CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

ITEM

Ordinance 2021-12 First reading and setting the Public Hearing for the Chaffee County Government Major Impact Review application for a Planned Development Overlay at their property located at 104 Crestone Avenue.

BACKGROUND

The applicant, Chaffee County Government, submitted a Major Impact Review application for a Planned Development Overlay on their 3.87 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1) and the current uses are the Administrative Building, Chaffee County Courts Building, Chaffee County Dispatch and Jail Building, State Patrol Communications Building & Tower and the EMS garage (to be removed in the near future).

The applicant would like the Planned Development Overlay to closely reflect the Commercial (C-1) zone district use and dimensional standards.

A Conceptual Review Meeting with the Planning Commission and City Council occurred on July 06, 2021. At the work session there were 2 concerns identified during the review, the need for a landscape plan and the architecture of the proposed Administrative Annex. The landscape plan was submitted and approved by staff in October 2020 (approval attached to this staff report).

At the City Council/Planning Commission work session the applicant was showing the Administrative Annex building addition to demonstrate the need for the Planned Development Overlay. The rendering of the addition that was shown was a preliminary rendering and had not been refined. Although the evaluation criteria and general requirements for Planned Developments do not include architectural review, staff is suggesting that the proposed addition be compatible with the existing historic courthouse building.

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The Planning Commission reviewed the major impact review application and held a public hearing on July 26, 2021.

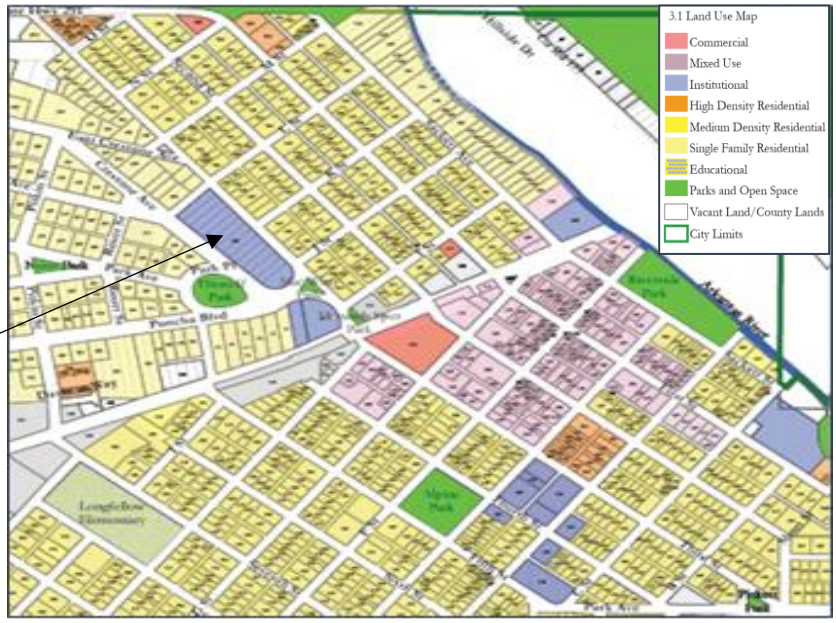
The properties surrounding this parcel are located within the Medium-Density Residential (R-2) and the Single-Family Residential (R-1) zone districts. The (R-1) zone designation does not make sense for the current and future uses of the property and there are no residential uses associated with the property. The applicant is requesting deviations from Table 16-D Schedule of Uses, Table 16-F Schedule of Dimensional Standards and Article VIII Design Standards for parking requirements.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Per Section 16-7-20 of the Salida Municipal Code, a planned development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles are most applicable to the proposal:

Action LU&G-I. 1.a. – Amend Salida's Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.

The Comprehensive Plan Land Use Map shows the Chaffee County property is Institutional.
Given that the uses of Chaffee County property have been in place since 1932 it is appropriate that the Planned Development reflect the current and future uses of the Campus.



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With the Land Use Code update we will be looking into the possibility of creating a separate zone district for Institutional properties which would be appropriate for the Chaffee County parcel as shown in the Comp Plan.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code - The PD Development Plan shall meet the following criteria, depicted on a site plan furnished by the applicant, unless the applicant can demonstrate that one (1) or more of them is not applicable or that another practical solution has been otherwise achieved.

1. Minimum Dimensional Standards. The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.

- The Chaffee County property is located within the Single Family Residential (R-1) zone district.
- The following are a list of the dimensional standard deviations being requested for the property. These deviations are also highlighted in Table 16-F below.

  - Maximum lot coverage with structures 50% instead of the required 35%.
  - Maximum lot coverage for uncovered parking/access 40% instead of the required 10%.
  - Minimum landscape area 20% instead of the required 55%.
  - Minimum Front Setback of 15’ instead of the required 30’. Minimum Rear Setback of 10’ instead of the required 30’.
  - Maximum building height for primary building 54’ instead of the required 35’. The request is to also be able to measure height from the Crestone Avenue frontage to the top of parapet walls. In the Commercial zone district Public and institutional uses are allowed 54’ building height and the existing courthouse building is 50’ in height.

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CCGFC Table 16-F Schedule of Dimensional Standards				
Dimensional Standard	**PROPOSED CCGFC-PD**	**EXISTING REQUIREMENTS (R-1)**	**Current**	**C1**
Min. lot size (sq. ft.)	N/A	7,500	163,350	5,625
Density (Min. lot sq. footage per principal dwelling unit)	N/A	3,750		2,800
Min lot size (sq. ft.)—attached units	N/A	NA		2,800
Min. lot frontage	N/A	50		38
Min. lot frontage—attached units	N/A	NA		20
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	35%	20% (approx)	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	10%	23% (approx)	60%
Min. landscape area	20%	55%	53% (approx)	10%
Min. setback from side lot line for a primary bldg.	10'	8'		5'
Min. setback from side lot line for a detached accessory bldg.	5'	5'		3', 5' or 10'
Min. setback from rear lot line: principal bldg.	10'	30'		5'
Min. setback from rear lot line: accessory bldg.	5'	5'		5'
Min. setback from front lot line	15'	30'		10'
Max. building height for a primary bldg.	54*	35'	50'	35', 54'*
Max. building height for a detached accessory bldg.	25'	25'		25'
*Public and Institutional Uses allowed up to 54'				
Multiple principle buildings allowed on campus, jail, court, admin building				
Height shall be measured from Crestone frontage finished floor level to top of parapet walls				
Maximum Height is based on institutional height in C1 District & Historic Courthouse Height				
New Annex Height is 34 feet to top of parapet wall, not including mech. equipment				

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. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.
   - The closest trail near the Chaffee County property is the Monarch Spur Trail and there are existing pedestrian connections to the Trail.

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.
   - Ownership and maintenance of the property will be maintained by Chaffee County.

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4. Water and Sewer: The developer shall provide municipal water and sewer facilities within the PD as required by the City.
   - The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.

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.
   - There are no residential uses on the property, therefore this standard does not apply.

6. Relationship to the Subdivision Regulations: The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.
   - The applicant is not requesting a subdivision with the application, therefore this standard does not apply.

7. Improvement Standards: The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.

   - The applicant received variance approval on July 27, 2020 to count the on-street parking toward their off-street parking requirement for the future Administrative Annex addition. As part of the Planned Development application the applicant is requesting that following parking standards apply to the entire property.

- In 2020 the City created 23 diagonal parking spaces along the northern and eastern perimeter of Thonhoff Park, and 16 diagonal parking spaces along the western side of Crestone Avenue, across the from the Court and Jail. The restriping of the parking spaces has benefitted County employees and citizens utilizing County services. Additional parallel parking spaces are also available on the east and south perimeter of the park and the other side of Park Place.

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

- The R-1 zoning and corresponding parking limits are not compatible with the current and historical uses of the property.
- There are currently 92 on-site parking spaces to serve the existing and future uses of the property. With the addition of the Administrative Annex the applicant will lose approximately 14 parking spaces.

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.
   - The applicant is requesting a maximum height of 54'. In the Commercial zone district Public and institutional uses are allowed 54' building height. The original 1932 courthouse was constructed prior to the surrounding development and has existed since its original construction at 50 feet.
   - The request is also to be allowed to measure the height from the Crestone Avenue frontage. In the Land Use Code, the definition of building height means the distance measured on a vertical plane from the average preconstruction or post-construction grade around the perimeter foundation of a building or structure, whichever is lower, to the highest point on the roof surface of the building or structure.
   - The existing building and future annex are on the mesa and set back enough that there should be no shadowing on neighboring properties and no adverse visual impact.

- The Fire Department has no concerns with the request. There are several hydrants surrounding the property and the Fire Department has the equipment to provide adequate fire protection.

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.
   - Land Use Code Sec. 16-3-40(a) (1) requires administrative review approval for nonresidential or mixed-use <20,000 sq. ft. gross floor area. Administrative Review approval will be required with the addition of the potential future 15,000 sq. ft. Administrative Annex building.

10. Permitted Uses: A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted. Uses within the PD will be permitted upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses. The PD shall be designed, insofar as practicable when considering the overall size of the PD, to provide commercial, recreational and educational amenities to its residents to alleviate the necessity of increased traffic and traffic congestion.

    - The County offices pre-date the City's existing zoning districts. The current and future uses and zoning are not compatible in the Single-Family Residential (R-1) zone district.
    - In the R-1 zone district Community Buildings and Government administrative facilities and services require Limited Impact Review approval. If the Planned Development Overlay is approved the use will be permitted without additional review.

    - The applicant is requesting the following Use Table for proposed Planned Development Overlay:

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

11. Transportation Design: The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater

transportation pattern of the City and surrounding area. The street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience and access. Private internal streets may be permitted, provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Non-motorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.

The City is in the process of completing the West Third Street and Poncha Blvd

- The Public Works Director is recommending the following:
  - Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements.
  - Civil drawings and a drainage report to be included for review.
- The City streets that surround the Chaffee County property have been in place many years.

12. <u>Development Standards:</u> 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. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

- The applicant is requesting a deviation from the parking standards as discussed above.

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 property is served by existing City services.

14. Variety in Housing Types: Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.
    - This standard applies to residential uses.

15. Fiscal Impacts: The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.
    - There will be no fiscal impacts.

16. 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 proposed Planned Development Overlay allows for the current uses and future expansion of County services in a location that provides the highest and best use of the property and the efficiency of having all services at one location.

17. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.
    - There are no special physical conditions related to this site.

18. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.
    - There have been no objections from neighboring property owners at this time.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS- Section 16-7-40(d)

In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

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(1) Staging of Development: There shall be no staging of development in a minor PD.
- There will be no staging for the Chaffee County Campus.

(2) Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
- There are no commercial or residential uses, the entire Campus has Public and Institutional Uses.

(3) Public Places:
- There is ample green space within the development especially with the new street configuration and Thonhoff Park is also located right across the Street from the property.

(4) Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.
- This PD provides governmental services for all citizens of Chaffee County where the existing and future uses are not possible in the R-1 zone district without Limited Impact Review approval.

(5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.
- No public open space is dedicated through this development since more than half of the property has well established landscaping, Thonhoff Park is located across the Street and Monarch Spur Trail is within a block from the Chaffee County property.

REVIEW AGENCY COMMENTS:

Public Works Department – David Lady recommended the installation of Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report to be included for review.

FISCAL NOTE: None

PLANNING COMMISSION RECOMMENDATION The Planning Commission reviewed the Major Impact Review application for the Planned Development Overlay request and held a public hearing on July 26, 2021. The Commission recommended that City Council approve the Planned Development Overlay with the three (3) conditions recommended by staff. The recommendation was not unanimous with a vote of (4-3 vote).

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Commissioners were concerned with the architecture of the proposed Administrative Annex building and recommended the new building reflect the architecture of the historic courthouse building with matched vertical fenestration and color palette of the existing attached buildings.
A few of the Commissioners were concerned with the proposed 50% maximum lot coverage with structures and the proposed 20% minimum landscape area requests.

STAFF RECOMMENDATION

Based upon the criteria for Planned Developments and consistency with the Salida Comprehensive Plan staff recommends City Council approve the Major Impact Review application for a Planned Development Overlay for the Chaffee County property located at 104 Crestone Avenue with the following conditions:

1. That the applicant meet the recommendations of the Public Works Director including the installation of sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report to be included for review.

2. That Table 16-F Schedule of Dimensional Standards, Table 16-J Off-Street Parking standards by use and Table 16-D Schedule of Uses be added to the plat prior to recording the Planned Development.

3. Administrative review and approval as required for the 15,000 sq. ft. Annex addition.

SUGGESTED MOTION

A Council person should make a motion "to approve Ordinance 2021-12 on first reading and set the public hearing for September 07, 2021."

Attachments:
Ordinance 2021-12
Administrative Review approval with Landscape Plan
Planned Development Plat
PD Application Materials
Proof of Notice

CITY OF SALIDA, COLORADO
ORDINANCE NO. 12
SERIES OF 2021

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING A 3.87 ACRE AREA OF LAND KNOWN AS THE CHAFFEE COUNTY GOVERNMENT CAMPUS WITH A PLANNED DEVELOPMENT OVERLAY

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Planned Development Overlay request for the subject property on July 26, 2021 and forwarded City Council a recommendation of approval of the request, with conditions, pursuant to the submitted application; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on September 07, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section One

That the entirety of the property comprising the Chaffee County Government, to wit, the 3.87 acres is hereby zoned Single-Family Residential (R-1) with a Planned Development Overlay (PD) as shown on the Chaffee County Government Planned Development map attached to this ordinance.

Section Two

Upon approval by the City Council the Chaffee County Government Planned Development Overlay shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon approval by the City Council the applicant shall submit a final Mylar of Exhibit A; and incorporating the two (2) conditions of approval for the Mayor's signature and recordation.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING, on August 17, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2021 and set for second reading and public hearing on the 7th day of September 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the _____ day of September, 2021.

CITY OF SALIDA, COLORADO

_____
P.T. Wood, Mayor

[SEAL]

ATTEST:

_____
City Clerk/Deputy Clerk

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING A MAJOR IMPACT REVIEW APPLICATION FOR A PLANNED DEVELOPMENT

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on July 26, 2021 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 and online at the following link: https://attendee.gotowebinar.com/rt/1909092342220683277.

The applicant, Chaffee County Government, is requesting Major Impact Review approval for a Planned Development Overlay (PD) on their property located at 104 Crestone Avenue. The property is located within the Single-family Residential (R-1) zone district and the applicant would like the Planned Development Overlay to closely align with the Commercial (C-1) zone district standards and Use Table.

Any recommendation by the Planning Commission for the Planned Development Overlay shall be forwarded to the City Council for review and a public hearing, currently scheduled for September 7, 2021, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: https://attendee.gotowebinar.com/register/6382995264411204366.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail July 9, 2021

October 6, 2020

Bob Christiansen
Chaffee County Administrator
104 Crestone Ave
Salida, Colorado 81201

RE: Administrative Review Decision – 104 Crestone Avenue Rear Drive Lane & Landscape Plan

Dear Bob,

The intent of this letter is to notify you of the administrative review decision regarding the proposed rear drive lane and landscape plan for 104 Crestone Avenue/Chaffee County Administration Building. After reviewing your application, all necessary materials have been submitted for this to be a complete application. The requirement for administrative review is per the conditions of approval for requested variances reviewed and approved on July 27th, 2020 as stated and discussed below:

1. Prior to construction of the drive lane, the applicant shall submit construction plans to City staff for administrative review.

   Construction plans have been submitted and are included in the file. This condition is met.

2. Prior to submittal, the applicant shall investigate alternatives to paving the drive lane, such as heavy-duty porous pavers, "grass-crete," or other materials such as asphalt that will blend in with the surrounding green space.

   The applicant notes in a supplemental memo dated 10/6/2020 (included in the file) that they intend to use geotextile fabric as a base to help protect the two trees at the drive lane entrance. They also describe the choice to use asphalt over other permeable options due to cost, availability, maintenance attributes, and load dispersal, among other rationale. This condition is met.

3. The access drive lane shall not be for use by the general public, nor shall it be used for the storage of vehicles. The applicant shall sign the drive with "No Parking."

   The applicant notes that they will install signs that say no public access and no parking. This condition is met.

4. The applicant shall make a good-faith effort to protect other nearby trees by installing root zone protection fencing as part of the access lane construction process.

   The landscape plans indicate that root zone protection fencing will be installed around all trees in the vicinity of construction, per the requirement. This condition is met.

5. The applicant shall plant and maintain, within the green space, two new trees for every tree that needs to be removed as part of the proposed development and related tree assessment report. A landscape plan for the site, prepared by a certified landscape architect shall accompany the plans submitted to City staff for review.

   The landscape plan, prepared by Evan W. Brady, PLA/ASLA with Mountain Aspect Landscape Architecture, LLC indicates that three trees will be purposefully removed as part of the project. The plan prescribes the planting of a total of seven new minimum 2-inch deciduous trees within the green space of the subject property. This condition is met.

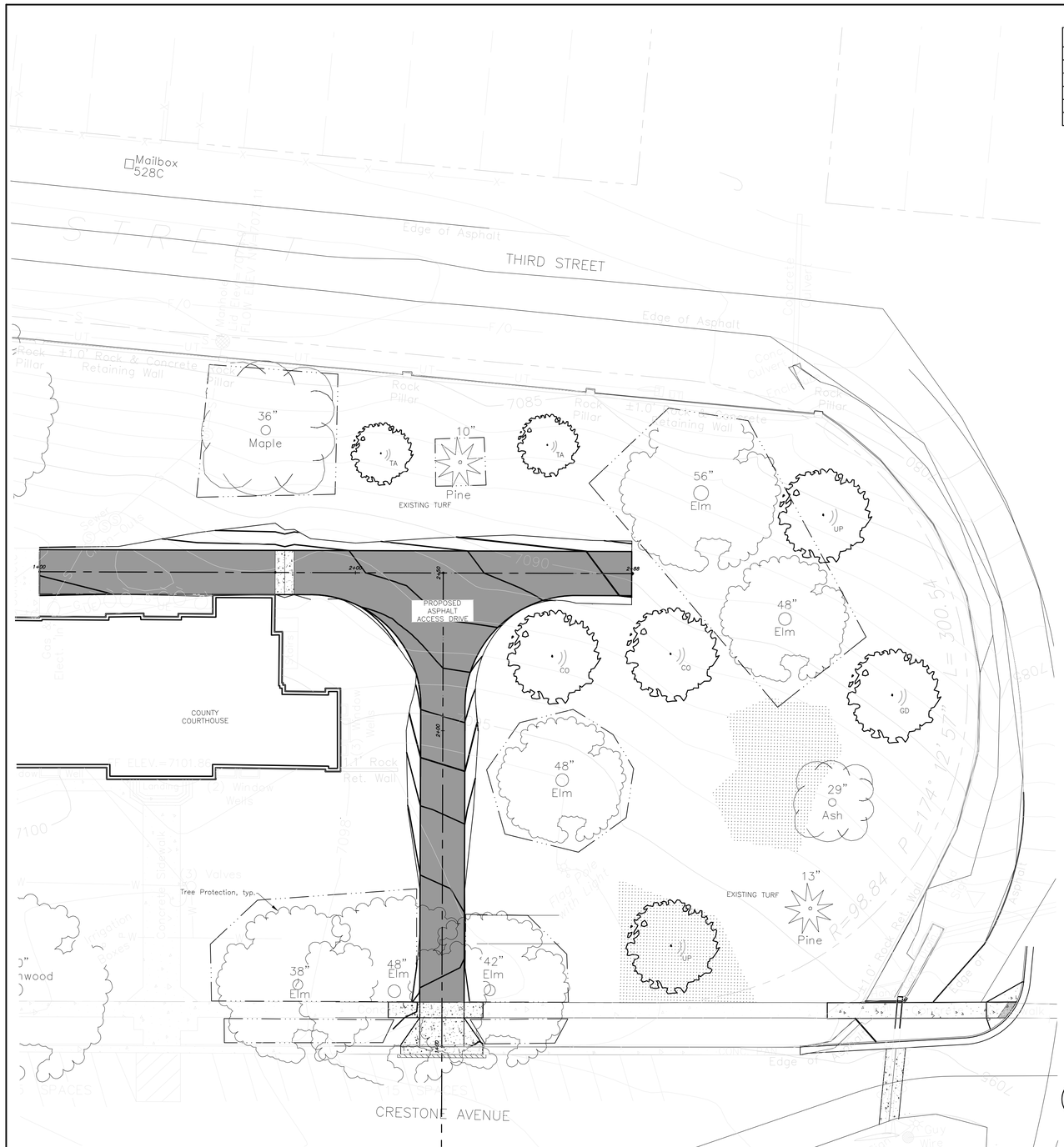
The application demonstrates that the proposed rear drive lane and landscape plan will satisfy the above conditions, and therefore the administrator has **APPROVED** your application.

The applicant is reminded that any work within City right-of-way will require a street cut permit and is encouraged to contact Public Works at 719-539-6257. Please do not hesitate to contact me regarding any additional questions: (719) 530-2634 or bill.almquist@cityofsalida.com.

Sincerely,

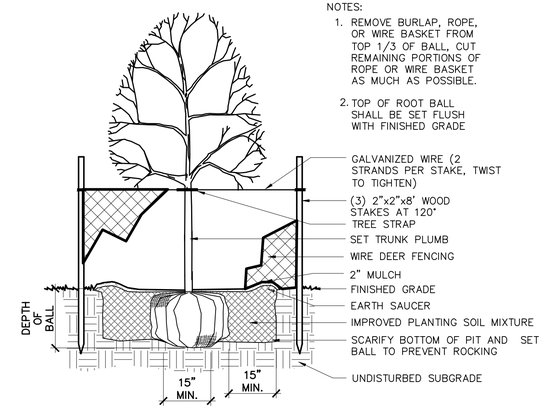
Bill Almquist
Planner

CC: Joe Deluca – Crabtree Group, Inc.

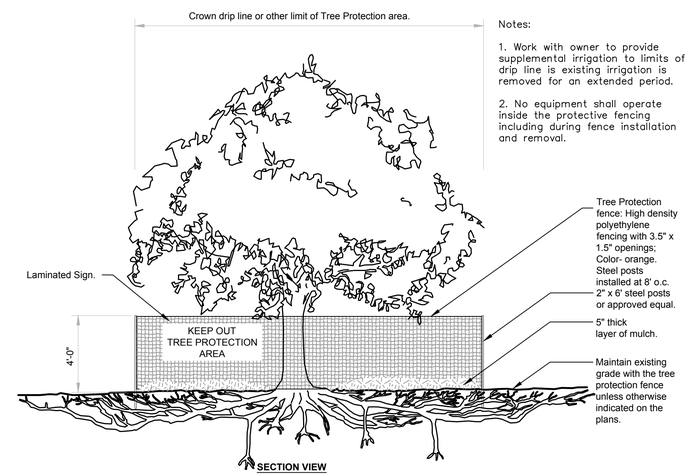


Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
		Deciduous Trees					
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



Notes:

1. Work with owner to provide supplemental irrigation to limits of drip line is existing irrigation is removed for an extended period.

2. No equipment shall operate inside the protective fencing including during fence installation and removal.

2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

PLANT LEGEND

48" Elm — Existing Tree with Tree Protection

CO — Proposed Tree

20 0 20
GRAPHIC SCALE

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

- ○ Preliminary Drawing - Not For Construction.
- ● Bid Set
- ○ For Construction
- ○ As Built

Revisions
Date: By:

Tree Protection and Planting Plan

Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning

Mountain Aspect Landscape Architecture, LLC
PO Box 1572
Salida, CO
719-239-1506
www.mountainaspect.com

EVAN WATERS BRADY
9840
Date: 9/24/20
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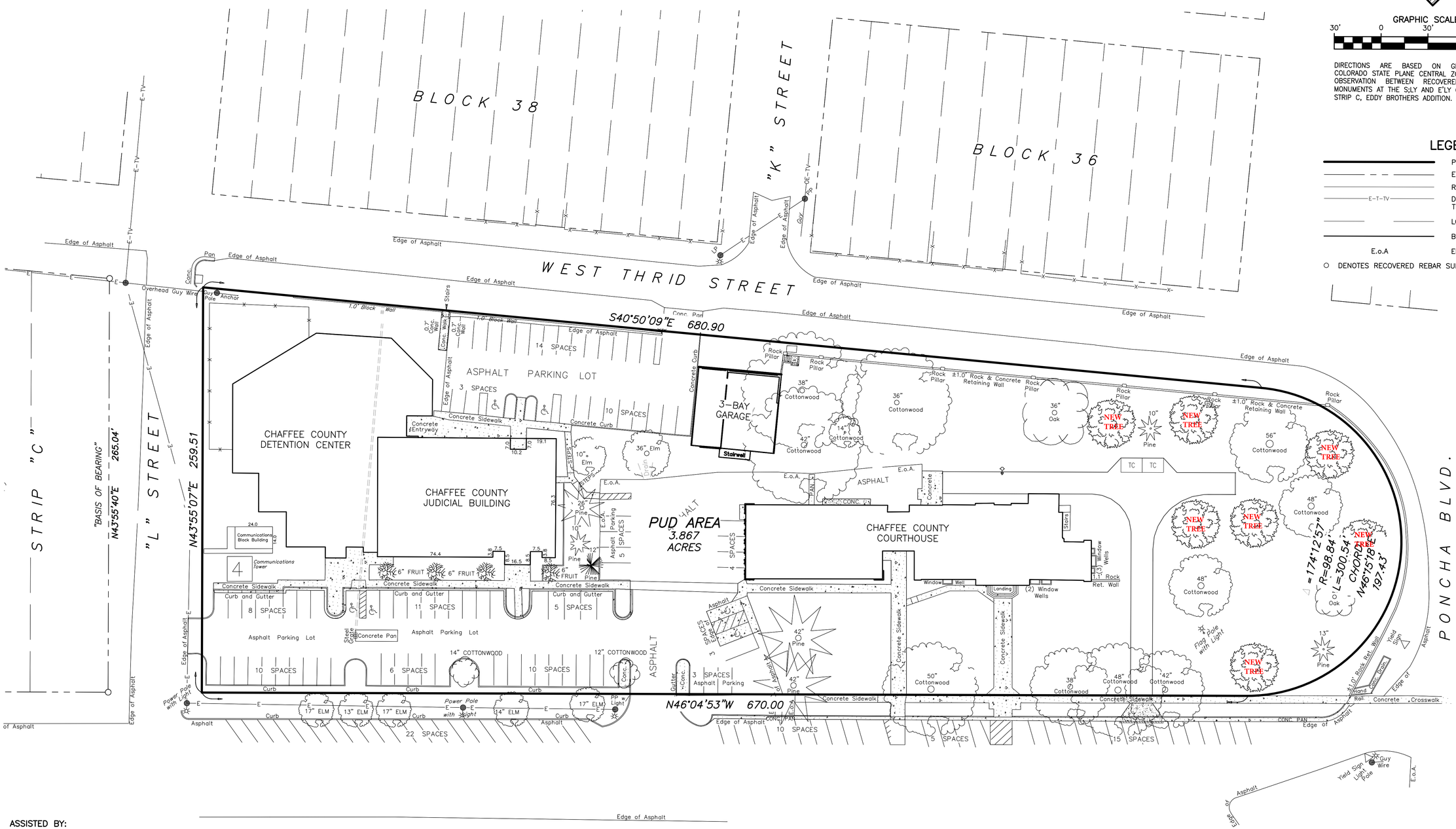
STATE OF COLORADO
LICENSED
LANDSCAPE ARCHITECT

SHEET
L100

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

EXHIBIT A



GRAPHIC SCALE

30' 0 30' 60' 90'

DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S;LY AND E'LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- ROADWAY EDGE
- E-T-TV — DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
- LOT LINE
- BUILDING FOOTPRINT
- E.o.A — EDGE OF ASPHALT
- ○ DENOTES RECOVERED REBAR SURVEY MONUMENT.

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

325 D STREET
SALIDA, CO 81201
PH: 719-539-1675

918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

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.

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

COUNTY COURTHOUSE P.U.D.
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS
SALIDA, CO — CITY OF SALIDA — COLORADO

Job Number: PROJ. NO.	HENDERSON LAND SURVEYING CO., INC.
TPC FILE: J-05-081	203 G STREET — SALIDA, COLORADO
DRAWN BY: TLV	DATE: MAY. 2021
CHECKED: MKH	DRAWING NO. X-XX-XX
Fld. book: S309, Pgs. 8-16 DC TSC3	

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
- ☐ 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: Chaffee County Government

Mailing Address: PO Box 699, Salida, CO 81201

Telephone Number: 719-539-5560 FAX: _____

Email Address: bchristianse@chaffeecounty.org

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: Chaffee County Campus

Street Address: 104 Crestone Avenue

Legal Description: Lot_____ Block _____ Subdivision_____ (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 Joseph H. DeLuca "Crabtree Group, Inc." Date 5/26/21

Signature of property owner - Greg Felt Date 5/27/21

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)

[x] 1. A General Development Agreement completed.

[x] 2. 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;

[x] 3. A brief written description of the proposed development signed by the applicant;

[x] 4. Special Fee and Cost Reimbursement Agreement completed.

[x] 5. 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.

☐ 7. 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).

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

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

☐ 10. 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 drainage ways 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;

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

☐ 12. 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.

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.

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

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.

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.

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.

JUNE 1, 2021

CHAFFEE COUNTY GOVERNMENT CAMPUS

PLANNED DEVELOPMENT APPLICATION

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1 EXECUTIVE SUMMARY

This is a Planned Development application for the Chaffee County Government Campus Facility located at 104 Crestone Avenue.

The purpose of this application is to correct a long-standing non-conforming use zoning issue with the facility dating back to the initial adoption of a zoning code when the property was zoned R1-Single Family Residential. The initial zoning occurred many years after the construction and historical use as a County Court, Administrative and Jail facility.

The Court House was completed in 1932. The intent and use of the property have not been properly zoned since initial zoning was adopted in modern times. There have been many updated and new versions of the City Land Use Code since the initial zoning, without this issue being corrected.

The codes over time have become more complex and restrictive creating numerous non-conformances. Thus, the facility has been a non-conforming use since the zoning was adopted, contrary to its 88 years of historical use as a Government Civic Institutional Facility.

The purpose of the Planned Development Application is to remove the non-conforming use designation until such time as the new City Land Use Code is developed and adopted creating a zone for Civic Institutional facilities. The Planned Development will also allow the submission of a site plan and building permit for a planned 2022 facility annex expansion without the limitations of the current R1- Single Family Residential.

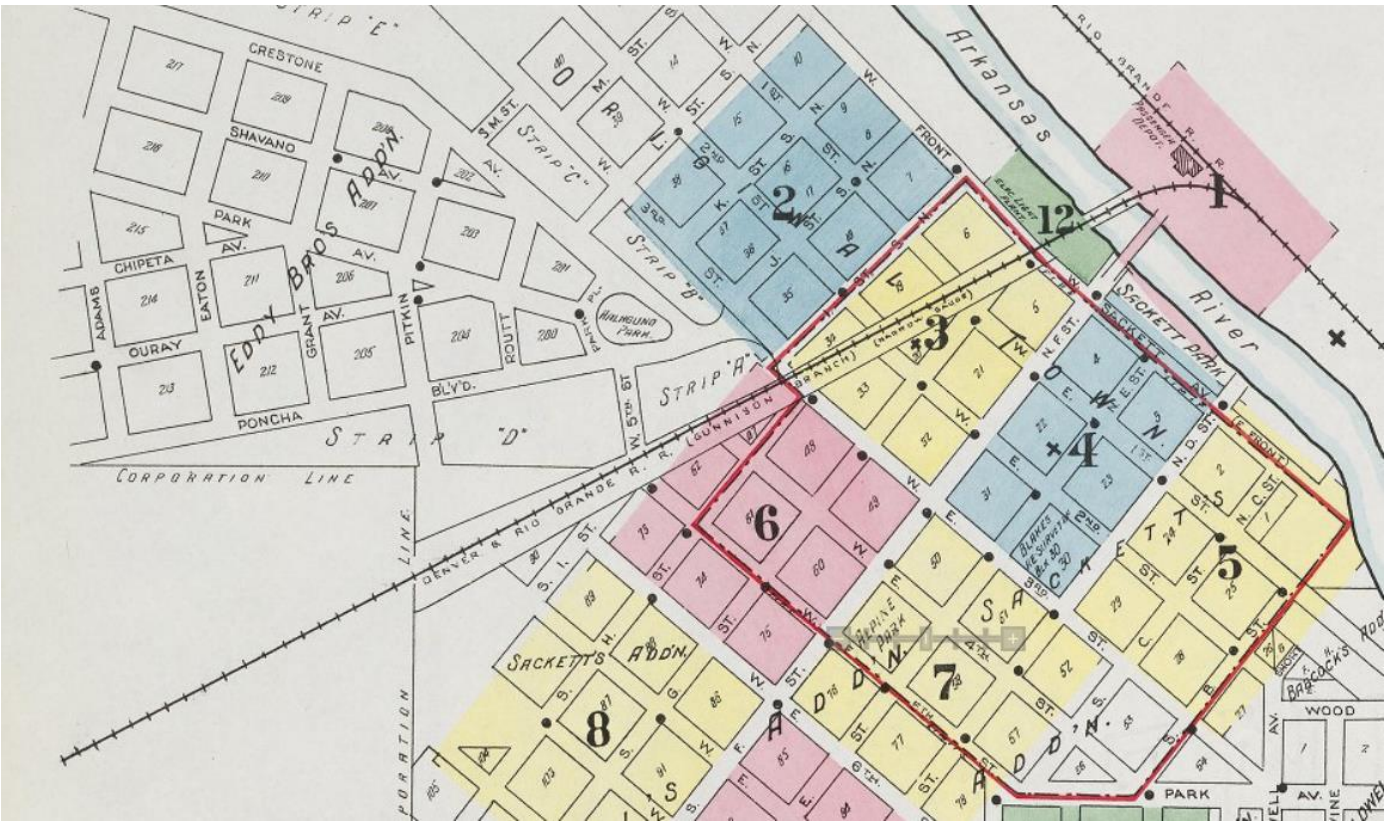
2 SITE HISTORY

The original Courthouse constructed in 1932 is Art Deco, the architect was Walter DeMordaunt. The original building housed the courts, county administration and jail and sheriff's living quarters in the basement. The building is a three-story structure with a third-floor height of 50 feet.

Salida, Built 1932, Arch- Walter DeMordaunt, Contr- Raylines Post 64 American Legion.
Image 6 of 12

CLOSE ✕

The 1914 Sanborn map shows the Eddy Bros Addition as undeveloped in 1914 as no coloring for building types is shown. Most of the area was cow pasture at the time. The plat map shows the existing County property as Strip “B”.



1914 Sanborn Map

There have been three major additions to the facility all approved by the City since the initial construction in 1932.

In 1968 an addition was added to the north side of original building and included a larger court hearing room, jail, and additional administrative space for the Board of Commissioners. The addition was designed by Edward A Devibiss and Charles E. Gathers. Prior to this addition, the jail was in the basement. The Court and County Board of Commissioners shared the meeting room with the court.

*Salida, Built 1932, Enlarged 1968, Arch- Edward A. DeVilbiss and Charles E. Gathers.
Image 11 of 12

CLOSE ✕

In 1991, the Judicial Facility was added as a separate building and the court and court offices were moved from the main facility, social services and probation occupied the basement until they were moved to the Touber Building. The architects were Petersilie-Keys. The County is required by State Statute to provide Court and Jail facilities.

Salida, Judicial Facility, Built 1991, Arch- Petersilie-Keys- Arch., Contr- Geller Constr. Services
Image 12 of 12

CLOSE ✕

v

In 2002, a new jail was constructed attached to the Judicial Facility, the Architect was Blythe Group.

Subsequently, the old jail in the 1968 annex was remodeled to house the Building department, Planning department and District Attorney's office. When the Touber Building was completed, Social Services moved to the building and the sheriff and probation occupied the basement of the Court facility.

3 PLANNED DEVELOPMENT APPLICATION

Chaffee County Government intends to construct a new addition to the current facilities to accommodate the demand for services due to the population growth in the County in 2021 with a completion date in 2022. This Planned Development Application is to prepare for the submission of a Site Plan and Building Permit for the new addition construction in 2021-22 and to remove the existing facility from a non-conformance condition. In discussions with City Staff, it was determined that a Planned Development zoning overlay is the best approach in preparation for the new annex project. It was also discussed that the planned development can act as a template for adding a new zoning category in the upcoming land use code update for Civic Institutional sites such as government administrative buildings such as the County Campus and the joint County/City Touber Building. Schools, churches, and other institutions could also fit into the Civic Category.

4 PROPOSED PLANNED DEVELOPMENT

PLANNED DEVELOPMENT TITLE: Chaffee County Government Campus Planned Development

PLANNED DEVELOPMENT INTENDED USE: County Government Campus

SIMILAR USE: Touber Building, City of Salida & Chaffee County, C1 Zone.

AREA OF PLANNED DEVELOPMENT [EXISTING CAMPUS]: 3.87 Acres

ADJOINING STREETS:

- **East Crestone Avenue**
- **I Street**
- **3rd Street**
- **Poncha Blvd.**

ADJOINING CIVIC SPACES: Thonoff Park

ADJOINING PROPERTIES: None

HISTORICAL AND CURRENT USE: Chaffee County Government Campus

EXISTING BUILDINGS ON CAMPUS:

- **Administrative Building**
- **Chaffee County Courts Building**
- **Chaffee County Dispatch and Jail Building**
- **State Patrol Communications Building & Tower**
- **EMS Garage.**

FUTURE CAMPUS EXPANSION [Site approval submittal after planned development]

- **Administration Annex to current Administration Building, two story with walk out basement, height 34 feet to top of parapet wall .**
- **Demolish EMS Garage**

4.1 JUSTIFICATION FOR A PLANNED DEVELOPMENT

Due to these highlighted sections of the land use code, any expansion on the campus would not be allowed without a significant number of variances. To deny an expansion on the campus would eliminate the most environmentally sound alternative and the most efficient service alternative for the County's citizens.

- Section 16-4-160 Non-conformities states: (a) Intent. Within the City there exist uses, structures and lots which were lawfully established pursuant to the zoning and building regulations in effect at the time of their development which do not now conform to the provisions of this Chapter. It is the intent of the City to permit these nonconformities to continue, but not to allow them to be enlarged or expanded, so as to preserve the integrity of the zone districts and the other provisions of this Chapter. (b) Continuation of nonconforming use. Uses of a nonconforming building or structure may be continued subject to the following conditions:
    - (1) Use of a nonconforming building or structure shall not be expanded, altered, enlarged, or relocated, except as permitted in Section 16-4-160(c) below.
    - (2) Whenever a nonconforming building or structure has been damaged by fire or other cause to the extent of more than eighty percent (80%) of its replacement cost, as determined by the Administrator, it shall only be reconstructed in compliance with the provisions of this Chapter.
    - (3) Nonconforming buildings may be repaired and maintained.
    - (4) A nonconforming structure shall not be moved to another location unless it shall thereafter conform to the provisions of the zone district into which it is moved.
    - (c) Additions to nonconforming building or structure.
        - (1) A nonconforming structure may be extended or altered in a manner that does not increase its nonconformity.
        - (2) An extension to a nonconforming structure may be permitted by the Administrator to comply with the provisions of the Americans With Disabilities Act (ADA), provided that it is demonstrated that the only way to comply with the Act would be through an extension which increases the structure's nonconformity, and that the extension is the minimum necessary to comply with the Act.
    - (d) Discontinuation, damage, or destruction. A nonconforming building, premises, land, property, or use shall be required to come into conformity with all applicable requirements of this Code if any of the following occur:
        - (1) The nonconforming use ceases for a period of one (1) year or more.
        - (2) Except as otherwise specifically permitted by this Code, a nonconforming building, premises, land, property, or use is enlarged, altered, or expanded.
        - (3) A nonconforming building, premises, land, property, or use is changed to a conforming building, premises, land, property, or use.
        - (4) A nonconforming building, premises, land, or property which is destroyed in any manner, or is damaged in any manner not at the fault of the property owner, the building, premises, land, property, or use may be restored to its original condition,

provided that such restoration shall be started within six (6) months and shall be completed within twenty-four (24) months of the event of said damage or destruction.

4.2 PD DEVELOPMENT PLAN

Section 16-7-40(a) No land shall be designated PD without a PD Development Plan. The PD Development Plan submitted with this application is the existing County Campus condition (surveyed by a licensed surveyor Exhibit A). The annex will be submitted as a site plan application Exhibit B. The development plan is the surveyed existing campus with the future annex addition shown in Appendix A.

Section 16-7-40 (b) The PD development plan shall meet the following criteria: (these tables will be on the recorded Planned Development Plat.

1. Minimum Dimensional standards, **the dimensional standards are equal to or more restrictive than the C1 zone where the Touber Building is located as shown in the table below: (the final PD tables will not show C1. C1 is shown here for a comparison of a similar zone standard.**

Table 1 – Dimensional Standards

CCGFC Table 16-F Schedule of Dimensional Standards			
Dimensional Standard	**CCGFC-PD**	**C1**	**R1**
Min. lot size (sq. ft.)	N/A	5,625	7,500
Density (Min. lot sq. footage per principal dwelling unit)	N/A	2,800	3,750
Min lot size (sq. ft.)—attached units	N/A	2,800	NA
Min. lot frontage	N/A	38	50
Min. lot frontage—attached units	N/A	20	NA
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	60%	35%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	60%	10%
Min. landscape area	20%	10%	55%
Min. setback from side lot line for a primary bldg.	10'	5'	8'
Min. setback from side lot line for a detached accessory bldg.	5'	5'	5'
Min. setback from rear lot line: principal bldg.	10'	10'	30'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'
Min. setback from front lot line	15'	15'	30'
Max. building height for a primary bldg.	54	35', 54'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'
1. Multiple principle buildings allowed on campus, jail, court, admin building			
2. Height shall be measured from Crestone frontage finished floor level to top of parapet walls			
3. Maximum Height is based on institutional height in C1 District & Historic Courthouse Height			
4. C1 zone & R1 is shown for comparison only to Touber Bldg. and will be removed for final PD			
5. New Annex Height is 34 feet to top of parapet wall, not including mech. equipment (info only)			

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

Table 2 – Schedule of Uses

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

Table 3 – Parking Standards

`

Sec. 16-7-40. - PD Development Plan evaluation criteria; general requirements

1. Trails. Reasonable effort must be made to connect to nearby recreational trails. There is an existing and planned pedestrian connection to the Monarch Spur Trail. **There is no other identified trail need in the comprehensive or trail plans.**
2. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied the owner has provided for or established an adequate organization for ownership and maintenance of the open space, private roads, drives, parking, and other common assets to ensure maintenance. **The County has shown the organization and maintenance since 1932 for the site, as a Governmental Entity this is not an issue.**
3. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD. **The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.**
4. Residential Density: **This does not apply to this PD as there is no residential.**
5. Relationship to the subdivision regulations: **This does not apply as there is no subdivision of land.**
6. Improvements Standards: The PD may deviate from the design standards for width and surfacing of streets, public ways, public utility rights of ways, curbs, and other standards only if the reasons are well documented. **The only deviation requested is for counting on street parking for the parking requirements. This was suggested by citizens and the City of Salida as a method to preserve the green space on the east side of the property. The on street parking has been expanded and the City of Salida is in the process of a traffic and pedestrian safety project for East Crestone Avenue and Poncha Blvd.**
7. 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. Averse 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. **The original 1932 courthouse was constructed prior to much of the surrounding development and has existed since its original construction at 50 feet. The future annex is planned at 34 feet which is below the existing R1 zoning height limit. Therefore, it is clear there is no adverse visual impact.**
8. Gross Building Floor Area: The gross building floor area of uses other than residential may be limited by the city council upon consideration of the overall development plan, individual characteristics of the subject land and other uses. **As this is a historic condition for which an existing non-conforming use is being corrected, this section should not apply.**

9. Transportation design: The PD shall provide interconnected transportation networks. **As the PD is in the existing City street grid, is pedestrian and bicycle accessible and connected to the nearby Monarch Spur Trail, the existing conditions meet this requirement.**
10. Development Standards: the PD may deviate from development standards only if the reasons for such deviations are well documented and are necessary for the objectives of the development. **The only deviation from the development standards is the on-site parking which has been explained in a previous section.**
11. The PD provides for design that is energy efficient and reduces the amount of energy consumption and demand of a typical development. **The co-location of the majority of County Departments and the close proximity to a large percentage of the County Citizens allows for pedestrian and bicycle access. It also reduces the vehicle miles traveled for departments to coordinate and have meetings by more than 90% due to the co-location on one site of the majority of the departments.**
12. Where residential is proposed, the PD shall provide for a variety of housing types. **Does not apply.**
13. The fiscal impacts of the PD have been satisfactorily addressed. **There are no fiscal impacts.**
14. Higher levels of amenities than would be achieved by using established zone districts. **The PD allows co-location of the majority of the departments in a location that provides the highest level of service with the lowest energy demand for transportation.**
15. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements. **These have been covered above.**

4.3 NEW ANNEX JUSTIFICATION

The purpose for the new addition is to meet the needs of several of the County departments to serve the growing population of citizens and economy.

County courts are busier than ever, they need additional room to complete jury selection and will take over space in the judicial building basement for jury selection, storage and office space currently occupied by the Sheriff's department. The County is required to provide sufficient Court facilities by State Statute. The State has requested additional space.

The Sheriff's department workload also has grown with the population and requires additional space, they are currently housed in the basement of the judicial building. This location was intended as a temporary location for the sheriff's department when the Touber building was completed. The sheriff's department will be housed in the lower level of the new annex facility with an entrance off of 3rd street.

The Building Department and Planning department needs additional space to accommodate ever increasing building and development applications and will take over space currently occupied by the District Attorney's office which is adjacent to their existing space in the 1968 addition that was remodeled after the Jail construction.

The District Attorney's office and Probation (which is currently housed in the basement of the Judicial building) will be housed on the first floor of the new annex addition.

The County BOCC does not have the space to accommodate larger participation at public hearings and has used the County Fairgrounds at an increased rate to accommodate large meetings. The new annex addition will increase the County BOCC meeting chambers and will add an additional adjoining meeting room for community meetings with a sliding wall to accommodate very large public meetings.

County administration and the County Attorney's office has also grown with the demands of an increasing population, they will occupy the current BOCC meeting space which will be remodeled for offices.

The new addition will also include offices for **County Emergency Management** which is currently housed at the County Landfill. The new addition will include an emergency generator to ensure county government can operate in a power blackout. It will also provide a new secure room for the County servers and communication, which is currently housed in the basement of the Courthouse, which is susceptible to plumbing leaks and temperature variations.

The Annex site plan will also improve **ADA access** for the site with improved ADA parking and building and voting access.

Future Location of New Administrative Annex East Crestone View

New Administrative Annex Rendering East Crestone View

Future Location of New Administrative Annex 3rd Street View

New Administrative Annex Rendering 3rd Street View

4.4 ANALYSIS AND JUSTIFICATION FOR THE ANNEX LOCATION ON THE CAMPUS

4.4.1 ENVIRONMENTAL AND COMMUNITY SERVICE QUALITY CONSIDERATIONS

Careful consideration has been given as to the best location for the expansion needs. Factors in the consideration were:

- Collaboration between Offices for efficiency and reduction in vehicle miles and travel time:
    - Need for close collaboration by County and Judicial offices. For example, the jail was built next to and adjoining the Court facility to eliminate the need to transport prisoners for safety and cost. The sheriff's office provides security for the jail and courts and provides testimony at trials and hearings. Emergency Dispatch is located in the jail and works closely as a sub-department of the Sheriff's office. The district attorney's office has grown, and its members are constantly required at court.
    - The County Clerk, County Assessor and County treasurer all collaborate on a daily basis related to property sales, assessment, and tax billing. All of these offices also collaborate with the building department and development services.
    - County administration collaborates with all the County offices mentioned above.
    - One facilities maintenance office can serve all of the departments. The telecommunications and computer services can be maintained with shared infrastructure on the site.
- Environmental impact of the required expanded facilities:
    - Constructing the new expansion on site eliminates the water, sewer, electric, gas and communications offsite infrastructure that would be required for a greenfield site.
    - The cost to the taxpayers is lower to build on site compared to a new offsite facility.
    - Vehicle miles traveled by employees and citizens is significantly reduced by using the current location. The site is walkable and bicycle accessible to a significant portion of the County population. Employees do not have to travel by vehicle to meetings with other departments.
    - Parking, emergency generator, computer servers, telecommunications and other infrastructure is shared rather than duplicated at several sites.
    - Parking requirements are reduced because citizens can visit multiple departments with one trip, eliminating redundant parking at several locations. Walk and bicycle trips also reduce the parking requirements. Utilizing existing City approved on-street parking also reduces on-site parking requirements that would be needed at an offsite facility.
- Service Efficiency
    - The site provides one stop service for many departments utilized by the citizens.
    - Voting access will be improved by the project.

- Vehicle miles traveled is reduces as citizens can walk and bike to the site and can complete business with more than one department for a vehicle trip.
- The impact to existing landscaping on the site has been minimized.

5 COUNTY AND CITY COLLABORATION FOR ZONING SOLUTION

The Chaffee County team working on the new facilities expansion plan have worked with City staff to determine the best approach to resolving the existing non-conformance condition, meeting the land use code standards for the new annex facility addition, and guiding the new land use code changes that are in process. The results of this collaboration have resulted in on-street parking improvements to reduce the impact of the new addition to green space on the site and the determination that a Planned Development zoning overlay is the best method to eliminate the existing non-conformances and prepare for the new addition.

The goal is to complete the Planned Development zoning overlay while the building and site design are in progress so that when they are completed and site approval and building permit can be approved in an efficient manner that is consistent with the current land use code.

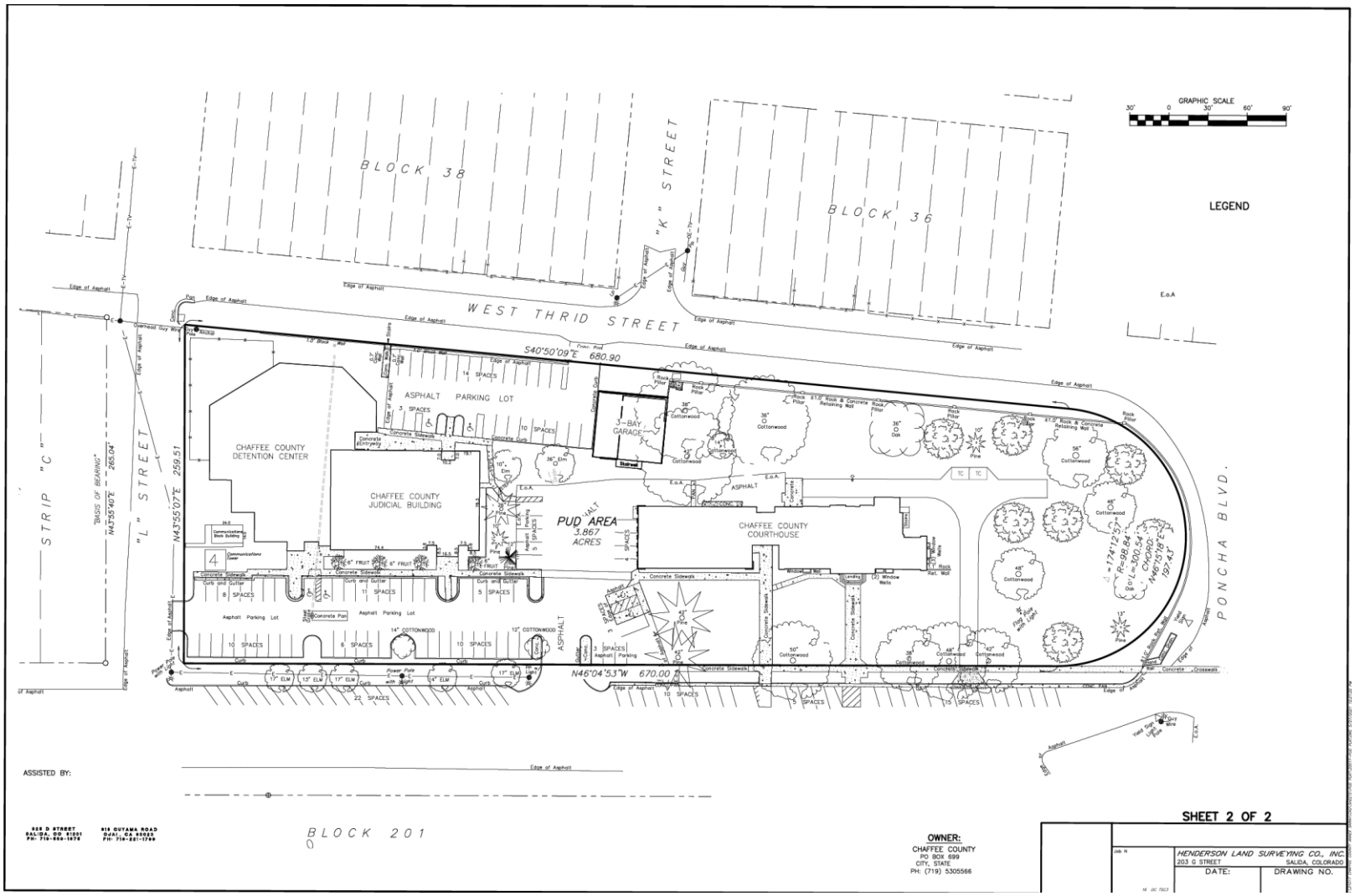


Exhibit A – Chaffee County Campus PD

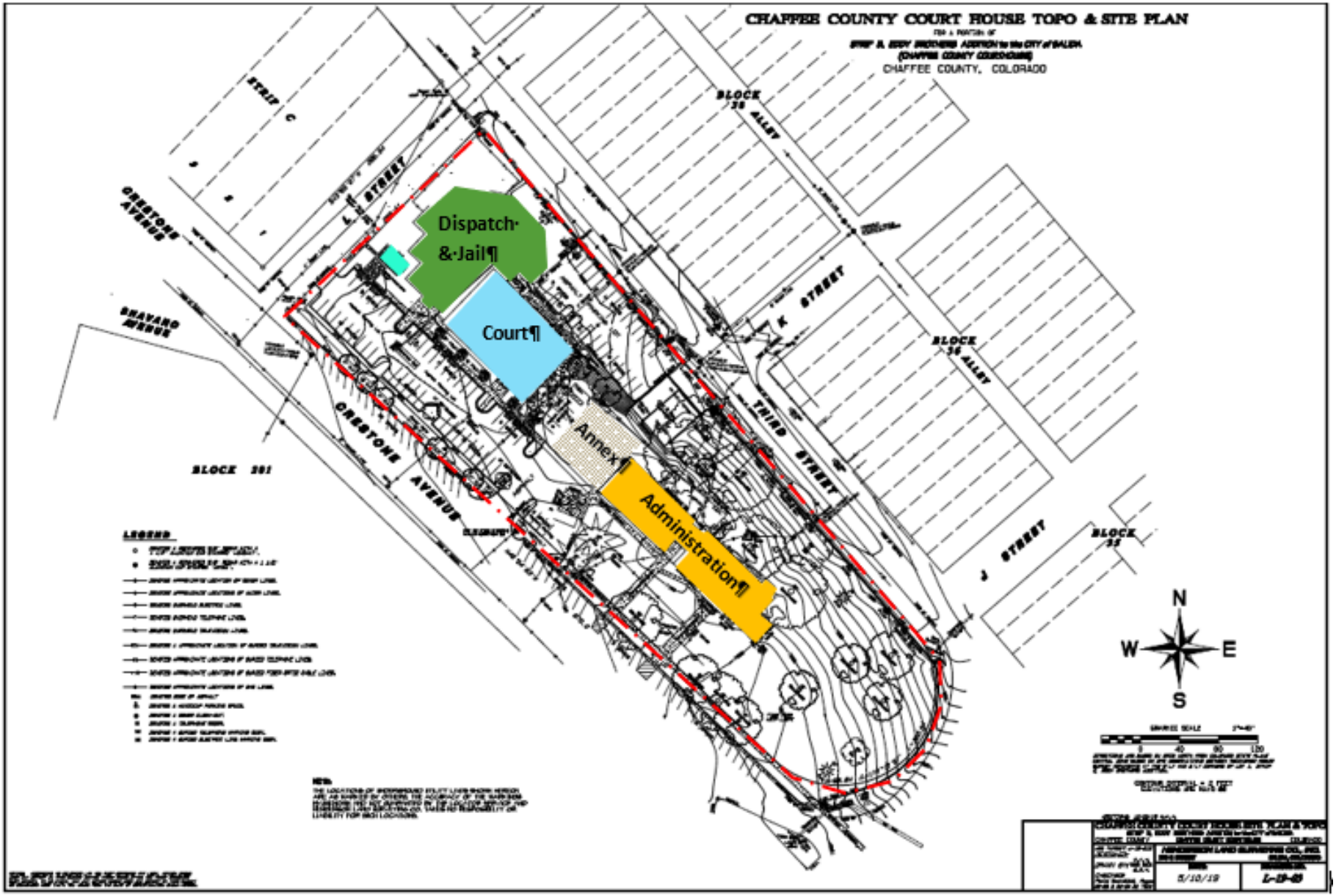
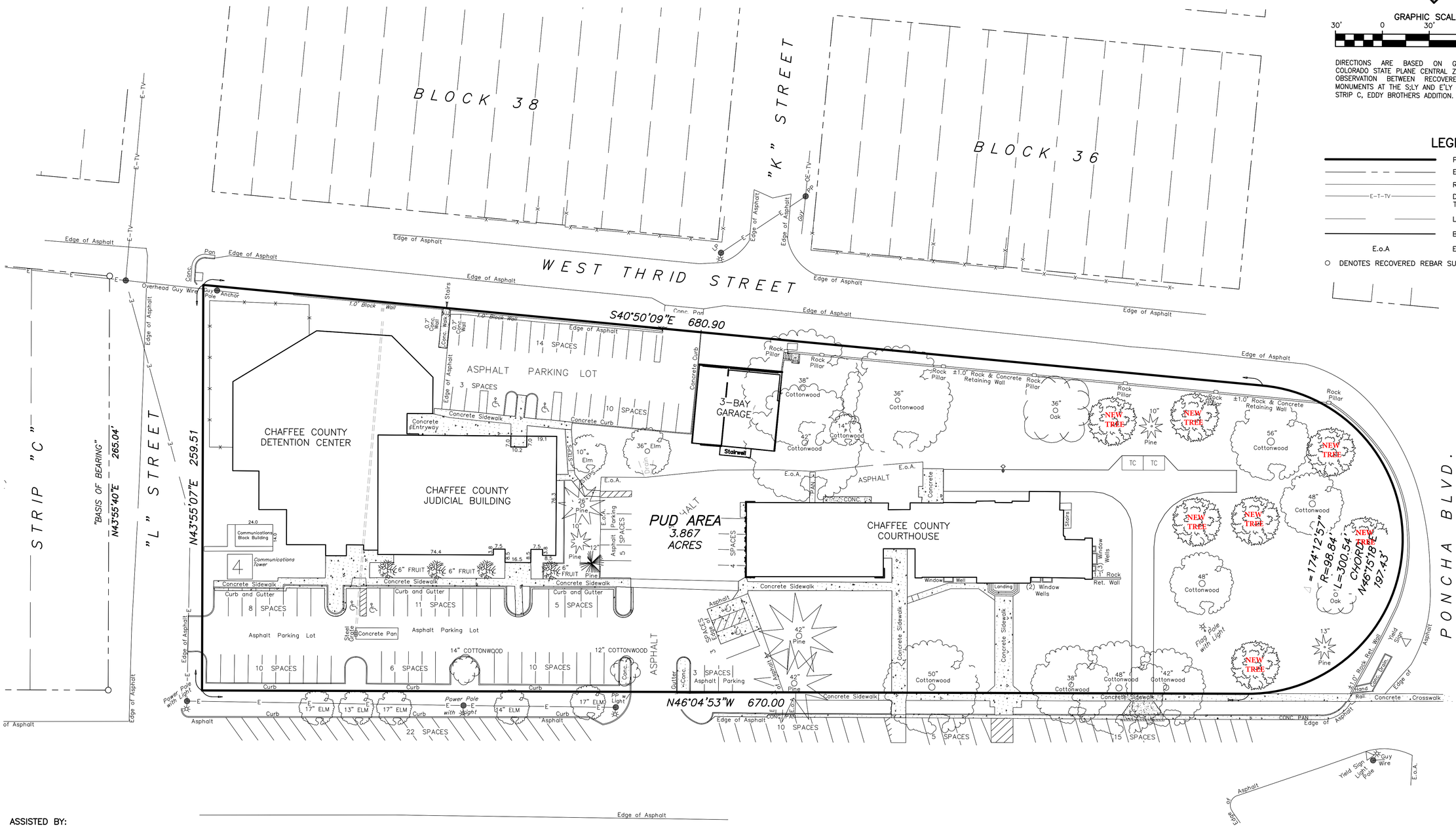


Exhibit B- Chaffee County Campus with Future Annex



GRAPHIC SCALE

30' 0 30' 60' 90'

DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S;LY AND E'LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- ROADWAY EDGE
- E-T-TV — DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
- LOT LINE
- BUILDING FOOTPRINT
- E.o.A — EDGE OF ASPHALT
- ○ DENOTES RECOVERED REBAR SURVEY MONUMENT.

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

325 D STREET
SALIDA, CO 81201
PH: 719-539-1675

918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

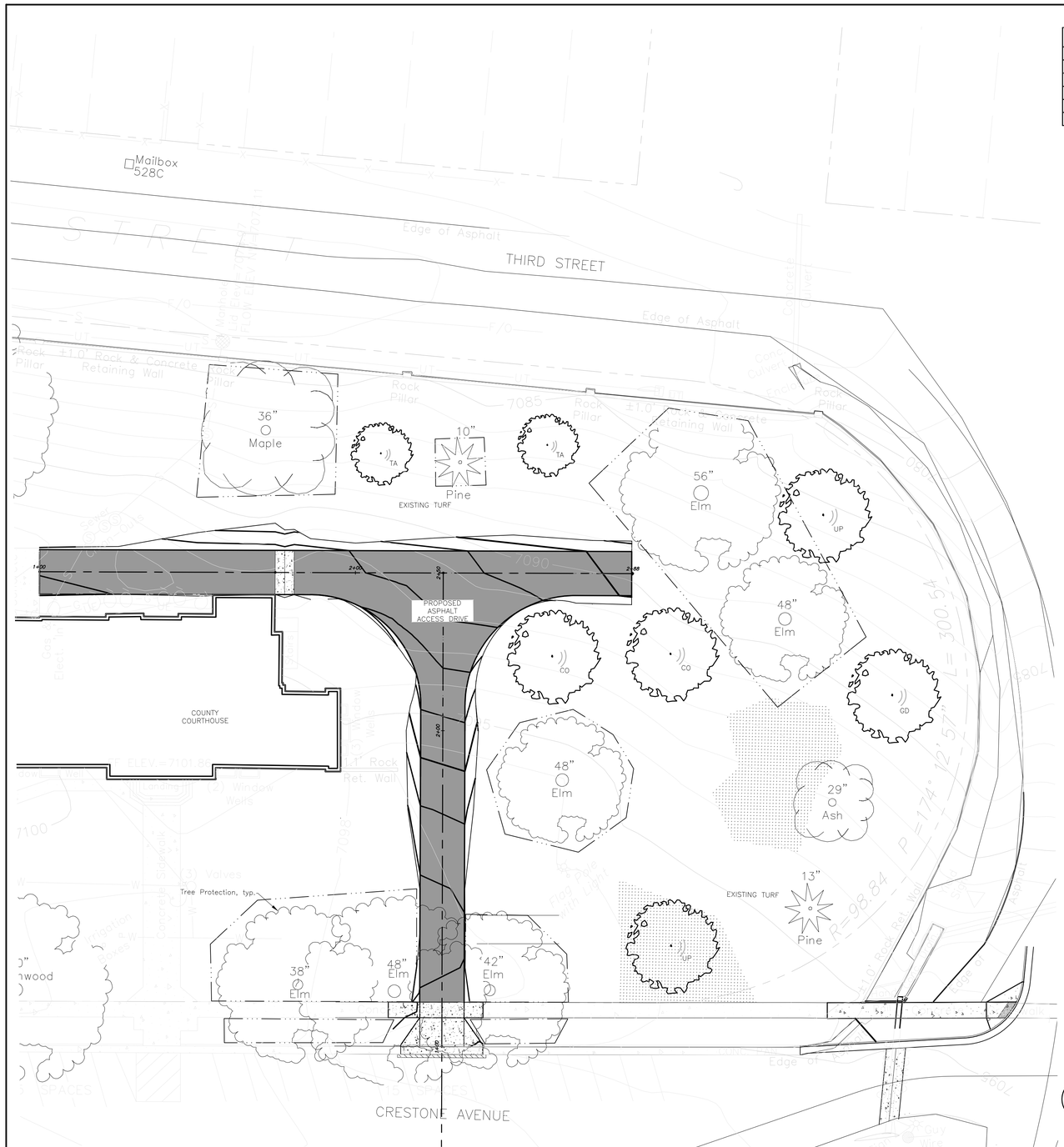
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

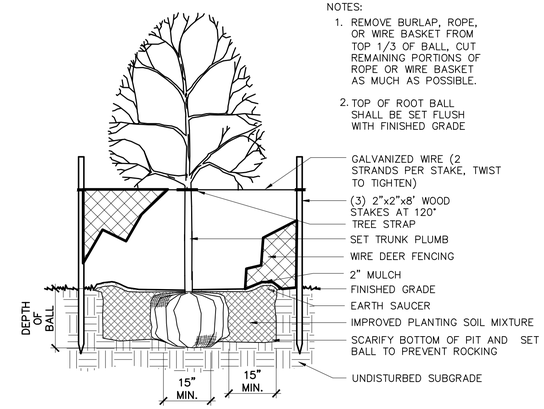
COUNTY COURTHOUSE P.U.D.
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS
SALIDA, CO — CITY OF SALIDA — COLORADO

Job Number: PROJ. NO.	HENDERSON LAND SURVEYING CO., INC.
TPC FILE: J-05-081	203 G STREET — SALIDA, COLORADO
DRAWN BY: TLV	DATE: MAY. 2021
CHECKED: MKH	DRAWING NO. X-XX-XX
Fld. book: S309, Pgs. 8-16 DC TSC3	

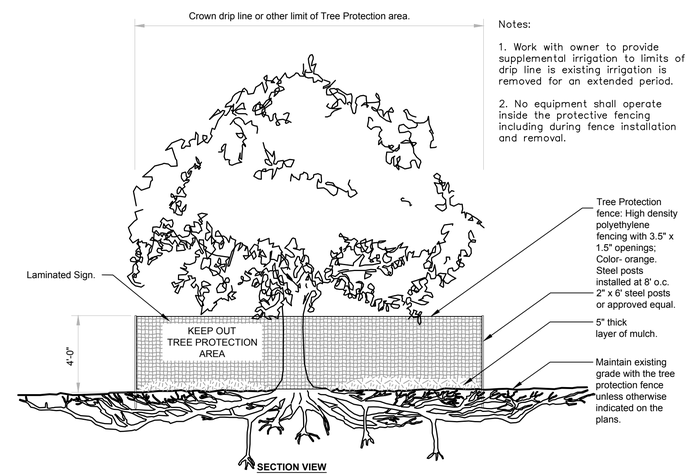


Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
		Deciduous Trees					
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



Notes:

1. Work with owner to provide supplemental irrigation to limits of drip line is existing irrigation is removed for an extended period.

2. No equipment shall operate inside the protective fencing including during fence installation and removal.

2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

PLANT LEGEND

48" Elm — Existing Tree with Tree Protection

CO — Proposed Tree

20 0 20
GRAPHIC SCALE

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

- ○ Preliminary Drawing - Not For Construction.
- ● Bid Set
- ○ For Construction
- ○ As Built

Revisions
Date: By:

Tree Protection and Planting Plan

Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning

Mountain Aspect Landscape Architecture, LLC
PO Box 1572
Salida, CO
719-239-1506
www.mountainaspect.com

EVAN WATERS BRADY
9840
Date: 9/24/20
Original Size of Landscape Architecture
STATE OF COLORADO
LICENSED
LANDSCAPE ARCHITECT

SHEET
L100

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.