



## PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** February 26, 2024  
**AGENDA ITEM TITLE:** A. Angelview Planned Development; and  
B. Angelview Major Subdivision  
**AGENDA SECTION:** Public Hearing

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### REQUEST SUMMARY:

The applicant is requesting Major Impact Review approval for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Land Use Code Sec. 16-3-120 allows for concurrent review of the applications.

The applicant is proposing a Planned Development Overlay and Major Subdivision of the 11.9-acre site. The proposal is for 42 residential lots with a mix of single-family, duplexes and multi-family units. The total number of units proposed is 115 units and 1.19 acres of public open space and trails.

**APPLICANT:** The applicant is Walt Harder of Harder-Diesslin Holdings, LLC. The representative for the applicant is Ronnie Pelusio of PEL-ONA Architects.

**SITE LOCATION:** The 11.9-acre parcel is located on Lots 4 and 5 of the Angelview Minor Subdivision and .57-acre parcel along C.R. 120.

**PROCESS:** An application for a Major Impact Review must follow a two-step process.

The Planned Development and Major Subdivision is considered a project requiring “major impact review.” These applications are being processed concurrently and must be reviewed by both the Planning Commission and then City Council at noticed public



hearings. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.

The Planned Development and Major Subdivision must be adopted by ordinance by the City Council, heard at 1st Reading and 2nd Reading with a public hearing at the second reading.

### **BACKGROUND AND DETAILS OF REQUEST:**

**A.** Major Impact Review approval of a Planned Development Overlay for the following deviations from Table 16-F Dimensional Standards:

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached single-family units and a minimum lot size of 2,160 square feet for the attached units which would be consistent with inclusionary housing incentives.
- **Minimum setbacks:** The required setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'.
  - No deviations from the side and rear lot line setbacks are requested.
- **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting lot coverage for structures of 55%.
- **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district and the applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

**B.** Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots, plus right-of-way and dedicated open space.

### **PLANNED DEVELOPMENT**

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may not be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards as outlined above.

## **THE CITY OF SALIDA COMPREHENSIVE PLAN**

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the Angelview Planned Development proposal:

**Policy LU&G-I.2:** Infill and redevelopment should be encouraged and will advance the objectives of this plan.

- The 11.9-acre property is all vacant land within City limits. Approval of the planned development overlay would allow for infill and reduce pressure on the city to annex additional lands for housing.

**Action LU&G-I.2c:** Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

- The site is within the Municipal Services Area.

**Policy H-I.1:** Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

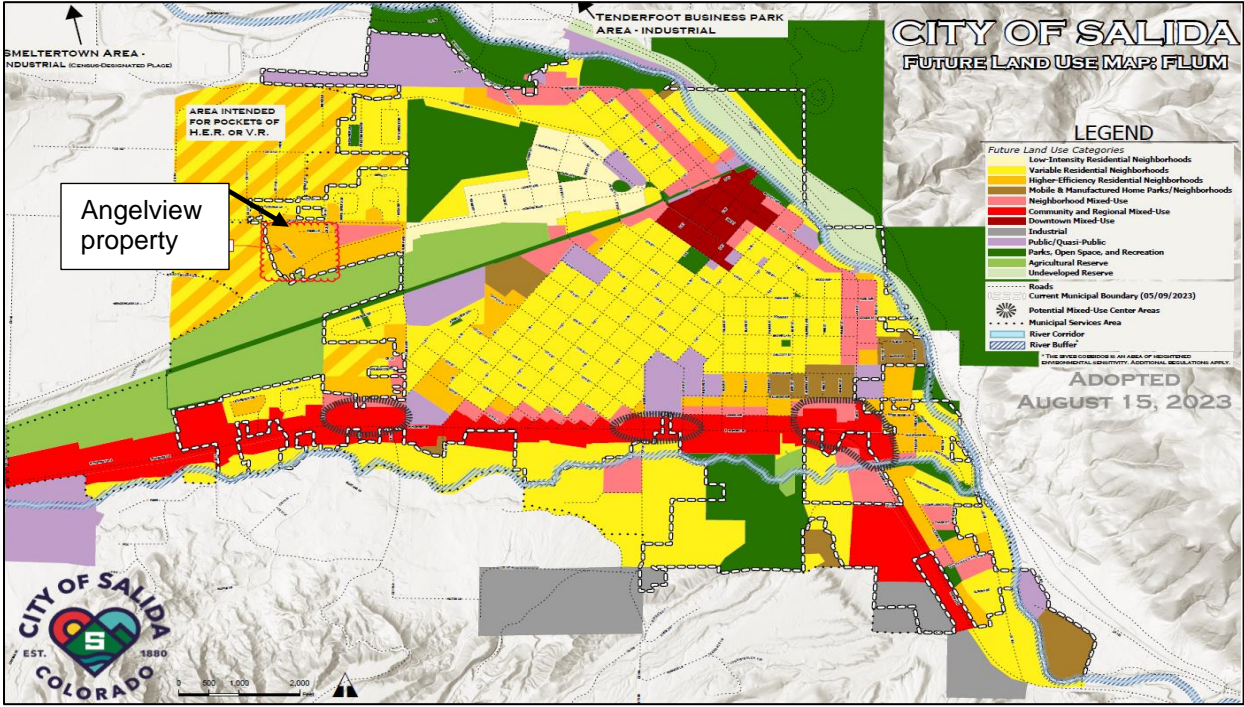
- With the proposal the applicant will have a variety of housing types providing single-family units, duplex units, townhome units and apartment units within the development.

**Policy H-II.1:** Promote new development projects that contain a variety of housing, including affordable units.

- See above.



The Comprehensive Plan Future Land Use Map shows the Angelview property as Higher-Efficiency Residential.



**PLANNED DEVELOPMENT EVALUATION CRITERIA:**

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

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

- The applicant is requesting the following deviations from Table 16-F Schedule of Dimensional Standards:

Zone District R-3	Required	Proposed Angelview PD Dimensional Standards
Minimum Lot Size - Detached units	5,625 s.f.	5,063 s.f.
Minimum Lot Size - Attached units	2,400 s.f.	2,160 s.f.
Maximum Lot Coverage for structures	45%	55%
Minimum Landscape area	30%	25%
Required front setback	20 feet	12 feet

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

2. Trails. Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.

- The applicant has agreed to provide an 8’ trail connecting the public trail between County Road’s 120 and 140 along Shepherd Road and an 8’ trail from C.R. 120 along Tenderfoot Road to the public park.

3. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.

- The owners will have a homeowner’s association to maintain the interior pocket parks/stormwater detention and the mid-block pedestrian connections.

- Shepherd Road and Tenderfoot Road will ultimately be dedicated and maintained by the City.

4. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.

- The applicant has provided civil engineering plans that are being reviewed by the Public Works Department and the City Engineering Consultants.
- Staff is recommending a condition of approval that the civil plans be approved by the Public Works Department and City Engineering Consultants prior to approval of the subdivision improvement agreement.

5. Residential Density. Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.

- The applicant is not requesting an increase in overall allowable density for the development. The inclusionary housing requirements and incentives are explained below in the Subdivision review section under #13 of the staff report.

The R-3 zone district requires 2,400 square feet of lot area per dwelling unit. The developer was allowed density incentives of 2,100 square feet of lot area per dwelling from the Confluent Park Planned Development and Major Subdivision for the Angelview Development. The maximum allowed density is calculated on the entire 11.9-acre site at 2,100 square feet per dwelling unit. Therefore, the density for the Angelview property is 246 units and the applicant is proposing 115 units.

6. Relationship to the Subdivision Regulations. The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.

- The applicant submitted a major subdivision with 42 residential lots and 7 out-lots to be reviewed concurrent with this planned development application.

7. Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.
  - The applicant is not requesting to deviate from the Design Standards and will meet the road, driveway and sidewalk standards as required in Article VIII.
8. Maximum height. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:
  - The applicant is not requesting a deviation from the maximum height standards. This criterion is not applicable.
9. Gross Building Floor Area. The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.
  - There are no uses proposed other than residential. This criterion is not applicable.
10. Permitted Uses. A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.
  - There are no uses proposed other than residential. This criterion is not applicable.
11. Transportation design. The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area.
  - The development provides connectivity to CR 120 and CR 140 through the existing Angelview Development.

- The conclusion of the traffic analysis report states that the traffic increase from the proposed development will generate 37 a.m. peak and 75 p.m. peak hour trips upon completion of the buildout. The maximum impacts will be seen on County Road 120 with 19 right turns into the subdivision and 11 left turns out of the subdivision during the peak hour. The applicant submitted the following summary of trip generation for the 115 units.

**Trip Generation Worksheet**

Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					Rate		In		Out		Rate		In		Out	
					Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
Single Family Homes	210	49 DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	18
Apartment	220	36 DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	8
Resd. Condo/Townhouse	230	8 DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	1
Sub-Totals				754	37		9		28		75		48		27	

- The Public Works Director recommends removing 2 of the mid-block connections because having three (3) mid-block connections is not necessary and takes away from on-street parking. The Director supports one (1) of the mid-block connections near the multi-family units in the center of the development.

**12. Development Standards.** The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

- The applicant is requesting a deviation from the minimum landscape area to accommodate a more efficient development pattern. The applicant will meet the remaining standards of Article VIII.

**13.** The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.

- The construction of new buildings will be required to meet the energy standards of the building codes. The efficient use of land will help provide greater energy-efficiency (e.g. smaller lots and multi-family units)

**14.** Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.

- The applicant is proposing a major subdivision of 42 residential lots, and several HOA maintained out-lots. The applicant is proposing a variety of single-family, duplexes, townhomes, ADUs, and apartments.



- The proposal includes a .72-acre public park on the west side of the development that will be dedicated to the City, along with the .095 acre park (based on a detailed and clear easement agreement) adjacent to it equaling .81 acres of park space that will be maintained by the City.
  - The remaining pocket parks and drainage areas will be maintained by the HOA.
- 15.** The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.
- The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and partial payment for the remaining open space will be required for each unit per direction of the Parks and Recreation Director.
- 16.** Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.
- The proposed public park on the western edge of the Angelview development will be part of a larger park once combined with future anticipated open space of adjacent property.
  - The applicant is providing outdoor spaces and pedestrian connections throughout the Angelview property. Sidewalks create connections between the public amenities and to the surrounding areas.
  - The HOA-maintained pocket parks provide outdoor recreation opportunities for residents of the development. The private open space on Lot 21 at the center of the development is surrounded by higher density units that have limited private outdoor amenities. The dedicated public park has higher density units to the south and north.
  - There are mid-block connections throughout the development that offers connectivity for the benefit of the residents throughout the Angelview development. The Public Works Director recommends removing 2 of the mid-block connections because having three (3) mid-block connections is not necessary and takes away from on-street parking. The Director supports one (1) of the mid-block connections near the multi-family units in the center of the development. The sidewalks extend to the public park on western edge and to the existing Angelview Condominiums to the north.

- The proposal includes an 8' connecting trail along Shepherd Road from C.R. 120 to C.R. 140 and an 8' trail from C.R. 120 along Tenderfoot Road to the public park.

17. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

- The only constraint is the need for higher density, greater efficiency of land use and great diversity of housing types.

18. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.

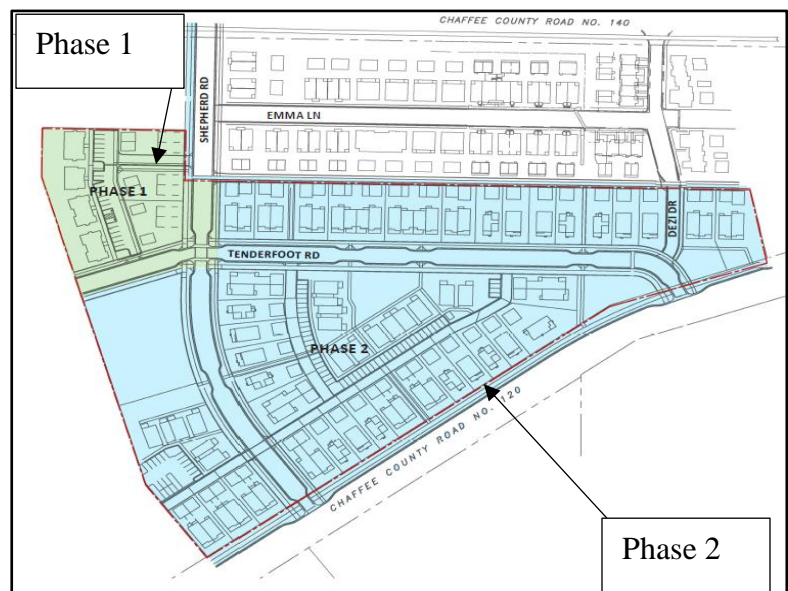
- The majority of housing types in this specific area are single-family homes to the south and west of the Angelview property, condominiums to the north and a church to the east. The proposed residential units on this site will blend with the existing adjacent Angelview Condominiums and nearby residential properties. Given the variety of residential properties in the area, and the primarily residential nature of the proposal, the adjacent properties should not be detrimentally affected.

**Evaluation Standards for Major Planned Developments.**

Section 16-7-40(c) - In addition to the above evaluation standards, the following standards or requirements shall govern the application of a major planned development and shall be utilized by the Planning Commission and the City Council in evaluating any major PD plan:

(1) Staging of Development. Each stage within a PD shall be so planned and so related to the existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PD or its surroundings at any stage of the development. The applicant is proposing to build the development in two (2) phases.

1. The first phase includes the development of Lots 1 through 4.
2. The second phase includes development of the remaining lots.



(2) Parks, Trails and Open Space. Each major planned development shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces are developed and preserved as the community grows.

- Parks and Recreation Director determined that dedication of open space is required in this instance to help serve the need for the surrounding and future population, as advised in the PROST master plan, Comprehensive Plan and related documents. This site has been identified for a community park to be combined with future open space in adjacent land.
- Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. The dedication requirement for the proposed 115 units is 2.3 acres.
- The proposal includes a .72-acre park that will be dedicated to the City, along with the .095 acre park adjacent to it equaling .81 acres of park space (based on a detailed and clear easement agreement) to be maintained by the City. The proposed 8' trail connections between C.R. 120 and 140 and along Tenderfoot Road equals .38 acres. The total public park and trail connections provided within the development is 1.19 acres leaving 1.11 acres of open space not being provided.
- The remaining pocket parks, drainage areas and pedestrian connections are for the benefit of the Angelview development and will be maintained by an HOA. The sidewalk along County Road 120 is required with the development proposal and does not count towards the open space requirement.
- Land Use Code Sec. 16-8-20(13) requires installation of sidewalks with a Major Impact Review application. The sidewalks within the development do not count toward the Open Space requirement.
- The Parks and Recreation Director is recommending the developer pay partial fees in lieu of providing the required 2.3-acre open space dedication. The fees in lieu are based on current Open Space fees in lieu of \$5,000 multiplied by the number of proposed units and 48% of the open space not met, 2.3 acres required minus 1.19 acres provided equals 1.11 acres not being provided divided by 2.3 acres. (1.11/2.3= .48)

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 * .48 = \$276,000$$

(3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.

- No civil buildings or public gathering places are proposed within the development.

## MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of the 42-lot residential subdivision and out-lots to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on page 3 of this report which promotes diverse residential housing (including for-sale and rental units) and access to nearby trails. Staff finds that the development is compatible with surrounding land uses and should not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicant is requesting exemptions from the minimum lot size, maximum lot coverage for structures, minimum front setback and minimum landscape area. Deviations to such standards have been requested through the concurrent Planned Development application.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
  - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
  - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
  - c. Phases. The applicant is proposing two phases within the planned development request.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.
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. This property does not border a highway right-of-way.

7. Future Streets. Tenderfoot Road is a future road connection to the vacant property to the west of this development.
8. Parks, Trails and Open Space. See #2 above under Evaluation Standards for Major Planned Developments for dedication requirements.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated.
11. Architecture. The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.





- The architectural concept proposed for this site is intended to complement the surrounding neighborhood.
- The applicant is proposing the following plat notes to prevent monotonous streetscape and offer a wider variety of housing styles. (underlined below are the applicant's proposed changes to the language for the architecture requirement)
- **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.
- **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

Inclusionary Housing requirement from  
CONFLUENT PARK PLANNED DEVELOPMENT - ORDINANCE 2020-01

### 3.14 INCLUSIONARY HOUSING

A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diesslin Development within Confluent Park, and future phases of Angelview Subdivision (see Figure 2). Maximum possible buildout of Confluent Park is 289 units. This leaves  $750-289=461$  units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

- The applicant is not required to provide deed-restricted inclusionary housing within the Angelview development because the Developer provided more than the required number of IH units in the Confluent Park Planned Development and received “credits” for the Angelview development per Ordinance 2020-01. The developer was allowed up to 750 units without needing to provide additional deed restricted units for the Confluent Park Planned Development and future phases of the Angelview Subdivision as shown in Ordinance 2020-01.
- Without the Confluent Park agreement, the inclusionary housing requirement for the proposed 115 units in the Angelview development would have been 19.2 units, to meet the inclusionary housing requirement of 16.7% of all units.
- The Confluent Park Subdivision and Inclusionary Housing agreement was approved with Resolution 2020-30. Section 8.1.2 of the agreement allowed for only additional density incentives in the Angelview development as part of the transferred inclusionary housing credits.

*8.1.2. Upon issuance of a building permit for Lot 1 in conformance with the above requirements, credit for affordable units greater than 37 may be used to meet the affordable housing requirements for residential development within the Angel View Minor Subdivision recorded at Reception No. 428085. If this equals 100% or greater of the required affordable housing for the build-out of Angel View, the project will be afforded additional density only for R-3 as defined by Section 16-13-50. These provisions shall be defined by separate agreement for Angelview project.*

- Per Section 8.1.2 of the SIA above, the Angelview development is allowed to utilize the density incentive of 2,100 square feet of lot area per dwelling per Land Use Code Sec. 16-13-50. Using the 2,100 square feet of lot area per unit, the density for the entire 11.9-acre Angelview property is 246 units and the applicant is proposing 115 units.

## RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- **Salida Fire Department**: Assistant Fire Chief, Kathy Rohrich, responded “Fire Department has no concerns at this time.”
- **Salida Police Department**: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- **Salida Parks and Recreation Department**: Director Diesel Post, responded
  - Section 16-7-40.c.2 states that developers will “dedicate and develop land or pay fee-in-lieu”.
  - 115 units = 2.3 acres of Parkland required or \$575,000 of fee-in-lieu (City staff decision).
  - Previous negotiations ended with the expectation of 1.5 acres on the Western most edge of the development
  - Acceptable city dedication O/S lots or types
    - o Park 1
    - o Lot 28 (based on a detailed and clear easement agreement)
    - o Multi-use path 1
    - o Multi-use path 2
  - Total = 1.19 acres of acceptable O/S
    - o 52% of required
  - \$276,00 remaining fees for missing O/S due prior to approval of plat
  - Please Note: All other lots and paths called out on the Parks & Open Space Plan page of the set are unacceptable as dedicated land or land to be considered as parks or open space. “Mid-Block Pedestrian Connections” are not to be considered Open Space.
  - The Trust for Public Lands ParkServe map (attached) should be used in the Surrounding Context page of the set.
  - Per code, the developer is responsible for developing the parkland; we request that it be done according to the city staff's stated standards.
- **Public Works Department**: Director David Lady’s comments are attached to the staff report.
- **City Engineering Consultants**:
- **Salida Finance Department**: Staff Accountant, Renee Thonhoff, responded “System Development Fees would need to be paid upon further development”.
- **Salida School District**: Superintendent David Blackburn – No response received, therefore a plat note must be added to both the Planned Development Plat and the Subdivision plat for the Fair Contributions to Public School Sites.

- **Xcel Energy**: No response received
- **Chaffee County Planning Director**: No response received

**A. PROPOSED PLANNED DEVELOPMENT**

**If the Commission recommends City Council approve the Angelview Planned Development Overlay staff recommends the following conditions:**

1. The following plat notes to be updated on the Angelview Planned Development Plat prior to recording the subdivision:
  - a. 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 prior to issuance of a building permit for any new residence constructed.
  - b. All required signature blocks shall be added to the planned development plat prior to printing the mylars.
  - c. Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 * .48 = \$276,000$$

**B. PROPOSED MAJOR SUBDIVISION**

**If the Commission makes a recommendation of approval to City Council for the Angelview Major Subdivision staff recommends the following conditions:**

1. The following plat notes to be added to the Major Subdivision Plat prior to recording the subdivision:

- a. 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 prior to issuance of a building permit for any new residence constructed.
- b. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.
- c. **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

**Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

- 2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement.
- 4. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.  

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 *.48 = \$276,000$$
- 4. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement that guarantees the construction of the public improvements that are required for the project.



**POTENTIAL MOTIONS:**

- A. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the proposed Angelview Planned Development subject to the conditions recommended by staff," and
- B. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the Angelview Major Subdivision, subject to the conditions recommended by staff."

Attachments:

Proof of Publication

Agency review comments

Planned Development and Subdivision application materials

Planned Development Plat

Angelview Major Subdivision Plat