



## CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Kristi Jefferson - Senior Planner	October 17, 2022

### ITEM

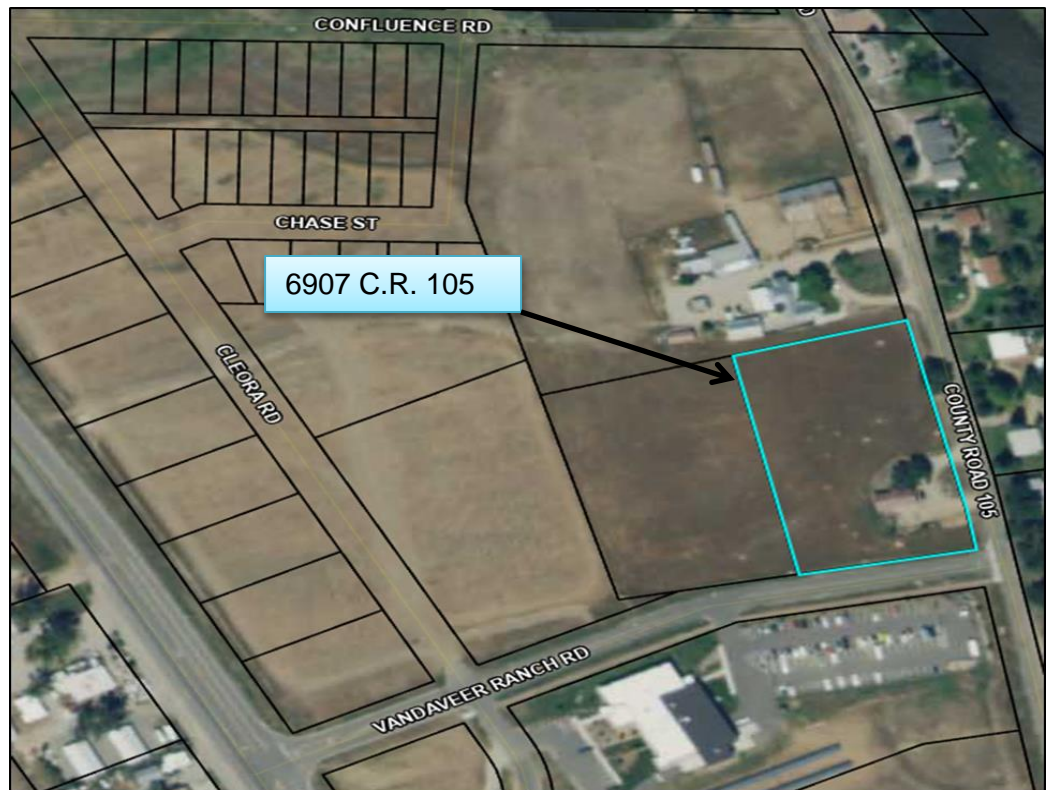
Joint Planning Commission/City Council Conceptual Review of a Proposed Planned Development for the 2 acre property located at 6907 C.R. 105.

### BACKGROUND

The applicant Rob Gartzman, submitted two (2) conceptual site plans for a Planned Development Overlay for the 2 acre property located at 6907 C.R. 105. Currently, there is one single-family residence on this property which will be removed in the future.

This property has a Pre-Annexation agreement which requires annexation at the time of development. The applicant will be applying for annexation and requesting a zoning designation of the High Density (R-3) zone district along with the major impact review application for the proposed Planned Development. Neighboring properties are within the R-3 zone district and Confluent Planned development.

The applicant submitted two options for the conceptual review and stated that he prefers **Option B**.

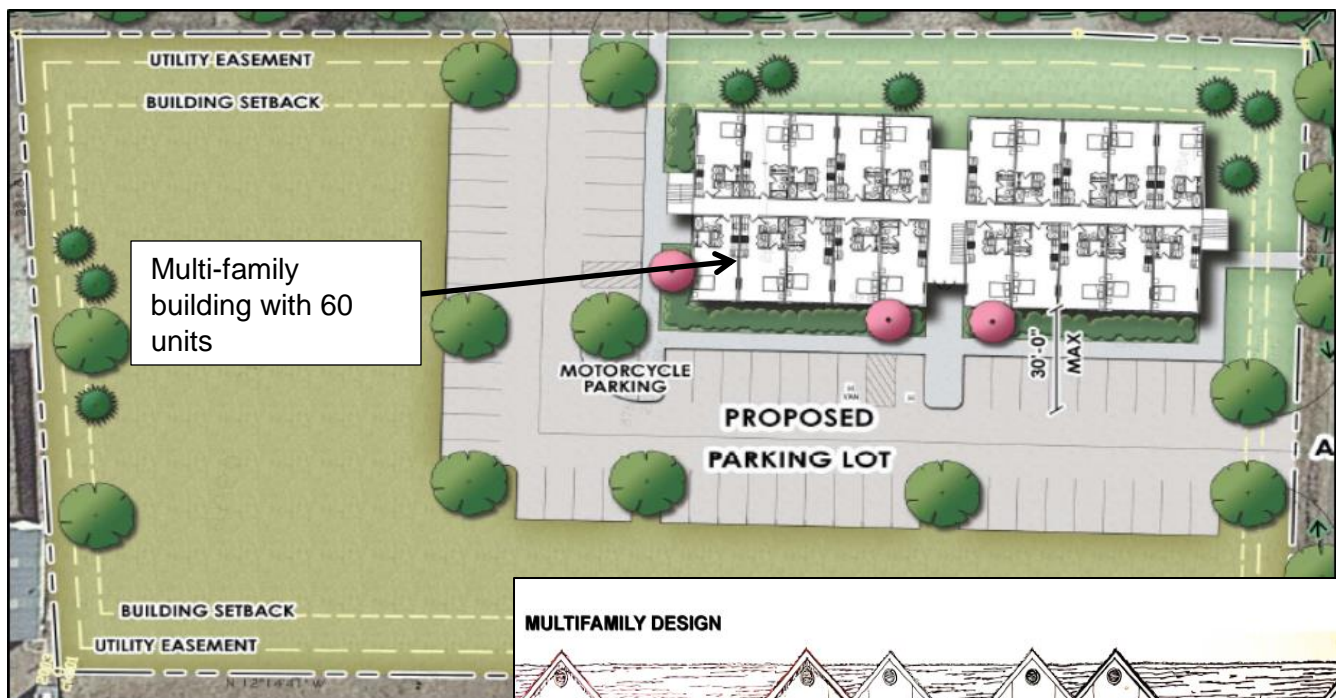




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- **Option A** shows one (1) multi-family building with 60 units. The proposed multi-family building will be 3 stories with 20 units on each floor.



**Option A** - The applicant will be requesting the following deviations to the standards of the High Density (R-3) zone district:



**Maximum density** - The maximum density allowed in the R-3 zone district for this 2 acre parcel is 36 units and the applicant is requesting for up to 60 units of density. The density allowance is increased to 41 units since the Inclusionary Housing will be provided within the development.  
 - The request an approximately 46% increase in density ( $60-41=19$ ) ( $19/41=46\%$ ).

**Article XIII – Inclusionary Housing** requires the Planned Development to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as





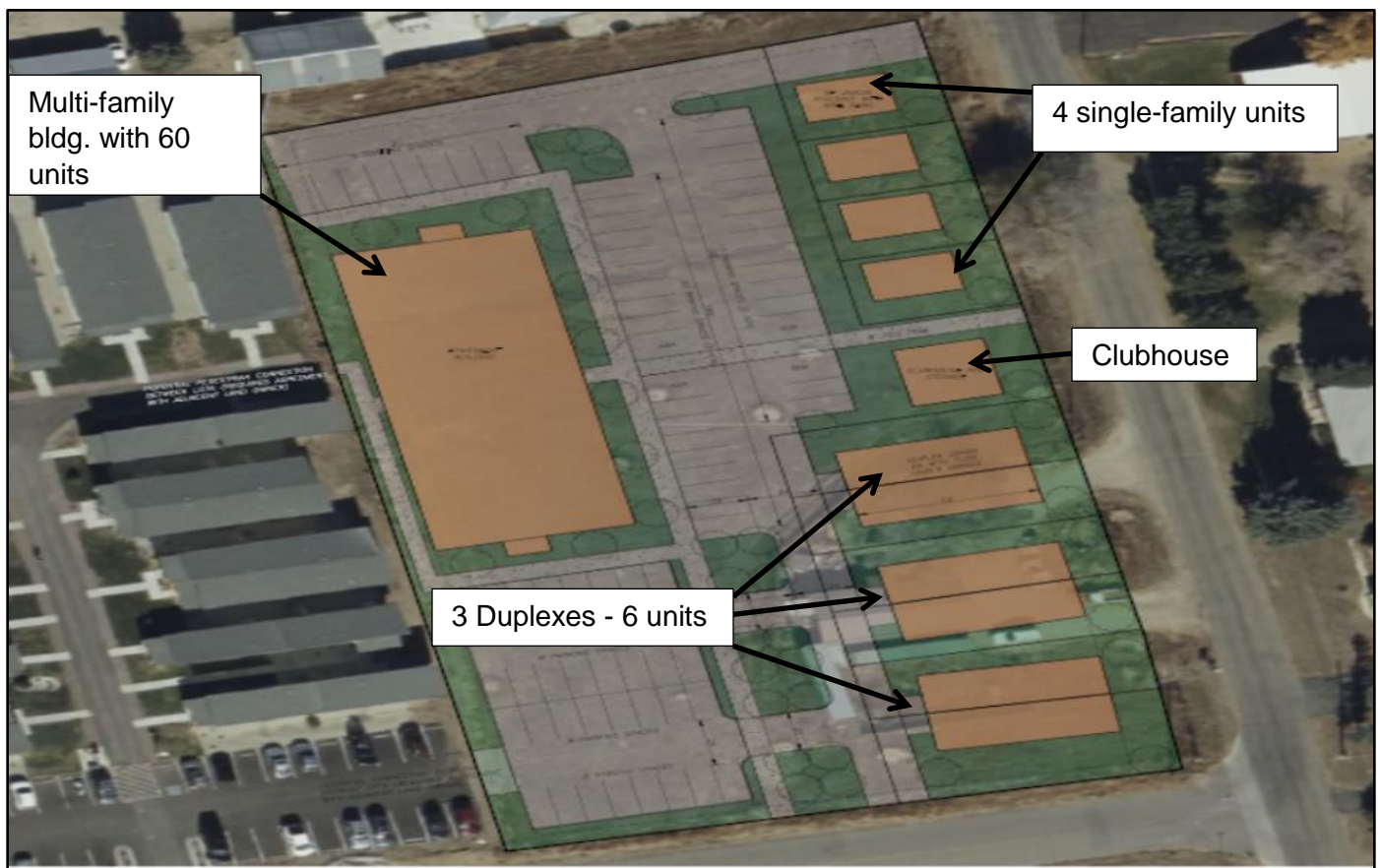
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affordable dwelling units. The inclusionary housing requirement for this Option A is 10 deed restricted units.

**Maximum height allowed in the R-3 zone district** – The maximum height allowed for primary buildings is 35'. At this time the applicant is not requesting a deviation from the height requirement for the 60 Unit multi-family building.

- **Option B** shows the 60 unit multi-family building, 3 duplexes, 4 single-family units totaling 70 units. The site plan is also showing a clubhouse.





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**Option B** - The applicant will be requesting the following deviations to the standards of the High Density (R-3) zone district:

**Maximum density** - The maximum density allowed in the R-3 zone district for this 2 acre parcel is 36 units and the applicant is requesting for up to 60 units of density. The density allowance is increased to 41 units since the Inclusionary Housing will be provided within the development. - The request an approximately 70% increase in density ( $70-41=29$ ) ( $29/41=70\%$ ).

The inclusionary housing requirement for Option B is 11.7 deed restricted units.

**Maximum lot coverage uncovered parking/access** – The maximum lot coverage for uncovered parking/ access in the R-3 zone district is 25% or 21,877 s.f. of the 2 acre site. The site plan submitted is showing approximately 54% uncovered parking and access.

**Maximum height allowed in the R-3 zone district** – The maximum height allowed for primary buildings is 35'. At this time the applicant is not requesting a deviation from the height requirement for the 60 Unit multi-family building.



Duplex examples







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**Single-family in R-3 zone district:** 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.

- If the applicant applies for a major subdivision with Option B he will need to request a deviation to allow the proposed single-family detached homes to be built as a use by right within the underlying R-3 zone district.



Single-family examples

There may be additional deviation requests at the time of complete application submittal but at this time it appears that all other dimensional standards can be met.

Once a complete application is submitted to staff we will send it out for review by all departments and review agencies. The applicant and representatives intend on providing a brief presentation during the work session.

The applicant and staff would appreciate the input of Council and the Commission.

Attachments:

Narrative, Option A site plan and Option B site plan



## Design Option A:

### Salida Multi-Family Narrative:

We would like to provide the citizens of Salida with an affordable housing option close to town. The multi-family proposal shall be comprised of 60 units. 20 units per floor, across 3 floors, with access from County Road 105, and Vandaveer Road. The 2.0 Acre site shall have the required 60 parking spaces, one per unit. It will also provide approximately 37,000sf of open space / landscape area, which is approximately 70% more than the required minimum open space in an equivalent R-3. The property sits directly outside of town and requires annexation, which would necessitate a re-zone from Chaffee County Residential, to a Salida designated R-3. A PD overlay will be requested to accommodate a slightly higher density, and other improvements.

## Design Option B:

### Salida Multi-Family Narrative:

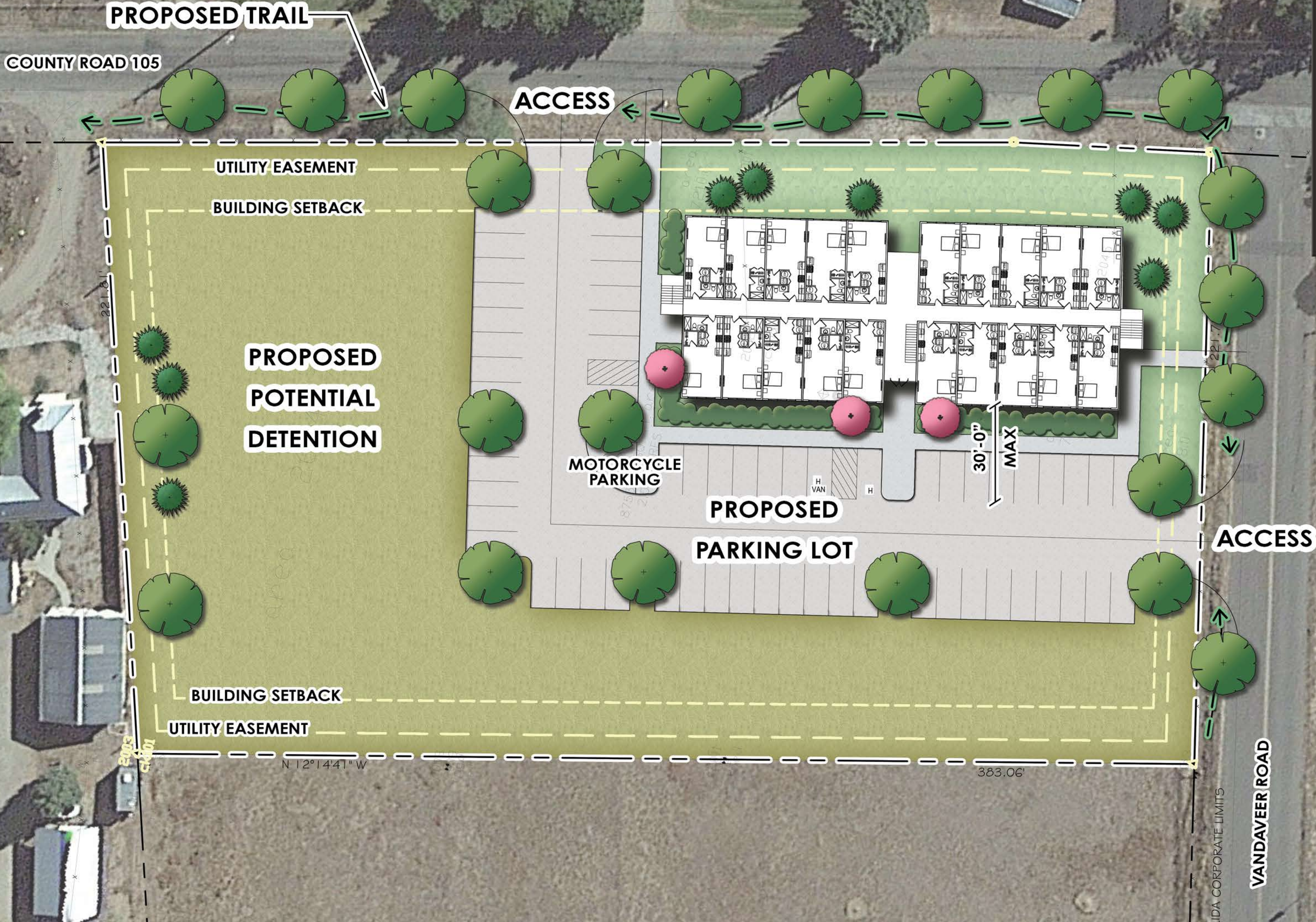
We would like to provide the citizens of Salida with an affordable housing option close to town. In this design, the multi-family proposal comprised of 60 units, will be joined by 6 duplex units, 4 cottages, and a bicycle/equipment storage, for a total of 70 residential units. This will provide a greater range of affordable housing options. The 2.0 Acre site shall provide 78 parking spaces, slightly greater than one stall per unit. Option A will have surface detention while option B shall employ a subsurface system. The property sits directly outside of town and requires annexation, which would necessitate a re-zone from Chaffee County Residential, to a Salida designated R-3. A PD overlay will be requested to accommodate a slightly higher density, and other improvements.



OPTION A

DEVELOPMENT SUMMARY

DATA	ACRES	SQ FT	%
ZONE	R-3 HIGH DENSITY RESIDENTIAL DISTRICT W/PD		
TOTAL PROJECT AREA (LOT 3)	2.01 AC	87,534.7 SF	100%
TOTAL BUILDING FOOTPRINT	0.24 AC	10,493.6 SF	12%
TOTAL HARDSCAPE AREA (PKNG/WALKS)	0.91 AC	39,831.90 SF	46%
TOTAL OPEN SPACE / LANDSCAPE AREA	0.86 AC	37,209.2 SF	42%
# OF LOTS	1		
# OF DWELLINGS			60 (20/FLR)
# OF BUILDINGS	1		
PARKING SPACES:			
REQUIRED PARKING SPACES (1 per Unit per Code)			60
PROVIDED PARKING SPACES			60
ACCESSIBLE (H) PARKING SPACES			
REQUIRED HC PARKING SPACES (1/25 - INCLUDED IN REQUIRED SPACES)			2.4 (3)
PROVIDED HC PARKING SPACES			3 (1=van)
LANDSCAPE STANDARDS			
NUMBER OF TREES PER REQUIRED LANDSCAPE AREA (PD NOT REQ'D)		NA	
REQUIRED INTERIOR LANDSCAPE: 6 PLANTS / 15 SPACES		24 PLANTS	
PROVIDED INTERIOR LANDSCAPE		9 TREES / 54 UNDERSTORY	



\*FOR ILLUSTRATIVE PURPOSES ONLY

Salida Multi-Family (v.2)

Salida, Colorado

September 16, 2022 \* Project # 221085

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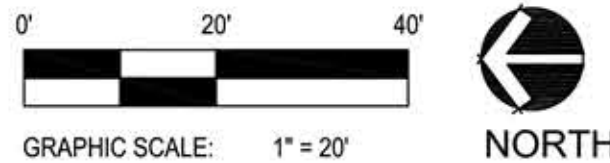
Architecture

Planning & Entitlements

Visual Media

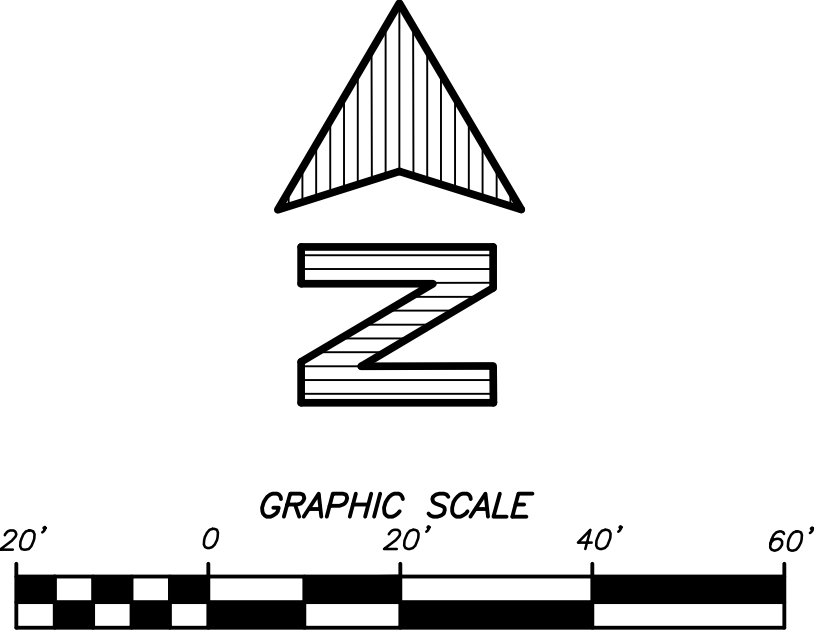
Landscape Architecture

Real Estate Advisory





OPTION B

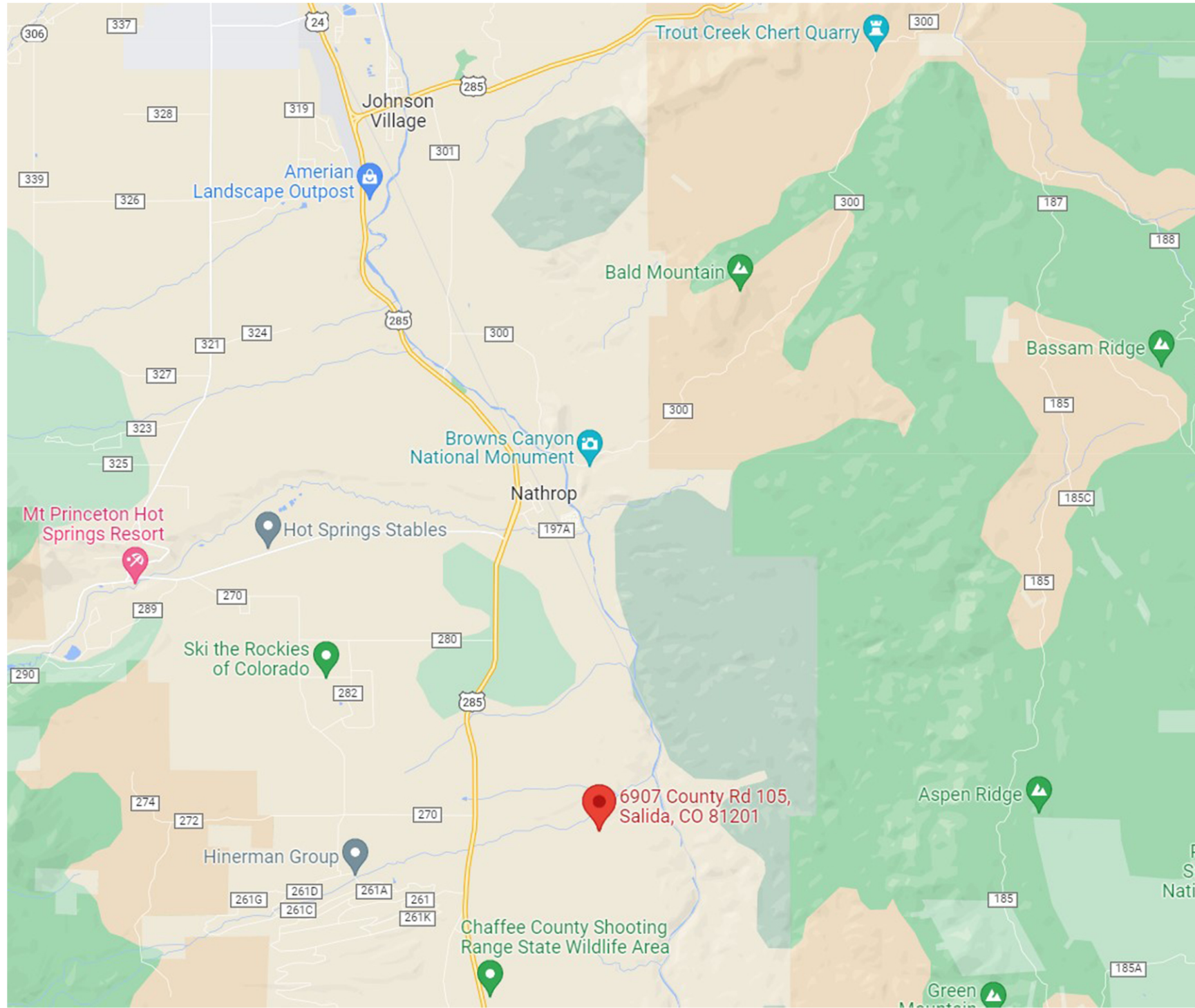


OPTION B

SKETCH 10/6/22



VICINITY MAP  
GOOGLE EARTH



PRELIMINARY  
CONCEPT PLAN  
BY OTHERS



MULTIFAMILY DESIGN



COTTAGE DESIGN PRECEDENT



DUPLEX DESIGN PRECEDENT



SALIDA MULTI-FAMILY  
Precedent Images

Salida Colorado  
October 11, 2022

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