



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

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

Land use categories fall into three groups:

- Residential Neighborhoods
- Mixed-Use and Industrial
- Other

The FLUM reflects reasonable assumptions about future land use in City limits and the MSA based on current plans and commitments. Based on community input received, the FLUM has been refined as part of the Land Use Code Rewrite Process, and will be one of the primary mechanisms the City will use to implement community priorities embodied in the FLUM.

Why is the FLUM Important?

The City has developed a FLUM to:

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

Residential Neighborhoods

More details on

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The existing pattern of a mixture of housing types, family sizes, and incomes in Salida neighborhoods is integral to the character of the community. Over time, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub-standard housing or leave the community. To help maintain the sense of community that residents enjoy, and ensure the City’s economic and social diversity is not diminished, Salida will need to continue to accommodate housing in a variety of forms and at higher densities to allow for greater long-term affordability for the workforce.

The FLUM includes four categories of neighborhoods:

- Low-Intensity Residential Neighborhoods
- Variable Residential Neighborhoods
- Higher-Efficiency Residential Neighborhoods
- Mobile & Manufactured Home Parks/ Neighborhoods

These categories reflect characteristics of existing neighborhoods in Salida that should be retained as infill and redevelopment occurs and characteristics that should be incorporated as part of new neighborhoods built within the City’s Municipal Services Area (MSA). Densities associated with each category also highlight ways in which existing neighborhoods are anticipated to evolve over the next 10 to 20 years based on a variety of factors. These factors include— but are not limited to, market demand, location, proximity to services and amenities, the availability of infrastructure and services, the age and condition of existing housing stock, the availability of vacant lots or larger plots of land, and zoning.

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

Mixed-Use and Industrial

More details on

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Salida’s historic downtown and commercial corridors function as a service and employment hub for many in the immediate region. The City’s mix of local shops, restaurants, breweries, hotels, and daily goods/ services draw locals and visitors and contribute to the local economy. The City’s Comprehensive Plan highlights the importance of supporting existing businesses and jobs in the community as well as providing opportunities for new ones to meet the changing needs of the community. The revitalization of underutilized sites and buildings through infill, redevelopment, and adaptive reuse is a priority for Salida to maximize available infrastructure, expand access to housing and services, and minimize the community’s overall footprint.

The FLUM includes four categories of mixed-use commercial and employment areas:

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

These categories reflect the community’s desire to establish a distinct identity for different mixed-use areas in Salida that draw from each area’s history and development context, and address specific community needs. Some areas—like the Highway 50 corridor—are auto-oriented today, but have specific areas that may evolve into mixed-use centers that include a greater mix of uses and higher densities at key nodes over time. Other areas will require annexation and/or the extension of municipal services to reach their full potential. Most mixed-use commercial and employment areas in Salida will also support some level of residential development in the future.

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

Other

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The FLUM includes four categories of other areas:

- Undeveloped Reserve
- Public/Quasi-Public
- Parks, Open Space, and Recreation

Low-Intensity Residential Neighborhoods



Intent: Retain the eclectic character of existing large-lot neighborhoods while allowing for a very gradual increase in density and expanded housing options over time.

Characteristics:

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

Variable Residential Neighborhoods



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

Characteristics:

- **Mix of housing types.** Provides opportunities for a mix of smaller lot, single-family detached homes, duplexes, triplexes, fourplexes, townhomes, rowhouses, small apartment buildings, accessory dwelling units, and other housing types.
- **Built form.** Consistent with the varied character of older areas of Salida, Variable Residential Neighborhoods are organized around walkable blocks with alleys, detached sidewalks, and street trees. While blocks of single-family homes exist in some areas, many blocks include an integrated mix of housing types and pockets of higher density development, lending to the eclectic character of the neighborhood. Generally, garages are alley-loaded to maintain a pedestrian-oriented streetscape.
- **Infill/new development considerations.** Building heights range from one to three stories. Varied building massing and form is encouraged, as consistent with traditional building forms found in Salida.
- **Locations.** Includes neighborhoods in and around the core of Salida, but also provides opportunities for new neighborhoods within the Municipal Services Area (MSA). The Variable Residential Neighborhood currently accounts for the most land mass of any residential category.
- **How efficient is the use of existing infrastructure (e.g., water/wastewater/streets)?** Medium

Higher-Efficiency Residential Neighborhoods



Intent: Support the retention of existing workforce and affordable housing stock at the community's edges, and provide opportunities for new Higher-Efficiency Residential Neighborhoods disbursed throughout the community. These areas are intended more efficient use of available municipal infrastructure such as water, sewer, and streets.

Characteristics:

- **Mix of housing types.** Provides for a diversity of attached single- and multi-family dwellings on smaller lots, including duplexes, triplexes, fourplexes, apartments, rowhouses, and townhomes. While lower-intensity uses exist in some areas, higher efficiency development will be required in the future.
- **Built form.** The built form of Higher-Efficiency Residential Neighborhoods varies greatly by location, but consists predominantly of two- and three-story multi-family apartment complexes.
- **Infill/new development considerations.** As the Highway 50 & 291 corridors develops, targeted infill and redevelopment adjacent to the corridors is encouraged to support commercial activity, buffer commercial areas, and provide a transition to adjacent Variable Residential Neighborhoods. Opportunities for Higher-Efficiency Residential Neighborhoods should also be considered around the downtown and to replace some existing Industrial zoning in residential neighborhoods. Opportunities to improve connections to adjacent services and amenities should be considered.
- **Locations.** Includes higher density "pocket" neighborhoods both within and at the edges of the community.
- **How efficient is the use of existing infrastructure (e.g., water/wastewater/streets)?** High

Mobile & Manufactured Home Parks/Neighborhoods



Intent: Support the retention of naturally occurring workforce and affordable housing (e.g. mobile & manufactured homes) where it exists today and maintain opportunities for new manufactured home neighborhoods and other more affordable housing options. (Such affordability cannot be replicated today through most other types of housing, even modular, because of the high land and construction costs. When mobile home parks/lands are redeveloped, most occupants are displaced and unable to locate elsewhere).

Characteristics:

- **Mix of housing types.** Provides dedicated areas for mobile homes (built prior to 1976) and manufactured homes (built to HUD Code - since 1976).
- **Built form.** The built form of Mobile & Manufactured Home Parks/Neighborhoods varies by location, ranging from older mobile home parks to newer manufactured/mobile homes.
- **Infill/new development considerations.** Opportunities to improve connections to adjacent services and amenities should be considered. Opportunities for multiple manufactured homes on a single lot, without being considered a mobile home "park."
- **Locations.** Includes higher density "pocket" neighborhoods both within and at the edges of the community.
- **How efficient is the use of existing infrastructure (e.g., water/wastewater/streets)?** Medium-High

Neighborhood Mixed-Use



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

Characteristics:

- **Mix of uses.** Includes neighborhood-serving retail, office, and services, as well as a variety of housing types.
- **Built form.** Includes small nodes of one-, two-, and three-story commercial storefronts and mixed-use buildings that have historically served the immediate neighborhood. Because they are embedded in neighborhoods or along corridors, many of these buildings have been adapted to residential uses over time. In other cases, nearby homes have been converted to offices. Uses may be mixed horizontally or vertically, but may also include all residential or all commercial use.
- **Infill/new development considerations.** The adaptive reuse of existing neighborhood nodes is encouraged to support or reintroduce a mix of neighborhood-serving uses. They can also serve as a template for new neighborhood-scale development.
- **Location.** Neighborhood Mixed-Use areas include 1st Street/Oak Street/Highway 291, as well as transition areas north of the Highway 50 corridor and could include future mixed-use nodes in neighborhoods where there will be walkable access to services and amenities, including legacy industrial uses along the former rail line (now the Monarch Spur Trail). Some opportunities may also exist as a transition zone between the downtown and surrounding residential neighborhoods.
- **How efficient is the use of existing infrastructure (e.g., water/wastewater/streets)?** Medium

Community and Regional Mixed-Use



Intent: Encourage reinvestment that enhances the economic vitality, safety, connectivity, and character of the U.S. Highway 50 corridor. Maintain the auto-reliant commercial aspects of the corridor while also identifying opportunities for walkable mixed-use centers at key intersections, to improve pedestrian safety and enjoyment, expand housing options, and support the transition of the corridor to a full-service destination for residents and visitors.

Characteristics:

- **Mix of uses.** Primary uses include a mix of retail, office, lodging, dining, auto-oriented commercial and light industrial activity. Other primary and supporting uses may include triplexes, fourplexes, and other multi-family dwellings.
- **Built form.** Existing development is primarily auto-oriented with drive-through facilities, large parking areas, and structures set-back from the street. The area features a mix of large and small low-lying buildings and larger lodging and retail establishments. While most existing development is one- to two-stories, future development may be up to four-stories at key intersections based on certain criteria.
- **Infill considerations.** A horizontal or vertical mix of uses is desired. Highway 50 frontages and ground-floor spaces in mixed-use developments should be reserved for commercial uses. Enhanced pedestrian connectivity and a reduction in surface parking is desired in certain areas. Development that backs up to neighborhoods should incorporate buffers and/or transitions in use, massing, and form to mitigate impacts on adjacent residential uses. Make visual distinction between key intersection nodes and the rest of the corridor.
- **Location.** Commercial corridors include the U.S. Highway 50 (Rainbow Boulevard) Corridor. Higher-density mixed-use centers are encouraged at major intersections with Holman Avenue, New Street, and Oak Street/Highway 291.
- **How efficient is the use of existing infrastructure (e.g., water/wastewater/streets)?** Medium-High

Downtown Mixed-Use



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

Characteristics:

- **Mix of uses.** Primary uses include a mix of ground-floor retail, office, lodging, dining, entertainment, and services. Supporting uses includes multi-family dwellings, condos, parks and public gathering spaces, and institutional uses.
- **Built form.** Existing development is historic or compatible with historic development patterns and primarily pedestrian-oriented with small parking areas, few drive-through facilities, and one- to four-story structures built to the property line. Ground floor spaces on primary street frontages are generally reserved for pedestrian- and revenue-generating uses like shops and restaurants. Single-use buildings (e.g., apartments and townhomes) should be limited to secondary streets outside of the downtown core/CBEO.
- **Infill considerations.** Infill and redevelopment are subject to the Salida Downtown Historic District (SDHD) and other regulations that support development of compatible structures and a variety of residential and commercial uses.
- **Location.** Generally, includes the area between D Street, 4th Street, the Monarch Spur Trail, and the Arkansas River.

Industrial



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

Characteristics:

- **Mix of uses.** Primary uses include a mix of manufacturing and processing activities, research and development, warehousing and distribution, indoor and outdoor storage, and associated offices.
- **Built form.** Developments are intended to vary in scale and character based on location and purpose. New business and industrial parks may buildout into campus-style developments. Loading, delivery, and storage areas should be sited to minimize impacts on adjacent uses.
- **Location.** New employment areas could occur along and near major corridors like U.S. Highway 50 and State Highway 291 that facilitate deliveries and shipping but are not proximate to significant existing or planned residential neighborhoods or Downtown.

Undeveloped Reserve



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

Characteristics:

- **Mix of uses.** Crop production, livestock operations, limited agricultural processing facilities, owner/manager residences, associated outbuildings, farm stands, agri-tourism, agriculture-related commercial services, and fallow industrial uses. However, existing agricultural uses should not be significantly intensified once they are annexed into the City, to avoid additional impacts on surrounding residential uses.
- **Built form.** Structures vary in size, design, and use but are typically set back from property lines to maintain a rural character.
- **Location.** Generally outside of the city limits, but within the City's Municipal Services Area (MSA).

Public/Quasi-Public



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

Characteristics:

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

Parks, Open Space, and Recreation



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

Characteristics:

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