



STAFF REPORT

MEETING DATE: February 28, 2023

AGENDA ITEM TITLE: Groover Annexation - Zoning Review

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

Following approval of the Groover Annexation of the .65 acre property into the City of Salida, applicant's Dewey and Lorita Groover have requested a designation of the Medium Density Residential (R-2) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

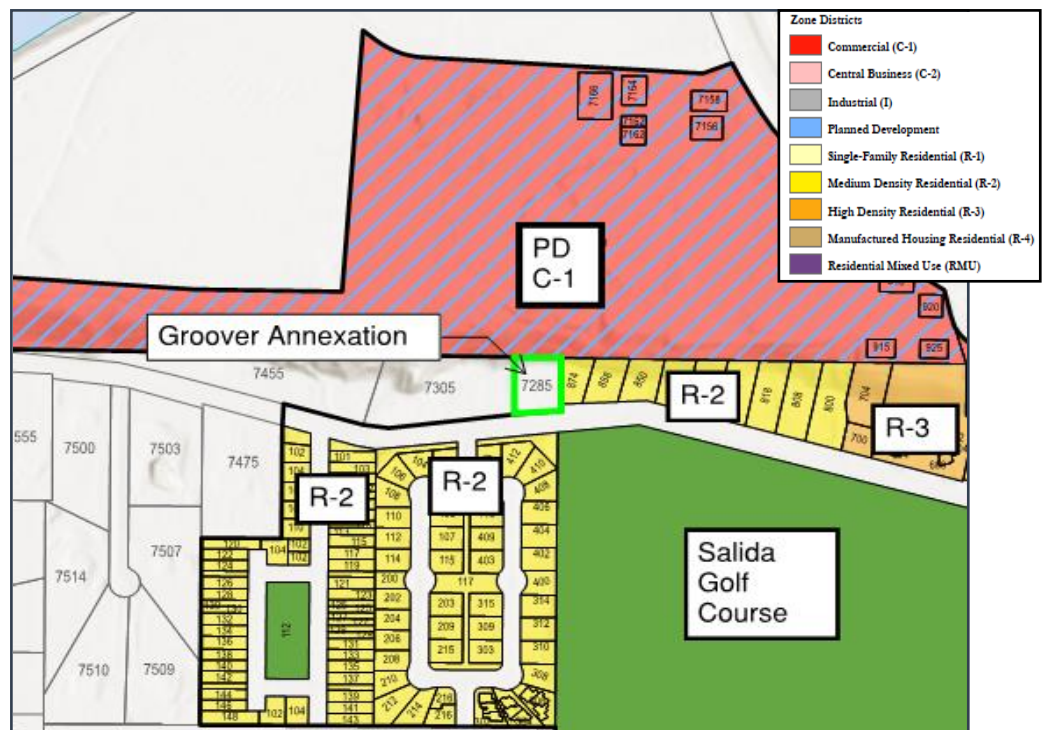
The property is located along County Road 160, as shown on the map below. A complete legal description is shown as exhibit A with the annexation application.

SURROUNDING LAND USE AND ZONING: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north and east are within the city limits.

The properties to the east and south are zoned Medium Density Residential (R-2) and the property to the north is the HRRMC campus that is zoned Commercial (C-1) with a planned development overlay.

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

1. **Consistent with Comprehensive Plan.**



The proposed amendment shall be consistent with the Comprehensive Plan.

- The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-2 would be consistent with the zoning found in adjacent developments and would continue the regular pattern of zone district application.
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.
- Per the land use code, 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.
 - The parcel being annexed has a single-family residence and a detached garage. The applicant has indicated that in the future they will be constructing an Accessory Dwelling Unit (ADU) in order to provide housing for their daughter.
 - Staff supports the request to zone the subject property as Medium-Density Residential (R-2).
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 zoning classification of Medium Density (R-2) is consistent and compatible with the adjacent properties to the south and east of the property.
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.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the site as Medium Density Residential (R-2).

RECOMMENDED MOTION:

"I make a motion to recommend the City Council approve the proposed zoning of the Groover Annexation site as Medium Density Residential (R-2) Zone District, as it meets the review standards for zoning/rezoning."