFF REPORT

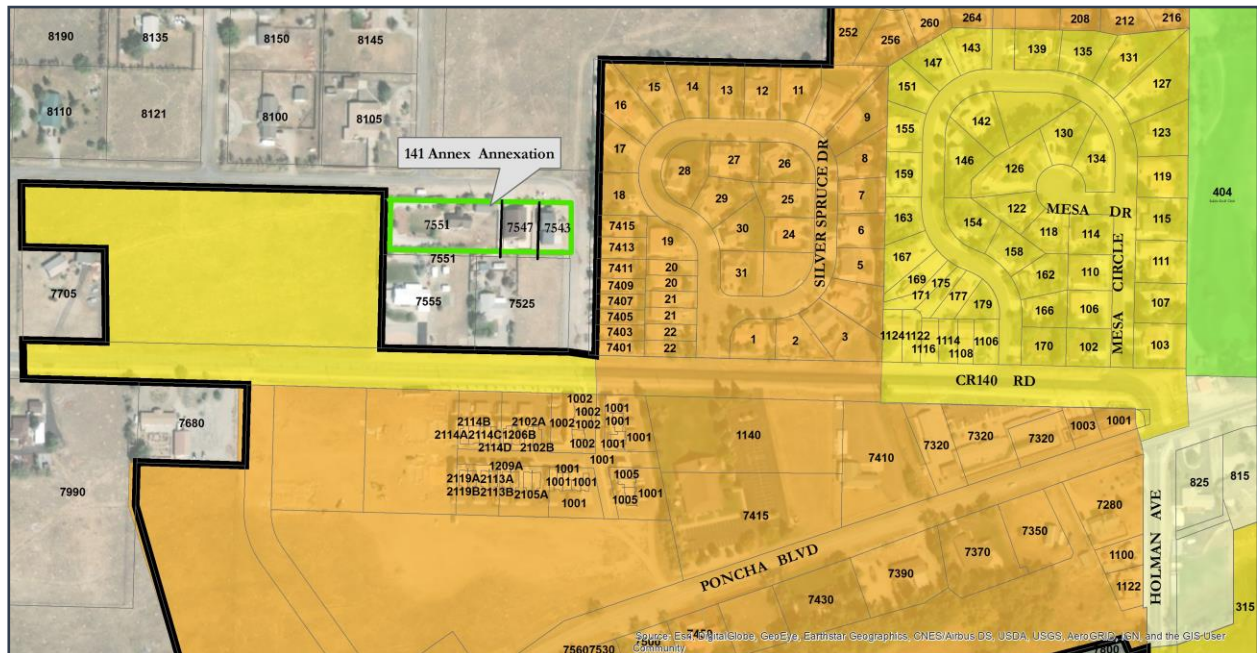
MEETING DATE: December 14, 2021
AGENDA ITEM TITLE: 141 Annex - Annexation - Zoning Review
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, are required to annex their property when eligible as discussed in the 141 Annex Annexation application. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The applicants have requested approval to have each of their lots (1.358 acres total) zoned Medium-Density Residential (R-2), following approval of annexation of the lots into the City of Salida. The property is located between County Roads 140 and 141, as shown on the portion of the City's address and zoning map below.

A complete legal description is shown as exhibit A with the annexation application.



SURROUNDING LAND USE AND ZONING: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north and south remain in Chaffee County and are also zoned RES. The properties to the east and west are within the city limits. The properties to the east are zoned High Density Residential (R-3) and the property to the west is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).



REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-2 would be consistent with the zoning found in the adjacent Upchurch Annexation and would continue the regular pattern of zone district application.
2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the Medium-Density Residential (R-2) zone district is: "to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings, and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities."

- The parcels being annexed are developed with single-family residences on each lot. Staff supports the request to zone the subject property as Medium-Density Residential (R-2).
3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- The zoning classification of Medium Density (R-2) is consistent and compatible with the zoning of the adjoining Upchurch property which is also at the edge of the MSA.
4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the site as Medium-Density Residential (R-2).

RECOMMENDED MOTION:

“I make a motion to recommend the City Council approve the proposed zoning of the subject site to Medium-Density Residential (R-2) Zone District, as it meets the review standards for a zoning/rezoning.”