



PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 25, 2021

AGENDA ITEM TITLE: Cherry Grove Major Subdivision – Major Impact Review

AGENDA SECTION: Public Hearing

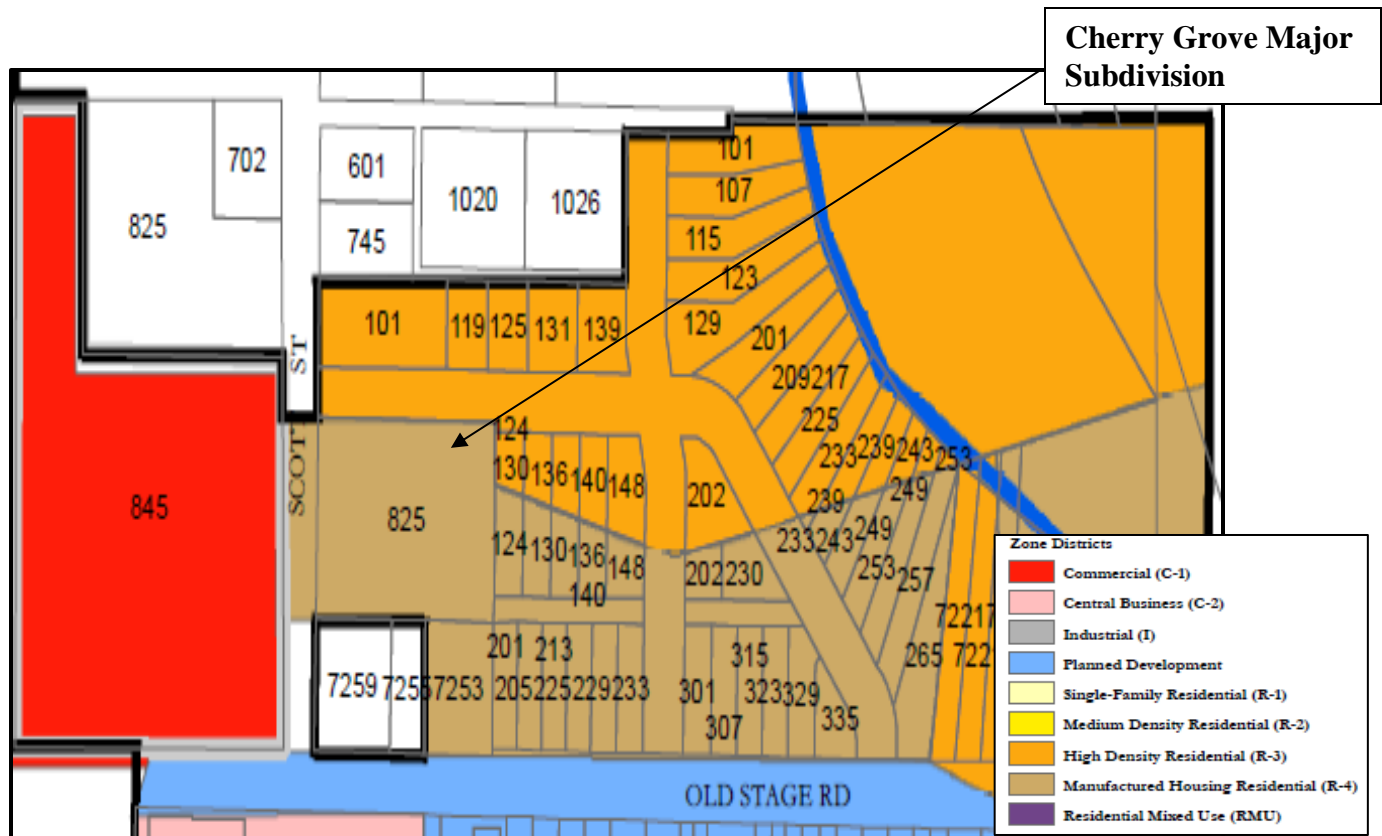
REQUEST / BACKGROUND:

The applicant is requesting the Planning Commission recommend the City Council approve the Cherry Grove Major Subdivision, located at 825 Scott Street. The proposal is to subdivide the 1.2 acre parcel into 7 individual lots. The property is zoned Manufactured Housing Residential (R-4). A Conceptual Review Meeting with the Planning Commission and City Council occurred on January 4, 2021.

Applicants: Scott Street LLC (represented by Bill Smith and Lee Hunnicutt).



Surrounding Land Use and Zoning: The property to the west is zoned Commercial (C-1) and includes the Eastside Mobile Home Park. To the north and east of this parcel is the River Ridge Major Subdivision which is zoned High Density Residential and Manufactured Housing Residential (R-4). The two properties to the south are in unincorporated Chaffee County.



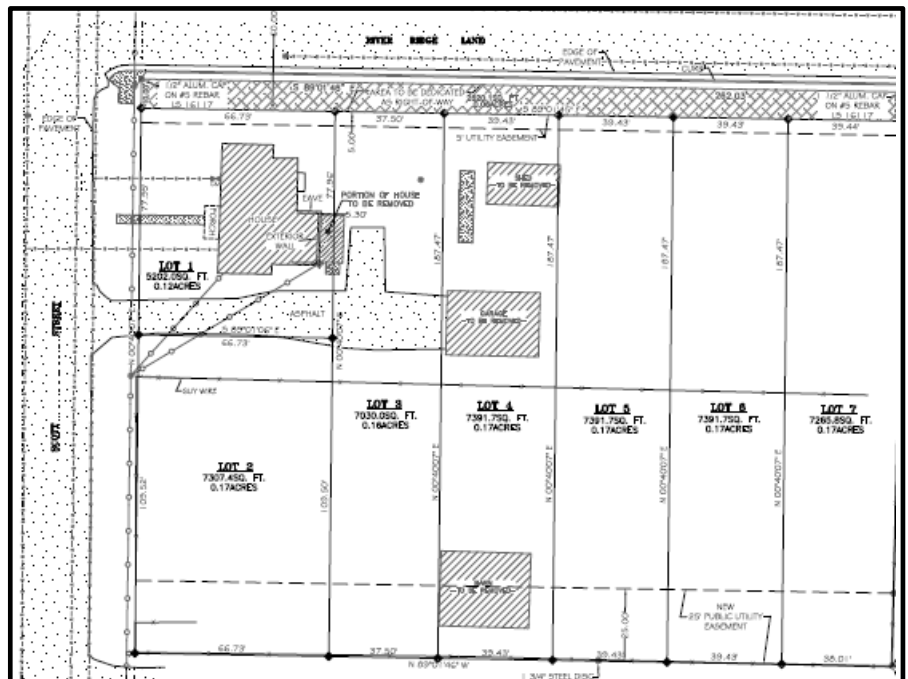
At the time of the application the applicant has not submitted any plans to develop the site.

MAJOR SUBDIVISION:

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions.

It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.



- Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth. The proposed major subdivision creates seven (7) lots that are compatible in size with other lots in the neighborhood.
2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
- The proposed subdivision and ultimate development of the lots will comply with the R-4 standards and other applicable standards of the Land Use and Development Code.
3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Section 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.
 - Scott Street and River Ridge Lane are existing streets.
 - The applicant is required to either improve Scott Street or the subdivision improvement agreement will allow the option of providing funds for the construction of Scott Street adjacent to the subdivision, versus construction of the 187.47 foot segment. This determination shall be made by the Public Works Director.
 - The applicant will be required to complete the sidewalk improvements along River Ridge Lane.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Utilities are existing and adequate to meet the needs of the subdivision.
 - c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - There are no phases with this development.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
- There are several mature large oak trees, along the frontage of Scott Street, which should be preserved if possible.

5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
 - The property is not located within the 100-year floodplain.
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. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others
 - This subdivision does not border a Highway right-of-way.
7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
 - There are no new public streets within the subdivision. The applicant is providing a 25' public utility easement along the south side of Lot 2 and the rear of Lots 3-7 that connects to the River Ridge Subdivision access and utility easement.
 - The applicant is proposing a gate across the easement between the Cherry Grove Subdivision and River Ridge Subdivision. If allowed, the Fire Department requires a Knox padlock for Fire Department access.
8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, 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 is developed and preserved as the community grows.
 - The applicants have not proposed dedication of land for parks and open space with this subdivision application. With any new residential development the applicant will be required to pay the fee-in-lieu of open space per residential unit at the time of building permit submittal.
9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.
 - This development does not include any common recreation facilities.
10. **Lots and Blocks.**
 - a. **Pattern.** The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated.

Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.

- b. **Frontage.** Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
- c. **Right angles.** Side lot lines shall be approximately at right angles or radial to street lines.
- d. **Double frontage lots.** Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
- e. **“T” intersections.** The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a “T” intersection.
- f. **Solar energy.** This standard recommends lots be laid out so the long axis of the lot is oriented east-west to reduce the chance of blocking solar access for adjacent properties. In this case the lot alignment is dictated by the alignment of Scott Street and River Ridge Lane.

- The proposed major subdivision meets all of these criteria.

11. **Architecture.** The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street.

- The applicant has not submitted any plans to develop the site. Staff is recommending a condition that a plat note be added that the design of the project’s residences shall meet the requirements of Section 16-6-120(11).

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

13. **Inclusionary Housing.** 16-13-20

- a. Any application brought under the annexation or planned development sections of this Code; or condominium plats of five (5) units or greater; and minor and major subdivision sections of this Code is required to include at least twelve and a half percent (12.5%) of the total number of residential dwelling units as affordable dwelling units, subject to the following standards:

- (1) The prices for sale or rents charged for permanently affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty percent (80%) of Area Median Income (AMI) for Chaffee County as defined annually by the United States Department of Housing and Urban Development (HUD).

- (2) Affordable dwelling units shall be permanently restricted as defined by the administrative regulations, or unless a different timeframe is required as a part of a Low Income Housing Tax Credit project.
 - (3) If the calculation for inclusionary housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit or a fee-in-lieu shall be provided per Section 16-13-40.
- The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. The applicant has not indicated if they will provide the affordable unit or meet the requirement through the collection of the fee in lieu.
 - If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Assistant Chief, responded “Proposed 20’ wide gate will be required to have a knox padlock placed for Fire Department access.”
- Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”
- Chaffee County Development Services Department: No response.
- Salida Public Works Department: Public Works Director, David Lady - see attached a memo which outlines his requirements. A condition has been added that the Public Works Directors requirements are met.
- Salida Finance Department: Renee Thonhoff – Currently 825 Scott Street is being billed for one sewer tap. Should the subdivision be approved water and sewer system development fees will be required.
- Salida School District: Superintendent, David Blackburn – Fees in lieu are acceptable for this project
- Atmos Energy: Operations Supervisor, Dan Higgins – The suggested gas main location would have to undergo Atmos Energy Engineering review and be subject to Atmos Energy’s standard main extension contract process.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend the Council approve the application, subject to the conditions listed below.

RECOMMENDED MOTION:

“I make a motion to recommend the City Council approve the Cherry Grove Major Subdivision, subject to the following conditions:

1. The following plat notes must 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 by prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
 - c. As required under Section 16-13-40(b), Inclusionary Housing, The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.
 - d. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.
2. Prior to the recording of the subdivision plat, the applicant shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project. The subdivision improvement agreement will allow the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by the Public Works Director.
3. The requirements of the Fire Department must be met.
4. The requirements of the Public Works Director must be met.

Attachments:

1. Proof of Publication
2. Application for Major Subdivision
3. Narrative
4. Cherry Grove Major Subdivision Plat
5. Proposed Civil Engineering Plans
6. Public Works Review
7. Email from Carrie Mesch, Arkansas River Living, LLC, developers of River Ridge Subdivision