



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 24, 2022

AGENDA ITEM TITLE: River Ridge (Lots 15-21) and Dutch Run (Lots 1&2) Rezone – Major Impact Review

AGENDA SECTION: Public Hearing

REQUEST SUMMARY:

The request is to rezone 9 lots within the River Ridge and Dutch Run Subdivisions to R-2 (Medium-Density Residential). Currently, the lots in question are either split-zoned with a combination of R-3 (High-Density Residential) and R-4 (Manufactured Housing Residential) or are entirely R-3 or R-4. All lots are currently vacant.

APPLICANTS:

The applicants are listed below:

- Ben Griffin (Lots 15-17 River Ridge Subdivision)
- Robert and Kyle Weiss (Lots 18-19 River Ridge Subdivision)
- Sage Kitson (Lot 20 River Ridge Subdivision)
- Robert and Charlotte Karls (Lot 21 River Ridge Subdivision, Lots 1 & 2 Dutch Run Subdivision)

LOCATION: River Ridge Lane and Old Stage Road.



PROCESS:

An application for rezoning consists of a two-step process. The request is addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

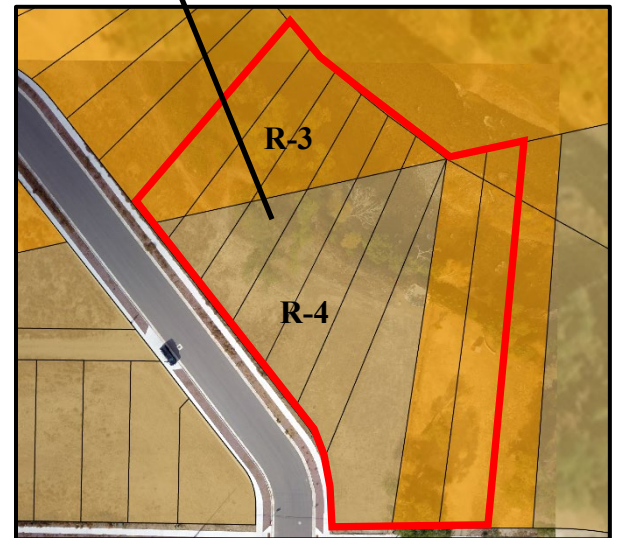
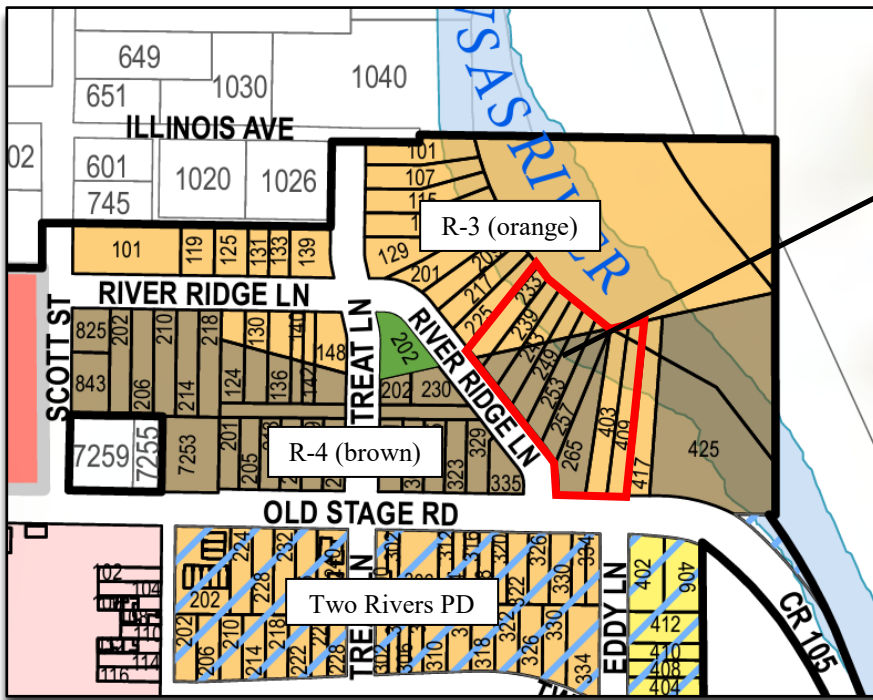
In its review of the application, the Commission shall focus on the long term use of the property within the context of the City's Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.

PHOTOS OF SUBJECT AREA:



BACKGROUND:

In 2019, Council approved Annexation and Rezoning (to R-3, High-Density Residential) for the northern portion/original lot of what is now the River Ridge Subdivision. The southern portion/original lot of that development was previously a mobile home park and was already in the City and zoned R-4, Manufactured Housing (all of the mobile homes were removed prior to the creation of the subdivision). Earlier, in 2018, three properties immediately to the east of the River Ridge Subdivision (now part of the Dutch Run Subdivision) were annexed into the City and zoned R-3, High-Density Residential. The result of these zoning and subdivision processes is a patchwork of R-3 and R-4 lots north of Old Stage Rd, some of which within River Ridge are actually split-zoned (part R-3 and part R-4), as shown below:



OBSERVATIONS AND DISCUSSION:

Lots within both the River Ridge and Dutch Run Subdivision have been sold to a variety of property owners since they were platted. Many of the new owners were under the assumption that they could build detached stick-built single-family homes on one or more of the vacant lots. Both the original application and the City staff report for the River Ridge Subdivision specifically mentioned that uses within the subdivision would include “a diversity of housing styles from duplexes, single-residences and possibly triplexes.” However, detached single-family homes are not expressly permitted in the R-3 district, nor are stick-built homes (of any type) expressly permitted in the R-4 district. Table 16-D of the Land Use Code lists single-family homes as Administrative Review (AR) under both R-3 and R-4. While there is reference in that table to an *existing* single-family dwelling being able to “be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards,” there are no other specific standards for such a review. This leads staff back to the purpose and intent language of the R-3 and R-4 districts, which are quoted verbatim from code below:

*“High-Density Residential (R-3). The purpose of the High-Density Residential (R-3) zone district is to provide for **relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses.** Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.” (emphasis added)*

*“Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for **relatively high density manufactured housing, mobile home residences and mobile home parks.** Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.” (emphasis added)*

It must be noted that single-family homes have been approved for construction in both the R-3 and R-4 zone districts in the past. Taking the clear and explicit language of the purpose statements above into account, however, makes future administrative approvals of detached single-family homes in the R-3 (especially on larger lots or across multiple lots), and stick-built homes of any type in the R-4, questionable at best. Furthermore, in this day of high costs for land, housing, and infrastructure (as well as rapidly shrinking land availability), R-3 and R-4 zoning are powerful tools for creating additional needed density and for protecting and/or creating space for “naturally occurring affordable housing” such as manufactured or mobile homes, respectively. Inefficient use of R-3 land, such as detached single-family homes on larger (or multiple) lots, and the ability to develop/redevelop R-4 zoned lots with stick-built housing, may not be the most wise and prudent community planning. That said, certain locations may also not be the most appropriate areas for R-3 or R-4 zoning.

The owners of Lots 15-21 of the River Ridge Subdivision, plus Lots 1 & 2 of the Dutch Run Subdivision have requested rezoning of those lots to Medium-Density Residential (R-2) in order to allow for the construction of detached (stick-built) single-family housing on one or more lots. The applicants state in their application that some of them are interested in building a single-family residence over two lots in the near future. In contrast to both R-3 and R-4, detached single-family dwellings are explicitly called out as an intended use in the purpose language for the R-2 zone district and are permitted as a use-by-right in Table 16-D.

*“Medium-Density Residential (R-2). The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of **detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities.** Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.”* (emphasis added)

The applicants argue that the subject lots should be rezoned R-2 due for a variety of reasons, including:

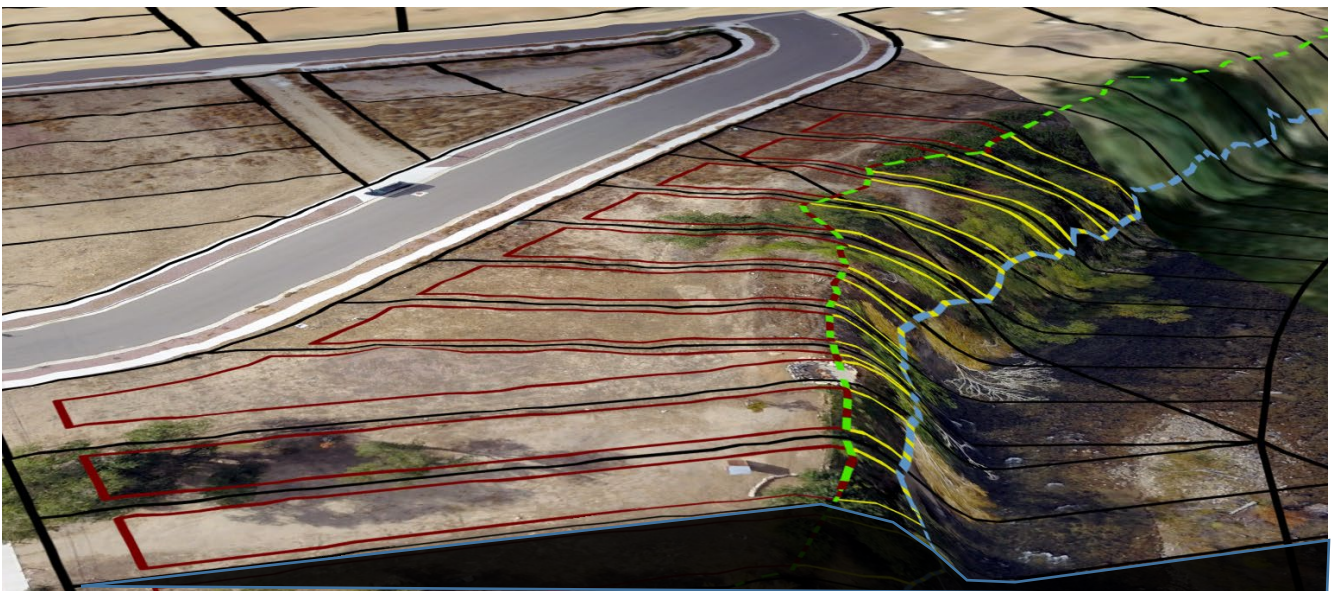
- The existing split-zoning creates unnecessary confusion/challenges to development and taxation.
- Lower densities would be preferable adjacent to the Arkansas River.
- The HOA design guidelines favor single-family homes, at least in this particular location, and they forbid modular and mobile homes throughout the subdivision.
- The narrowness of the lots, limited developable space due to topography and floodplain, and the lack of alley parking access all make higher-density development considerably more challenging, and therefore the lots are more suited to single-family development.

Staff concurs with the applicant that split-zoning creates considerable confusion, in numerous ways, and would support rezoning to a singular zone on each of the lots. Staff also supports the conclusion that high-density development may not be ideal right up along the Arkansas River and its associated riparian area—the impacts on the river from construction, overall lot coverage, increased use, required parking spaces and associated runoff, etc. could be highly consequential. Staff is not particularly concerned with the HOA guidelines, but does acknowledge that the original developer likely assumed that stick-built detached single-family homes would be allowed in the development. It is not clear whether or not they were told by staff (or anyone else) at time of subdivision that a future rezoning may be required in order to

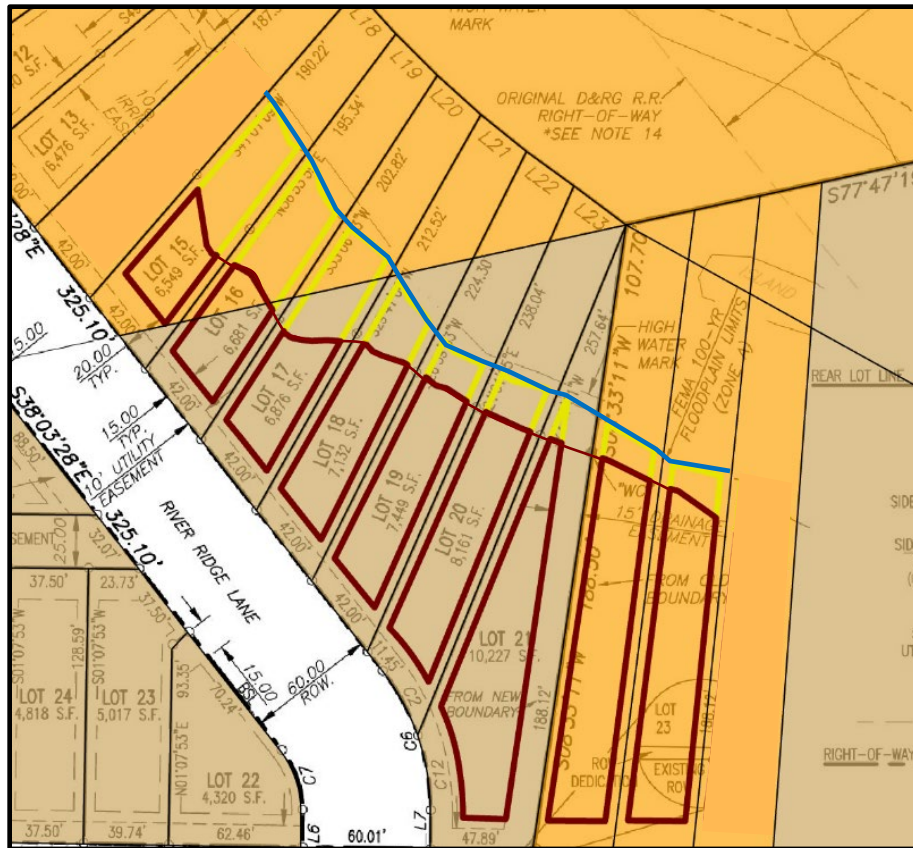
permit that particular type of use. In regards to the narrowness, developability, and access to the lots, staff concurs with the applicants that the potential density of the individual lots are severely impacted, as shown by the following topographic maps and photos:



The above map shows how steep the drop-off is on each of the lots, approximately half to two-thirds of the way back. (No current topographic information was available at the time for the lots within the Dutch Run Subdivision, but the riverbank continues through them, as well).



The oblique photo above shows significant drop-off towards the back of the lots. The dotted blue line represents the 100-year floodplain. The dotted green line represents the top of bank.



The above map shows the amount of developable land on each lot, incorporating current allowable setbacks, the floodplain boundary (blue), and the steep drop below the top of bank (beginning at edge of red).

LOT #	Lot Size (SF)	Buildable Area to Floodplain (SF)	% of Lot Buildable to Floodplain	Buildable Area To Ridge (SF)	% of Lot Buildable to Ridge
Lot 15	6549	2667	40.7	1222	18.7
Lot 16	6681	2824	42.3	1440	21.5
Lot 17	6876	2803	40.8	1553	22.6
Lot 18	7132	2749	38.5	2128	29.8
Lot 19	7449	2836	38.1	2447	32.9
Lot 20	8161	3355	41.1	2909	35.6
Lot 21	10227	4207	41.1	4145	40.5
Lot 1	10185	4495	44.1	4142	40.7
Lot 2	10216	4062	39.8	3719	36.4

As the above spreadsheet shows numerically, the lots are significantly encumbered and leave relatively little buildable space, esp. for the construction of multiple units on any one lot. In fact, the practical density (i.e. what could feasibility be built) if the lots remained R-3 or R-4 would likely be no different than what could be built if the lots were rezoned to R-2. No nonconformities would be created by such a rezone and the only change to allowed setbacks would be from a 15' front yard setback in R-4 to 20' in R-2. One clear difference, however, is that detached (stick-built) single-family homes would be permitted.

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

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

The City of Salida Comprehensive Plan does not specifically speak to the intensity of uses in this area of the City (in fact, it is not even included in the Plan's Land Use Map). The most relevant issues to this particular request involve Infill/Redevelopment, Visual Resources, and Sensitive Lands. Though the Comp Plan encourages efficient use of lands and appropriate infill, it must be noted that the practical maximum density of the lots in question, esp. given the diverse ownership, would not be substantially affected by the rezone request. Principle ES-1 Visual Resources Policy #1 states that "Development and/or expansion of existing development should not encroach on important visual resources." The Arkansas River is discussed as one of these visual resources in the text, and higher-density housing along this river bank could provide a significant visual barrier in this particular location. Lastly, the Comp Plan discusses the importance principle of protecting sensitive lands such as the Arkansas River corridor. A reduction in density via a rezone to R-2, which would allow for single-family detached homes, is consistent with this principle and its related policies.

Staff finds that the request is consistent with the Comprehensive Plan.

2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

As discussed above, the intent and desire of the applicants are to be able to build detached stick-built single-family homes on their properties along this stretch of the Arkansas River. Whether such a use is allowed in the Code on R-3 or R-4-zoned lots is dubious at best. R-2, however, would allow for such a use, as well as other types of residential uses.

Staff finds that the request is consistent with the purpose of the R-2 zone district.

3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.

The in-City zone districts closest to the subject property are zoned either R-3 or R-4, within the same subdivisions. There is also a Planned Development (Two Rivers) with underlying zoning of R-2 and R-3 directly across Old Stage Road from the subject properties. It is assumed that other lots within the subdivisions may require similar rezones in the future, at the very least to clean up some of the split-zoning in the area, if not more. As mentioned, the practical maximum density of the lots would not be substantively impacted by the rezone to R-2. And R-2, which would allow for a mix of uses including single-family homes, would not be incompatible with the prevalence of existing single-family, duplex, and triplex units in the surrounding neighborhood.

Staff finds that the request is compatible with surrounding zone districts and uses.

4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- Though conditions on the subject parcels have not specifically changed, there very well may have been some incorrect assumptions or conclusions about the type of development allowed and/or feasible on the individual lots—both due to the purpose and intent of the existing zone districts and the topography/buildability of each lot. In staff's opinion, R-3 may not have been the most appropriate zoning for the new lots along the river; however, differentiated zoning across the subdivision could not have been accomplished without platted lots that later undergo a rezone process. Plus, the mobile home park that once was located in the area zoned R-4 was already removed prior to the subdivision being approved, and there was no indication that this subdivision would include (or even allow) manufactured housing or mobile homes. This rezone request attempts to correct such potential errors.

RECOMMENDED FINDINGS:

The application is in compliance with the review standards for map amendments because these properties cannot feasibly accommodate high-density use; are located in an ecologically sensitive and important location; and such a zone change would still be compatible with other single-family, duplex, and triplex uses in the surrounding area.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Fire Department – Assistant Fire Chief, Kathy Rohrich – Fire Department has no concerns at this time.

Police Department – Chief Russ Johnson – No issues from PD.

Public Works Department – Director, David Lady – No issues from Public Works.

Finance Department - Renee Thonhoff, Staff Accountant – Salida Utilities is fine with the rezoning of these lots. Utilities will not be impacted.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning request for Lots 15-21 of the River Ridge Subdivision and Lots 1 & 2 of the Dutch Run Subdivision to R-2, Medium-Density Residential based off of a number of relevant factors, including:

- Split-zoning is an considerable procedural and administrative challenge, and should be cleaned up whenever possible.
- The developability of the lots is significantly encumbered by the narrowness of the lots, the locations of the floodplain, topography associated with the river bank, and limited access to each lot.
- The practical maximum density of the lots would not be substantively impacted by the rezone to R-2, due to the development challenges mentioned above.
- The lots in question are located along the Arkansas River, a sensitive natural resource with associated riparian area, where medium density may be appropriate.

- The value of R-3 and R-4 zone districts is great and should not be “diluted” by allowing uses/density that are incompatible with the stated purposes of each zone. Staff believes this is not an appropriate location for such zone districts and such zoning does not match the original vision for the subdivision, which can largely be met via R-2 zoning.

RECOMMENDED MOTION:

“I make a motion to recommend the City Council approve the rezoning of the subject properties from High-Density Residential (R-3), Manufactured Housing Residential (R-4), or a combination thereof, to Medium-Density Residential (R-2), as it meets the review standards for map amendments.”

SPECIAL NOTE:

Staff would appreciate if Planning Commission provided thoughts on how other R-3, R-4, or split-zoned lots in these two subdivisions, at least, might best move forward should other similar situations arise.

Attachments:

Application materials for Re-zoning

City Council Action Form from River Ridge/Treat-Mesch Zoning

City Council Action Form from River Ridge Major Subdivision

City Council Action Form from Dutch Run/Buckley-Meadows Zoning

City Council Action Form from Dutch Run/Geodesia Annexation and Minor Subdivision

Proof of publication



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 checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Re-Zoning</u> |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other:_____ |
| <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

see attached for names, addresses, and signatures of applicants/property owners
Name of Applicant: _____

Mailing Address: see attached

Telephone Number: see attached FAX: _____

Email Address: see attached

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: River Ridge and Dutch Run Subdivisions

Street Address: River Ridge Lane and Old Stage Road

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 _____ Date _____

Signature of property owner _____ Date _____

GENERAL DEVELOPMENT APPLICATION – APPLICANT’S SIGNATURE SHEET



Benjamin Griffin

River Ridge Lots 15, 16, and 17
233, 239, and 243 River Ridge Lane

Benjaming79@yahoo.com

303-859-0031

924 E Street

Salida, CO 81201

Date October 10, 2022

GENERAL DEVELOPMENT APPLICATION – APPLICANT’S SIGNATURE SHEET



10/10/2022
Date

Kyle Weiss

River Ridge Lots 18 and 19
249 and 253 River Ridge Lane
k.weiss408@gmail.com
408-781-0505
637 E Street
Salida, CO 81201

GENERAL DEVELOPMENT APPLICATION – APPLICANT'S SIGNATURE SHEET



Sage Kitson or Ray Kitson

River Ridge Lot 20

257 River Ridge Lane

Date

10/13/22

Email

RAYKITSON@MAC.COM

Phone

719-557-0922

Address

GENERAL DEVELOPMENT APPLICATION – APPLICANT'S SIGNATURE SHEET

Robert Karl

Date

10/8/2022

Robert Karls

River Ridge Lot 21
265 River Ridge Lane
Dutch Run Lots 1 and 2
403 and 409 Old Stage Road
bobkarlshome@gmail.com
719-539-2910
348 Poncha Blvd.
Salida, CO 81201

Charlotte Karls

Date

10/8/2022

Charlotte Karls

River Ridge Lot 21
265 River Ridge Lane
Dutch Run Lots 1 and 2
403 and 409 Old Stage Road

October 6, 2022

STATEMENT OF INTENDED DEVELOPMENT

River Ridge Subdivision: Lots 15, 16, 17, 18, 19, 20, and 21

Dutch Run Subdivision: Lots 1 and 2

The above noted lots are currently zoned R-3 or R-4, or are split-zoned R-3 and R-4. The Owners propose changing the zoning to R-2.

The Owners request a change in zoning for the following reasons:

1. The current split-zoning of several of the lots creates unnecessary confusion regarding tax payments and property development.
2. While the proposed R-2 zoning does not preclude R-3 densities, it seems natural that lower densities implied by R-2 zoning would be preferable adjacent to the riverfront ecosystem.
3. The HOA design guidelines appear to favor single-family homes, which was the assumption of the property owners.
4. The HOA design guidelines forbid modular homes, which effectively excludes R-4 development. Property owners were under the assumption no modular/mobile homes would be allowed in the development.
5. The riverfront lots require parking in front of the residence. Due to the narrowness of the lots, and the requirement for parking in front, it is unlikely that a high density development would occur on a single lot. Therefore, it is assumed that most (if not all) of these riverfront lots will have a single-family home which is in keeping with R-2 zoning.
6. The building footprint of the lots is extremely limited, despite the size of the lots. This is due both to the narrowness of the lots, the proximity to the river, and the steep slope which starts to occur approximately 45' into the lot. This further limits R-3 development.

Several of the petitioning Owners propose to build one single-family residence on two lots. It is intended that earliest construction start would be in December, 2022.

The change in zoning will not affect surrounding uses, as all zoning would still be residential in nature, and does not preclude higher density development. The planned development across the street (Two Rivers Subdivision) has a mix of single-family and duplex/townhouses, with riverfront lots allowing primarily for single-family.



CODE OR MAP AMENDMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

A. TYPE OF AMENDMENT (City Code Section 16-2-40)

- ☐ Text Amendment to the Land Use Code
☒ Map Amendment to the Official Zoning Map (Rezoning)

B. APPLICATION PROCEDURE (City Code Section 16-2-40)

1. Preapplication Conference (optional)
2. Submittal of Application
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Planning Commission
4. Public Notice Provided for Hearing
5. Public Hearing Conducted by Planning Commission and Recommendation to City Council
6. Public Notice of City Council Hearing
7. Public Hearing Conducted by City Council and Action Taken.

C. APPLICATION CONTENTS (City Code Section (text amendment 16-2-40))

Text Amendment:

- ☐ 1. **General Development Application.**
☐ 2. **Precise Wording.** Precise wording of the proposed text amendment. Ten copies of the text amendments shall be submitted. The copies shall only be accepted on 8.5x11 paper and shall be typed.
☐ 3. Application Fees.

Map Amendment:

- ☒ 1. **General Development Application.**
☒ 2. **Ten (10)** copies of the map amendment package shall be submitted. The copies shall only be accepted on 82" x 11", 11" x 17" or 24"x 36" paper. The copies shall include:
a. **Zone Districts.** The present zone district designation(s) of the property and the zoning of all adjacent properties.
b. **Survey Map.** An accurate survey map of the property proposed for amendment, stating the area of the property proposed to be amended in square feet or acres.
c. **Existing Uses.** Current land use on the property and on all adjacent properties.
d. **Statement of Intended Development.** A written statement by the applicant identifying the intended use or development of the subject property and the timing of said development, describing the community need for the change in zoning, and explaining the effect the change of zoning would have on surrounding uses.
☒ 3. **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.

☒ 4. **Application Fees.** Cash or check made out to City of Salida - \$1,050 (**text amendment**) (\$350 application fee + \$700 deposit for outside professional services) **or** \$1500 (**rezoning**) (\$500 application fee + \$1000 deposit for outside professional services).

☒ 5. **Special Fee and Cost Reimbursement Agreement completed.**

D. REVIEW STANDARDS (If necessary, attach additional sheets)

Text Amendments (City Code Section 16-2-50).

1. Consistency with Purposes. The proposed amendment shall be consistent with the purposes of the Land Use Code.

N/A

2. Not Conflict with Other Provisions. The proposed amendment shall not conflict with any other applicable provisions of this Land Use Code, or shall repeal or amend provisions of this Land Use Code which are inconsistent, unreasonable or out-of-date.

N/A

3. Consistency with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan, or shall implement a new portion of the Comprehensive Plan, or shall implement portions of the Comprehensive Plan which have proven difficult to achieve under the existing provisions of this Land Use Code.

N/A

4. Public Health, Safety and Welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

N/A

Map Amendments (Rezoning) (City Code Section 16-4-210).

1. **Consistency with Comprehensive Plan.** The proposed amendment shall be consistent with the City of Salida Comprehensive Plan.

Change from R-3/R-4 split zoning to R-2 zoning is consistent with the City of Salida Comprehensive Plan. R-2 zoning does not exclude R-3 development, and eliminating the split zoning of the lots will alleviate administrative errors and confusion.

2. **Consistent With Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

A change from R-3/R-4 split zoning to R-2 zoning will allow for more or less the same density as R-3, while also allowing for single family homes that most lot owners understood they could build based on the HOA design guidelines.

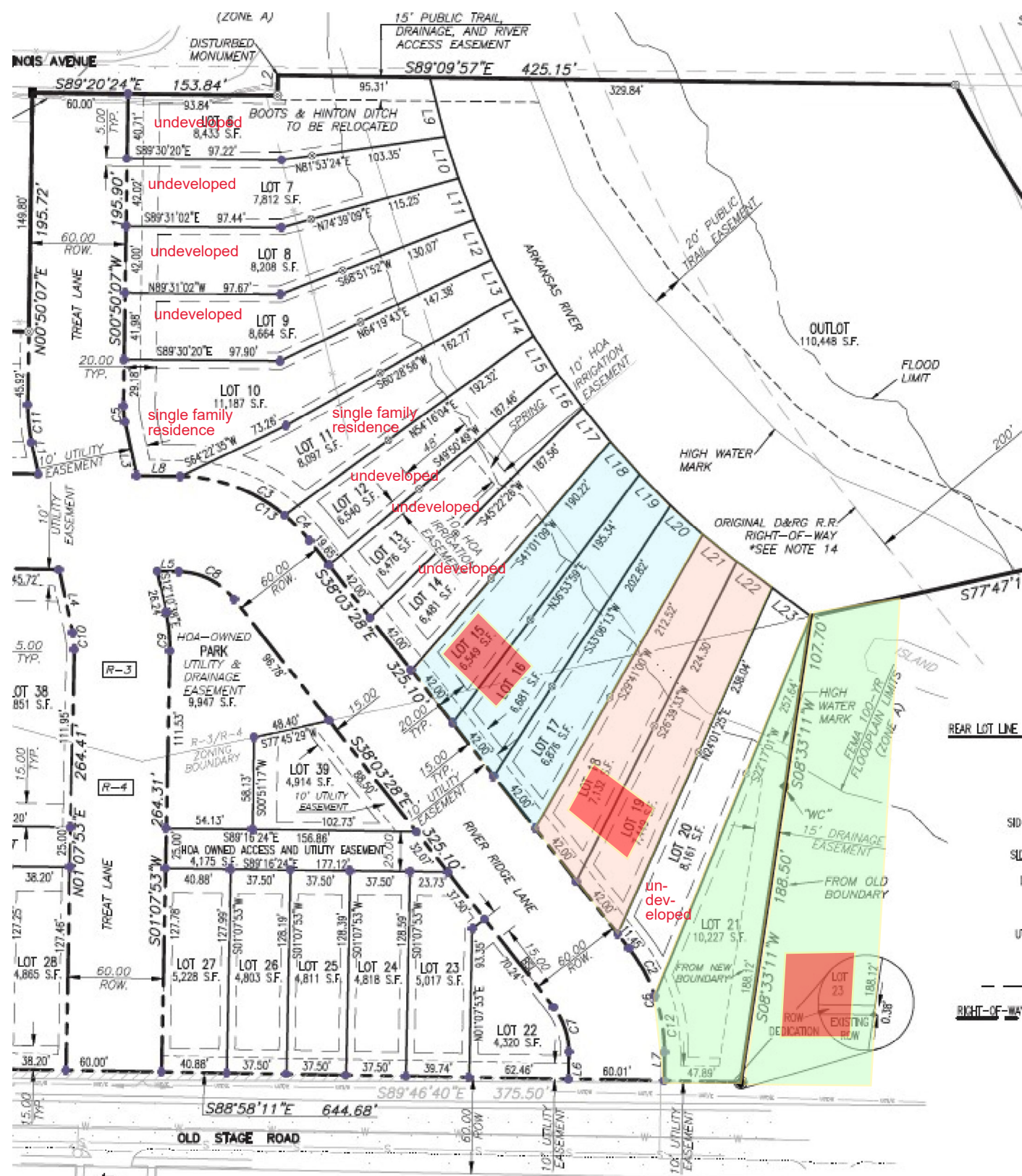
3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.

The proposed amendment will be compatible with the subdivision character and the surrounding zone districts. Based on current development, there is a mix of single-family, duplex, and town-homes in the subdivision. Changing a portion of these lots to R-2 will in no way change the character of the surrounding zone districts, land uses, or neighborhood.

4. **Changed Conditions or Error.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.

The split-zoned lots should have been single-zoned at the time of subdivision to eliminate issues with development. In addition, it should have been assumed that the river front lots would primarily be developed with single family homes due to the requirement for front parking, the narrowness of the lots, and the small building footprints.

LOT OWNERSHIP & DEVELOPMENT





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: February 19, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

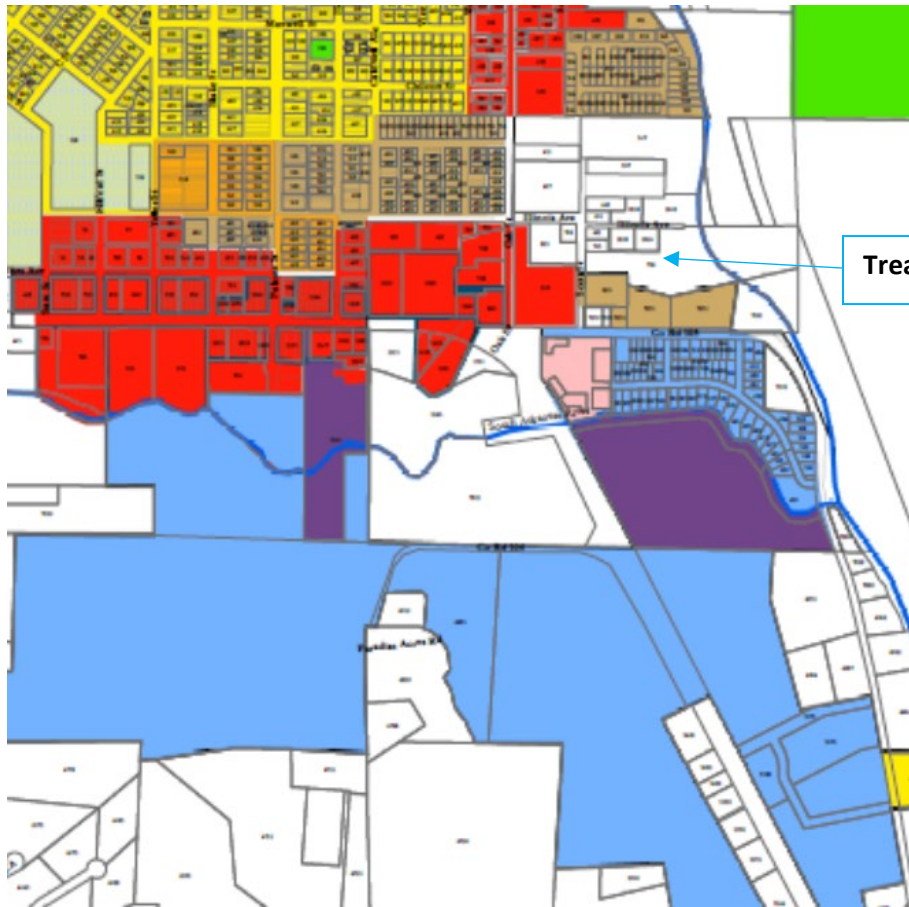
ITEM:

Ordinance 2019-03 – Public Hearing and Second Reading on an Ordinance to Zone 7.5 Acres Located at 786 Scott Street to R-3, High Density Residential District.

BACKGROUND:

The proposed rezoning is paired with the previous items regarding the annexation agreement (Resolution 2019-09); and annexation of the site (Ordinance 2019-02). City Council approved the zoning ordinance on first reading on February 5, 2019.

Applicants: Robert D. Treat as represented by Joe Deluca of Crabtree Group, Inc.



Treat-Mesch Annexation and Zoning

Surrounding Land Use and Zoning: The site to the west is zoned C-1, Commercial District and is being used as a mobile home park; South is zoned R-4 and includes residential uses and a former mobile home park. The property to the north remains in Chaffee County with the zoning of



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: February 19, 2019

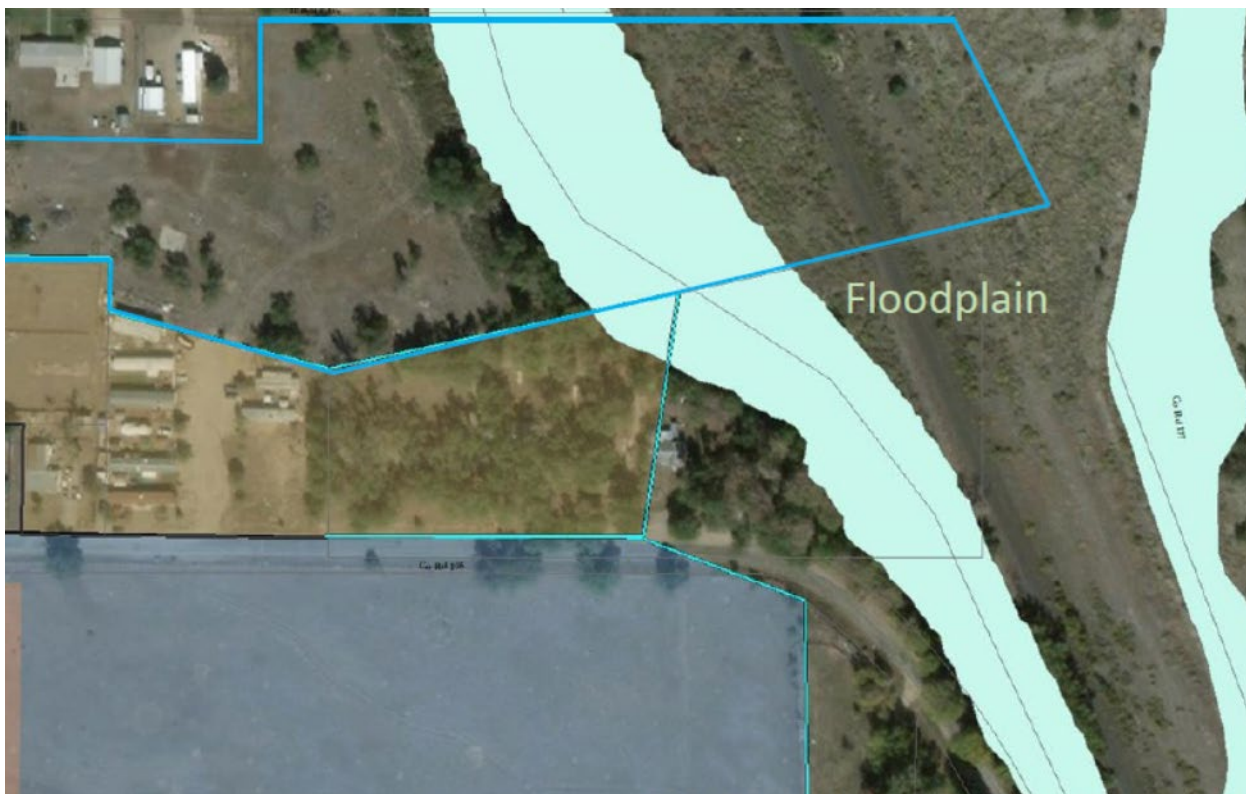
AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.

ZONING:

The applicant is requesting R-3 zoning as it is consistent with the zoning in the neighborhood and meets their preliminary plans for a residential neighborhood with various housing types and densities.

Though the applicants did show a proposed subdivision of approximately 10 duplex and 10 single-family lots at the conceptual meeting on December 3, 2018, the allowed density could be as many as 96 units on the west 5.3 acres. However, the limited street frontage and floodplain will limit development of the site. Regardless, the R-3 district is consistent with the city zoning on the east and south.



The review standards for a rezoning include:

1. Consistency with the Comprehensive Plan: The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale and be focused within the Municipal Services Area. The proposal supports these goals.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: February 19, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

2. Consistency with the Purpose of the Zone District: The purpose of the R-3 district is to provide "...relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses."
3. Compatibility with Surrounding Zone District and Uses: The R-4 district is the dominant zoning classification on the north side of Old Stage Road. Transitioning to R-3 on the subject parcel is compatible between the R-4 and C-1 zoning that exists in the neighborhood.
4. Changed Conditions or Errors: The proposed zoning is occurring because of the requirement to rezone property annexed to the City in accordance with Section 16-4-50 of the Land Use and Development Code.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded "Fire Department does not have any concerns at this time."
- Salida Police Department: Chief Russ Johnson responded "Looks good to me."
- Chaffee County Development Services Department: Jon Roorda, Planning Manager stated "Chaffee County supports this annexation request."
- Salida Public Works Department: Public Works Director David Lady has requested improvements be made to Scott Street; and considerations be made when the site is developed regarding street and utility connections. These recommendations will be incorporated into an annexation agreement described in the annexation memo regarding Ordinance 2019-02.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the proposed zoning.

PLANNING COMMISSION RECOMMENDATION:

On January 28, 2019 the Planning Commission held a public hearing and recommended the City Council approve the proposed zoning by a vote of 7-0.

SUGGESTED MOTIONS:

A Council person should make a motion "to approve Ordinance 2019-03 on second reading."

Attachments

Ordinance 2019-03
Conceptual Subdivision

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 03
SERIES OF 2019**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE TREAT-MESCH ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT

WHEREAS, November 30, 2018, Robert D. Treat (“Petitioners”), filed a General Development Application to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 7.5 acres located at 786 Scott Street, Salida, County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, by Ordinance No. 02, Series of 2019 the City of Salida annexed the Treat-Mesch Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the High Density Residential District (R-3), and on January 28, 2019 the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone it as High Density Residential District (R-3); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Treat-Mesch Annexation was held on February 19, 2019 at a regularly scheduled meeting of the Salida City Council.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned High Density Residential (R-3).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on February 5, 2019, 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 _____, 2019 and set for second reading and public hearing on
the 19th day of February, 2019.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED
PUBLISHED IN FULL, by the City Council on the 19th day of February, 2019.

CITY OF SALIDA, COLORADO

P.T. Wood, Mayor

[SEAL]

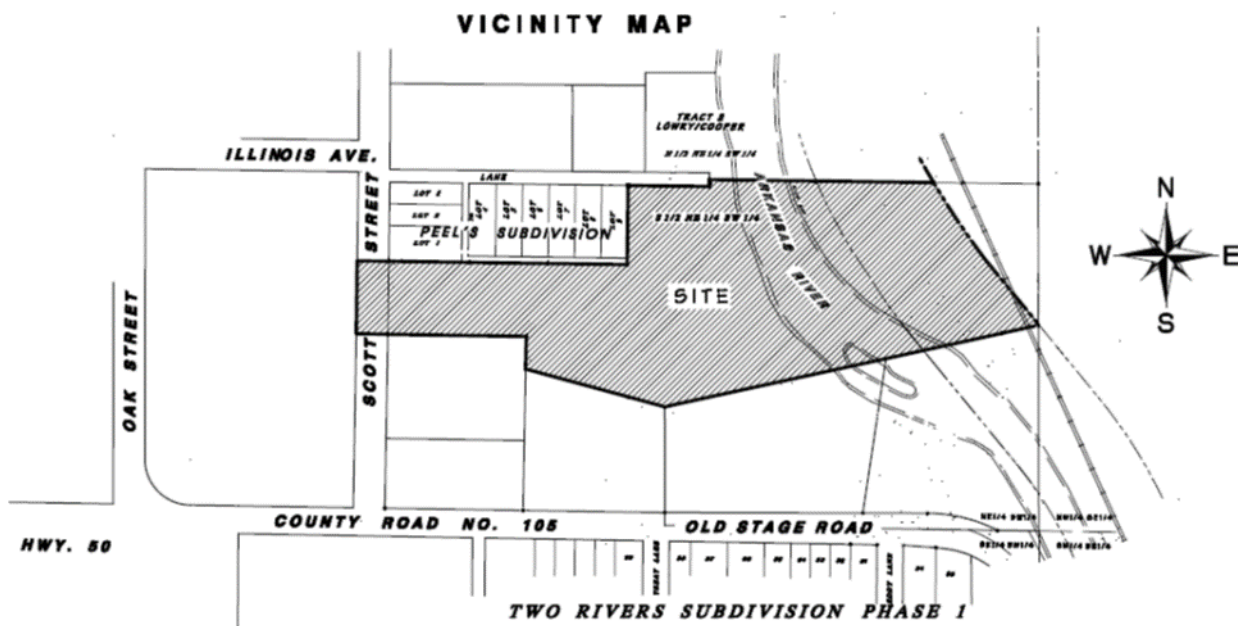
ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of
_____, 2019, and BY TITLE ONLY, after final adoption on the ____ day of _____,
2019.

City Clerk/Deputy City Clerk

EXHIBIT A



NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE TREAT-MESCH ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 7.7 ACRES, MORE OR LESS (INCLUSIVE OF PUBLIC RIGHT OF WAY, AND BEING DESCRIBED AS FOLLOWS:

Part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows, to-wit: Beginning at a point on the East side line of a lane or street known as Scott Street, from whence the Northwest corner of said subdivision bears first North 163 feet; thence West 37 feet; thence proceeding around the tract herein described East 452 feet; thence North 150 feet; thence East 154 feet; thence North 13 feet to a point on the North line of said S1/2 NE1/4 SW1/4; thence East 677 feet, more or less, to the East line of said subdivision; thence South, along said East line, 261.2 feet; thence South 77°30' West 806.4 feet; thence North 75° West 277 feet; thence North 54 feet; thence West 227 feet, more or less, to the said East line of said lane or street known as Scott Street; thence along the East side line of said street 167 feet to the point of beginning

EXCEPTING THEREFROM those tracts of land granted to the Denver and Rio Grande Western Railroad Company in deeds recorded at Book 73 at Page 309, in Book 147 at Page 268 and in Book 147 at Page 279 of the Chaffee County records.

TOGETHER WITH that portion of Scott Street adjoining the westerly-most boundary of the above described tract

ALL BEING COLLECTIVELY AND MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A tract of land located in the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian and a portion of Scott Street, all in Chaffee County, Colorado, and being more particularly described as follows:

Beginning at a point on the East side line of a lane or street known as Scott Street, from whence the Northwest corner of said subdivision bears first North 163 feet; thence West 37 feet; thence proceeding around the tract herein described, South 89°24'06" East along the south boundary of Peel's Subdivision a distance of 452 feet to the southeast corner thereof; thence North 00°31'36" East along the east boundary of said subdivision a distance of 150.0 feet to the south boundary of a lane; thence South 89°31'00" East along the south boundary of said lane 154.0 feet to the southeast corner of said lane; thence North 00°29'00" East along the east boundary of said lane 13.0 feet to a point on the north boundary of the said S1/2 NE1/4 SW1/4; thence South 89°25'50" East along said north boundary 425.2 feet, more or less, to the westerly boundary of the tract of land granted to the Denver and Rio Grande Railroad Company in Book 73 at Page 309 of the Chaffee County records; thence along the westerly boundary of said railroad tract, first along the arc of a curve a distance of 173.91 feet, said curve having a radius of 900.0 feet and a chord which bears South 34°00'47" East 173.64 feet, and thence South 39°32'54" East 161.36 feet to the east boundary of the said S1/2 NE1/4 SW1/4; thence South 00°18'00" East along said east boundary 1.57 feet; thence South 77°30' West 725.59 feet; thence North 75°00'00" West 273.35 feet; thence North 00°52'00" East 61.82 feet; thence North 89°18'00" West 262.30 feet to the east boundary of Scott Street; thence continuing North 89°18'00" West 51.41 feet to the west boundary of Scott Street; thence North 00°23'00" West along the west boundary of Scott Street 138.38 feet; thence South 89°24'06" East 54.05 feet to the point of beginning.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

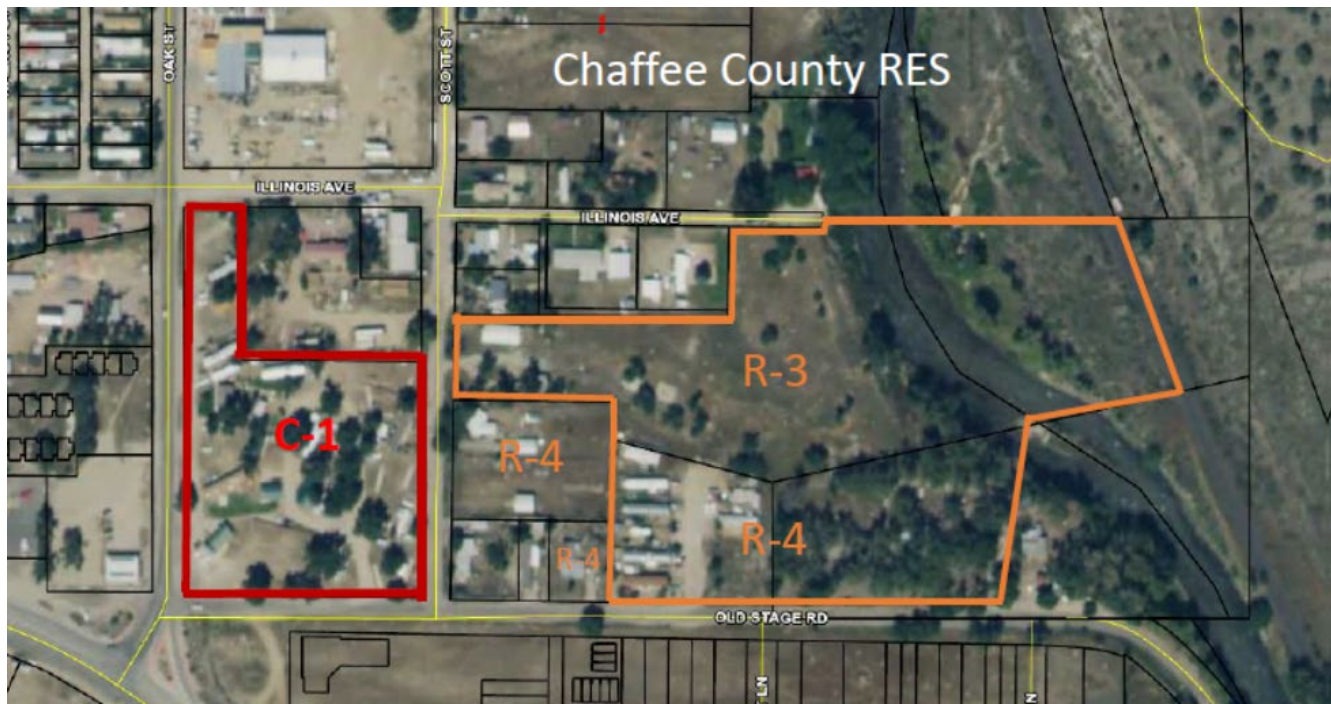
ITEM:

Resolution 2019-50: Public Hearing for Consideration of River Ridge Major Subdivision

REQUEST / BACKGROUND:

The applicant is requesting the City Council approve the River Ridge Major Subdivision for an 11.17 acre parcel generally located between Old Stage Road (CR 105) north to Illinois Avenue; and the Arkansas River west to Scott Street. The address is 786 Scott Street. The proposed subdivision consists of 41 lots. The site is zoned High Density Residential (R-3) and Manufactured Housing Residential District (R-4).

Applicants: Arkansas Living, LLC as represented by Joe Deluca of Crabtree Group.



The north half of the site was the subject of recent annexation and zoning actions. The applicant recently acquired two parcels south of the original site which are zoned R-4. A Conceptual Review Meeting with the Planning Commission and City Council occurred on June 3, 2019.

The 41 lots range in size from 11,000 square feet to 4,570. There should be a diversity of housing styles from duplexes, single-residences and possibly triplexes. Key aspects of the neighborhood now include a private park in the center, public access to the river and many of the lots are now accessed by alleys. .



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

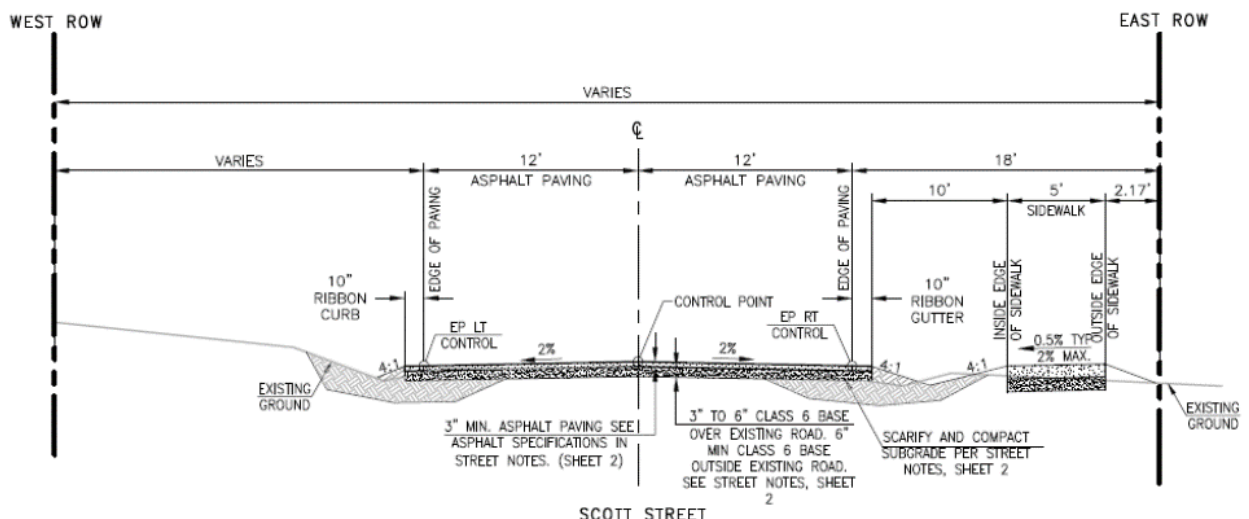
AGENDA ITEM NO. 6.a	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Glen Van Nimwegen
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The applicant is intending to develop the site with a diversity of housing types and densities, with the possibility of light commercial uses. The lot sizes range from 5,985 square feet to 2.7 acres. The latter parcel will probably be developed as multi-family development. Most of the lots will be accessed by an alley from the rear. An eight foot wide bike/pedestrian path and six feet of landscaping will be constructed adjacent to Highway 50. The subdivision will also have access to the public trail on the north side of the site that was constructed by the developer in phase one.

MAJOR SUBDIVISION REVIEW:

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan that promotes diverse residential housing styles and access to trails and open space.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the R-3 and R-4 zoning and other applicable standards of the Land Use and Development Code.
3. Improvements. Besides the new interior streets, the applicant will be improving the north side of Old Stage Road. The annexation agreement for the project allows the option of providing funds for the construction of Scott Street adjacent to the subdivision, versus construction this small segment. Staff is recommending this decision be made to staff after seeing how the existing roadway holds up to heavy construction equipment traffic that will occur why the project is being constructed.



4. Natural Features. The site is relatively flat except for the area directly adjacent to the Arkansas River. The buildable area of the subdivision is approximately 25 feet above the water level of

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

the Arkansas River. “Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.”

5. Floodplains. A portion of the east side of the site adjacent to the Arkansas River is within the 100 year floodplain. The Floodplain Administrator is recommending conditions on any development activities that may occur within the Special Flood Hazard Area (Attachment 6).



6. Noise Reduction. “Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.” River Ridge is not adjacent to a highway.
7. Future Streets. The applicant is proposing local streets within the development with 34 feet of roadway versus our standard of a 38 foot roadway. Section 16-8-20 (f) of the Land Use Code allows an applicant to make their case for a different road standard. The applicant has presented their case for the roadway reduction (Attachment 5). Attachment 6 shows the differences between the two roadways. After giving the applicant’s request consideration, we recommend the roadway be reduced to 36 feet wide, a reduction of two feet from the standard.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

8. Parks, Trails and Open Space. The developer has provided public access to the west side of the Arkansas River and a trail easement along the east side of the river. This was deemed “extraordinary” by the Planning Commission and therefore the open space requirements have been met. A private quarter acre park is provided in the center of the project.
9. Common Recreation Facilities. “Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.” The private park will not impact adjoining properties.
10. Lots and Blocks. “The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.” The applicant has created the best layout holding to the above standard considering the angle of the adjacent river and desire to connect with existing Treat Lane.
11. Architecture. The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street. The intent is the homes will be sold individually for custom homes so monotony should not be an issue.
12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
13. Inclusionary Housing. The developer has indicated they will meet the requirements through the collection of a fee in lieu with each building permit. For a major subdivision the fee is the lessor of \$15,748 or \$7.87 per habitable square feet of every principal unit.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Fire Inspector, reviewed the subdivision and is requiring a total of four hydrants. They are to be located at the intersections of River Ridge and Treat Lane at CR105; River Ridge and Scott Street and Treat Lane and Illinois Avenue.
- Salida Police Department: Lieutenant Russ Johnson stated we should consider yield signs be placed at the intersection of River Ridge Lane and Treat Lane. His concern will be mitigated by a four way stop at the center intersection.
- Chaffee County Development Services Department: No response.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

- Salida Public Works Department: Public Works Director David Lady has been involved in the development of the plans for the subdivision. He is recommending a number of changes to the plat and plans as outlined in his September 17, 2019 memo (Attachment 8).
- Salida Finance Department: According to Renee Thonhoff, Senior Accountant, there are a number of existing sewer and water taps devoted to the property and additional taps will be required.
- Xcel Energy: Sterling Waugh, Energy Planner stated a 10 foot wide utility easement is required, however 15 feet is preferred if the easement includes other utilities, including natural gas.
- Floodplain Administrator: Mark Rocheleau, PE is employed by JVA Consulting Engineers and is the city's Flood Plain Administrator. He has reviewed the River Ridge and provided a memo stating all of the requirements for development within the flood plain (Attachment 7).
- Salida School District R32J: Shelia Moore, Business Manager for the District stated that fees in lieu of school dedications should be collected with this subdivision. Per our agreement with Chaffee County and the District, the fees have recently been increased to \$444.66 per unit.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the application, subject to the changes recommended by the Planning Commission to conditions #8 and the addition of #9. Since the Planning Commission meeting the applicant has resubmitted the plat addressing changes recommended in #3 and #4 as shown below.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed the major subdivision and held a public hearing on September 23, 2019. They recommended approval subject to the following conditions with changes to #8 and #9 as shown:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 8) and Floodplain Administrator (Attachment 6); and provide landscape plans for approval prior to recording of the subdivision plat.
2. Floodplain Development Permit is required for any development/grading within the 100 year flood plain and meet the specific standards outlined by the Floodplain Administrator (Attachment 7).
3. Make the following corrections and clarifications to the plat prior to recording:
 - a. The Park site and Alleys shall be owned and maintained by the homeowners association.
 - b. ~~Designate the 15 foot wide trail and river access easement as a "15 foot Public Trail, Drainage and River Access Easement."~~ The 25 foot wide trail easement along the east side of the Arkansas River shall be "public" as well.
 - c. ~~Clarify the differences between the building setbacks for R-3 and R-4 on the subdivision layout. Add a note to the Typical Lot Layout that states detached accessory structures and dwelling units have different setbacks per the Salida Land Use and Development Code.~~



REQUEST FOR CITY COUNCIL ACTION

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AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
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- d. ~~Alleys shall be designated as "Access and Utility Easements."~~
- e. Provide a storm water drainage easement to the east side of Lot 23 to allow storm water to be conveyed to the river.
- f. ~~Delineate 100-year flood zone.~~
- g. Include 10 foot wide public utility easements as recommended by Xcel Energy.
4. ~~The design of the project's residences shall meet the requirements of Section 16-6-120 (11) which requires spacing of repetitive building facades.~~
5. The Fair Contribution for Public School sites will be \$444.66 per unit.
6. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
7. The annexation agreement for the north half of the property allows the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by staff prior to completion of roadway construction within the subdivision and be based on the general condition of Scott Street.
8. The variance proposed to the street cross section is approved, with the modification that the roadway width within the 60 right of way be ~~36~~ **34** feet.
9. **The Homeowner Association documents shall place a priority on installing street trees prior to completion of each home.**

RECOMMENDED MOTION:

A Council person should make the motion to "Approve Resolution 2019-50 approving the River Ridge Major Subdivision."

Attachments:

1. Resolution 2019-50
2. River Ridge Major Subdivision
3. Narrative
4. Application
5. Request for Street Cross Section Variance
6. Street Cross Sections
7. Floodplain Administrator Review (September 13, 2019)
8. Public Works Director Review (September 17, 2019)
9. Proof of Publication

CITY OF SALIDA, COLORADO
RESOLUTION NO. 50
(Series 2019)

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE SUBDIVISION PLAT FOR RIVER RIDGE MAJOR SUBDIVISION.**

WHEREAS, the property owners, Arkansas Living, LLC (“Developer”) made application for approval of a Major Impact Review for River Ridge Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 11.17 acres located at 786 Scott Street more particularly described in Exhibit A; and

WHEREAS, the property is zoned R-3, High Density Residential and R-4, Manufactured Housing Residential District; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Southside Major Subdivision on June 3, 2019; and

WHEREAS, on September 23, 2019 the Salida Planning Commission held a public hearing and recommended approval of the River Ridge Major Subdivision, consisting of 41 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on October 15, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

The River Ridge Major Subdivision is hereby approved, subject to the following conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (September 17, 2019) and Floodplain Administrator (September 13, 2019); and provide landscape plans for approval prior to recording of the subdivision plat.
2. Floodplain Development Permit is required for any development/grading within the 100 year flood plain and meet the specific standards outlined by the Floodplain Administrator (September 13, 2019).
3. Make the following corrections and clarifications to the plat prior to recording:
 - a. The Park site and Alleys shall be owned and maintained by the homeowners association.
 - b. Provide a storm water drainage easement to the east side of Lot 23 to allow storm water to be conveyed to the river.

- c. Include 10 foot wide public utility easements as recommended by Xcel Energy.
- 4. The Fair Contribution for Public School sites will be \$444.66 per unit.
- 5. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
- 6. The annexation agreement for the north half of the property allows the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by staff prior to completion of roadway construction within the subdivision and be based on the general condition of Scott Street.
- 7. The variance proposed to the street cross section is approved, with the modification that the roadway width within the 60 right of way be 34 feet.
- 8. The Homeowner Association documents shall place a priority on installing street trees prior to completion of each home.

RESOLVED, APPROVED AND ADOPTED on this 15th day of October, 2019.

CITY OF SALIDA, COLORADO

Mayor P.T. Wood

(SEAL)

ATTEST:

City Clerk

EXHIBIT A

RIVER RIDGE

LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SALIDA RIVER LIVING LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2019.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

ROBERT D. TREAT, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

ROBERT D. TREAT

DATE

ACKNOWLEDGMENT OF LIEN HOLDER

ANDREW JAMES PETERNELL & JAMIE VICTORIA PETERNELL, AS LIEN HOLDERS, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

ANDREW JAMES PETERNELL

DATE

JAMIE VICTORIA PETERNELL

DATE

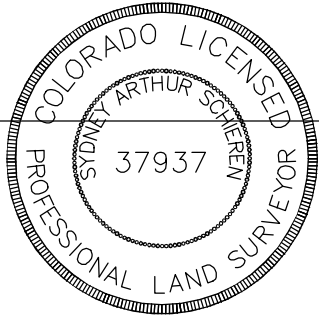
GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTHERLY LINE OF SUBJECT PROPERTY, BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117, HAVING A BEARING OF SOUTH 89°07'49" EAST.
- 2) OWNER: ARKANSAS RIVER LIVING LLC, 770 CRESCENT LANE, LAKEWOOD, CO 80214
- 3) SUBDIVIDER: ARKANSAS RIVER LIVING LLC, 770 CRESCENT LANE, LAKEWOOD, CO 80214
- 4) AS REQUIRED UNDER SECTION 16-6-140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 5) PER SECTION 16-6-120(1) OF THE SALIDA MUNICIPAL CODE, NO RESIDENTIAL FACADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET, NOR SHALL AN ELEVATION BE REPEATED DIRECTLY ACROSS THE STREET FROM THE SAME FACADE ELEVATION. MIRROR IMAGES OF THE SAME RESIDENTIAL FACADE SHALL NOT COUNT AS TWO DISTINCTLY DIFFERENT FACADES.
- 6) THIS PLAT SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AT RECEPTION NO. _____.
- 7) THE 15' ACCESS & DRAINAGE EASEMENT AND THE 20' TRAIL EASEMENT ARE INTENDED TO FULFILL THE "PARKS, TRAILS & OPEN SPACE DEDICATION REQUIREMENTS" PER SECTION 16-6-120 (8) OF THE SALIDA MUNICIPAL CODE. THESE DEDICATIONS SHALL BE CONSIDERED AN EXTRAORDINARY CONTRIBUTION TO TRAIL AND WATERWAY ACCESS AND THEREFORE THE OPEN SPACE REQUIREMENTS OF SECTION 16-6-120 (8) HAVE BEEN MET.
- 8) RESIDENTIAL DENSITY OF THAT PORTION OF THE PROPERTY LYING NORTHEAST OF THE CENTERLINE OF THE ARKANSAS RIVER MAY NOT BE TRANSFERRED TO THE PORTION OF THE PROPERTY LYING SOUTHWEST OF THE CENTERLINE OF THE ARKANSAS RIVER.
- 9) ANY BUILDING TO BE PERMITTED IN THE 100 YEAR FLOOD PLAIN SHALL COMPLY WITH ARTICLE XI, FLOOD CONTROL, OF THE SALIDA MUNICIPAL CODE.
- 10) ALL OPEN SPACE AREAS, INTERNAL TRAILS, PARKS AND STREET PARKWAYS TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE H.O.A. OR OTHER DESIGNATED PARTY.
- 11) RIVER RIDGE IS SUBJECT TO THE SUBDIVISION IMPROVEMENT AGREEMENT AS RECORDED AT RECEPTION NO. _____.
- 12) RIVER RIDGE IS SUBJECT TO ARTICLE XIII, INCLUSIONARY HOUSING, OF CHAPTER 16 OF THE SALIDA MUNICIPAL CODE.

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.C.S. 37937



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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT ARKANSAS RIVER LIVING LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE LINE OF A LANE OR STREET KNOWN AS SCOTT STREET, FROM WHENCE THE NORTHWEST CORNER OF SAID SUBDIVISION BEARS FIRST NORTH 163 FEET; THENCE WEST 37 FEET; THENCE PROCEEDING AROUND THE TRACT HEREIN DESCRIBED, SOUTH 89°24'06" EAST ALONG THE SOUTH BOUNDARY OF PEELS SUBDIVISION A DISTANCE OF 452 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°31'36" EAST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 150.0 FEET TO THE SOUTH BOUNDARY OF A LANE; THENCE SOUTH 89°31'00" EAST ALONG THE SOUTH BOUNDARY OF SAID LANE, 154.0 FEET TO THE SOUTHEAST CORNER OF SAID LANE; THENCE NORTH 00°29'00" EAST ALONG THE EAST BOUNDARY OF SAID LANE 13.0 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SAID S 1/2 NE 1/4 SW 1/4; THENCE SOUTH 89°25'50" EAST ALONG SAID NORTH BOUNDARY 425.2 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF THE TRACT OF LAND GRANTED TO THE DENVER AND RIO GRANDE RAILROAD COMPANY IN BOOK 73 AT PAGE 309 OF THE CHAFFEE COUNTY RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RAILROAD TRACT, FIRST ALONG THE ARC OF A CURVE A DISTANCE OF 173.91 FEET, SAID CURVE HAVING A RADIUS OF 900.0 FEET AND A CHORD WHICH BEARS SOUTH 34°00'47" EAST 173.64 FEET, AND THENCE SOUTH 39°32'54" EAST 161.36 FEET TO THE EAST BOUNDARY OF THE SAID S 1/2 NE 1/4 SW 1/4; THENCE SOUTH 00°18'00" EAST ALONG SAID EAST BOUNDARY 1.57 FEET; THENCE SOUTH 77°30' WEST 725.59 FEET; THENCE NORTH 75°00'00" WEST 273.35 FEET; THENCE NORTH 00°52'00" EAST 61.82 FEET; THENCE NORTH 89°18'00" WEST 262.30 FEET TO THE EAST BOUNDARY OF SCOTT STREET; THENCE NORTH 00°30'11" EAST 138.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH SIDE OF CHAFFEE COUNTY ROAD NO. 105, FROM WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 69°56' EAST 4,117.5 FEET, AND ALSO FROM WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP IN CONCRETE) AT STATION 2304+26 OF THE CENTERLINE SURVEY OF U.S. HIGHWAY NO. 50 BEARS NORTH 89°35' WEST 217.9 FEET; THENCE SOUTH 85°01' EAST 44.9 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE SOUTH 89°18' EAST ALONG THE SAID NORTH SIDE OF SAID COUNTY ROAD A DISTANCE OF 262.3 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 186 OF THE RECORDS OF SAID CHAFFEE COUNTY, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND SAID TRACT NORTH 00°52' EAST ALONG THE EAST BOUNDARY OF SAID TRACT AS DESCRIBED IN BOOK 502 AT PAGE 186 AND A PROJECTION NORTHERLY OF SAID EAST BOUNDARY A TOTAL DISTANCE OF 268.18 FEET;

THENCE SOUTH 75°00' EAST 273.30 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 414 AT PAGE 518 OF SAID COUNTY RECORDS, AS SAID PARCEL IS MONUMENTED;

THENCE SOUTH 00°19'14" EAST ALONG THE WEST BOUNDARY OF SAID PARCEL AS MONUMENTED 200.43 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN BOOK 414 AT PAGE 518, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID CHAFFEE COUNTY ROAD NO. 105;

THENCE NORTH 89°21'34" WEST ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY 269.18 FEET TO THE POINT OF BEGINNING.

CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT A FENCE CORNER ON THE NORTH SIDE OF A CHAFFEE COUNTY ROAD FROM WHENCE THE SE COR (BRASS CAP) OF SECTION 4 BEARS SOUTH 66°55.4' EAST 3580.6 FEET, SAID BEGINNING POINT, TWO REMAINING TRACT CORNERS, AND TWO WITNESS CORNERS ARE MARKED BY 5/8 INCH REBARS WITH 1 1/2 INCH ALUMINUM CAPS;

THENCE PROCEEDING AROUND THE TRACT NORTH 200.0 FEET;

THENCE NORTH 77°30' EAST 285.0 FEET TO A WITNESS CORNER;

THENCE CONTINUING NORTH 77°30' EAST 144.5 FEET TO A POINT WHICH IS NORTH 8°30.3' WEST OF ANOTHER WITNESS CORNER;

THENCE SOUTH 8°30.3' WEST 107.7 FEET TO THE WITNESS CORNER;

THENCE CONTINUING SOUTH 8°30.3' WEST 188.5 FEET TO A POINT ON THE NORTH SIDE OF THE SAID CHAFFEE COUNTY ROAD;

THENCE WEST ALONG SAID NORTH SIDE AS FENCED 375.5 FEET TO THE POINT OF BEGINNING.

CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, PARCELS OR OUTLOTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

RIVER RIDGE
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AS SHOWN ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC THE 15' PUBLIC TRAIL, DRAINAGE AND RIVER ACCESS EASEMENT AND THE 20' PUBLIC TRAIL EASEMENT AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

EXECUTED THIS ____ DAY OF _____, 2019

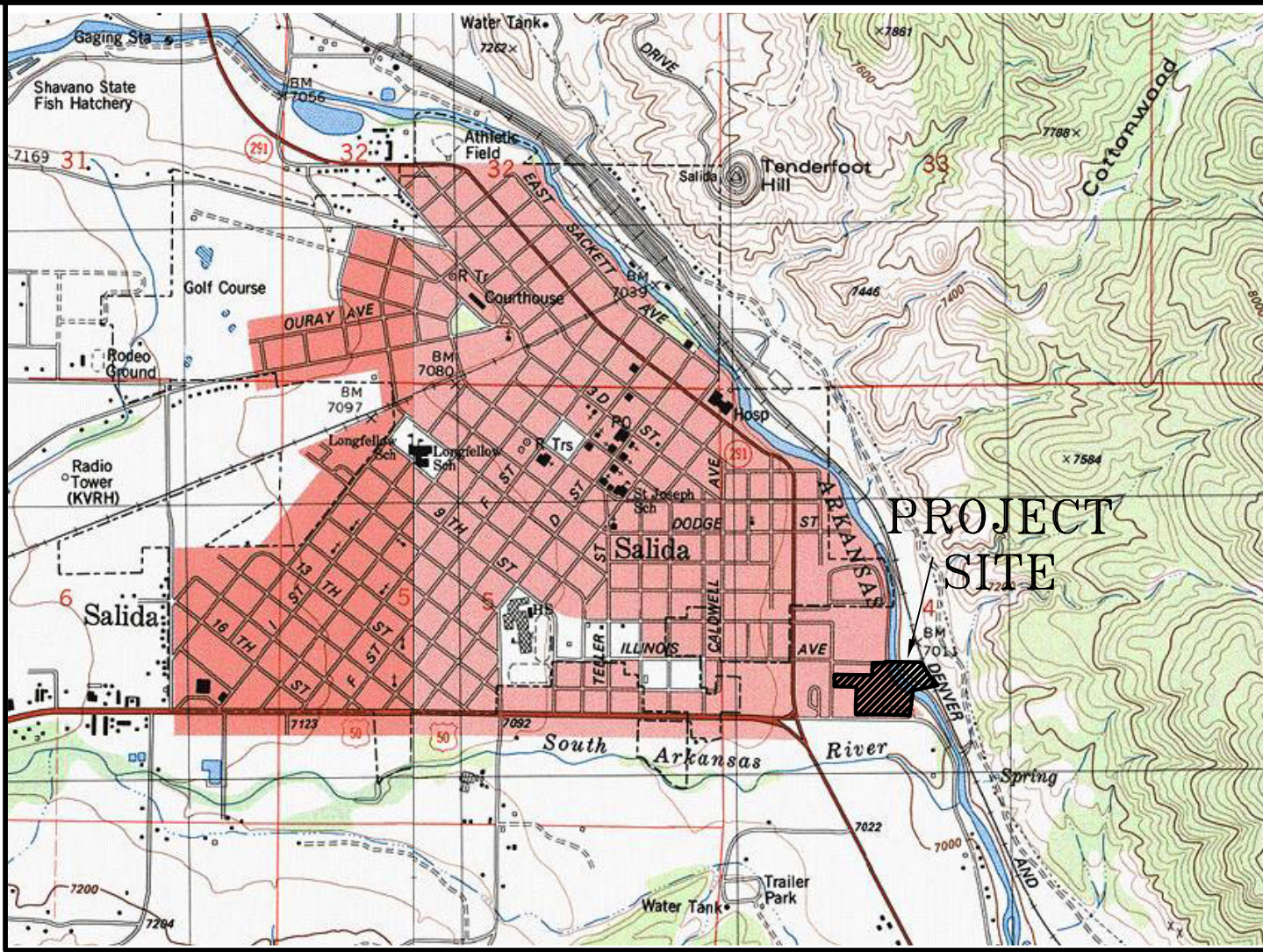
BY: TOM MESCH, AS MANAGING MEMBER

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY TOM MESCH, AS SALIDA RIVER LIVING LLC MANAGING MEMBER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE PARK AND EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 2019.
CITY OF SALIDA

BY: _____
MAYOR

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 2019.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CERTIFICATE OF STREET & UTILITY MAINTENANCE

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT AS RECORDED AT RECEPTION NO. _____. IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____.M. ON THIS ____ DAY OF _____, 2019 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

REVISED: SEPTEMBER 23, 2019

JOB # 1974

DATE: AUGUST 21, 2019

SHEET 1 OF 2

RIVER RIDGE

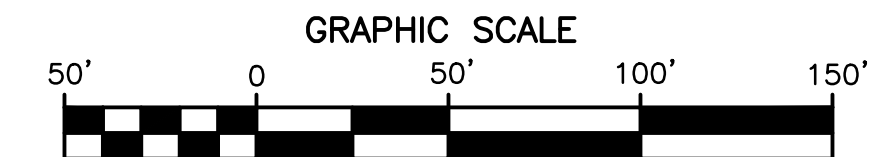
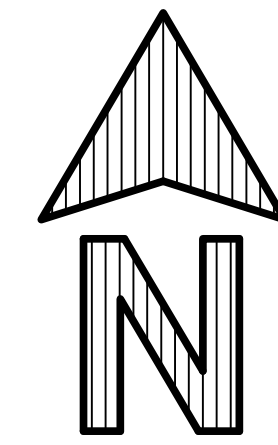
LOCATED WITHIN THE SOUTH HALF OF
THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 49 NORTH, RANGE 9 EAST OF
THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



LANDMARK
SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

RIVER RIDGE

LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	900.00	011°04'13"	173.89	173.62	S33°45'19"E
C2	105.00	018°46'44"	34.41	34.26	S28°40'06"E
C3	105.00	038°41'55"	70.92	69.58	S69°40'48"E
C4	105.00	012°16'23"	22.49	22.45	S44°11'39"E
C5	45.00	013°00'45"	10.22	10.20	S05°40'15"E
C6	105.00	038°16'47"	70.15	68.85	S18°55'04"E
C7	45.00	038°16'47"	30.06	29.51	N18°55'04"W
C8	45.00	050°58'18"	40.03	38.73	N63°32'37"W
C9	107.22	013°01'55"	24.39	24.33	S05°31'23"E
C10	45.95	013°01'55"	10.45	10.43	N05°31'23"W
C11	105.00	013°00'45"	23.85	23.80	N05°40'15"W
C12	105.00	019°30'03"	35.74	35.56	S09°31'42"E
C13	105.00	050°58'18"	93.41	90.36	S63°32'37"E

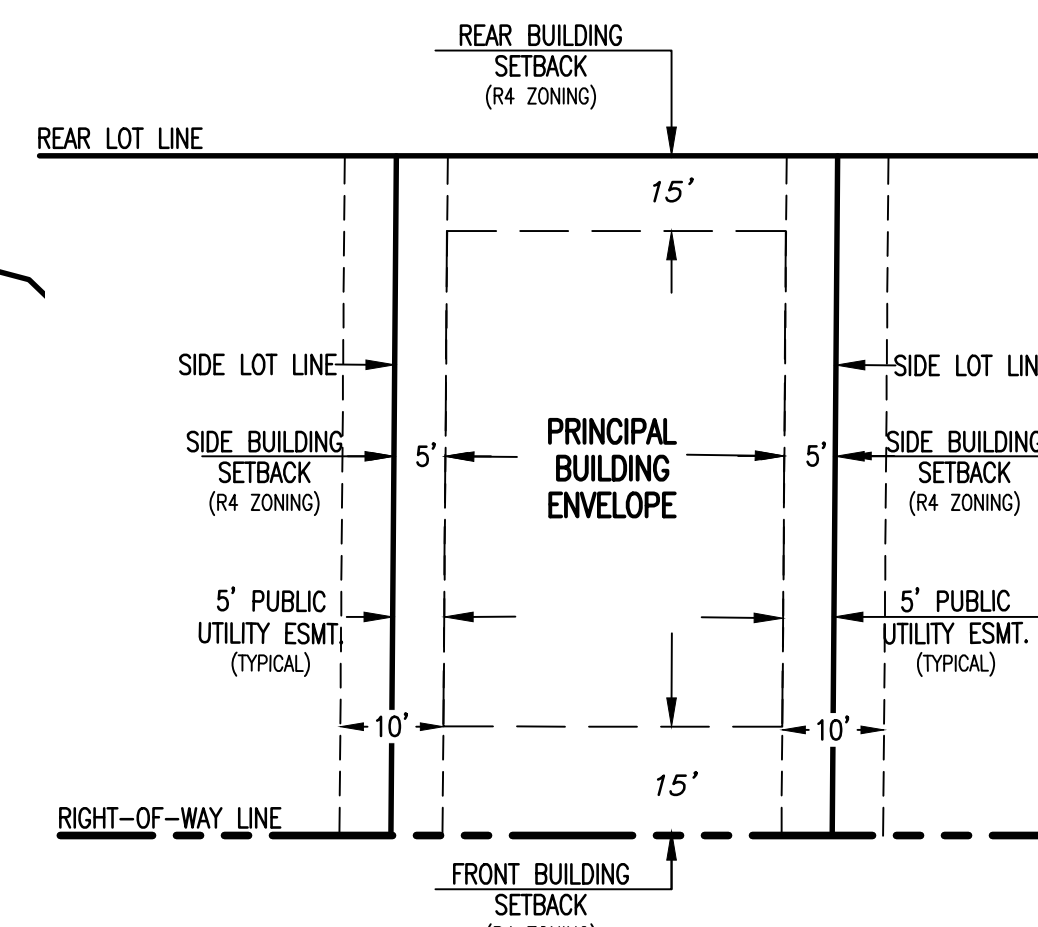
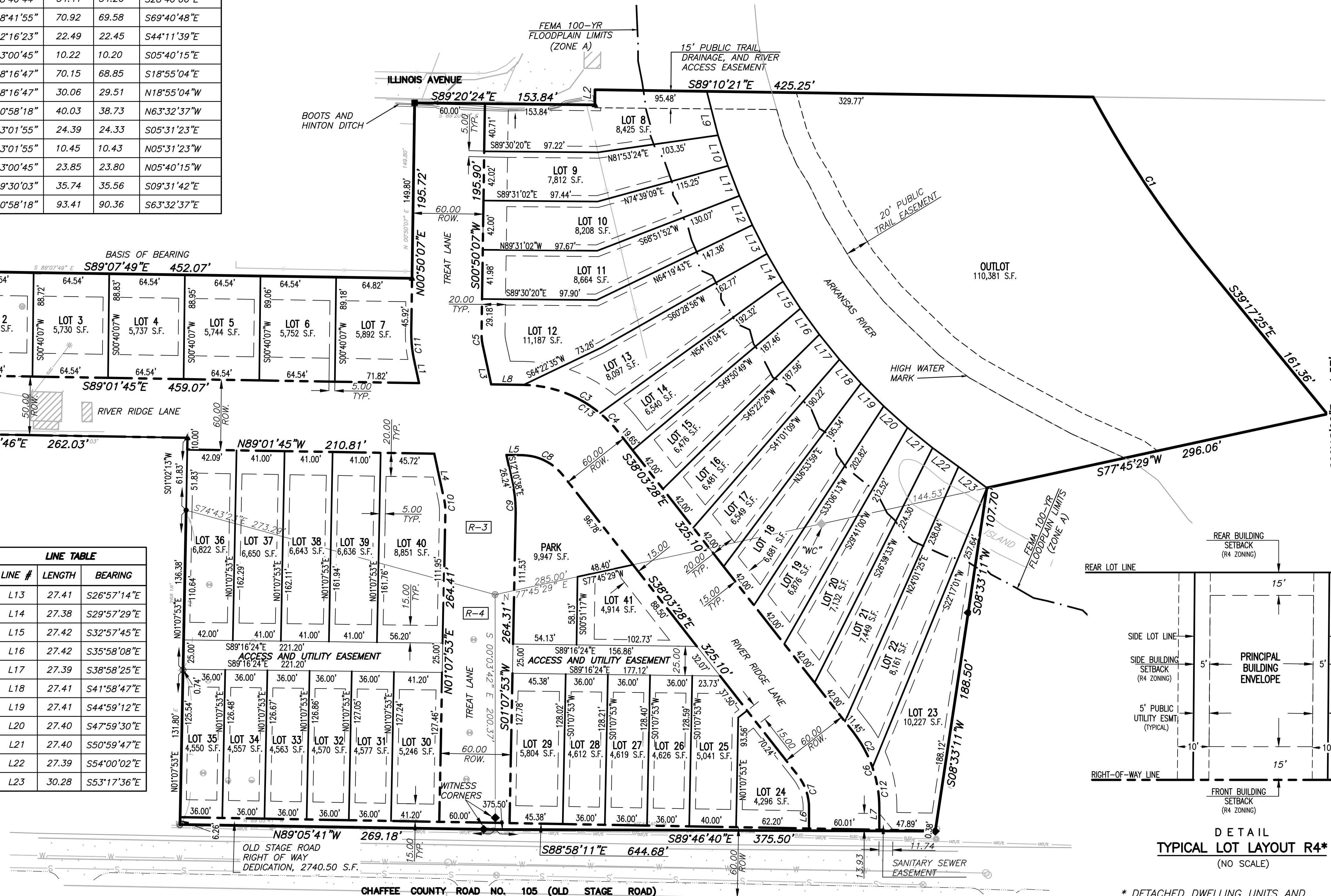
LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- TOWN BOUNDARY
- NEW LOT LINE
- NEW EASEMENT LINE
- BUILDING SETBACK LINE
- WATER MAIN
- SEWER MAIN
- UTILITY POLE
- UNDERGROUND PHONE
- OVERHEAD ELECTRIC AND PHONE
- GAS MAIN
- FENCE
- WATER VALVE
- SEWER MANHOLE
- COMMUNICATION PEDESTAL
- ELECTRICAL PEDESTAL
- 1 1/2" ALUMINUM CAP STAMPED "LS 17117"
- 1 1/2" ALUMINUM CAP STAMPED "LS 37937"
- 1" ALUMINUM CAP STAMPED "LS 1776"
- CHAIN LINK FENCE POST

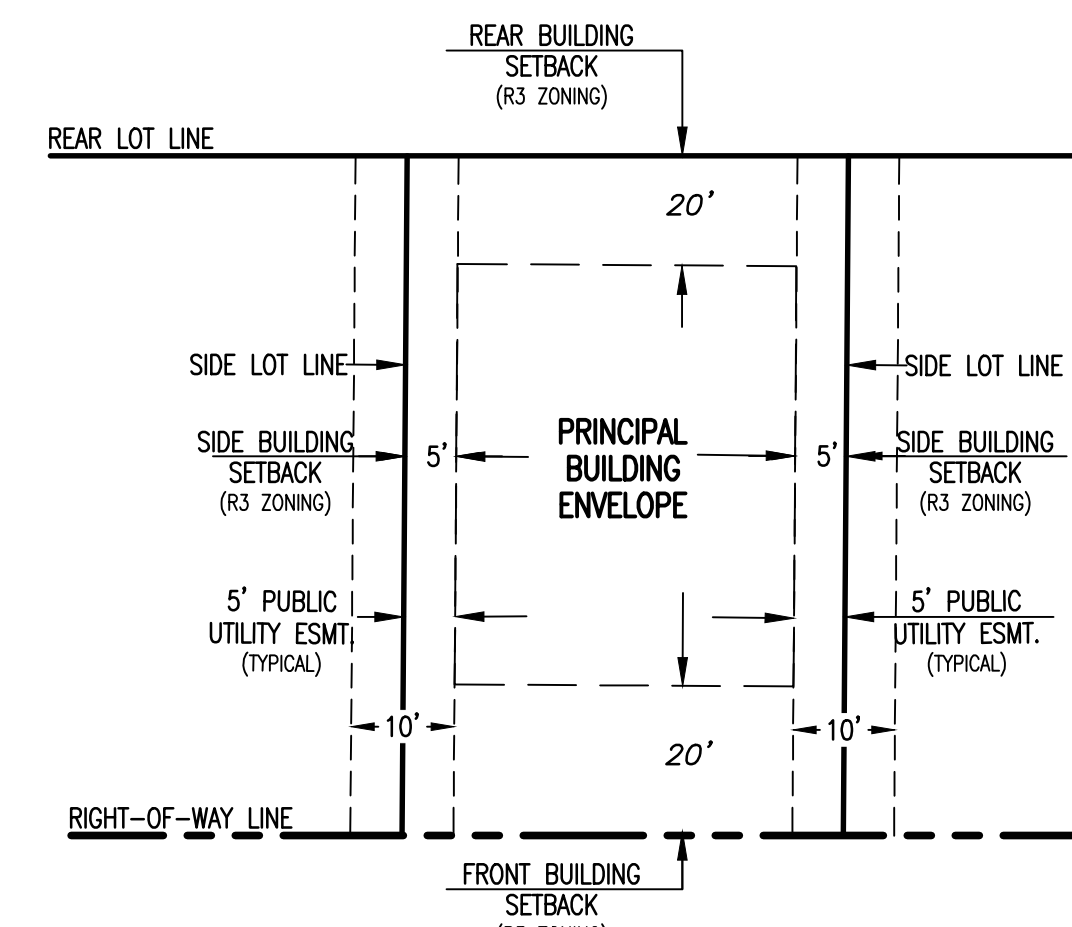
	Area (Acres)
Lots	5.92
Outlot	2.53
Park	0.23
Right of Way	2.49
Total	11.17

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.27	N12°10'38"W
L2	12.90	N00°22'53"E
L3	34.28	S12°10'38"E
L4	40.26	N12°10'38"W
L5	13.63	S89°01'45"E
L6	17.35	S00°13'20"W
L7	18.20	S00°13'20"W
L8	27.65	S89°01'45"E
L9	38.61	S14°19'00"E
L10	27.41	S17°56'12"E
L11	27.41	S20°56'32"E
L12	27.41	S23°56'53"E

LINE TABLE		
LINE #	LENGTH	BEARING
L13	27.41	S26°57'14"E
L14	27.38	S29°57'29"E
L15	27.42	S32°57'45"E
L16	27.42	S35°58'08"E
L17	27.39	S38°58'25"E
L18	27.41	S41°58'47"E
L19	27.41	S44°59'12"E
L20	27.40	S47°59'30"E
L21	27.40	S50°59'47"E
L22	27.39	S54°00'02"E
L23	30.28	S53°17'36"E



DETAIL
TYPICAL LOT LAYOUT R4*
(NO SCALE)



DETAIL
TYPICAL LOT LAYOUT R3*
(NO SCALE)

* DETACHED DWELLING UNITS AND STRUCTURES MAY HAVE LESSER SETBACKS THAN SHOWN. REFER TO SALIDA LAND USE AND DEVELOPMENT CODE.

ASSISTED BY:



REVISED:
JOB # 1974
DATE: AUGUST 26, 2019
SHEET 2 OF 2

RIVER RIDGE

LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CITY OF SALIDA CHAFFEE COUNTY, COLORADO





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

ITEM:

Ordinance No. 2018-12; Second reading and public hearing on proposed zoning for Buckley Meadows Annexation.

BACKGROUND:

The applicant made an application to rezone the 2.55 acre site located at 7221 County Road 105 that is subject to annexation to Manufactured Housing Residential District (R-4). The request was heard by the Planning Commission on June 25, 2018 and the Commission recommends the site be zoned to High Density Residential (R-3). On July 3rd, the City Council suggested Lot 4 be R-4 and Lots 1-3 be zoned R-3.

Property Owners and Applicants: Michael Buckley and Kathryn Meadows.



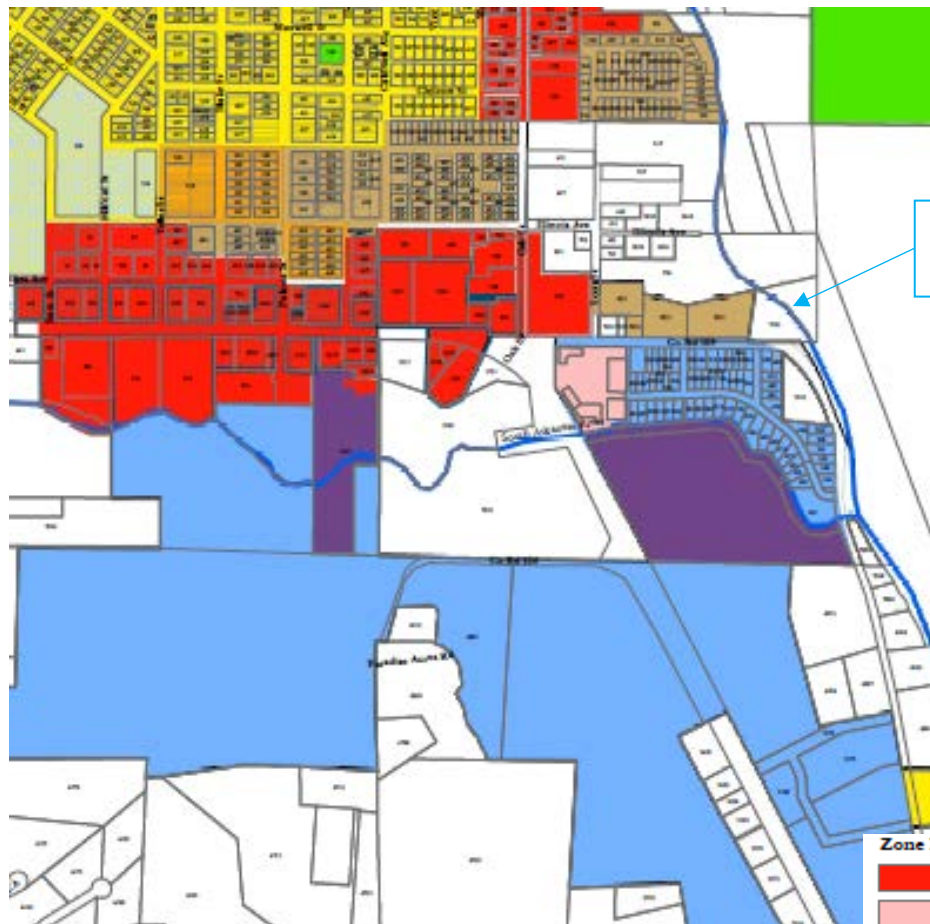


REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

Surrounding Land Use and Zoning: The site to the west is zoned R-4, Manufactured Housing Residential District; South is Planned Development with the underlying districts of R-2, Medium Density Residential and R-3, High Density Residential District. The property adjacent to the site on the north remains in Chaffee County and is zoned RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.



Buckley-Meadows Annexation,
Zoning and Minor Subdivision

Zone Districts

- Commercial (C-1)
- Central Business (C-2)
- Industrial (I)
- Planned Development
- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Manufactured Housing Residential (R-4)
- Residential Mixed Use (RMU)



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

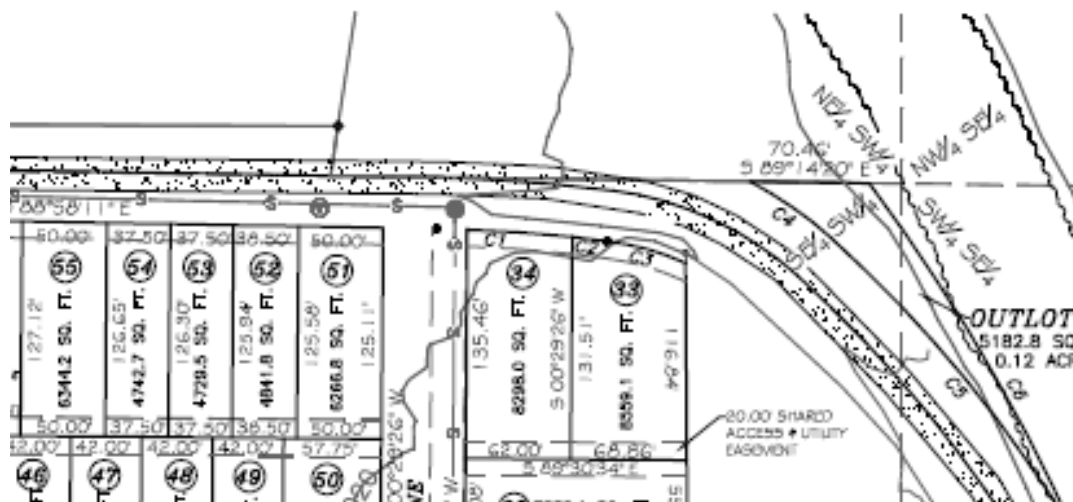
Proposed Zoning:

The applicant is requesting R-4 zoning, primarily to take advantage of the five foot reduction in the front and rear setbacks the district affords over the R-3 or R-2 districts. The setbacks are important to the owners as they intend to build a riverfront home on Lot 4, which is over an acre and a half, but three-quarters of the lot is cut-off from road access by the Arkansas River. The other three lots are considerably over the size required by the requested zoning, but the buildable area is reduced by the river. On July 3 the Council suggest Lot 4 be R-4 and Lots 1-3 be zoned R-3.

Though the application and minor subdivision indicates a desire to build four principal homes on the site, the Council should be aware that the allowed density could be as many as 42 homes. However, the physical constraints caused by the river bifurcating the property limits the capacity of the site. Regardless, the R-4 district is consistent with the city zoning on the east and south.

The review standards for a rezoning include:

1. Consistency with the Comprehensive Plan: The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale and be focused within the Municipal Services Area. The proposal supports these goals.
2. Consistency with the Purpose of the Zone District: The purpose of the R-4 district is to provide "...relatively high density manufactured housing, mobile home residences and mobile home parks." Though this is not the intent of the owners, historically this has been the primary use in the area.
3. Compatibility with Surrounding Zone District and Uses: The R-4 district is the dominant zoning classification on the north side of Old Stage Road. On the south side, lots 33 and 34 of the Two Rivers PD are zoned R-2, however the planned development allowed the front setback be reduced to 10 feet, five feet less than the R-4 district. Lot 51 of Two Rivers is also across the street from the subject site, has the underlying zoning of R-3 and also has a reduced front setback of 10 feet.





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded "If water line is extended to the east property line, a fire hydrant shall be installed."
- Salida Police Department: Lieutenant Russ Johnson responded "I have reviewed the plans that have been submitted and have no concerns at this time. However, I would request that the property on the east side of the river be marked because we have an issue with homeless camps in the area. This would allow us to determine venue for enforcing any issues that may arise."
- Chaffee County Planning Department: Jon Roorda, Planning Manager stated "CR 105 should be dedicated 30 feet from center of road. City to assume road maintenance."
- Salida Public Works Department: Public Works Director David Lady stated: "Complete road improvements adjacent to the site to match cross section on the south side of the road, including paving, curb, gutter and sidewalk to a point even with the east property line of Lot 33 in Two Rivers Subdivision Phase 1."

STAFF RECOMMENDATION:

Staff recommends approval to rezone Lots 1-3 of the site to High Density Residential (R-3) and Lot 4 to Manufactured Housing Residential District.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public hearing on June 25, 2018 to take public testimony and make a recommendation to the City Council. The Commission voted 7-0 to recommend that Council approve the rezoning to High Density Residential (R-3).

SUGGESTED MOTION:

A council person should make the motion to "approve Ordinance 2018-12."

Attachments:

Ordinance No. 2018-12

Application

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 12
SERIES OF 2018**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE BUCKLEY-MEADOWS ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE AND MANUFACTURED HOUSING RESIDENTIAL (R-4) ZONE DISTRICTS

WHEREAS, April 16, 2018, Michael Buckley and Kathryn Meadows (“Petitioners”), filed a General Development Application to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 2.55 acres located at 7221 County Road 105, Salida, County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, by Ordinance No. 11, Series of 2018 the City of Salida annexed the Buckley-Meadows Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the Manufactured Housing Residential District (R-4), and on June 25, 2018 the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone it as High Density Residential District (R-3); and

WHEREAS, at the first reading of Ordinance No 2018-12 held on July 3, 2018, the City Council recommended the site be zoned as a combination of R-3 and R-4; and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Buckley-Meadows Annexation was held on August 7, 2018 at a regularly scheduled meeting of the Salida City Council.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described as Lots 1-3 on Exhibit A is hereby zoned High Density Residential (R-3); and the Property described as Lot 4 on Exhibit A is hereby zoned Manufactured Housing Residential District (R-4).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all

provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on July 3, 2018, 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 _____, 2018 and set for second reading and public hearing on the 7th day of August, 2018.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on the 7th day of August, 2018.

CITY OF SALIDA, COLORADO

P.T. Wood, Mayor

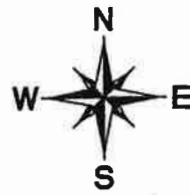
[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2018, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2018.

City Clerk/Deputy City Clerk



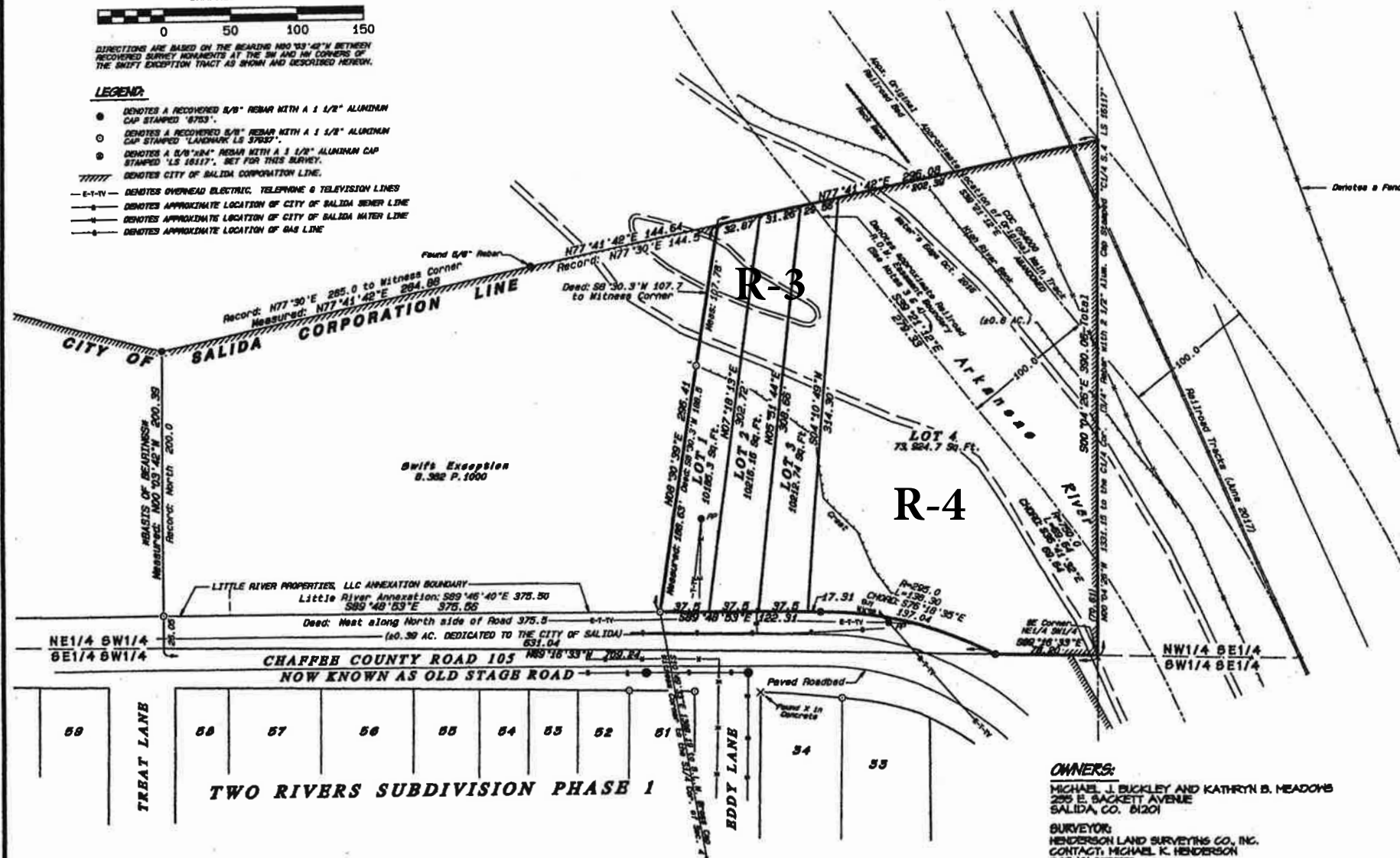
GRAPHIC SCALE 1"=50'

0 50 100 150

DIRECTIONS ARE BASED ON THE BEARING AND DISTANCE BETWEEN RECOVERED SURVEY MONUMENTS AT THE SW AND NW CORNERS OF THE SWIFT EXEMPTION TRACT AS SHOWN AND DESCRIBED HEREON.

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "8753".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK LS 37857".
- DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 18117", SET FOR THIS SURVEY.
- TTTTT DENOTES CITY OF SALIDA CORPORATION LINE.
- E-T-V- DENOTES OVERHEAD ELECTRIC, TELEPHONE & TELEVISION LINES.
- DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA BODER LINE.
- DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA WATER LINE.
- DENOTES APPROXIMATE LOCATION OF GAS LINE.



LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION, AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY AND LOTS SHOWN AND DESCRIBED HEREIN, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE, AND THAT SAID PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2018.

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) RECORD PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY TITLE POLICY 0-0000-652041790 ISSUED BY CHAFFEE TITLE & ESCRON AS FILE NO. 20784 DATED DECEMBER 8, 2011. MORE ACCURATELY DESCRIBED AS PROPERTY DESCRIPTION WAS PREPARED BY MICHAEL K. HENDERSON, 209 S. STREET, SALIDA, CO 81201 AND IS BASED ON THE RESULTS OF THIS SURVEY.
- 2) DEED LINES ARE BASED ON AFORESAID PROPERTY DESCRIPTIONS, AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND/OR DESCRIBED HEREON.
- 3) THE 200 FOOT WIDE RAILROAD RIGHT-OF-WAY EASEMENT WAS GRANTED BY THE RAILROAD ACT OF 1875, IN BRADY TRUST V. UNITED STATES, U.S. 154 S. Ct. 1251, 180 L.Ed.2d 272 (2014). THE U.S. SUPREME COURT HELD THAT RIGHTS-OF-WAY GRANTED BY THE U.S. GOVERNMENT UNDER THE GENERAL RAILROAD ACT OF 1875 CONSTITUTE EASEMENTS, AND NOT REVERSIONARY INTERESTS HELD BY THE U.S. GOVERNMENT. THE ORIGINAL NARROW GAUGE LINE CENTERED IN THE 200 FOOT RIGHT-OF-WAY WAS ABANDONED AND THE RAILROAD BED AND TRACKS WERE MOVED TO THE LOCATION AS SHOWN HEREON.
- 4) RAILROAD RIGHT-OF-WAY AND TRACK MAPS SHOW THE WESTERLY BOUNDARY OF THE 200 FOOT RIGHT-OF-WAY TO BE LOCATED WITHIN THE ARKANSAS RIVER.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COUNTERSIGN ANY PLAT, ACTION REPORT, OR OTHER INSTRUMENT WITHIN 10 DAYS AFTER THE DATE OF THE SURVEYOR'S SIGNATURE. IF YOU DO NOT COUNTERSIGN WITHIN 10 DAYS, THE INSTRUMENT SHALL BE VOID. IF YOU COUNTERSIGN WITHIN 10 DAYS, THE INSTRUMENT SHALL BE VALID. IF YOU COUNTERSIGN AFTER 10 DAYS, THE INSTRUMENT SHALL BE VOID.

GEODESIA MINOR SUBDIVISION

FOR A TRACT IN THE
NE1/4 SW1/4 OF SEC. 4, T.49 N, R.9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEE AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Part of the South Half of the Northeast Quarter of the Southwest Quarter (SW1/4 NE1/4 SW1/4) of Section 4, Township 49 North, Range 9 East, of the New Mexico Principal Meridian, Chaffee County, Colorado, within the following described boundary lines:

Beginning at a point in the south line of said subdivision 555 feet East of the southwest corner of the NE1/2, SW1/4, of Section 4, Township 49 North, Range 9 East, of the New Mexico Principal Meridian thence North 22.43 feet;

thence North 11°50' East 500.0 feet to the east line of said subdivision;

thence South 248.0 feet to the southeast corner of said subdivision; thence West 767 feet along the south line of said subdivision to the point of beginning.

TOGETHER WITH all water rights granted or may have in and to said above described property, and the rights they have by virtue of that Warranty Deed recorded in Book 252 at Page 446 and in Correction Deed recorded in Book 266 at Page 151 of the Chaffee County Records.

SUBJECT TO all easements of record.

LESS THE FOLLOWING DESCRIBED PARCEL, which was conveyed to Kevin Swift on or about January 18, 1975:

Beginning at a point at a fence corner on the north side of a Chaffee County Road from whence the southeast corner (brass cap) of Section 4 bears South 66°35.4' East 550.0 feet, said beginning point, two remaining tract corners, and

two witness corners are marked by 5/8 inch rebar with 1 1/2" aluminum caps;

thence proceeding around the tract North 200.0 feet; thence North 11°50' East 285.0 feet to a witness corner;

thence continuing North 11°50' East 144.5 feet to a point which is North 8°50.5' West of another witness corner;

thence South 8°50.5' West 107.7 feet to the witness corner; thence continuing South 8°50.5' West 166.5 feet to a point on the north side of the said Chaffee County Road; thence West along said north road side as fenced 575.5 feet to the point of beginning.

BEING MORE ACCURATELY DESCRIBED AS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO KEVIN SWIFT IN BOOK 302 AT PAGE 1000, FROM WHENCE THE WITNESS CORNER (B.L.M. BRASS CAP) TO THE SOUTH 1/4 CORNER OF SAID SECTION 4 BEARS SOUTH 10°41.95' EAST 1806.14 FEET;

THENCE PROCEEDING AROUND SAID TRACT, NORTH 06°50.94' EAST ALONG THE EAST BOUNDARY OF SAID SWIFT TRACT 100.00 FEET TO A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP WITNESS CORNER;

THENCE CONTINUING NORTH 06°50.94' EAST 107.75 TO THE NORTHEAST CORNER OF SAID SWIFT TRACT, FROM WHENCE A 5/8" REBAR WITNESS CORNER ON THE NORTH BOUNDARY OF SAID SWIFT TRACT BEARS SOUTH 11°41.42' WEST 144.64 FEET; THENCE NORTH 11°41.42' EAST 246.00 FEET TO THE EAST BOUNDARY OF THE SAID NE1/4 SW1/4;

THENCE SOUTH 00°04.26' EAST ALONG SAID EAST BOUNDARY 590.06 FEET TO THE SOUTHWEST CORNER OF THE SAID NE1/4 SW1/4;

THENCE NORTH 04°16.55' WEST ALONG THE SOUTH BOUNDARY OF SAID NE1/4 SW1/4 A DISTANCE OF 104.24 FEET TO A POINT WHICH IS SOUTH 00°05.42' EAST FROM A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SWIFT TRACT; THENCE NORTH 00°05.42' WEST 26.05 FEET TO SAID REBAR AND CAP;

THENCE SOUTH 04°40.55' EAST ALONG THE SOUTH BOUNDARY OF SAID SWIFT TRACT, BEING DESCRIBED AS THE NORTH BOUNDARY OF A ROAD, A DISTANCE OF 575.56 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR CHAFFEE COUNTY ROAD NO. 105, NOW KNOWN AS OLD STAGE ROAD.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO FOUR (4) LOTS, WITH DISTANCES AND DIRECTIONS, AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

LOT 1, LOT 2, LOT 3 AND LOT 4
GEODESIA MINOR SUBDIVISION
IN THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND THAT PORTION (10.291 ACRES) OF THE PROPERTY LOCATED WITHIN THE RIGHT-OF-WAY FOR CHAFFEE COUNTY ROAD NO. 105, NOW KNOWN AS OLD STAGE ROAD IS HEREBY DEDICATED TO THE CITY OF SALIDA AND TO THE PUBLIC FOR PUBLIC ROAD RIGHT-OF-WAY.

AND LOT 4 IS SUBJECT TO THE RIGHTS OF THE UNION PACIFIC RAILROAD TO OPERATE, MAINTAIN, INSPECT AND REPAIR ITS RAILROAD TRACKS LOCATED WITHIN THE ORIGINAL 200.0 FOOT WIDE RAILROAD EASEMENT.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2018.

MICHAEL J. BUCKLEY

KATHRYN B. MEADOWS

STATE OF COLORADO

COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
ADDRESS

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, JAMES L. TREAT, A LICENSED TITLE INSURANCE AGENT REPRESENTING STEWART TITLE GUARANTY COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN MICHAEL J. BUCKLEY AND KATHRYN B. MEADOWS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

JAMES L. TREAT

CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS _____ DAY OF _____, 2018.

CHAIRMAN

CITY ADMINISTRATOR APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR ON THIS _____ DAY OF _____, 2018.

CITY ADMINISTRATOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____, N., ON THIS _____ DAY OF _____, A.D., 2018.

RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

GEODESIA MINOR SUBDIVISION			
FOR TRACT IN NE1/4 SW1/4 OF SECTION 4, T.49 N, R.9 E, N.M.P.M.			
CHAFFEE COUNTY		COLORADO	
JOB NUMBER: J-18-049	DATE: 3/21/18	DRAWING NO. L-18-19	
FILED: J-18-049	HENDERSON LAND SURVEYING CO., INC.		
DRAWN BY: TROY GARD	SALIDA, COLORADO		
CHECKED: J.L.T.	DATE: 3/21/18		
724 West 833rd, P.O. Box 87, 80783			



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 25, 2018

AGENDA ITEM TITLE: 2. Recommendation on Proposed Annexation and Zoning; Approval of Minor Subdivision – Buckley-Meadows

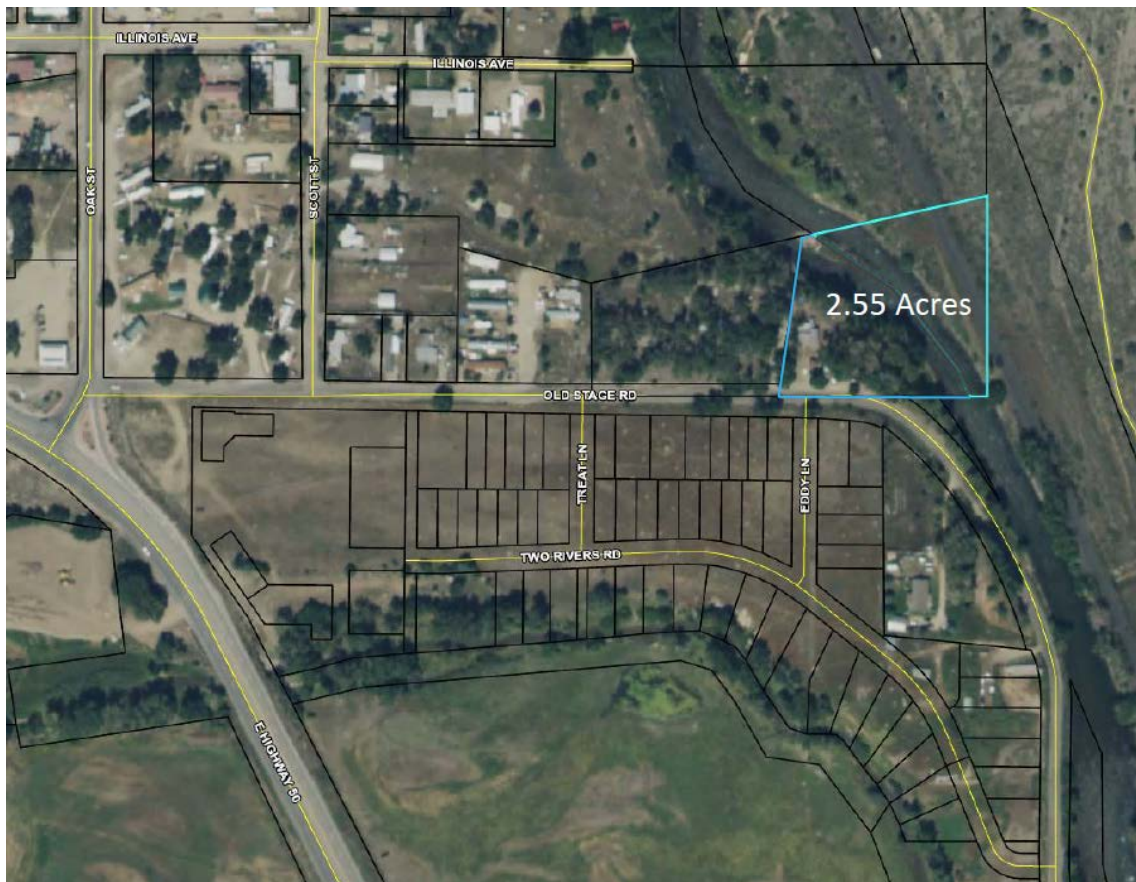
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

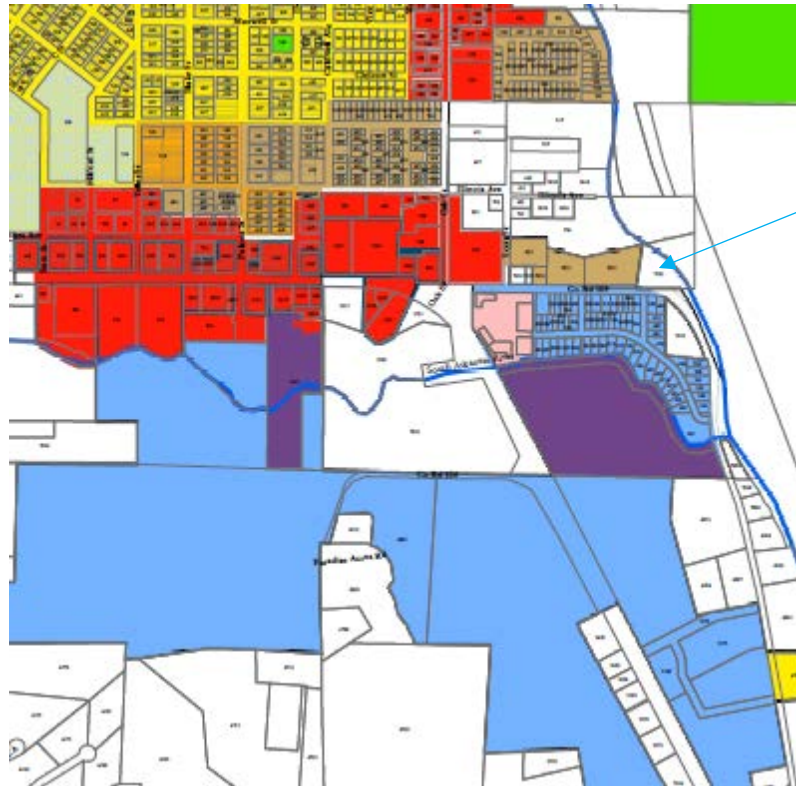
The applicant is requesting the following actions regarding 2.55 acres located at 7221 County Road 105:

- A. Recommendation of approval for the proposed annexation and rezoning of the site to R-4, Manufactured Housing Residential District; and
- B. Approval of the Geodesia Minor Subdivision.

Applicants: Michael Buckley and Kathryn Meadows.



Surrounding Land Use and Zoning: The site to the west is zoned R-4, Manufactured Housing Residential District; South is Planned Development with the underlying districts of R-2, Medium Density Residential and R-3, High Density Residential District. The property adjacent to the site on the north remains in Chaffee County and is zoned RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.



**Buckley-Meadows Annexation,
Zoning and Minor Subdivision**

ANNEXATION AND ZONING:

An application for annexation is a multi-step process. The application has been accepted by the City Council and scheduled for a public hearing on July 3, 2018. The annexation shall be considered by the Commission as a required step prior to the zoning and subdivision of the property. The following findings of facts are required for annexation:

1. The proposed annexation has greater than 1/6th contiguity with the municipal boundary of the City of Salida.
2. The annexation property is under single ownership and the owners are a party to the annexation.
3. The annexation property is currently zoned RES, Residential and REC, Recreational in Chaffee County.
4. The annexation property is within the Municipal Services Area of the City of Salida as defined in the Comprehensive Plan and intergovernmental agreement with Chaffee County and therefore can be served by City sewer and water utilities.
5. The property is adjacent to a burgeoning part of the city and therefore may be efficiently served by City fire and police departments.
6. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.
7. The property to be annexed includes a portion of County Road 105 right-of-way, now known as Old Stage Road, thereby ensuring the roadway that serves city residents is completely within the city's jurisdiction.
8. The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, it is a strategic goal of the Plan to provide for new neighborhoods and opportunities for a variety of housing types and densities. In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially zoned land, which will provide both housing and job opportunities.

The annexation of the property will be accompanied by an agreement which will address the street improvements required with the development; and other goals for the property including the provision of affordable housing.

The applicant is requesting R-4 zoning, primarily to take advantage of the five foot reduction in the front and rear setbacks the district affords over the R-3 or R-2 districts. The setbacks are important to the owners as they intend to build a riverfront home on Lot 4, which is over an acre and a half, but three-quarters of the lot is cut-off from road access by the Arkansas River. The other three lots are considerably over the size required by the requested zoning, but the buildable area is reduced by the river.

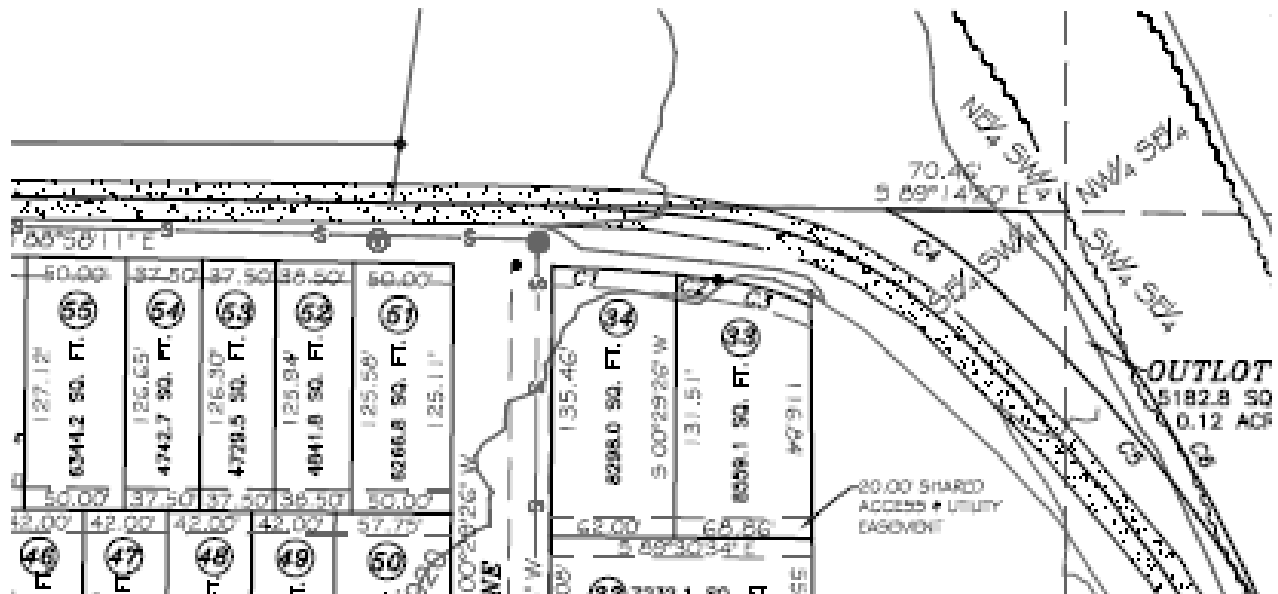
Though the application and minor subdivision indicates a desire to build four principal homes on the site, the Commission should be aware that the allowed density could be as many as 42 homes. However, the physical constraints caused by the river bifurcating the property limits the capacity of the site. Regardless, the R-4 district is consistent with the city zoning on the east and south.

The review standards for a rezoning include:

1. Consistency with the Comprehensive Plan: The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale and be focused within the Municipal Services Area. The proposal supports these goals.
2. Consistency with the Purpose of the Zone District: The purpose of the R-4 district is to provide "...relatively high density manufactured housing, mobile home residences and mobile home

parks.” Though this is not the intent of the owners, historically this has been the primary use in the area.

3. **Compatibility with Surrounding Zone District and Uses:** The R-4 district is the dominant zoning classification on the north side of Old Stage Road. On the south side, lots 33 and 34 of the Two Rivers PD are zoned R-2, however the planned development allowed the front setback be reduced to 10 feet, five feet less than the R-4 district. Lot 51 of Two Rivers is also across the street from the subject site, has the underlying zoning of R-3 and also has a reduced front setback of 10 feet.



4. **Changed Conditions or Errors:** The proposed zoning is occurring because of the requirement to rezone property annexed to the City in accordance with Section 16-4-50 of the Land Use and Development Code.

MINOR SUBDIVISION:

The proposed subdivision must comply with the following standards:

1. **Comprehensive Plan.** The proposed subdivision is consistent with the Comprehensive Plan.
2. **Zone District Standards.** The proposed subdivision complies with the dimensional standards of the R-4 district.
3. **Improvements.** The developer of the proposed subdivision will be required to extend street improvements for Old Stage Road to a point past the Two Rivers Subdivision. From there the roadway will have to transition back to the county standard. Water and sewer lines will also be extended.
4. **Natural Features.** The layout of lots were done to take advantage of the Arkansas River frontage. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater should be preserved.
5. **Floodplains.** A large portion of the parcel is impacted by the 100 year floodplain. Tracts of land or portions thereof lying within the 100-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.



6. Noise Reduction. The site is not adjacent to a highway.
7. Future Streets. The owner/developer will be improving CR 105 (Old Stage Road).
8. Parks, Trails and Open Space. An open space fee in-lieu of \$3,000 per lot shall be required at the time of building permit issuance. The applicant may consider a dedication of open space to the City, such as the property on the northeast of the river. This may be an Extraordinary Contribution, and the Commission may recommend reducing or waiving the open space fee. Staff is recommending a 20 foot wide trail easement be dedicated on the northeast edge of the river for a future trail to be constructed by the City.
9. Lots and Blocks. The lots front on a local, public street; and the side lot lines are radial to the street frontage.
10. Architecture. The standards that require diversity in architectural design only apply of subdivisions of five lots or greater.
11. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded “If water line is extended to the east property line, a fire hydrant shall be installed.”
- Salida Police Department: Lieutenant Russ Johnson responded “I have reviewed the plans that have been submitted and have no concerns at this time. However, I would request that the property on the east side of the river be marked because we have an issue with homeless camps in the area. This would allow us to determine venue for enforcing any issues that may arise.”

- Chaffee County Development Services Department: Jon Roorda, Planning Manager stated “CR 105 should be dedicated 30 feet from center of road. City to assume road maintenance.”
- Salida Public Works Department: Public Works Director David Lady stated “Complete road improvements adjacent to the site to match cross section on the south side of the road, including paving, curb gutter and sidewalk to a point even with the east property line of Lot 33 in Two Rivers Subdivision Phase 1.”
- Salida Finance Department: Jodi McClurkin stated “Owners should be aware of the system development fees, and when payment is due.”

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend the Council approve the proposed annexation and zoning; and approval of the Geodesia Minor Subdivision, subject to the conditions listed below.

RECOMMENDED MOTIONS:

- A. “I make a motion to recommend the City Council approve the proposed Buckley-Meadows annexation as it meets the findings for annexation, subject to Council approval of an annexation agreement that addresses:
 - Provision of one residential unit, or accessory dwelling units (ADU), that is affordable to a household earning 80% or less of the Area Median Income for Chaffee County; or
 - Provision of an in-lieu fee equal to the lesser of \$7,874 or \$3.94 (livable square feet of home), per unit at the time of issuance of a building permit.
 - If an affordable unit is provided on-site, the water and sewer system development fees for the unit will be reduced by 60% of the fees in effect at the time of issuance of a building permit, unless the effective fee structure accounts for cost reductions for affordable housing.
 - Provision of in-lieu open space fees (currently \$3,000 per unit) in an amount then in effect at the time of issuance of a building permit; or dedication of open space that the City Council finds to be an Extraordinary Contribution per Section 16-6-120 (8) (v).
 - Provision of a 20 foot wide pedestrian trail easement along the northeast side of the river within Lot 4 for the construction of a trail by the City of Salida at a future date.
 - Provision of school impact fees (currently \$354 per unit) in an amount then in effect at the time of issuance of a building permit.
 - Dedication of right-of-way and completion of street improvements as required by the approval of the Geodesia Minor Subdivision.
 - This agreement is for development of the Geodesia Minor Subdivision for four principal residences and associated ADU’s. Any increase to the density of the property will require Council approval of an amendment to this agreement.”
- B. “I make a motion to recommend the City Council approve the rezoning of the subject site to R-4, Manufactured Housing Residential District as it meets the review standards for a rezoning.”
- C. “I make a motion to approve the Geodesia Minor Subdivision as it meets the review standards for a subdivision, subject to the following conditions:

1. Approval of the subdivision is contingent upon the annexation and rezoning becoming effective.
2. The plat shall delineate the 100 year floodplain.
3. Owner shall dedicate up to 30 feet of right-of-way from centerline of CR 105 (Old Stage Road) so the total right-of-way for the road equals 60 feet.
4. Developer shall enter into a subdivision improvement agreement that guarantees the construction of street improvements to the half of CR 105 (Old Stage Road) adjacent to the subdivision to include additional paving, curb, gutter and sidewalk from the west edge of Lot 1 to the east edge of Lot 33 in Two Rivers Subdivision Phase 1. Improvements are also to include the extension of sewer and water lines within this frontage. The waterline shall terminate at a fire hydrant.
5. Provide 20 foot wide pedestrian trail easement along the northeast side of the river within Lot 4.
6. Provide a note on the plat: "Pursuant to section 16-6-120(8), Parks Trails and Open Space of the Salida Municipal Code, as may be amended, neither land dedication nor fees-in-lieu have been paid for this subdivision. At the time that residential dwelling units are constructed on any of the lots herein, either by further subdivision or building permit approval, land dedication and/or fees in lieu for parks, trails and open space in the amount then in effect shall be payable to the City prior to issuance of building permits."
7. Provide note on plat: "Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.

Attachments:

Application for Annexation

Application for Zoning

Application for Minor Subdivision

Proof of publication

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
FOR THE CITY OF SALIDA CONCERNING
A REZONING APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE**

TAKE NOTICE: that on October 24, 2022 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 applicants: Benjamin Griffin, Kyle Weiss, Robert Weiss, Robert Karls, Charlotte Karls, Sage Kitson, are requesting to rezone the subject properties Lots 15-21 of the River Ridge Subdivision and Lots 1-2 of the Dutch Run Minor Subdivision from (R-3) and (R-4) zone districts to Medium Density Residential District (R-2). The purpose of the Medium Density Residential District (R-2) zone district

10/10/22, 12:00 PM

Print E-Edition Clipping

is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots.

Any recommendation by the Planning Commission for rezoning shall be forwarded to the City Council for review and public hearing. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2634.

*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 October 7, 2022