



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 26, 2023
AGENDA ITEM TITLE: Future Land Use Map (FLUM) Addendum to Comprehensive Plan
AGENDA SECTION: Public Hearing (Continued from 6/13/23)

REQUEST SUMMARY:

The City of Salida is proposing to add a Future Land Use MAP (FLUM) and accompanying description of use categories to the Salida Comprehensive Plan to help provide policy direction regarding future development and zoning.

BACKGROUND

The City of Salida initiated a Land Use Code Rewrite process in 2019 in collaboration with the consulting firm, Clarion Associates, and a Technical Advisory Committee. Due to staffing changes and the COVID-19 Pandemic, the process was put on pause between 2020 and early 2022. As the Land Use Code Rewrite process ramped back up in 2022, it became clear that while the policy direction provided by the Comprehensive Plan remains relevant, the Plan lacks the level of specificity needed to adequately inform the Land Use Code Rewrite.

In the fall of 2022, City staff initiated a targeted process (in collaboration with Clarion Associates) to develop a Future Land Use Map (FLUM) for incorporation as an amendment to the City's Comprehensive Plan. The FLUM is a tool to guide the type, intensity, and location of future development within the City of Salida and the Municipal Services Area (MSA) and some immediate surroundings. It is intended to work in tandem with the principles and policies of the Comprehensive Plan.

The FLUM is supported by an accompanying land use categories document. The land use categories describe the overall intent for each area and help "connect the dots" between Comprehensive Plan policies and the FLUM regarding desired density, mix of uses/housing types, and distinguishing characteristics by area. The FLUM reflects reasonable assumptions about future land use based on current plans and commitments. The Comprehensive Land Use Code Rewrite Process will be one of the primary mechanisms the City will use to implement community priorities embodied in the FLUM.

The City and Clarion Associates have provided a variety of opportunities for public input into the process, including but not limited to:

- An initial public meeting at the Salida Steamplant on November 9, 2022 (focused specifically on the FLUM).
- An online FLUM Community Online Survey between November 9 and December 19, 2022.
- A public meeting on the Comprehensive Land Use Code Rewrite Process on February 27, 2023

City staff also conducted targeted outreach with major property owners. Generally, participants in the review process expressed support for the proposed FLUM and the following priorities:

- Balancing housing needs with community character;
- Support for smaller lots and increased density (with conditions in some locations); and
- Support for mixed-use development (recognizing that character and scale should vary by location).

A summary of input provided is available on the City's website at:

<https://www.cityofsalida.com/commdev/page/future-land-use-map-flum>

The version of the FLUM and associated categories provided in the packet reflect community input received. Upon adoption, it would be used to inform the consolidated draft of the Land Use Code Rewrite, which will be released in the coming months.

JUNE 13 PLANNING COMMISSION MEETING

At the June 13, 2023 meeting, Planning Commissioners identified several areas on the draft map where they wanted to see either different designations or additional information, including the golf course, some of the meadows/ranch lands alongside the Monarch Spur Trail, the former railroad/railyard lands, and a couple of spots in the downtown vicinity. The attached updated map and related categories document attempt to address those desires.

MAP DESCRIPTION

The various land uses expressed in the FLUM fall into the following three categories and related sub-categories:

- Residential Neighborhoods
 - Low-Intensity Residential Neighborhoods
 - Variable Residential Neighborhoods
 - Higher-Intensity Residential Neighborhoods
 - Mobile & Manufactured Home Parks/Neighborhoods
- Mixed-Use and Industrial
 - Neighborhood Mixed-Use
 - Community and Regional Mixed-Use
 - Downtown Mixed-Use
 - Mixed-Use Center
 - Industrial
- Other
 - Agricultural Reserve
 - Undeveloped Reserve
 - Public/Quasi-Public
 - Parks, Open Space, and Recreation

Though there are numerous small distinctions from the existing zoning map/uses, some of the notable implications of the FLUM include:

- Relocation of areas designated for industrial use from the central/eastern portion of the City (including along the Monarch Spur Trail) to other areas along the north and south edges of the City.
- Mixed-use transition zones between the most intensive commercial areas (Hwy 50 and downtown, primarily) to the surrounding residential areas.
- The potential for more intensive, pedestrian-friendly “Mixed-Use Centers” at three key intersections along Hwy 50 (at Hwy 291/Oak Street, New Street, and Holman Ave)
- Increased opportunities for higher-density/smaller lot residential development in new areas of the City (especially west of City limits), as well as infill areas proximal to Highway 50/Rainbow Blvd.
- Agricultural designation for certain lands within City limits and immediately outside where such uses currently exist and continuation of such is seen as a benefit to the community.

The next step in the process would be to bring the proposed addendum to City Council at a future meeting for adoption via resolution. It is anticipated that the map and accompanying category descriptions would be inserted immediately following the map of land uses that existed as of initial publication of the 2013 Comprehensive Plan, which is found at the end of Chapter 3: “Land Use and Growth”.

RECOMMENDED MOTION:

“I make a motion to recommend the City Council approve the Future Land Use Map and accompanying land use categories document as an addendum to the Salida Comprehensive Plan.”

Attachments:

Draft Future Land Use Map (6.22.23 version)

Future Land Use Categories Document (6.22.23 version)

2013 Salida Comprehensive Plan

Proof of Hearing Notice