



## STAFF REPORT

**MEETING DATE:** November 08, 2022

**AGENDA ITEM TITLE:** Stringer Annexation - Zoning Review

**AGENDA SECTION:** Public Hearing

### REQUEST / BACKGROUND:

Following approval of the Stringer Annexation of the a 0.17 acre property into the City of Salida, applicants Paul and Rebecca Stringer have requested a designation of the Commercial (C-1) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located along Holman Avenue, as shown on the 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 property immediately to the north remains in Chaffee County and is also zoned RES. The properties to the south and west are within the city limits and are zoned Commercial District (C-1). Directly across Holman Avenue is Centennial Park, with a zoning designation of Commercial District (C-1). Properties going north along Holman Avenue are a mix of Commercial District (C-1) and Medium Density Residential District (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 property in close proximity to the Highway 50 corridor and situated along one of five (5) total collector streets identified in The Comprehensive Plan.
  - The zoning of C-1 would be consistent with the zoning found in the adjacent parcels to the south and west, this 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 Commercial (C-1) zone district is to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. Typically, residential uses are administrative reviews within a C-1 zone district. Areas designated Commercial (C-1) are located primarily along the City's main entrance corridors.
  - The parcel being annexed has a single-family residence. The applicant's have indicated that there are no plans for future development on the property.
  - Staff supports the request to zone the subject property as Commercial District (C-1).
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 Commercial District (C-1) is consistent and compatible with the zoning of the adjoining properties directly to the south and west.
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 Commercial District (C-1).

**RECOMMENDED MOTION:**

"I make a motion to recommend the City Council approve the proposed zoning of the subject site as Commercial (C-1) Zone District, as it meets the review standards for zoning/rezoning."