



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Kristi Jefferson - Senior Planner	August 14, 2023

ITEM

Joint Planning Commission/City Council Conceptual Review of a Proposed Planned Development and Major Subdivision for the 2-acre property located at 6907 C.R. 105.

BACKGROUND

The applicant Rob Gartzman submitted an updated conceptual site plan for a Planned Development Overlay and Major Subdivision for his 2-acre property located at 6907 C.R. 105. Currently, there is one single-family residence on this property which will be removed in the future.

This property has a Pre-Annexation agreement which requires annexation at the time of development. The applicant will be applying for annexation and requesting a zoning designation of the High Density (R-3) zone district along with the major impact review application for the proposed Planned Development Overlay and Major Subdivision.

Neighboring properties to the west are within the R-3 zone district and the Confluent Park Planned Development. Properties to the North and East are within Unincorporated Chaffee County.



- The updated plan shows three (3) single-family lots, three (3) duplex lots, three (3) multi-family lots and one (1) lot for possible laundry facilities. With the lot configurations the application is proposing a total of 69 residential units. The proposed multi-family buildings will be 3 stories, and each building will have 20 units. Two of the multi-family buildings will be condominiums and the third multi-family building will be an apartment.



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The applicant will be requesting the following deviations from the standards of the High Density (R-3) zone district:

Maximum density - The maximum density allowed in the R-3 zone district for this 2 acre parcel is 36 units and the applicant is requesting for up to 69 units of density. The density allowance is increased to 41 units since the Inclusionary Housing will be provided within the development. - The request is an approximate 68% increase in density ($69-41=28$) ($28/41=68\%$).



Example: Multi-family Condo/apartment building with 20 units

Maximum height allowed in the R-3 zone district – The maximum height allowed for primary buildings is 35'. The Applicant may request a deviation from the height requirement from 35' to 40' for the condo/apartment buildings on Lots 10, 11 & 13 to allow for architectural elements to conceal mechanical systems.

Minimum lot size for the single-family - In the R-3 zone district the minimum lot size is 5,063 square feet and the applicant is requesting the minimum lot size of 2,300 square feet.

Minimum lot frontage for the single-family lots – The minimum lot frontage in the R-3 zone district is 37.5' and the applicant is requesting a minimum lot frontage of 32'.

Minimum setbacks – The required front and rear setbacks in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side yard setbacks are 5'. The applicant is requesting the minimum setbacks as shown in the table below in green.



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Zone District R-3		overall site	Duplex Lots & Laundry facility Lot	Single-family Lots	Condominium/Apartment Lots	HOA Parking lot
			Lots 4, 5, 6, 7, 8, 9 & 12	Lots 1, 2 & 3	Lots 10, 11 & 13	Lot 14
Required side setback primary building	5 feet	5'	5'	3'	5'	5'
Required rear setback principal building	20 feet	10'	5'	5'	10'	10'
Required front setback	20 feet	10'	10'	10'	5'	5'

Maximum lot coverage with structures – The maximum lot coverage with structures in the R-3 zone district is 45% and the applicant is requesting maximum lot coverage with structures of 63% for the Condominium/Apartment Lots 11, 12 and 13.

Maximum lot coverage uncovered parking/access – The maximum lot coverage for uncovered parking/ access in the R-3 zone district is 25%. The applicant is requesting up to 66% lot coverage for uncovered parking access for Lot 14.

Article XIII – Inclusionary Housing requires the Planned Development to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units. The inclusionary housing requirement is 11 deed restricted units and the applicant is interested in exceeding the required number of deed restricted units.

There may be additional deviation requests at the time of complete application submittal but at this time it appears that all other dimensional standards can be met.

Once a complete application is submitted to staff we will send it out for review by all departments and review agencies.

The applicant and staff would appreciate the input of Council and the Commission.

Attachments: General Development Application and Narrative
Subdivision Sketch Plat
Planned Development Sketch Plan



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"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <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 checked="" type="checkbox"/> Other: Conceptual Review |
| <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

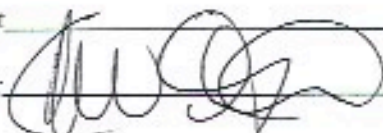
Name of Applicant: Rob Gartzman
Name of Applicant: 129 W Sackett Ave, Unit C, Salida, CO 81201
Mailing Address: 303-903-4620
Telephone Number: _____ FAX: _____
Email Address: rob@sweetiesinsalida.com
Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: _____
Street Address: 6907 CR105, Salida, CO 81201
Legal Description: Lot 3 Block _____ Subdivision Triple T Ranch (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: 8/8/23

Conceptual Review Development Description

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out sub-division that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there is a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners.

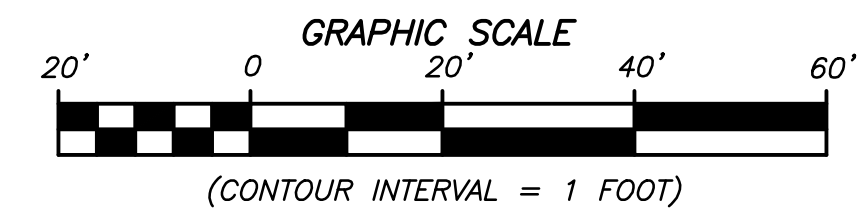
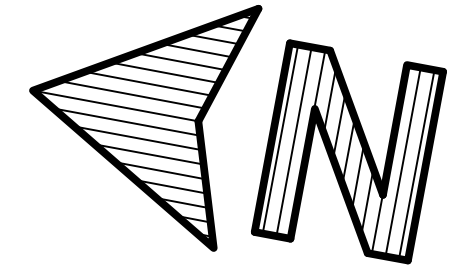
There are a total of 103 parking spots for the property for the 90 bedrooms, which exceeds the number of spaces required. 81 of the parking spots will be off-street, while the remaining 22 will be on-street. We have accomplished this while still meeting all the requirements for, sidewalks, road widths, trees, and setbacks. On the East side of the property there will be a wide sidewalk that will ultimately connect the bike paths on the north and south on CR 105.

The single-family homes and duplexes will all be one story buildings. The apartment and condo buildings are all going to be three-story walk-up buildings that currently are designed to be below 35 feet in height. City staff has recommended to ask for a extra few feet of variance to make sure all mechanical systems and candy canes are hidden. The façade of the units will feature a mountain modern architecture style to fit cohesively with the previously built structures, while also giving each of the residents a luxurious and community feeling that residents will be proud to call home.

As of right now, this development will be built in 3 phases. The first phase will build all the single-family homes and duplexes (9 units total). The second phase will build the condos (40 units) and laundry facility. The third will build the apartment rentals (20 units). By doing this in phases, it will allow for less risk for both the developer and the financier.

One of the biggest drawbacks to this development is that there is not as much green space, which is one of the variances we are asking from the city. A 1.2 acre park has been approved to be built 200 yards away which should allow for this compromise. In addition, there are plans to build a bike path on this property. We are also asking for variances of density, height, lot size and setbacks. As stated earlier, we are currently willing to deed restrict 50% of the property. Even if we do not go forward with 100% deed restriction, we plan to price all the units on this property at 120% AMI or below, with most falling at 100% AMI levels. The single-family homes and duplexes will all be priced at 120% AMI or below and the condos and apartments will all be at 100% AMI or below.

GARTZMAN SKETCH PLAN



NOTES:

- 69 UNITS: 3 SINGLE FAMILY, 6 DUPLEX, 60 CONDO. 90 TOTAL BEDROOMS. 1 LAUNDROMAT.
- 81 OFF-STREET PARKING SPACES. 22 ON-STREET PARKING SPACES. 103 TOTAL PARKING SPACES.
- 2 TYPE A CONDOS. ALL OTHER GROUND FLOOR CONDOS ARE TYPE B.
- PD REQUEST IS FOR PERMITTED USES AS SHOWN.
- PHASE 1: LOTS 1-9
- PHASE 2: LOTS 10-11
- PHASE 2A: LOT 12 (LAUNDROMAT CONCURRENT OR ASAP AFTER CONDOS COMPLETE)
- PHASE 3: LOT 13
- PUBLIC IMPROVEMENTS AND HOA LOT BUILT OUT PER PHASE LINES.
- DIMENSIONAL STANDARDS EXCEEDING THE LIMITS OF R-3 ZONING ARE SHADED GREEN IN THE TABLE BELOW.

		R-3	overall site	SF attached & laundry 4-9, 12	SF detached 1-3	condo lot 10-11, 13	HOA lot 14
lot #							
min lot size	sf	5063	87535	n/a	2300	7300	39896
density	sf/unit min	2100	1269	2300	2300	365	n/a
min lot size attached	sf	2160	n/a	2300	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	32	n/a	n/a
min lot frontage attached	ft	15	n/a	32	n/a	n/a	n/a
max lot coverage: structures	%	50	26	41	40	63	0
max lot coverage: uncovered parking/access	%	25	30	0	0	0	66
min landscape area	%	30	44	59	60	37	34
side setback primary building	ft	5	5	5	3	5	5
side setback detached accessory building	ft	3/5/10	5	5	5	5	5
rear setback principal building	ft	20	10	5	5	10	10
rear setback accessory building	ft	5	n/a	5	5	5	5
front setback	ft	20	10	10	10	5	5
max building height primary	ft	35	35	25	25	35	35
max building height detached accessory building	ft	25	n/a	25	25	25	25
parking	spaces	69	81	n/a	n/a	n/a	81

PREPARED BY:



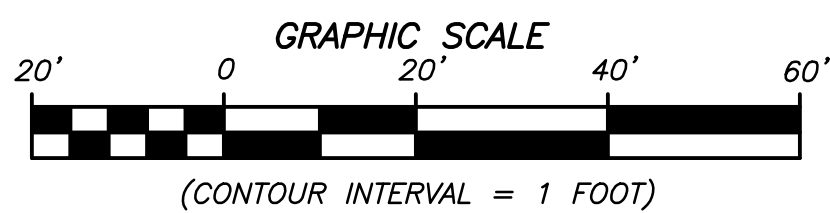
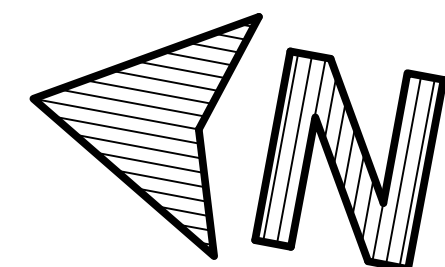
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ENGINEERING SMART GROWTH™
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7/3/23

Proposed Dimensional Standards		R-3	overall site	SF attached & laundry	SF detached	condo lot	HOA lot
lot #				4-9, 12	1-3	10-11, 13	14
min lot size	sf	5063	87535	n/a	2300	7300	39896
density	sf/unit min	2100	1269	2300	2300	365	n/a
min lot size attached	sf	2160	n/a	2300	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	32	n/a	n/a
min lot frontage attached	ft	15	n/a	32	n/a	n/a	n/a
max lot coverage: structures	%	50	26	41	40	63	0
max lot coverage: uncovered parking/access	%	25	30	0	0	0	66
min landscape area	%	30	44	59	60	37	34
side setback primary building	ft	5	5	5	3	5	5
side setback detached accessory building	ft	3/5/10	5	5	5	5	5
rear setback principal building	ft	20	10	5	5	10	10
rear setback accessory building	ft	5	n/a	5	5	5	5
front setback	ft	20	10	10	10	5	5
max building height primary	ft	35	35	25	25	35	35
max building height detached accessory building	ft	25	n/a	25	25	25	25
parking	spaces	69	81	n/a	n/a	n/a	81

GARTZMAN SKETCH PLAT



NOTES:

1. LOT 14 OWNED AND MAINTAINED BY HOA. INCLUDES PARKING LOT, LANDSCAPING, AND STORMWATER DETENTION.



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7/3/23



3 | WEST ELEVATION
1/4" = 1'-0"



SINGLE FAMILY - 2 BED	
TOTAL SQUARE FOOTAGE	845 SF
RIDGE HEGHT	16'- 5"



2 | SOUTH ELEVATION
1/4" = 1'-0"



1 | 3D View



SINGLE FAMILY

SALIDA MULTIFAMILY

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SHEET NUMBER



3 | WEST ELEVATION
1/4" = 1'-0"



DUPLEX - 2 BED	
UNIT 1 - TOTAL SQUARE FOOTAGE	837 SF
UNIT 2 - TOTAL SQUARE FOOTAGE	843 SF
RIDGE HEGHT	19'- 4"



2 | SOUTH ELEVATION
1/4" = 1'-0"



1 | 3D View

DUPLEX - 2 BED

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Planning & Entitlements

Visual Media

Landscape Architecture

Real Estate Advisory

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20 PLEX - 3 BUILDINGS		
UNIT	UNIT NO. /BLDG.	TOTAL UNIT NO.
STUDIO	16	48
2 BED	4	12
TOTAL	20	60
UNIT	SQUARE FOOTAGE	
STUDIO	471 SF	
2 BED	910 SF	
TOTAL BUILDING FOOTPRINT (EA.)		4620 SF
ESTIMATED MAX BLDG. HEIGHT		34'- 0"

1 | SIDE ELEVATION - B Copy 1
12" = 1'-0"



20 PLEX - 2 BED

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R2.10



4 | SIDE ELEVATION - B
12" = 1'-0"



2 | REAR ELEVATION
12" = 1'-0"



3 | SIDE ELEVATION - A
12" = 1'-0"



1 | FRONT ELEVATION
12" = 1'-0"



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20 PLEX - 2 BED

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