



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT

Community Development

PRESENTED BY

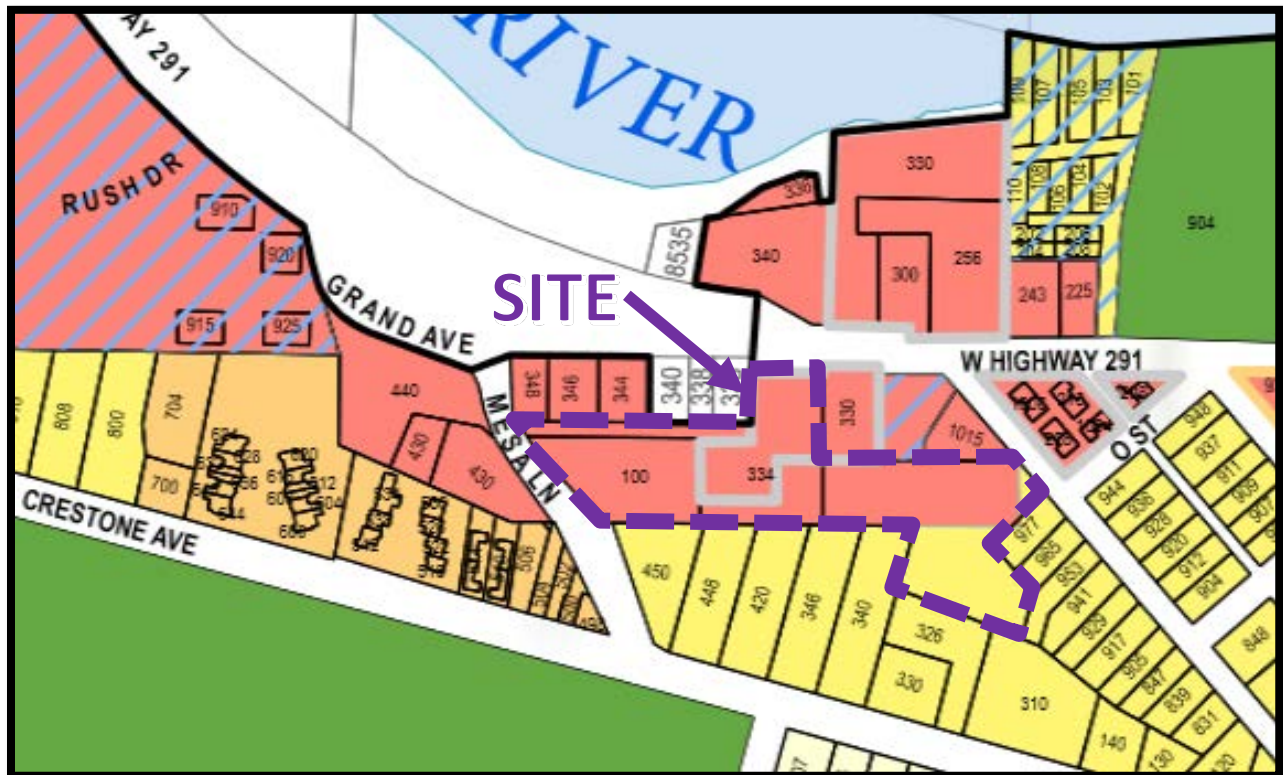
Kathryn Dunleavy - Planner

DATE

October 17, 2022

ITEM

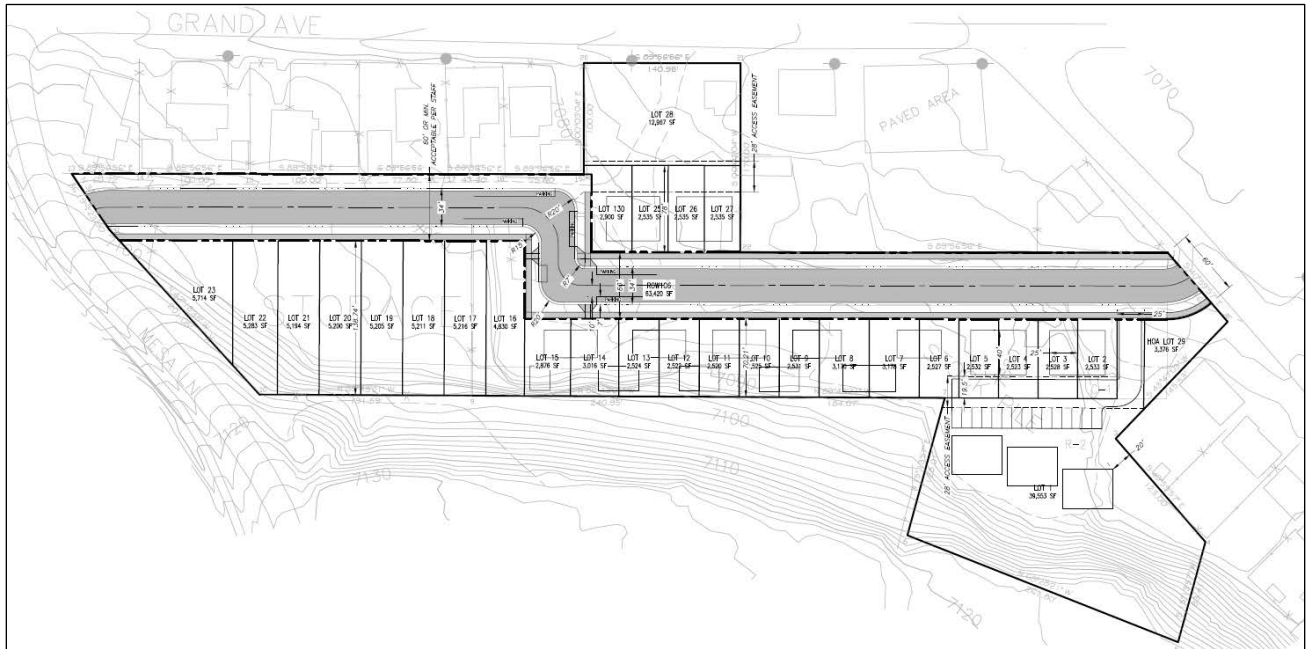
Major Subdivision request for 3 existing lots stretching from W. 3rd Street to Mesa Lane, totaling 4.78 acres. The existing lots are split-zoned C-1, C-1 with the Hwy 291 Established Commercial Overlay, and R-2. The proposed uses are a mix of single-family detached units, duplex dwelling units, and multi-family units.



BACKGROUND

The Conceptual Plan of the proposed subdivision shows a commercial lot adjacent to Hwy 291 that will be subject to the C-1 Hwy 291 Commercial Overlay zoning standards for any new development, one (1) multi-family lot where the R-2 zoning is currently, and the remainder of the lots as either duplex townhomes or single-family detached, with a new public right-of-way running east-west through the site.

The road layout in the Conceptual Plan does not meet the City of Salida Design Criteria for Streets. The road will need to be re-designed to meet the Street Design Criteria. Additional details, including fire access, pedestrian connections, civil plans review, and land use code compliance, will be reviewed once a complete application is received.



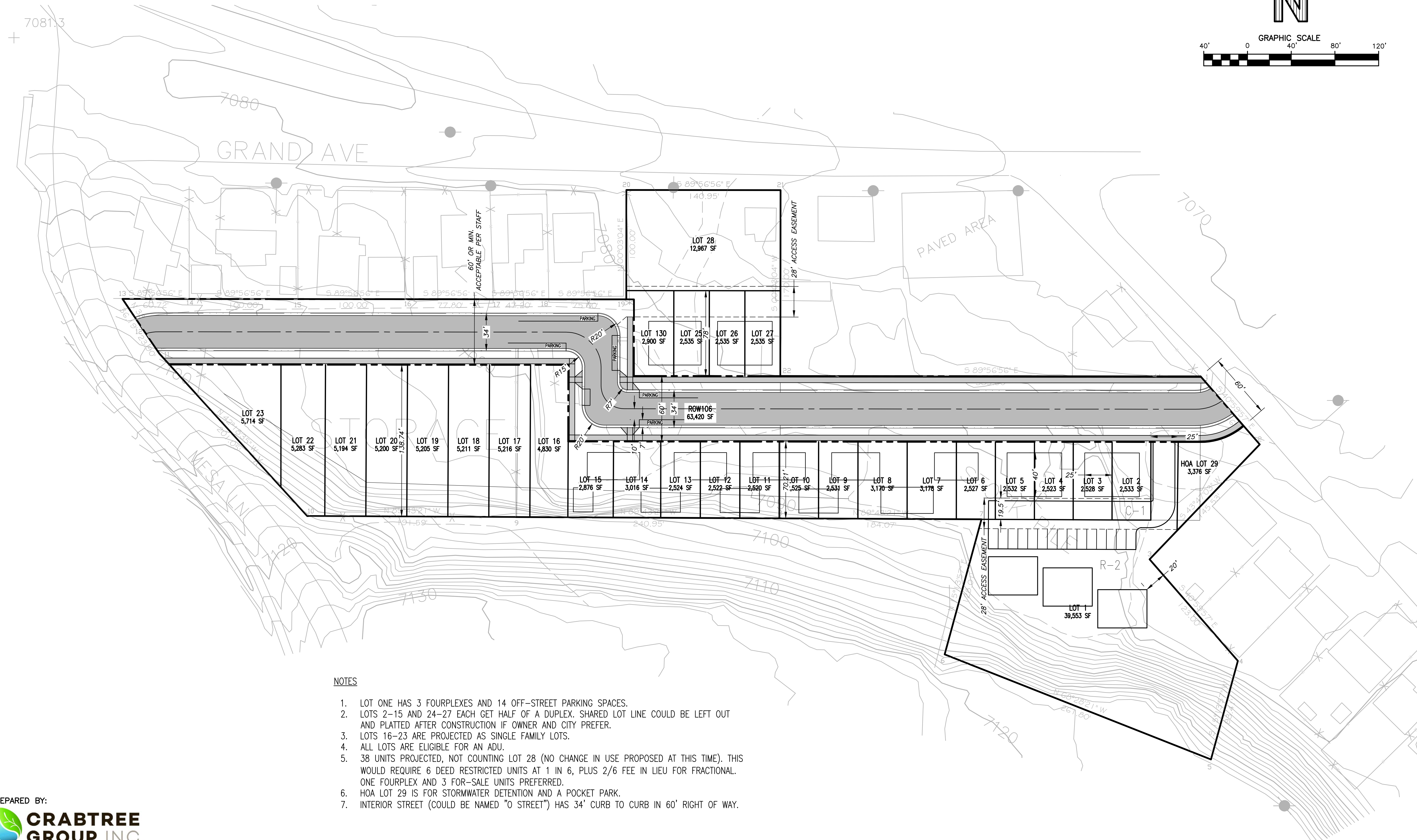
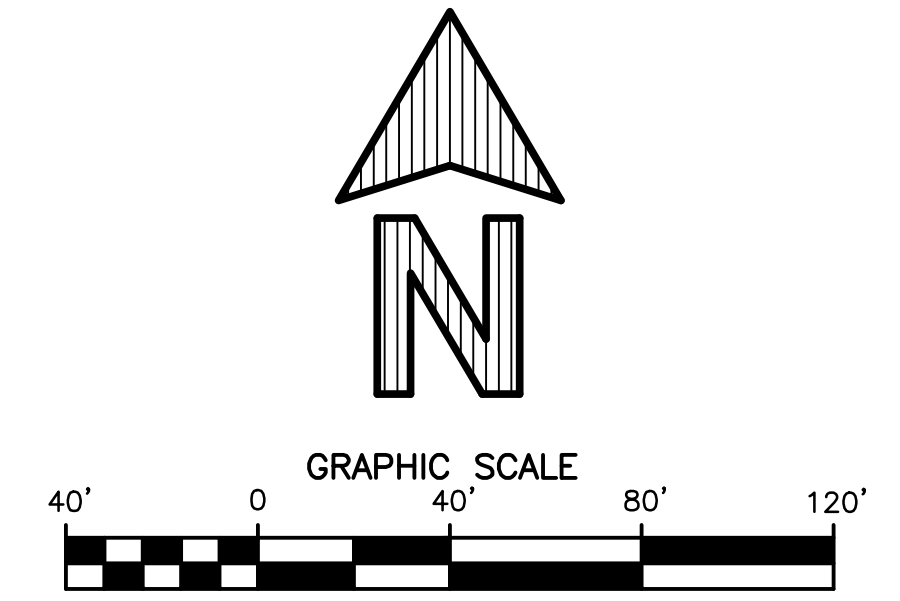
While the unit counts on the final proposal may change, your feedback on the % IH by Rental vs. For Sale is appreciated. The applicant is requesting the following % mix to meet the inclusionary housing requirement.

TYPE	Concept Plan total units	% Units By Type	# IH Units Required	Proposed IH	% IH Proposed by Rental vs. For-Sale
Rental	12	32%	2	4	63% (this represents one 4-plex so that one building is deed restricted)
For Sale	26	68%	4.33	3	47%
Total:	38		6.33	7	110% of required IH (round up any remaining fraction with a full for-sale unit)

Staff would appreciate the input of Council and the Commission.

Attachments: Concept Plan

3RD/GRAND SUBDIVISION SKETCH PLAN



NOTES

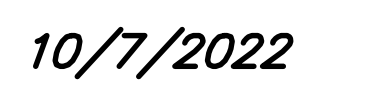
1. LOT ONE HAS 3 FOURPLEXES AND 14 OFF-STREET PARKING SPACES.
2. LOTS 2-15 AND 24-27 EACH GET HALF OF A DUPLEX. SHARED LOT LINE COULD BE LEFT OUT AND PLATTED AFTER CONSTRUCTION IF OWNER AND CITY PREFER.
3. LOTS 16-23 ARE PROJECTED AS SINGLE FAMILY LOTS.
4. ALL LOTS ARE ELIGIBLE FOR AN ADU.
5. 38 UNITS PROJECTED, NOT COUNTING LOT 28 (NO CHANGE IN USE PROPOSED AT THIS TIME). THIS WOULD REQUIRE 6 DEED RESTRICTED UNITS AT 1 IN 6, PLUS 2/6 FEE IN LIEU FOR FRACTIONAL. ONE FOURPLEX AND 3 FOR-SALE UNITS PREFERRED.
6. HOA LOT 29 IS FOR STORMWATER DETENTION AND A POCKET PARK.
7. INTERIOR STREET (COULD BE NAMED "O STREET") HAS 34' CURB TO CURB IN 60' RIGHT OF WAY.

PREPARED BY:



10/7/2022

A graphic scale bar is located at the bottom of the map. It consists of a horizontal bar divided into four equal segments, each representing 40 feet. The segments are colored in an alternating black and white checkerboard pattern. Above the bar, the text "GRAPHIC SCALE" is centered. Below the bar, the markings "40'", "0", "40'", "80'", and "120'" are placed at the corresponding segment boundaries. Above the scale bar is a large, stylized north arrow pointing upwards, with the letter "N" centered below it.



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