



# CITY COUNCIL ACTION FORM

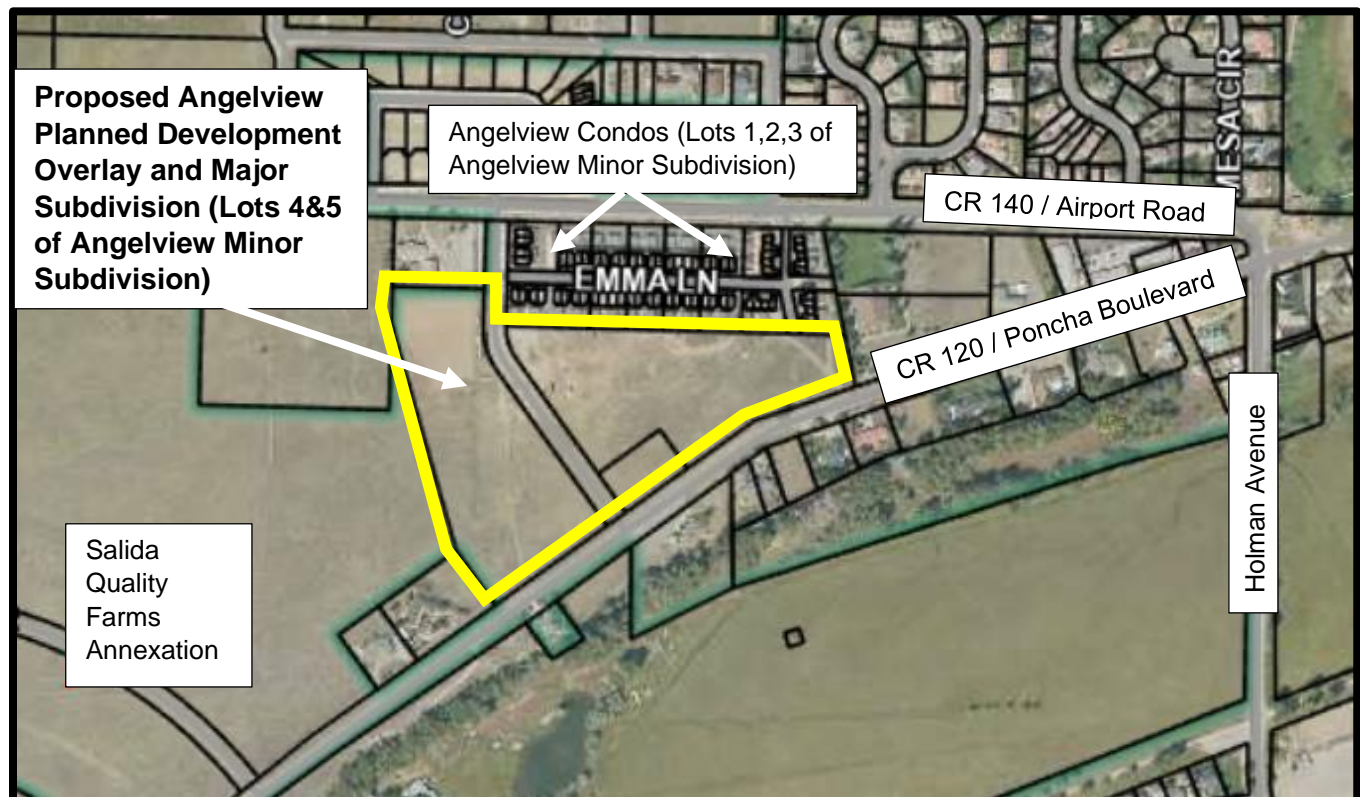
DEPARTMENT	PRESENTED BY	DATE
Community Development	Carolyn Poissant - Senior Planner	January 7, 2025

## **AGENDA ITEM**

Ordinance 2024-22 - Second reading and public hearing for a Major Impact Review of the Angelview Planned Development and Major Subdivision.

## **BACKGROUND**

The applicant, Walt Harder of Harder-Diesslin Holdings, LLC, represented by Ronnie Pelusio of PEL-ONA Architects is requesting Major Impact Review approval for a Planned Development Overlay and Major Subdivision of the remaining property (Lots 4 and 5) within the Angelview Minor Subdivision. Land Use Code Sec. 16-3-120 allows for concurrent review of the applications. The property is located between Airport Road and Poncha Boulevard west of Holman Avenue.

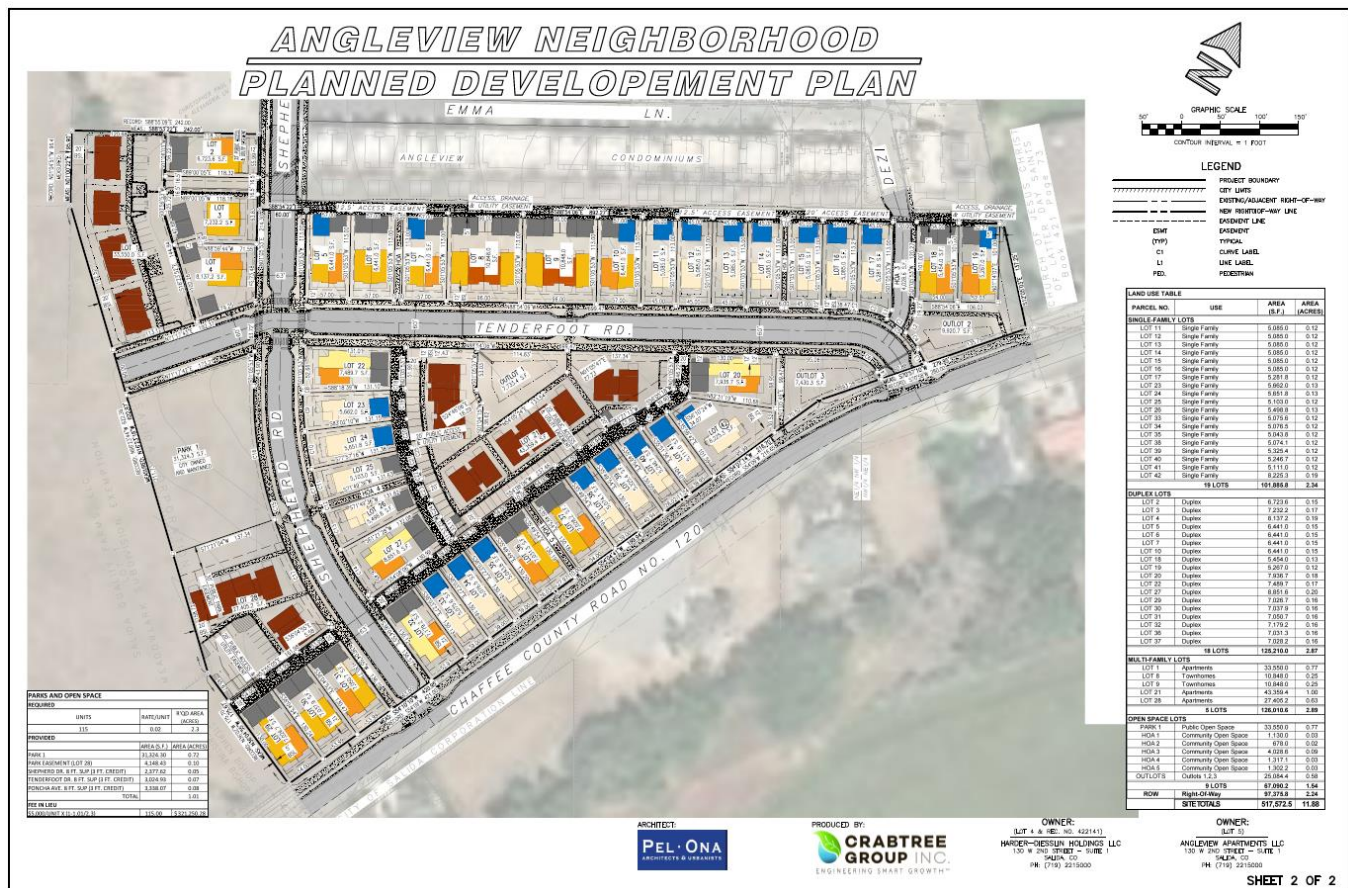


**Vicinity Map**

The applicant is proposing a Major Subdivision and Planned Development Overlay of the 11.9-acre site. The proposal is for 42 residential lots, comprised of 19 single-family, 18 duplex, 2 townhome, and 3 multiple-family lots, plus a public park and 5 HOA-maintained "Community Open Space" lots, which

include pedestrian walkways, and 3 outlots, which include stormwater detention areas. A total of 115 units are proposed.

The PD Plan includes a 0.72-acre park dedication, plus an additional 0.31-acre credit for a public access easement adjacent to the park and credit for 3-feet of the shared-use paths, for a total of 1.01 acres. Shepherd Road will be re-aligned (re-platted) and constructed by the developer to meet city standards and re-dedicated to the city along with the dedication of Tenderfoot Road. Both roads include 8-foot wide shared-use paths on one side within the public right-of-way. A park dedication less than the 2.3-acre requirement for the 115 residential units is considered acceptable due to the anticipated dedication of parkland on the adjacent property as part of the Salida Quality Farms Annexation and the provision of several community open space areas and pedestrian connections to be maintained by the HOA.





The recommended conditions of approval have been updated to remove conditions that have already been complied with (plat notes) and to provide more specific park and open space fee-in-lieu and park development criteria. Also, the plans have been changed to include two mid-block crossings with bump-outs as agreed to by the applicant and approved by Public Works.

The requested deviations from the dimensional standards of the Land Use and Development code for the PD remain the same as were presented to Planning Commission (see PD Evaluation Criteria below). Additional deviations from the code requested by the applicant include and exemption from the public road frontage for Lots 18 and 19 to accommodate a stormwater detention outlot and modification of the architectural standards to exempt the multiple-family structures.

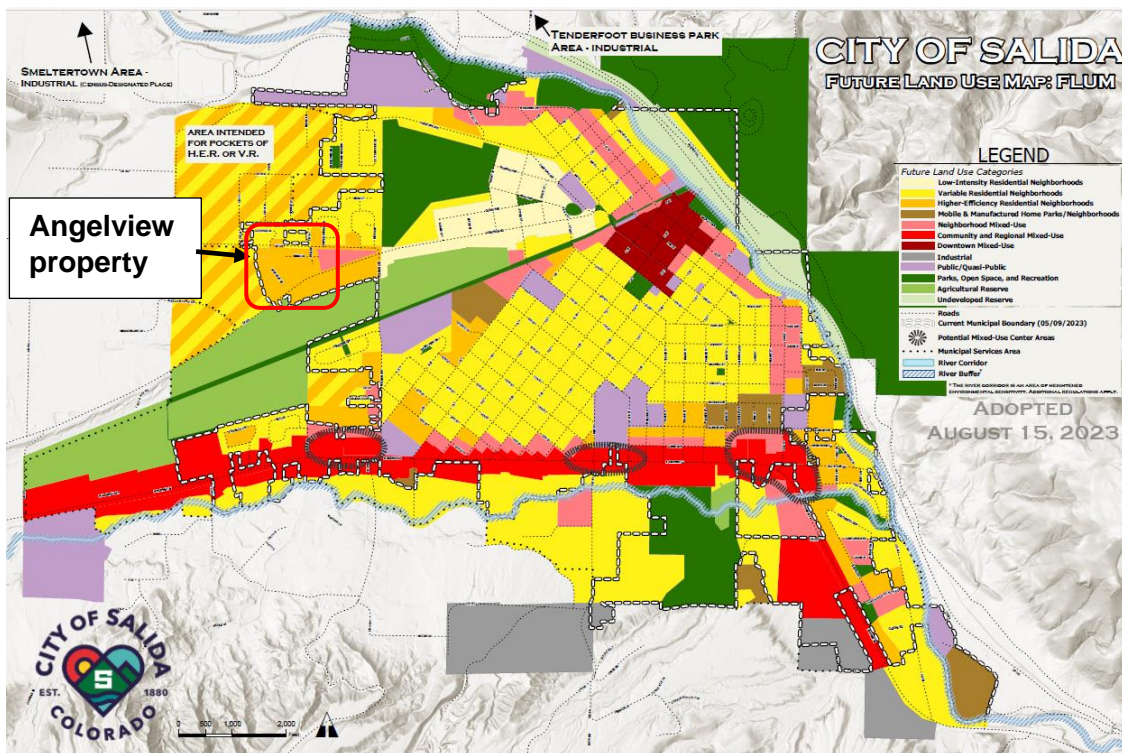
The density bonus approved by Resolution 2020-30 allows 2,100 square feet per unit, resulting in a total of 246 units for the 11.9-acre property (518,364 sf / 2,100 sf = 246). The proposal includes 115 units, which averages out to 4,508 square feet per unit. The minimum lot area has been provided for all of the units, including the duplexes should they undergo duplex conversion lot-spits.

## DETAILS OF REQUEST

### A. Major Impact Review for approval of a Planned Development Overlay

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



Future Land Use Plan

## CONSISTENCY WITH 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 lies 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 and city services are available.

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

- The proposal provides a mixture of housing types and densities including single-family units, duplex units, townhome units and apartment units. There will be a range of price points for sale as well as rental units (nearly half of the total) integrated throughout the development.

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

- The development has satisfied inclusionary housing requirements with the credit included in Ordinance 2020-01, as delineated in B.(13) below.

## PLANNED DEVELOPMENT EVALUATION CRITERIA

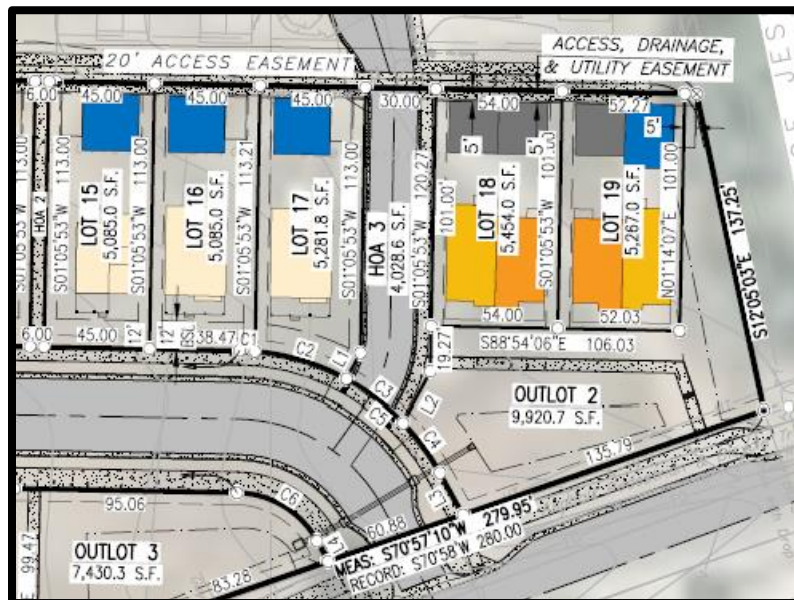
Section 16-7-40 (b) of the City of Salida Land Use and Development Code states "the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved." The applicant's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

- The applicant is requesting the following deviations from Table 16-F - Schedule of Dimensional Standards and Sec. 16-1-80 - Definitions. 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 will be compatible with other developments in the area. Front porches are included in the front setback deviation request in response to Planning Commission's recommended condition.
- Lots 18 and 19 have will have public sidewalks fronting the lot and access to a public street via an improved 30-foot access easement.
- The architectural standards have been modified to exempt the multiple-family developments.



REQUESTED DEVIATIONS		
Dimensional Standards		
Zone District R-3	Required	Proposed Angelview PD
Minimum Lot Size - Detached Units	5,625 sq ft	5,063 sq ft
Minimum Lot Size - Attached Units	2,400 sq ft	2,160 sq ft
Maximum Lot Coverage for Structures	45%	55%
Minimum Landscape Area	30%	25%
Required Front Setback	20 feet	12 feet
Front porch	(varies)	12 feet
Density (minimum lot square footage per principal dwelling unit) granted under Resolution 2020-30	2,400 sq ft	2,100 sq ft
<b>Sec. 16-1-80. Definitions.</b>		
Lots 18 & 19 are requested to be exempt from the public road frontage requirement within the definitions.	Must have frontage on an improved public street or an approved private street	Access to public street via public access easement
<b>Sec. 16-6-120. Subdivision review standards.</b>		
(11) Architecture.	Limitations on repetition of residential facades	Exemption for multiple-family buildings



Layout of Lots 18 & 19 with access provisions

(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 proposal includes 8-foot wide, concrete shared-use paths along the entire west side of Shepherd Road and the entire south side of Tenderfoot Road. Due to the grading and site infrastructure requirements, a new 8-foot wide, concrete shared-use path meeting city standards will replace the existing asphalt path along CR 120 (Poncha Boulevard).
- There will be 5-foot wide sidewalks meeting city standards on all other street frontages.
- The proposal also includes two mid-block crossings with bump-outs and several pedestrian connections contained within HOA-maintained open space lots (HOA Lots 1,2,3,4 and 5).

The combination of paths and walkways will provide connectivity to adjacent neighborhoods as well as the city's overall multi-use trail network and will advance the goal of having 100% compliance with the Americans with Disabilities Act access requirements, as called for in the PROST. The proposed park improvements will also meet ADA requirements.

(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.

- A Homeowner's Association will be established subject to the Declaration of Covenants, Conditions, and Easements for Angelview Neighborhood to maintain the Community Open Space pedestrian connections (HOA Lots 1,2,3,4,5) and stormwater detention areas (Outlots 1,2,3) as indicated on the PD Plan and subdivision plat.
- Shepherd Road and Tenderfoot Road will be dedicated to and maintained by the City. Improvements to these roads and CR 120 (Poncha Boulevard) shall be subject to the provisions of a Subdivision Improvement Agreement (SIA) and all appropriate city and public works standards.
- The public park and associated improvements will be dedicated to 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 for all of the public improvements, which have been approved by the Public Works Department and the City Engineering Consultants.

(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 multiple-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 R-3 zone district requires 2,400 square feet of lot area per dwelling unit. The developer was allowed a density incentive reduction to 2,100 square feet of lot area per dwelling unit 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. The total allowable density for the Angelview property at 2,100 square per dwelling unit is 246 units. The applicant is proposing 115 units. The minimum lot size requested is 2,160 square feet, which is separate from the density calculation.

Note: The inclusionary housing requirements and incentives are explained below in the Subdivision review section under #13 of the staff report.

**(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 has submitted an application for a major subdivision with 42 residential lots, 5 HOA lots and 3 outlots to be reviewed concurrently with the planned development application. The major subdivision requirements are outlined under **B. Major Impact Review for approval of a Major Subdivision.**

**(7) Improvement Standards.** The PD may deviate from the provisions of Article VIII - Design Standards, 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 a deviation from Article VIII and will meet all of the applicable criteria as required in Article VIII - Design Standards of the Municipal Code.

**(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.

**(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.

**(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 and between CR 120 (Poncha Boulevard) and CR 140 (Airport Road) through the existing Angelview Development.
- A transit stop along Poncha Boulevard may be needed in the future, but the exact location cannot be determined at this time. Provision of a transit stop will be included in the SIA.
- The conclusion of the traffic analysis report states that the traffic increase from the proposed development will generate 72 AM peak-hour and 92 PM peak-hour trips upon completion of the buildout. The maximum impacts will be seen on CR 120 with 33 right turns into the subdivision and 18 left turns out of the subdivision during the PM peak hour. The applicant submitted the following summary of trip generation for the 115 units.

#### Requested deviation

ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
210	Single-Family Detached	55	DU	9.43	519	0.70	39	26%	10	74%	29	0.94	52	63%	33	37%	19
220	Multifamily (Low-Rise)	52	DU	6.74	350	0.40	21	24%	5	76%	16	0.51	27	63%	17	37%	10
215	Single-Family Attached	8	DU	7.2	58	0.48	4	31%	1	69%	3	0.57	5	57%	3	43%	2
411	Public Park	0.72	Acres	0.78	1	0.02	0	59%	0	41%	0	0.11	0	55%	0	45%	0
<b>Sub-Totals</b>		<b>116</b>			<b>928</b>		<b>64</b>		<b>16</b>		<b>48</b>		<b>64</b>		<b>53</b>		<b>31</b>
<b>Existing Uses</b>																	
ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
215	Single-Family Attached	65	DU	7.2	468	0.48	31	31%	10	69%	21	0.57	37	57%	21	43%	16
<b>Sub-Totals</b>		<b>65</b>			<b>468</b>		<b>31</b>		<b>10</b>		<b>21</b>		<b>37</b>		<b>21</b>		<b>16</b>
<b>Totals</b>		<b>181</b>			<b>1,396</b>		<b>95</b>		<b>26</b>		<b>69</b>		<b>121</b>		<b>74</b>		<b>47</b>

**(12) Development Standards.** The PD may deviate from the development standards described in Chapter 16 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 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 Chapter 16 applying to that area of development.

- The applicant is requesting a deviation from the minimum landscaped area from the requirement of 30% in R-3 to 25% to accommodate a more efficient development pattern. The applicant will meet the remaining standards of Article VIII.
- A complete landscape plan meeting all of the requirements of Sec. 16-8-90 - Landscape Standards shall be submitted for review and approval prior to the issuance of any building



permits for any of the multiple-family units. This applies to Lots 21 and 28, which are multiple-family developments.

- Lot 1 contains a multiple-family development (4 apartment buildings that are nearing completion), which was permitted by-right prior to the submittal of the PD application. A landscape plan has been submitted and approved for the apartments on Lot 1.

**(13) Energy Efficient Design.** The construction of new buildings will be required to meet the energy standards of the building codes.

- The construction of new buildings will be required to meet the energy standards of the International Building Code administered by Chaffee County. The efficient use of land will help provide greater energy-efficiency with smaller lots and multiple-family units.

**(14) Variety in Housing Types.** 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 variety of single-family homes, duplexes, and townhomes (potentially with ADUs), and a range of 1-bedroom and 2-bedroom apartments.

**(15) Fiscal Impacts.** 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.
- In accordance with Sec. 16-6-140 - Fair Contributions for Public School Sites, fees-in-lieu of land dedication will be required on a per residential unit basis as to help offset impacts on the school district.
- Payment for the remaining park and open space fees-in-lieu of dedication and development will be required as delineated in a Subdivision Improvement Agreement. The calculations are included

**(16) Higher Levels of Amenities.** 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 0.72-acre public park on the western edge of the Angelview development will be part of a larger park once combined with the future anticipated 4.0-acre park dedication associated with the Salida Quality Farms Annexation.
- The proposal includes outdoor spaces and pedestrian connections throughout the Angelview property. Sidewalks and shared-use paths create substantial connectivity between public amenities and surrounding neighborhoods.
- The HOA-maintained Community Open Space areas will provide public pedestrian connectivity throughout the Angelview development. The HOA-maintained private open space areas (Outlots 1,2,3) will serve the residents of the development. The open space

on Outlot 1 and the dedicated public park area are adjacent to higher density developments, which will benefit directly from these amenities.

- The proposal includes 8-foot wide shared-use paths along Shepherd Road and Tenderfoot Road, which will provide pedestrian and bicycle connectivity between existing trails along Airport Road and Poncha Boulevard. Additional sidewalks and crossings will provide direct connections to the public park and HOA-maintained open space areas.

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

- The need for higher density, greater efficiency of land use and great diversity of housing types are objectives that drive the proposal and requested deviations.

**(18) Adjacent and Nearby Developments.** The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval.

- The majority of housing types in this area are single-family homes located to the south and west of the Angelview property, with condominiums to the north and a church to the east. The property to the west has been zoned R-3 and is expected to be developed with a mixture of housing types, including senior living facilities. The proposed residential of the Angelview Neighborhood Subdivision units are compatible with and complimentary to the existing adjacent Angelview Condominiums and nearby residential properties. Given the primarily residential nature of the proposal, other than a small degree of increased traffic, which results with any new development, adjacent properties should not be detrimentally affected and will benefit from the planned public improvements.

## **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 phases.

- Phase 1 includes the construction of 4 apartment buildings (Lot 1) and 6 townhomes (Lots 2,3,4). A Development Improvement Agreement was approved by Resolution 2023-39 for construction of the apartments and townhomes and related public infrastructure. Building permit applications have been submitted for the townhomes and will be processed upon approval of the PD and Major Subdivision.
- Phase 2 includes the development of Lots 5 - 42, plus the HOA-maintained lots and all associated public improvements.

**(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.

**(a) The park & open space calculations in the Planning Commission memo of 2/26/24 have been revised to reflect the inclusion of a credit for 3 feet of the shared-use path along Poncha Boulevard, as is standard practice.**

- Public Park: 31,327.1 SF = 0.72 acre provided
- 30' park easement adjacent to (north of) Lot 28"  $30 \times 137.34 = 4120.2$  SF = 0.1 acre
- Shepherd Dr 8 ft shared-use path (3 ft credit) =  $718.89 \text{ LF} \times 3 = 2156.67$  SF = 0.05 acre
- Tenderfoot Dr 8 ft shared-use path (3 ft credit) =  $914.36 \times 3 = 2743.08$  SF = 0.07 acre
- Poncha Boulevard 8-ft shared-use path (3 ft credit) =  $993.66 \times 3 = 2981$  SF = 0.08 acre
- **Total park credit :  $0.72 + 0.1 + 0.05 + 0.07 + .08 = 1.01$  acre provided**
- **Total park and open space requirement:  $115 \text{ units} \times .02 \text{ acre} = 2.3$  acres required**
- Shortfall for fee-in-lieu:  $2.3 - 1.01 = 1.29$  acres /  $2.3 = .56$ 
  - Net remainder of Park, Trails & Open Space requirement:
    - 56% shortfall; 44% of required acreage is provided
  - **Fee-in-lieu calculation:  $115 \text{ units} \times \$5000 / \text{unit} = \$575,000 \times 56\% = \$322,000$** 
    - **\$322,000 fee in lieu required for park dedication shortfall**

**(b) Park development requirement: the Salida Municipal Code Section 16-6-120 (8) states:**

*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 Parks & Recreation Department has standards for the development of public parkland within the city. "Park 1" with an acreage of < 1 acre qualifies as a "pocket park." As such, the required development for Park 1 of Angelview PD as a pocket park includes the following:

- 1) Landscaping and irrigation
- 2) Play equipment
- 3) Picnic shelter
- 4) Benches
- 5) Walkways meeting ADA connecting park amenities and adjacent neighborhoods
- 6) Other amenities as appropriate and as approved by the Director
- 7) All park items, landscaping, irrigation, and installation and construction methods shall meet City of Salida Public Works and Parks and Recreation Department standards and specifications.

**(c) A conceptual site plan for the public park to be dedicated to the city has been provided and a preliminary cost estimate for the park improvements to demonstrate comparison with fee in lieu amount. (See Attachment B - Conceptual Park Plan.)**

**(d) Using the park construction preliminary cost estimate provided (roughly \$250,000), the remaining balance of Parks & Open Space fee-in-lieu owed would be:  $\$322,000 - \$247,135 = \$74,865$ , to be**

determined by final engineer's estimate approved by the Director of Parks and Recreation and included in the Angelview Subdivision Improvement Agreement.

- The remaining open space lots, drainage areas and pedestrian connections are for the benefit of the Angelview development and will be maintained by an HOA.
  - Land Use Code Sec. 16-8-20(13) requires installation of sidewalks with a Major Impact Review application. The 5-foot sidewalks within the development do not count toward the park and open space requirement.
- (3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.
- No major civic buildings are provided. Public gathering places include the public park and HOA open space areas.

**B. Major Impact Review for approval of a Major Subdivision** to subdivide the above-described property into 42 residential lots, 5 HOA-maintained walkway connections, and 3 HOA-maintained outlots, which include stormwater detention areas, plus public road rights-of-way and a 0.72-acre of dedicated open space. The proposed residential uses include 20 single-family lots, 17 duplex lots, 8 apartment buildings on 3 lots and 8 townhomes on 2 lots (115 total units).

#### **MAJOR SUBDIVISION PLAT REVIEW STANDARDS**

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) **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, as addressed in the Traffic Study approved by Public Works.
  - b. **Utilities.** Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision, as confirmed by local gas and electric utility providers.
  - c. **Phases.** The applicant is proposing two phases within the planned development request. Additional phasing and conditional requirements may be necessary to address public

safety concerns as well as site drainage, erosion control, dust, etc., which will be addressed in the SIA.

- (4) **Natural Features.** The Chaffee County GIS Wildlife Habitat Layer indicates “Disturbed Lower Quality Habitat” for this property. Staff recommends that the developer strive to provide and support a high degree of native and pollinator-friendly plantings to help sustain our local diversity of songbirds, insects, and small animals that provide intrinsic value and enjoyment to residents. Appropriate landscaping helps with stormwater filtration and infiltration to protect groundwater and reduce non-point pollution sources that impact the Arkansas River watershed and ecosystem.
- (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 under Evaluation Standards for Major Planned Developments for dedication requirements.
- (9) **Common Recreation Facilities.** The development includes a total of 8 HOA-maintained common areas, which include pedestrian walkways and stormwater detention / open space.
- (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. This is primarily to exempt the multiple-family apartments and allow for administrative approval of minor waivers.

- (a) 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).
- (b) No {single family, duplex building or townhouse building} 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.}
- (c) Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the ~~Planning Commission~~ {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.
- (d) Primary Roof Forms (proposed by the applicant): 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 is required to include at least sixteen and seven-tenths percent (16.7%) of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- 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.

**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.

- 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 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 Angelview Minor Subdivision recorded at Reception No. 428085. If this equals 100% or greater of the required affordable housing for the build-out of Angelview, 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 for a minimum 2,100 square feet of lot area per principal dwelling unit 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.

## UPDATED RESPONSES 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 expressed support for the revised calculations and the park concept requirement delineated above.
- **Public Works Department**: Director David Lady supports the bump-outs at the intersections and in the middle of Shepherd Road and Tenderfoot Road, which provide connections to proposed walkways and the park, which the applicant has proposed. Each bump-out as designed is approximately 60 feet in length and eliminates approximately 6 on-street parking stalls per bump-out.
- **City Engineering Consultants**: The civil plan set dated 11/19/2024 has been preliminarily approved by Gary Greiner. A final set of approved civil plans will be required with the SIA.
- **Salida Finance Department**: Staff Accountant Renee Thonhoff indicated that System Development Fees would need to be paid with any future development.
- **Salida School District**: Superintendent David Blackburn – No response has been received, therefore the standard plat note regarding Fair Contributions to Public School Sites has been included on the subdivision plat.
- **Xcel Energy**: Timothy Butler of Xcel energy responded, “The plat looks great. No other amendments are needed.”
- **Chaffee County Planning Director**: Staff has coordinated with the county regarding the re-alignment of Shepherd Road, which will be re-platted with the proposed Angelview Major Subdivision.

## **PLANNING COMMISSION RECOMMENDATION**

A public hearing with the Planning Commission was held February 26, 2024 and the Commission unanimously (7:0) recommended Council approve the proposed Angelview Planned Development and Major Subdivision with staff’s recommendation conditions as amended by the Planning Commission. **The conditions have been modified below to reflect the updated plans and referral recommendations staff has since received. The revised conditions are included in Ordinance 2024-22.**

## **PLANNED DEVELOPMENT CONDITIONS**

The Planning Commission recommended City Council approve the Angelview Planned Development Overlay with staffs recommended conditions and plat notes. **The strikethroughs and bolded items below reflect the updated plans and conditions. The revised conditions (bolded and underlined) are included in Ordinance 2024-22.**

1. The following plat notes **shall be included** to be updated on the Angelview Planned Development ~~Plat Plan~~ prior to recording the **PD Plan**:
  - 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.~~  
**N/A Included on the revised Angelview Neighborhood Subdivision Plat (Drawing No. L-24-03 dated 10/12/24).**
  - b) ~~All required signature blocks shall be added to the planned development plat prior to printing the mylars.~~ **N/A Provided on updated PD Plan.**
  - 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)~~ **N/A Provided on updated PD Plan.**
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). **N/A This is a standard condition of approval for an 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.  
  
**Revised condition: The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.**
4. The applicant must update the traffic study and include the County Road 120 improvements. **N/A The Angelview PD Traffic Study dated 4/30/2024 has been approved by the city's engineering consultant.**
5. The proposed 12' front setback includes the covered front porch. **This is included in the Dimensional Standards Table on the PD Plan.**
6. The following architectural element notes shall be included on the PD Plan  
**These notes are included on the revised PD Plan and in the ordinance.**
  - a) **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.

- b) **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.

- 7. **Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

## **MAJOR SUBDIVISION CONDITIONS**

The Planning Commission recommended City Council approve the Angelview Major Subdivision with the following conditions and plat notes. **The plat notes have been updated. No additional notes or conditions are recommended on the subdivision plat, which is primarily a survey document.**

- ~~1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the plat:~~
  - ~~a. **N/A - Included on revised plat.** 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. **N/A - Included on revised plat.** All required signature blocks shall be added to the subdivision plat prior to printing the mylars.~~
- 2. ~~The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and the City Engineering Consultants prior to the approval of the Subdivision Improvement Agreement (SIA).~~  
**N/A - The plans have been revised to include 2 mid-block bump-out crossings as approved by the Director of Public Works and agreed to by the applicant.**

**FISCAL IMPACT**

The fiscal impact of the new subdivision will result in an increased demand for city services.

**MOTION**

A council person should make the motion to approve Ordinance 2024-22 on second reading.

Attachments: A - Planning Commission Minutes of February 26, 2024  
B - Park Concept Plan  
Ordinance 2024-22  
    Angelview Planned Development Plan  
    Angelview Major Subdivision Plat  
Public Notices  
Application Materials





# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

February 26, 2024 - 6:00 PM

## MINUTES

Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/190909234220683277>

### CALL TO ORDER BY CHAIRMAN – 6:55 pm

#### ROLL CALL

##### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Giff Kriebel  
Commissioner Judith Dockery  
Commissioner Brian Colby  
Commissioner Aaron Derwingson  
Alternate Commissioner Dan Bush  
Alternate Commissioner Kenny Layton

##### ABSENT

Commissioner Michelle Walker

### APPROVAL OF THE MINUTES

#### 1. December 12, 2023- Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush, Alternate Commissioner Layton

### UNSCHEDULED CITIZENS

#### AMENDMENT(S) TO AGENDA

##### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| A. Open Public Hearing                      | E. Public Input                          |
| B. Proof of Publication                     | F. Close Public Hearing                  |
| C. Staff Review of Application/Proposal     | G. Commission Discussion                 |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **Major Impact Review - Angelview Planned Development and Major Subdivision** - The applicant, Walt Harder of Harder Diesslin Holdings, LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Below are the requests:

#### **A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the 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 units and a minimum lot size of 2,160 square feet for the detached units.

• **Minimum setbacks:** The required front and rear 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 a lot coverage for structures of 55%.

• **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district. 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.

A. **Open Public hearing** – 6:57 pm

B. **Proof of Publication** –

C. **Staff Review**– Kristi Jefferson reviewed the application

D. **Applicant's Presentation**- Ronnie Pelusio, Palona Architects, presented with Harder-Dieslin Holdings Present.

E. **Public Input** – Brian and Anna Bishop, Holly Grady, Mary, Jim Sanders, Lisa Runkle, Jerry Raski (online)

F. **Close Public Hearing** – 8:42pm

G. **Commissioner Discussion** –

H. **Commission Recommendation** –

**A. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.**

Motion made by Vice-Chair Bomer to recommend Council approve the Major Impact Review for the Angelview Planned Development with staff recommended changes to condition #2 and adding conditions 4 and 5:

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 (except for keeping the proposed mid-block connections) 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.
4. The applicant must update the traffic study and include the County Road 120 improvements.
5. The proposed 12' front setback includes the covered front porch.

Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

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

Motion made by Vice-Chair Bomer to recommend Council approve the Angelview Major Subdivision with staff recommended changes to condition #2 and adding conditions 5 and 6:

1. The following plat notes to be updated on 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 (except for keeping the proposed mid-block connections) 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.
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.
5. The applicant must update the traffic study and include the County Road 120 improvements.
6. The proposed 12' front setback includes the covered front porch.  
Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

## **UPDATES**

## **COMMISSIONERS' COMMENTS**

**ADJOURN** The meeting was adjourned at 9:16pm









				PRELIMINARY ESTIMATE		VENDOR QUOTE
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	TOTAL
1	Grading, topsoil, sod	3920	SYD	\$15.00	\$58,800.00	\$58,800.00
2	Playstructure	1	EA	\$75,000.00	\$75,000.00	\$60,970.00
	Installation					\$20,189.00
3	Eng. wood fiber surfacing		LS			\$5,129.00
	Installation					\$2,750.00
4	Benches	2	EA	\$1,500.00	\$3,000.00	\$2,166.00
5	Picnic shelter	1	EA	\$25,000.00	\$25,000.00	\$18,861.00
	Installation		LS			\$7,000.00
6	Picnic tables	2	EA	\$2,500.00	\$5,000.00	\$2,162.00
7	Pet waste stations	2	EA	\$300.00	\$600.00	\$600.00
8	Park sign	1	EA	\$1,000.00	\$1,000.00	\$1,000.00
9	Trees (along sidewalks, around play area per plan)	30	EA	\$450.00	\$13,500.00	\$13,500.00
10	Irrigation	1	LS	\$15,000.00	\$15,000.00	\$15,000.00
11	ADA concrete walk connection to & around play area	2250	SF	\$8.00	\$18,000.00	\$18,000.00
	<b>Subtotal</b>				<b>\$214,900.00</b>	<b>\$226,127.00</b>
12	Design & engineering (5%)	1	LS	\$10,745.00	\$10,745.00	\$10,745.00
13	Mobilization & overhead (10%)	1	LS	\$21,490.00	\$21,490.00	\$21,490.00
	<b>TOTAL</b>				<b>\$247,135.00</b>	<b>\$258,362.00</b>

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 22  
SERIES OF 2024**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO  
APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED  
DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION**

**WHEREAS**, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on February 26, 2024 for a Planned Development Overlay and Major Subdivision for the property which includes Lot 4 and Lot 5 of Angelview Minor Subdivision, Shepherd Road, and a 0.57-acre parcel on County Road 120, totaling approximately ~~4.89~~ 11.9 acres; and

**WHEREAS** The Commission forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Angelview Planned Development Plan (Exhibit A); and

**WHEREAS**, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Angelview Major Subdivision within the Planned Development Overlay (Exhibit B); and

**WHEREAS**, the project is consistent with the purpose, conditions and evaluation standards for a Planned Development Overlay and Major Subdivision; and

**WHEREAS**, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

**WHEREAS**, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on January 7, 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:**

**Section One**

That the entirety of the property comprising the Angelview Planned Development, to wit, the 11.9 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Angelview Planned Development Plan and Major Subdivision Plat attached to this ordinance as Exhibit A and Exhibit B.

**Section Two**

Upon this approval by the City Council, the Angelview Planned Development Overlay shall be considered a site specific development plan and granted a vested property right for three (3) years. The City Council is approving the vested property right subject to the

terms and conditions contained in the development plan and this ordinance, and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

### **Section Three**

Upon this approval by the City Council, the applicant shall submit final mylars of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

**The following conditions of approval shall be included as notes on the Angelview Planned Development Plan:**

- 1. The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan (attached as Exhibit C) as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.**
- 2. Architectural elements:**
  - a) 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.**



- 3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

## Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the mylars, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

## Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

## Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING on this 17th day of December, 2024,  
ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation  
by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2024, and set for second  
reading and public hearing on the 7th day of January, 2025.



INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED  
PUBLISHED BY TITLE ONLY, by the City Council on this \_\_\_\_ day of \_\_\_\_\_,  
2025.

City of Salida

---

Dan Shore, Mayor

ATTEST:

---

City Clerk/Deputy City Clerk

## PUBLIC NOTICES

### PUBLIC NOTICE

#### NOTICE OF PUBLIC HEARING BEFORE THE SALIDA CITY COUNCIL

ON JANUARY 7, 2025

#### CONCERNING MAJOR IMPACT REVIEW APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on January 7, 2025 at or about the hour of 6:00 p.m., a public hearing will be conducted by the Salida City Council at City Council Chambers, 448 East First Street, Suite 190 in Salida, CO and online at the following link: <https://attendee.gotowebinar.com/register/3742005742374996822>

The applicant Walt Harder, represented by Ronnie Pelusio of PEL-ONA Architects, is requesting approval of a Planned Development Overlay and Major Subdivision for the remaining lots within the Angelview Minor Subdivision. The property is located within the High-Density Residential (R-3) zone district. Requests include:

A. Approval of a Planned Development Overlay to allow for reduced minimum lot size for detached and attached units, increased maximum lot coverage for structures, reduced minimum landscape area and reduced front setbacks. All other dimensional standards are anticipated to be met. B. Approval of a Major Subdivision to subdivide the above described 11.9-acre property into 42 residential lots, 7 outlots, a 0.72-acre public park, and public road rights-of-way. Recommendations made by the Planning Commission from the public hearing of Feb. 26, 2024 shall be forwarded to the City Council for this review and public hearing.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, [carolyn.poissant@cityofsalida.com](mailto:carolyn.poissant@cityofsalida.com) Phone: (719) 530-2628.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record. Published in The Mountain Mail December 20, 2024.

### PUBLIC NOTICE

#### NOTICE OF PUBLIC HEARING BEFORE THE SALIDA CITY COUNCIL for ORDINANCE 2024-22

#### AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO

#### APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on January 7, 2025, at or about the hour of 6:00 p.m., a second reading and public hearing will be conducted by Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, CO  
Published in The Mountain Mail December 20, 2024.

### PUBLIC NOTICE

#### CITY OF SALIDA, COLORADO

#### ORDINANCE NO. 22

#### SERIES OF 2024

#### AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on February 26, 2024 for a Planned Development Overlay and Major Subdivision for the property which includes Lot 4 and Lot 5 of Angelview Minor Subdivision, Shepherd Road, and a 0.57-acre parcel on County Road 120, totaling approximately 1.89 acres; and

WHEREAS The Commission forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Angelview Planned Development Plan (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Angelview Major Subdivision within the Planned Development Overlay (Exhibit B); and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for a Planned Development Overlay and Major Subdivision; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on January 7, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

#### Section One

That the entirety of the property comprising the Angelview Planned Development, to wit, the 11.9 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Angelview Planned Development Plan and Major Subdivision Plat attached to this ordinance as Exhibit A and Exhibit B.

#### Section Two

Upon this approval by the City Council, the Angelview Planned Development Overlay shall be considered a site specific development plan and granted a vested property right for three (3) years. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance, and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

#### Section Three

Upon this approval by the City Council, the applicant shall submit final mylars of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

## PUBLIC NOTICES - CONT'D

The following conditions of approval shall be included as notes on the Angelview Planned Development Plan:

1. The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan (attached as Exhibit C) as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.

2. Architectural elements:

a) 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.

b) 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.

3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.

### Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.

2. Following recording of the mylars, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

### Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

### Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING on this 17th day of December, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2024, and set for second reading and public hearing on the 7th day of January, 2025.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this day of , 2025.

City of Salida

Dan Shore, Mayor

ATTEST:

City Clerk/Deputy City Clerk

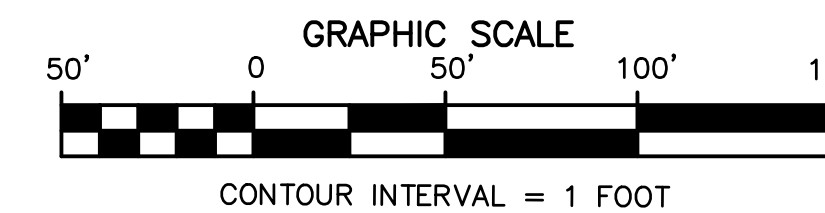
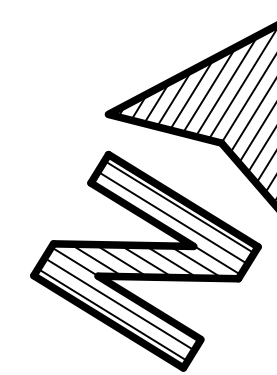
Published in The Mountain Mail December 20, 2024.







# ANGELVIEW NEIGHBORHOOD PLANNED DEVELOPEMENT PLAN



## LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	EASEMENT
	TYPICAL
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

LAND USE TABLE			
PARCEL NO.	USE	AREA (S.F.)	AREA (ACRES)
<b>SINGLE-FAMILY LOTS</b>			
LOT 11	Single Family	5,085.0	0.12
LOT 12	Single Family	5,085.0	0.12
LOT 13	Single Family	5,085.0	0.12
LOT 14	Single Family	5,085.0	0.12
LOT 15	Single Family	5,085.0	0.12
LOT 16	Single Family	5,085.0	0.12
LOT 17	Single Family	5,281.8	0.12
LOT 23	Single Family	5,662.0	0.13
LOT 24	Single Family	5,651.8	0.13
LOT 25	Single Family	5,103.0	0.12
LOT 26	Single Family	5,498.8	0.13
LOT 33	Single Family	5,075.6	0.12
LOT 34	Single Family	5,076.5	0.12
LOT 35	Single Family	5,043.8	0.12
LOT 38	Single Family	5,074.1	0.12
LOT 39	Single Family	5,325.4	0.12
LOT 40	Single Family	5,246.7	0.12
LOT 41	Single Family	5,111.0	0.12
LOT 42	Single Family	8,225.3	0.19
<b>19 LOTS</b>		<b>101,885.8</b>	<b>2.34</b>
<b>DUPLEX LOTS</b>			
LOT 2	Duplex	6,723.6	0.15
LOT 3	Duplex	7,232.2	0.17
LOT 4	Duplex	8,137.2	0.19
LOT 5	Duplex	6,441.0	0.15
LOT 6	Duplex	6,441.0	0.15
LOT 7	Duplex	6,441.0	0.15
LOT 10	Duplex	6,441.0	0.15
LOT 18	Duplex	5,454.0	0.13
LOT 19	Duplex	5,267.0	0.12
LOT 20	Duplex	7,936.7	0.18
LOT 22	Duplex	7,489.7	0.17
LOT 27	Duplex	8,851.6	0.20
LOT 29	Duplex	7,026.7	0.16
LOT 30	Duplex	7,037.9	0.16
LOT 31	Duplex	7,050.7	0.16
LOT 32	Duplex	7,179.2	0.16
LOT 36	Duplex	7,031.3	0.16
LOT 37	Duplex	7,028.2	0.16
<b>18 LOTS</b>		<b>125,210.0</b>	<b>2.87</b>
<b>MULTI-FAMILY LOTS</b>			
LOT 1	Apartments	33,550.0	0.77
LOT 8	Townhomes	10,848.0	0.25
LOT 9	Townhomes	10,848.0	0.25
LOT 21	Apartments	43,359.4	1.00
LOT 28	Apartments	27,405.2	0.63
<b>5 LOTS</b>		<b>126,010.6</b>	<b>2.89</b>
<b>OPEN SPACE LOTS</b>			
PARK 1	Public Open Space	33,550.0	0.77
HOA 1	Community Open Space	1,130.0	0.03
HOA 2	Community Open Space	678.0	0.02
HOA 3	Community Open Space	4,028.6	0.09
HOA 4	Community Open Space	1,317.1	0.03
HOA 5	Community Open Space	1,302.2	0.03
OUTLOTS	Outlots 1,2,3	25,084.4	0.58
<b>9 LOTS</b>		<b>67,090.2</b>	<b>1.54</b>
ROW	Right-Of-Way	97,375.8	2.24
<b>SITOTOTALS</b>		<b>517,572.5</b>	<b>11.88</b>

PARKS AND OPEN SPACE			
REQUIRED			
UNITS	RATE/UNIT	R'OD AREA (ACRES)	
115	0.02	2.3	
PROVIDED			
	AREA (S.F.)	AREA (ACRES)	
PARK 1	31,324.30	0.72	
PARK EASEMENT (LOT 28)	4,148.43	0.10	
SHEPHERD DR. 8 FT. SUP (3 FT. CREDIT)	2,377.62	0.05	
TENDERFOOT DR. 8 FT. SUP (3 FT. CREDIT)	3,024.93	0.07	
PONCHA AVE. 8 FT. SUP (3 FT. CREDIT)	3,338.07	0.08	
TOTAL		1.01	
FEE IN LIEU			
\$5,000/UNIT X (1-1.01/2.3)	115.00	\$321,250.28	

ARCHITECT:



PRODUCED BY:



OWNER:

(LOT 4 & REC. NO. 422141)  
HARDER-DIESSLIN HOLDINGS LLC  
130 W 2ND STREET - SUITE 1  
SALIDA, CO  
PH: (719) 2215000

OWNER:

(LOT 5)  
ANGLEVIEW APARTMENTS LLC  
130 W 2ND STREET - SUITE 1  
SALIDA, CO  
PH: (719) 2215000



CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT HARDER-DIESSLIN DEVELOPMENT GROUP, LLC, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 4, Angelview Minor Subdivision in the City of Salida, Chaffee County, Colorado per Plat Filed July 15, 2016 as Reception No. 428085.

AND  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, being described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point at each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

City of Salida, Chaffee County, Colorado.  
AND  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point at each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

City of Salida, Chaffee County, Colorado.  
AND THAT ANGELVIEW APARTMENTS, LLC, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 5, Angelview Minor Subdivision per Plat Filed July 15, 2016 as Reception No. 428085, City of Salida, Chaffee County, Colorado.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTIES INTO LOTS, OUTLOTS, DEDICATED ROADS AND EASEMENTS WITH BEARINGS AND DISTANCES AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION  
AND TRACTS IN THE  
NE1/4 NW1/4, SEC. 6, T49N, R9E, N.M.P.M.  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

AND THAT PORTION OF SHEPHERD ROAD AS SHOWN ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION LYING BETWEEN LOTS 4 AND 5 IS HEREBY VACATED AND REPLATTED TO THE LOCATION SHOWN ON SHEET 2 CONTAINED HEREIN.

AND DO HEREBY DEDICATE SHEPHERD ROAD AND TENDERFOOT ROAD TO THE CITY OF SALIDA AS PUBLIC ROAD. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS SHOWN AND DESCRIBED ON SHEET 2 CONTAINED HEREIN AND HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SHEET 2.

AND "PARK 1" IS HEREBY DEDICATED TO THE CITY OF SALIDA, TO BE OWNED AND MAINTAINED BY THE CITY AS A PUBLIC PARK.

AND LOT 28 SHALL BE SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR THE ADDITIONAL USE OF SAID AREA FOR PUBLIC PARK PURPOSES.

AND OUTLOTS 1, 2 AND 3 WILL SERVE AS DRAINAGE, PEDESTRIAN ACCESS, PARK AND PUBLIC UTILITY EASEMENTS OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOME OWNERS ASSOCIATION (HOA).

HOA LOTS 1, 2, 3, 4, AND 5 SHALL SERVE AS PUBLIC ACCESS EASEMENTS AND BE OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOA.

AND LOTS 5-19, INCLUSIVE, SHALL BE SUBJECT TO A 5' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND THE LOTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR ANGELVIEW NEIGHBORHOOD RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

AND THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON PLAT SHEET 2 WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND UTILITIES IN ACCORDANCE WITH A SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE FILING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OF UTILITY.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HARDER-DIESSLIN DEVELOPMENT, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)  
STATE OF COLORADO } ss  
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ANGELVIEW APARTMENTS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)  
STATE OF COLORADO } ss  
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

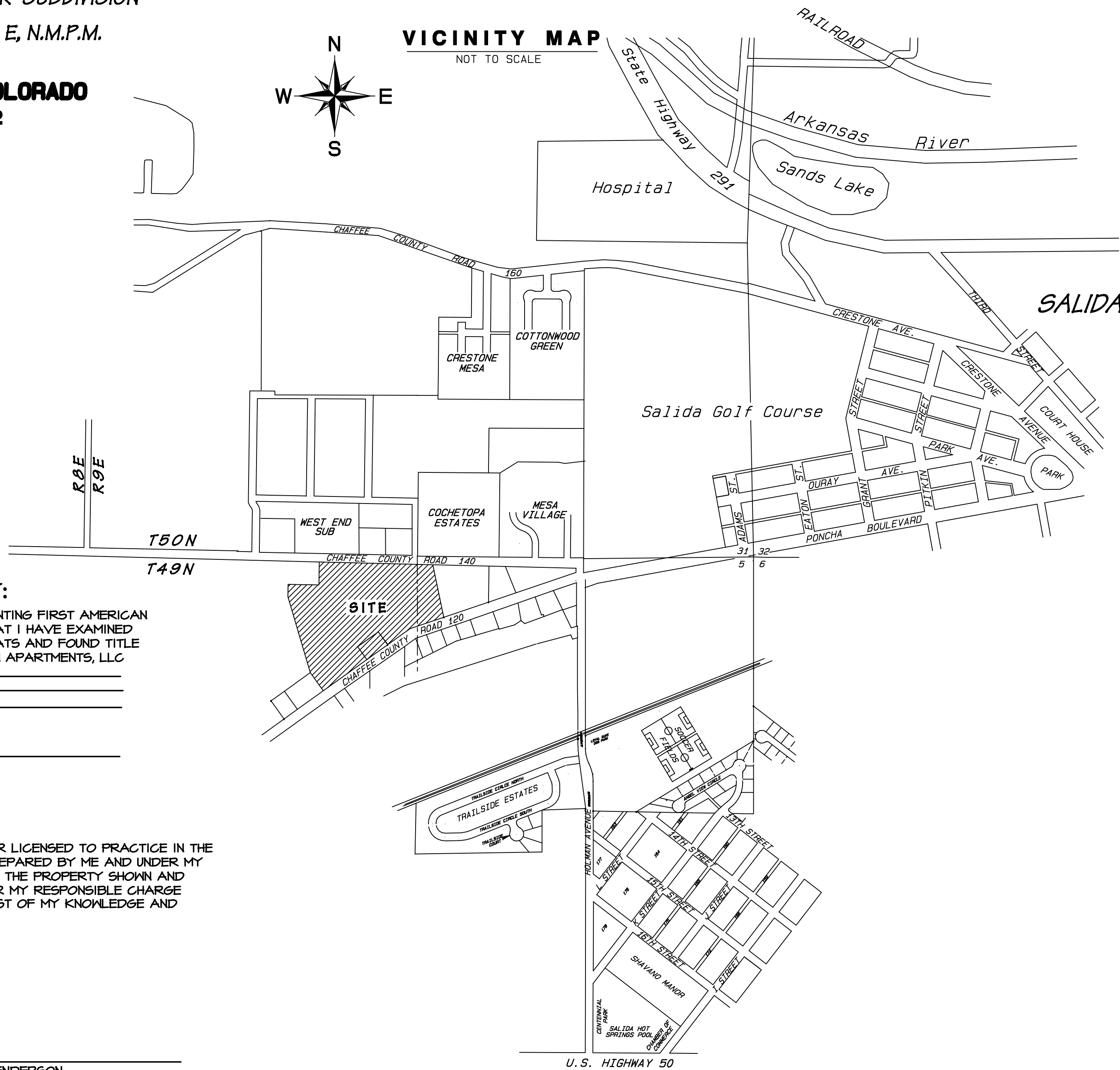
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREIN.

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
LOTS 4 AND 5, ANGELVIEW MINOR SUBDIVISION  
AND TRACTS IN THE  
NE1/4 NW1/4, SEC. 6, T49 N, R 9 E, N.M.P.M.  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 1 OF 2



CERTIFICATE OF TITLE INSURANCE COMPANY:

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN HARDER-DIESSLIN DEVELOPMENT, LLC (LOT 4) AND ANGELVIEW APARTMENTS, LLC (LOT 5), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

\_\_\_\_\_  
TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THESE PLATS, THAT SAID SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 2024.

\_\_\_\_\_  
MICHAEL K. HENDERSON  
REG. L.S. NO. 16117  
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTIONS BASED ON QUIT CLAIM DEEDS RECORDED AT RECEPTION NO. 484781 (LOT 4), RECEPTION NO. 440533 (LOT 5) AND RECEPTION NO. 422141 (PARCELS A & B-TRACTS IN NE1/4 NW1/4 SEC. 6, T49N, R9E, N.M.P.M.)
- 2) RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY REVIEW OF THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION, RECEPTION NO. 428085.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTIONS AND ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION (RECEPTION NO. 428085) AND ON THE LOCATIONS OF THE PREVIOUSLY RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.
- 4) THE TIE BEARING (S6°16'W) FROM THE WITNESS CORNER CONTAINED IN THE TRACT DESCRIPTIONS DESCRIBED AT RECEPTION NO. 422141 APPEARS TO BE A TYPOGRAPHICAL ERROR, HOWEVER THE DEED CALLS IN SAID DOCUMENT DESCRIBE THE CORNERS OF THE TRACTS AS BEING MARKED BY 5/8" REBAR WITH 1" ALUMINUM CAPS, WHICH MONUMENTS OR THEIR REPLACEMENTS CONTROL THE LOCATION OF THE TRACTS, RESULTING IN A TIE BEARING OF SOUTH 5°16'42" WEST BETWEEN PREVIOUSLY RECOVERED SURVEY MONUMENTS.

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE PARK, STREETS AND EASEMENTS SHOWN AND DESCRIBED HEREIN, SUBJECT TO THE PROVISIONS OF "STREET AND UTILITY MAINTENANCE" STATED HEREON.

DATED: \_\_\_\_\_, 202\_\_\_\_.

By: \_\_\_\_\_  
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT \_\_\_\_\_M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

Additions: 11/19/24 M.K.H.

ANGELVIEW NEIGHBORHOOD SUBDIVISION  
IN LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6,  
CHAFFEE COUNTY T49N, R9E, N.M.P.M., CITY OF SALIDA, COLORADO

Job Number: J-24-005  
TPC FILE: J-12-048  
DRAWN BY: M. K. H.  
TMOO CAD

CHECKED: \_\_\_\_\_  
Fid. book: 5281, Pgs. 1-33, DS: T8C3

DATE:  
10/12/24

DRAWING NO.  
L-24-03

HENDERSON LAND SURVEYING CO., INC.  
208 G STREET SALIDA, COLORADO



## ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
NORTH 1/2 of SECTION 6, T 49 N, R 9 E, N.M.P.M., CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S28°21'34"W	24.38
L3	N28°49'24"W	19.94
L4	S28°49'24"E	9.60
L5	S16°10'05"W	29.42
L6	N61°21'51"W	22.56
L7	S73°35'57"W	33.00
L8	N16°23'52"W	7.59



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	100.00	003°44'34"	6.53	6.53	N87°03'31"W
C2	100.00	023°31'30"	41.05	40.76	N73°24'08"W
C3	100.00	017°27'25"	30.47	30.35	N52°54'06"W
C4	100.00	015°21'44"	26.81	26.73	N36°30'25"W
C5	100.00	60°04'46"	104.86	100.42	N58°51'53"W
C6	40.00	60°04'46"	41.94	40.05	S58°51'53"E
C7	437.00	37°10'48"	283.58	278.63	S17°29'31"E
C8	437.00	01°00'54"	7.74	7.74	N00°55'36"E
C9	437.00	06°27'13"	49.22	49.20	N03°11'47"W
C10	437.00	06°33'58"	48.88	48.86	N09°34'29"W
C11	437.00	06°00'37"	45.84	45.82	N15°47'04"W
C12	437.00	01°18'42"	10.00	10.00	N19°26'44"W
C13	437.00	07°04'37"	53.98	53.94	N23°38'24"W
C14	437.00	09°16'21"	70.72	70.64	N31°26'47"W
C15	500.00	37°10'48"	324.46	318.79	N17°29'31"W
C16	500.00	19°54'40"	173.76	172.88	N08°51'27"W
C17	500.00	17°06'08"	150.70	150.13	S27°26'51"E
C18	300.00	00°22'49"	1.99	1.99	N00°53'57"E
C19	300.00	07°05'45"	37.15	37.13	N02°50'18"W
C20	300.00	07°06'47"	37.24	37.22	N09°56'31"W
C21	300.00	06°04'14"	31.78	31.77	N16°32'01"W
C22	300.00	01°54'43"	10.01	10.01	N20°31'29"W
C23	300.00	05°42'26"	29.88	29.87	N24°20'02"W
C24	300.00	04°42'27"	24.65	24.64	N29°29'28"W
C25	300.00	32°59'13"	172.72	170.34	N15°23'44"W

ASSISTED BY:



SHEET 2 OF 2

ANGELVIEW NEIGHBORHOOD SUBDIVISION			
IN LOTS 4 AND 5, ANGLEVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6,			
CHAFFEE COUNTY	T49N, R9E, N.M.P.M., CITY OF SALIDA	COLORADO	
Job Number: J-24-005	HENDERSON LAND SURVEYING CO., INC.		
TPC FILE: J-12-048	203 G STREET		SALIDA, COLORADO
DRAWN BY: BH, RP	DATE:	DRAWING NO.	
CHECKED: MKH	DEC. 2024	L-24-03	
File book: 5281, Pgs. 1-32			
DC: TSC1			

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

OWNER:  
(LOT 4 & REC. NO. 422141)  
HARDER-DIESSLIN HOLDINGS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

OWNER:  
(LOT 5)  
ANGLEVIEW APARTMENTS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000











# THE ANGELVIEW NEIGHBORHOOD

## MAJOR IMPACT REVIEW APPLICATION Major Subdivision & Planned Development

prepared for

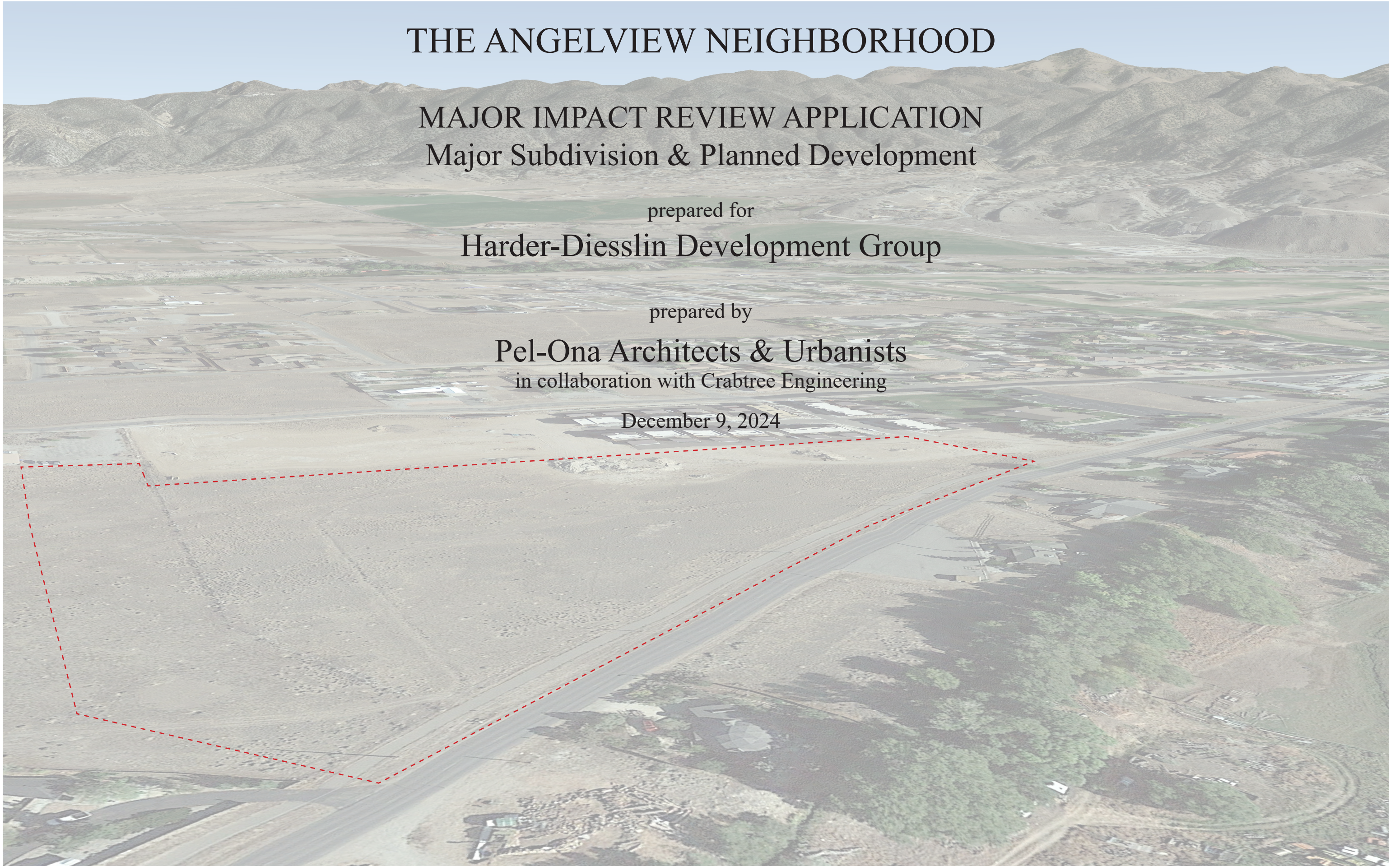
Harder-Diesslin Development Group

prepared by

**Pel-Ona Architects & Urbanists**

in collaboration with Crabtree Engineering

December 9, 2024





Planned Development Info

Parcel Size: 11.9 Acres / 518,364 square feet  
Number of Lots Before Subdivision: 3  
Number of Proposed Building Lots: 42  
Number of Proposed HOA-Owned Outlots: 6  
Number of Proposed City-Owned Outlots: 1  
Number of Proposed Dwelling Units: 115

Legal Description

Parcel No: 380706200030, 380706200029, 380706200013

Lots 4 and 5, ANGELVIEW MINOR SUBDIVISION, City of Salida, Chaffee County, Colorado, per plat filed July 15th, 2016 under Reception No. 428085.

The tracts of land described in Exhibit “A” of warranty deed recorded at Reception No. 422141 of the Chaffee County records.

LOT 4 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 428293 484781

LOT 5 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 457589 457590 490533

TRACT IN NE4NW4 6-49-9 REC 422141

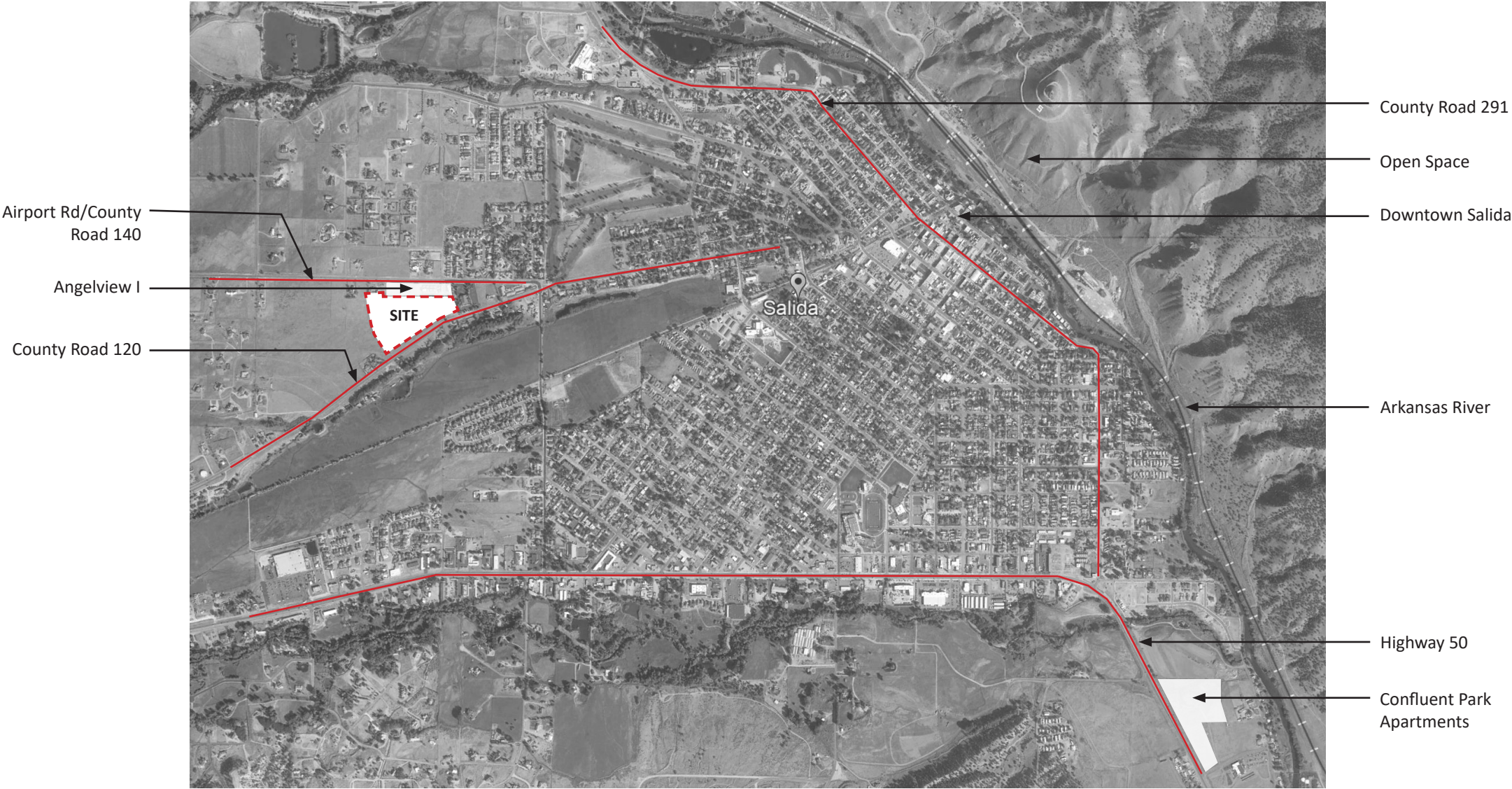
Owner

Harder-Diesslin Holdings LLC  
130 W 2nd St, Ste 1  
Salida, CO 81201

  
Owner Signature & Date

Site Information


The Angelview PD site is 11.9 acres and is currently zoned R-3. It is located at the west end of Salida. It has frontage on CR 120 and proposes connections to CR 140 through the subdivision to the north. Future connections to the west are contemplated, and Tenderfoot Road terminates at this western edge. The site is relatively flat with no distinguishing topographical or natural features.





The Angelview Neighborhood is located on the western edge of Salida’s city limits. It is between County Road 140 and County Road 120 giveng it easy access to city amenities, open space, and Poncha Springs.

Sheet Index

- 1.0 Site Information
- 2.0 PD Narrative
- 3.0 Surrounding Context
- 4.0 Site Plan
- 5.0 Parks & Open Space Plan
- 6.0 Phasing Plan



LEGEND	
	Site Boundary
	Major Roads



Project Overview

The Angelview PD and Major Subdivision is for an 11.9 acre 115-unit neighborhood that will bring much needed housing to the City of Salida. The Angelview Neighborhood is compact and walkable. It has alley-loaded homes that have front porches that face the public realm of the streets and community open spaces. Pedestrians are prioritized and the network of open spaces and sidewalks connects residents within Angelview and to the larger community. Roughly 0.815 acres at the western edge of the site are maintained by the City to be used as public park. Smaller pocket parks throughout the community provide additional recreation opportunities and area for stormwater management. The highest density units are sited closest to the largest shared outdoor spaces. Single-family, duplexes, and townhomes have private backyards large enough for outdoor entertaining, exercising their pets, and maintaining a small garden. The range of housing options and public amenities creates an opportunity for a diverse group of people to benefit from this development. Individuals and families with different house size needs and income levels can find residency in the Angelview Neighborhood. Single-family, duplexes, townhomes, ADUs, and apartments offer for sale and for rent opportunities. ADA-accessible ground floor apartments and main level living options with duplex plans provide housing options for people with mobility challenges. The Angelview development reflects the density and diversity of housing that Salida needs as described in the Chaffee County Housing Needs Assessment.

Comprehensive Plan Consistency

Salida’s Comprehensive Plan notes the traditional development pattern found throughout Salida’s historic neighborhoods. These neighborhoods and their characteristics are not only highly valued by residents and visitors, but have proven to be successful mechanisms for sustainable growth. Policies relating to Community Character, Land Use & Growth, Economic Sustainability, Environmental Sustainability, Housing, Transportation, Recreation and Open Space highlight the importance of enhancing and complementing the historic built environment and character of the City. Salida’s Comprehensive Plan states that “new neighborhoods should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.”

Relevant Policies:

- *Action LU&G-I.1b: New development should complement the neighborhood’s mass and scale.*
- *Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.*
- *Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure.*
- *Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.*
- *Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design.*
- *Action LU&G-I.2e: 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.*
- *Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.*
- *Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.*

Salida’s Future Land Use Map, adopted in August 2023, envisions the site of Angelview as a “Higher Efficiency Residential Neighborhood.” The City characterizes this as a high density pocket neighborhood, with a diversity of dwellings, predominately two- and three-story multi-family, with improved connections and amenities, and an

efficient use of existing infrastructure. These characteristics are foundational at both the planning and architectural level of the Angelview Neighborhood and are demonstrated in the design principles included in this proposal.

Planning Objectives

The objectives of this PD are to provide dimensional standards that permit compact development for a diversity of housing types. The standards proposed are tuned to accommodate alley-loaded homes with front porches and backyards that can have the option to accommodate additional main level living for residents with mobility challenges. Additionally, this PD intends to reduce existing R-3 front setback requirements to create greater interaction between residents at their front porches and the public sidewalk, and create more usable private outdoor space in the form of backyards.

Method for Controlling Architectural Design

The Angelview PD Plat will include the following note in order to control the architectural design of the neighborhood:

**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.*

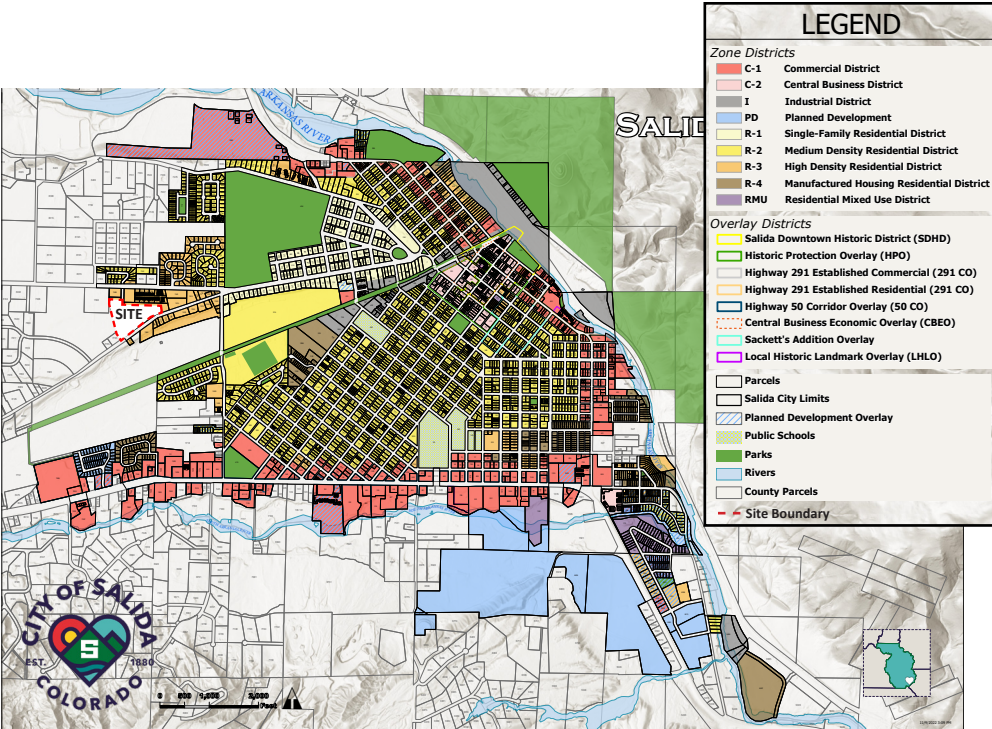
**Front Porches:** *Single family homes, duplex units, townhouse units and apartment units shall have porches that are a minimum of 75 square feet that face the public street or open space. Buildings on street or open space corners can accomplish this through the addition of the cumulative areas of porches that face either direction.*

Measures to Reduce Fiscal Impact to City

The Angelview Neighborhood is contiguous to existing public utilities and is easily serviceable. Additional public roadways beyond those designed within the property limits are not required to provide connectivity or emergency access to the residents. A 31,327.1 square foot park is dedicated to the City. Along with the .095 acre park adjacent to this, the combined .815 acres shall be maintained by the City. All other forms of open space and pedestrian connections that are not in the public right-of-way shall be maintained by the HOA. Additional public multi-modal path improvements shall be installed by the developer along Chaffee County Road 120 frontage, Tenderfoot Road, and along Shepherd Drive from CR 120 to CR 140 for public benefit.

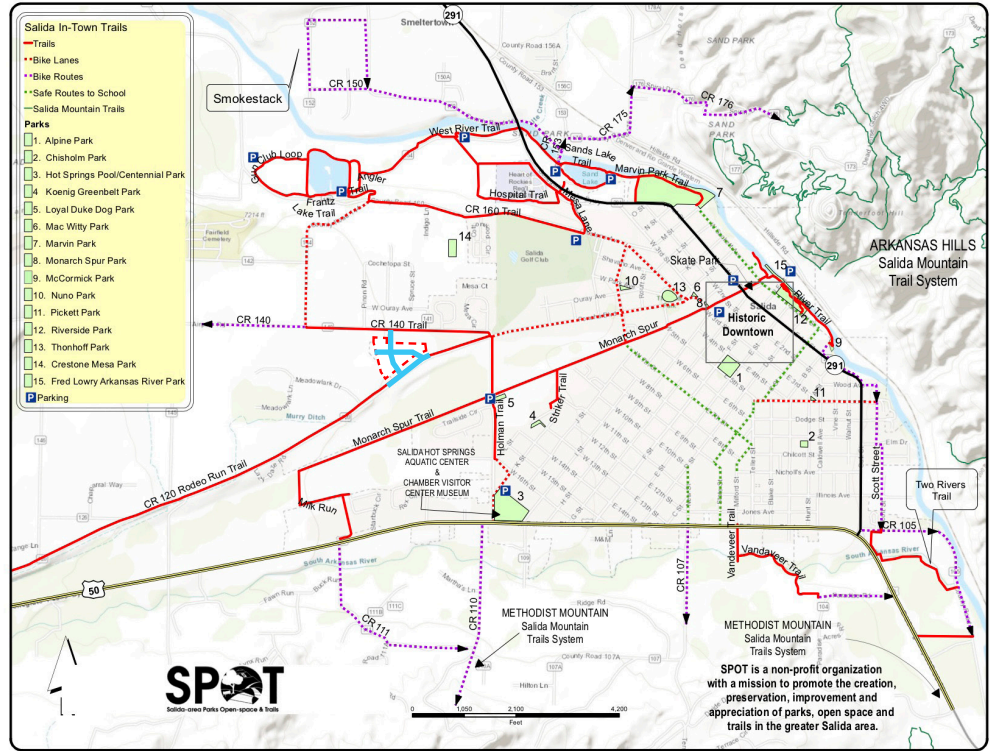


City of Salida Zoning Map



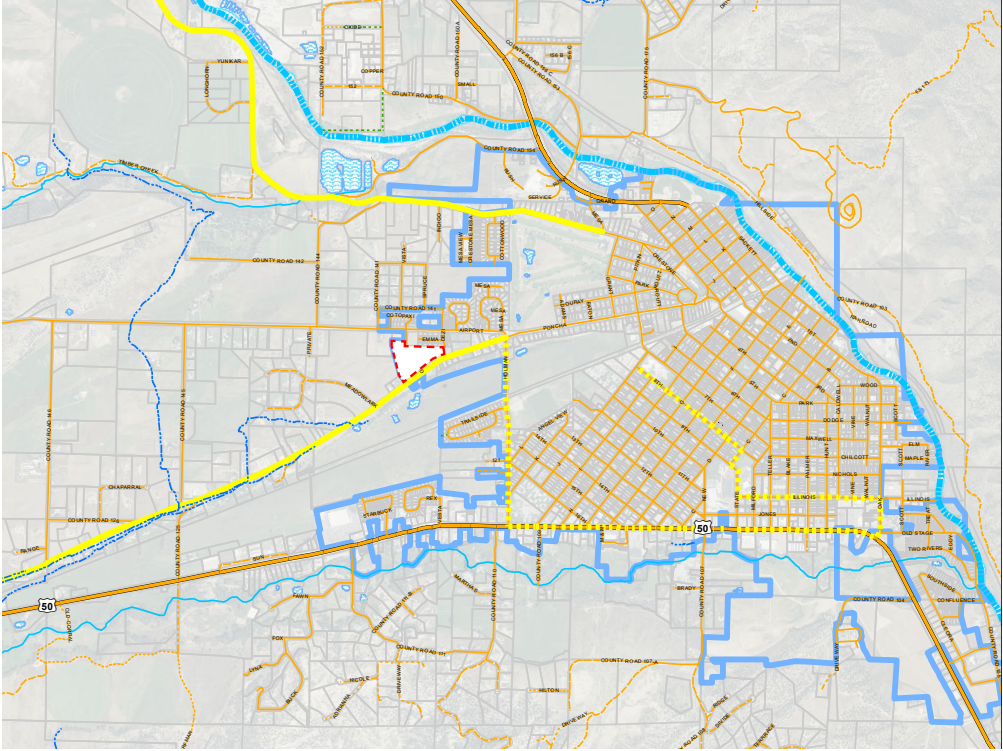
The Angelview Neighborhood is located at the western edge of the City of Salida limits. It is surrounded by R-3 High Density Residential District Zoning. It provides connectivity to CR 120 and CR 140 through the existing Angelview I Neighborhood. The PD standards for this development will create a neighborhood that is compatible with the existing context in its density, neighborhood pattern and form. It meets the Comprehensive Plan, City Vision Documents and Housing Study Goals through its diverse and compact design.

Salida-Area Parks-Open Space & Trails Map



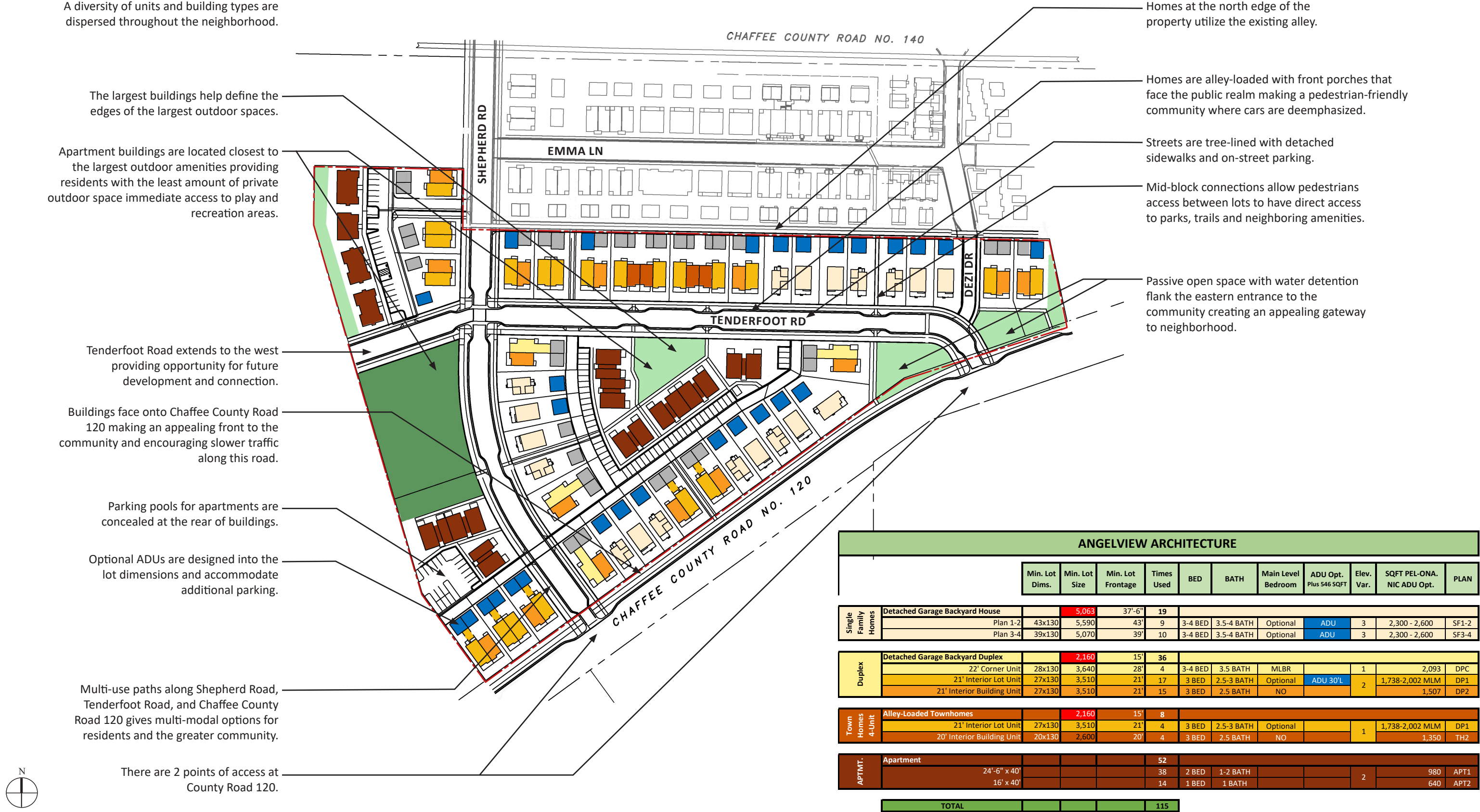
The Angelview Neighborhood provides improvements to CR 120 Rodeo Run Trail along the site’s southern boundary. This improvement to the trail system will provide greater connectivity from historic downtown to Poncha Springs and amenities to the west. A north-south multi-use path along Shepherd Road and an east-west multi-use path along Tenderfoot Road are part of this development. These path will connect Angelview residents, and the greater community, to the park amenities within Angelview and trail systems to the north and south. These improvements are shown above in blue.

Salida School District R-32J - Bus Route #2 Map



Existing school bus services are provided along CR 140. In addition to the street system and multi-use paths, mid-block pedestrian connectivity is provided in the proposed site plan. Residents from the Angelview Neighborhood will be able to bike, walk or drive to and from existing bus service locations.

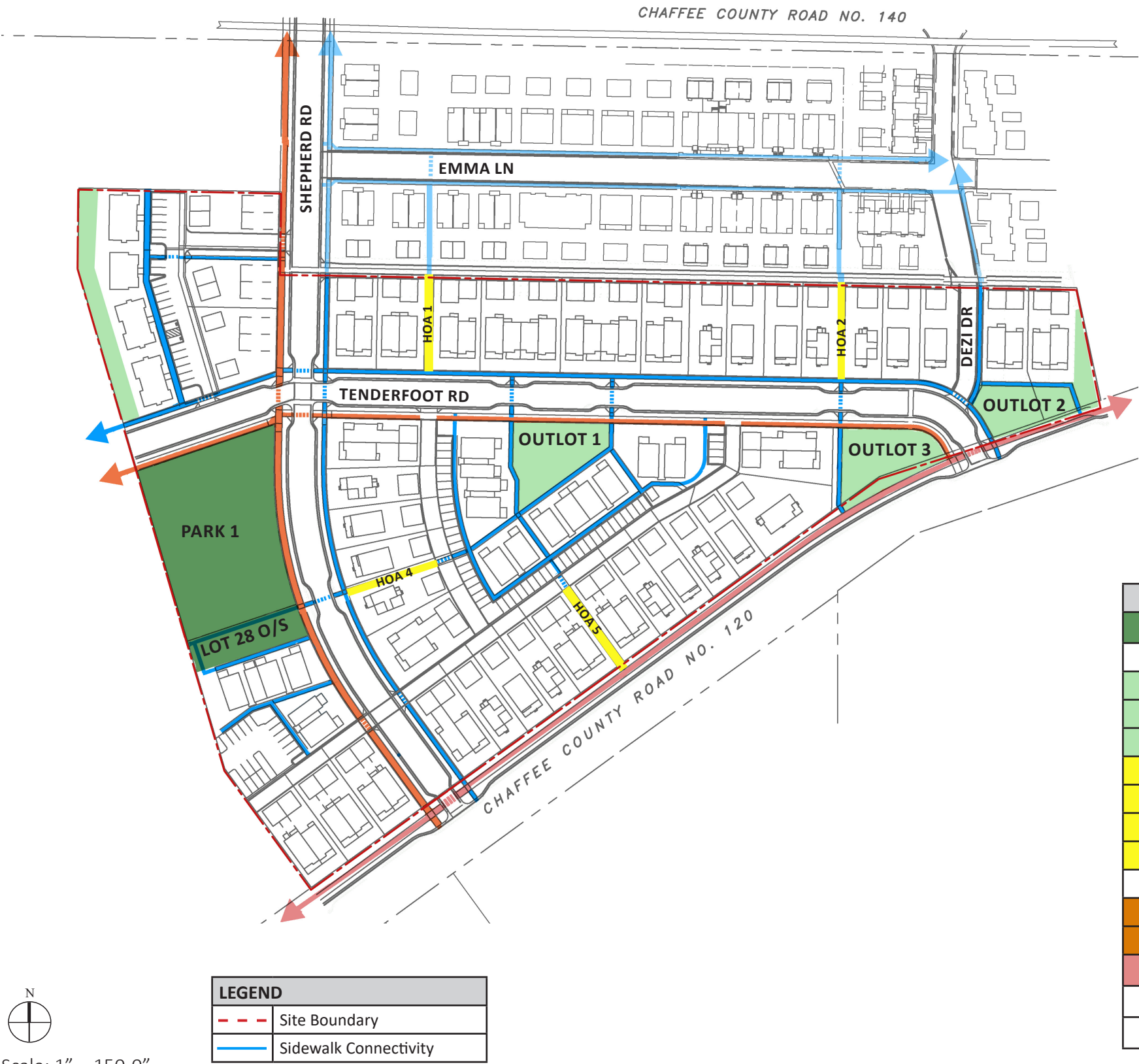




ANGELVIEW ARCHITECTURE												
		Min. Lot Dims.	Min. Lot Size	Min. Lot Frontage	Times Used	BED	BATH	Main Level Bedroom	ADU Opt. Plus 546 SQFT	Elev. Var.	SQFT PEL-ONA. NIC ADU Opt.	PLAN
Single Family Homes	Detached Garage Backyard House			5,063	37'-6"	19						
	Plan 1-2	43x130	5,590	43'	9	3-4 BED	3.5-4 BATH	Optional	ADU	3	2,300 - 2,600	SF1-2
	Plan 3-4	39x130	5,070	39'	10	3-4 BED	3.5-4 BATH	Optional	ADU	3	2,300 - 2,600	SF3-4
Duplex	Detached Garage Backyard Duplex			2,160	15'	36						
	22' Corner Unit	28x130	3,640	28'	4	3-4 BED	3.5 BATH	MLBR		1	2,093	DPC
	21' Interior Lot Unit	27x130	3,510	21'	17	3 BED	2.5-3 BATH	Optional	ADU 30'L	2	1,738-2,002 MLM	DP1
	21' Interior Building Unit	27x130	3,510	21'	15	3 BED	2.5 BATH	NO			1,507	DP2
Town Homes 4-Unit	Alley-Loaded Townhomes			2,160	15'	8						
	21' Interior Lot Unit	27x130	3,510	21'	4	3 BED	2.5-3 BATH	Optional		1	1,738-2,002 MLM	DP1
	20' Interior Building Unit	20x130	2,600	20'	4	3 BED	2.5 BATH	NO			1,350	TH2
APTMT.	Apartment				52							
	24'-6" x 40'				38	2 BED	1-2 BATH			2	980	APT1
	16' x 40'				14	1 BED	1 BATH				640	APT2
TOTAL					115							



Scale: 1" = 150'-0"



**PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS**

Public outdoor spaces and pedestrian connectivity are prioritized throughout the Angelview Neighborhood, as demonstrated in the diagram. The network of sidewalks creates safe and meaningful connections between the neighborhood public amenities and to the surrounding areas.

Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. Outlot 1 open space at the center of the neighborhood is surrounded by higher density units that have limited private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled Outlot 2 and Outlot 3 offer additional passive recreational space, detention at the site’s lowest point, and create a pleasant entry to the Angelview Neighborhood.

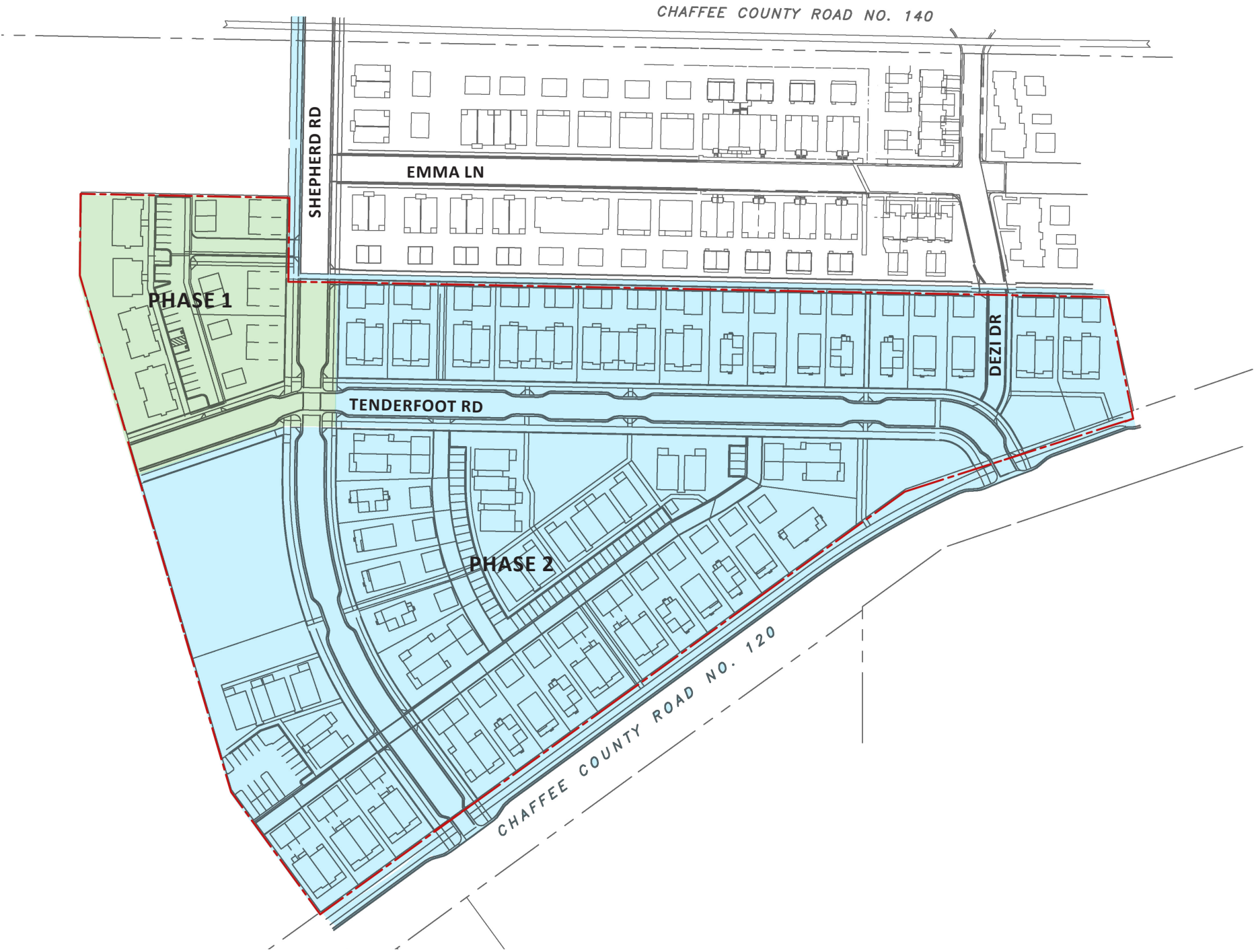
Mid-block connections are provided throughout this community. They offer connectivity from County Road 120’s sidewalk through the heart of the Angelview Neighborhood and extend to the public park and through existing mid-block connections to the neighborhood to the north.

Off-site improvements that are part of this PD’s core include the extension of the multi-use path on Shepherd Road to CR 140, and improvements to the multi-use path on CR 120 for the length of the site’s southern property line.

OPEN SPACE TYPE		OWNERSHIP	MAINTENANCE	SQ. FT.	ACRES
PARK 1 & LOT 28 O/S	Park	City/HOA	City	35,479	0.815
	SUBTOTAL			35,479	0.815
OUTLOT 1	Pocket Park/Stormwater Detention	HOA	HOA	7,733	0.178
OUTLOT 2	Pocket Park/Stormwater Detention	HOA	HOA	7,154	0.164
OUTLOT 3	Pocket Park/Stormwater Detention	HOA	HOA	7,431	0.171
HOA 1	Mid-Block Pedestrian Connection	HOA	HOA	1,130	0.026
HOA 2	Mid-Block Pedestrian Connection	HOA	HOA	678	0.016
HOA 4	Mid-Block Pedestrian Connection	HOA	HOA	1,317	0.030
HOA 5	Mid-Block Pedestrian Connection	HOA	HOA	1,302	0.030
SUBTOTAL				26,745	0.614
Multi-Use Path 1	Shephard Drive (CR 120 to CR 140)	City	City	8,128	0.186
Multi-Use Path 2	Tenderfoot Road (CR 120 to Park 1)	City	City	8,240	0.189
Multi-Use Path 3	Chaffee County Road 120	City	City	8,848	0.203
SUBTOTAL				25,216	0.579
GRAND TOTAL				87,440	2.007

Scale: 1" = 150'-0"





LEGEND	# UNITS
PHASE I	
Single Family Homes	0
Duplex Units	6
Townhome Units	0
Apartment Units	16
PHASE 1 TOTAL	22
PHASE 2	
Single Family Homes	19
Duplex Units	30
Townhome Units	8
Apartment Units	36
PHASE 2 TOTAL	93
TOTAL UNITS 115	



Scale: 1" = 150'-0"



# THE ANGELVIEW NEIGHBORHOOD

## SUPPLEMENTAL GRAPHICS

Pertinent to the submittal for Major Subdivision & Planned Development Application

prepared for

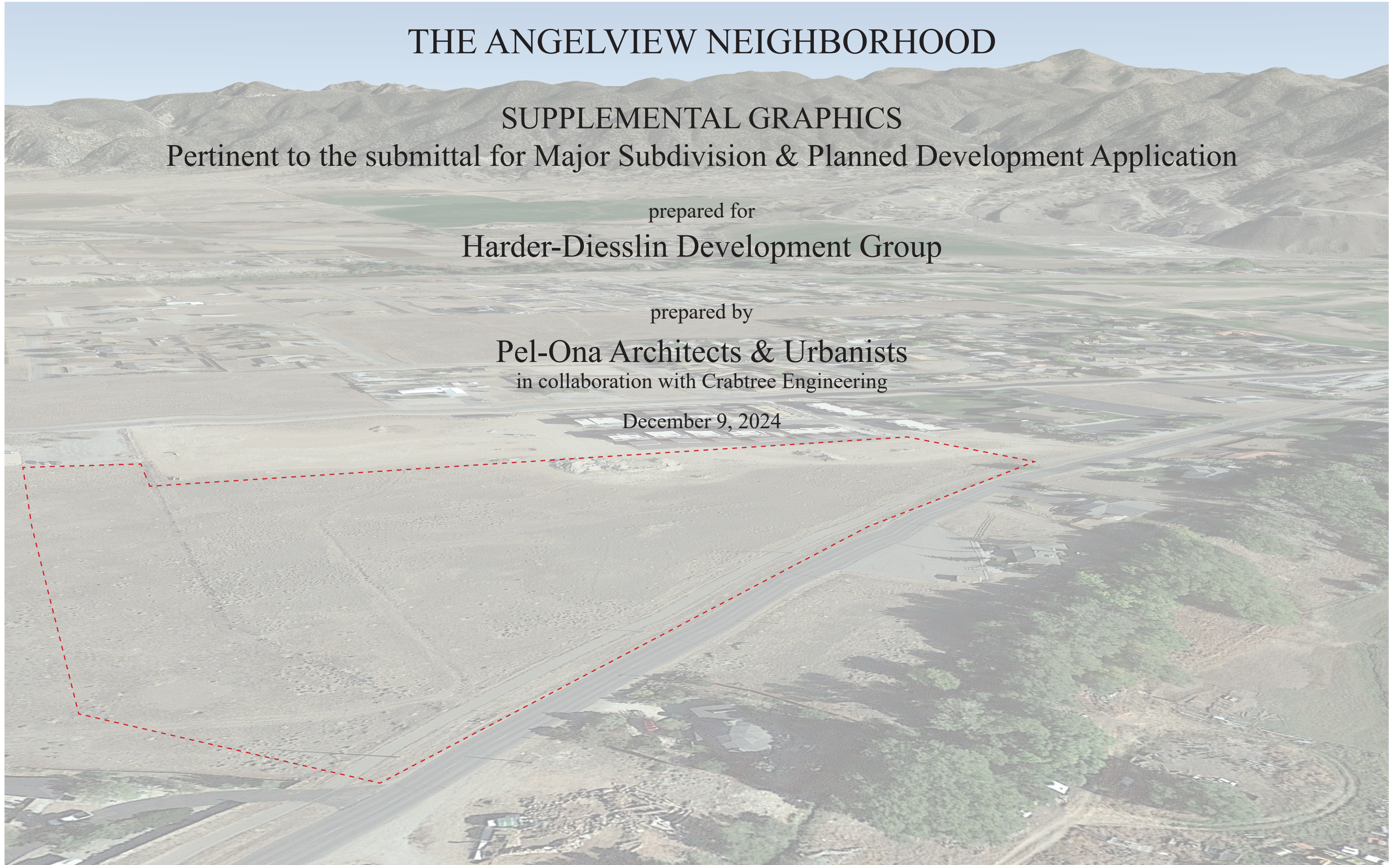
Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

December 9, 2024





Inclusionary Housing Development Density Bonus

*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-Diessin Development within Confluent Park, and future phases of Angelview Subdivision** (see Figure 2). Maximum possible built-out 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.

It was determined by the City Attorney on October 23, 2023 that the inclusionary housing density benefits granted to Angelview do not include the inclusionary housing dimensional standards.

Angelview Planned Development

The primary purpose of pursuing a Planned Development is to modify the underlying zone district’s dimensional standards.

The chart below compares the Current Code’s R-3 and R-3 Inclusionary Housing Dimensional Standards to the proposed Angelview PD standards. Current R-3 standards are highlighted in yellow and current R-3 Inclusionary Housing standards that differ from R-3 standards are highlighted in green. Proposed Angelview PD standards are red. The standard highlighted in purple has already been awarded to the Angelview Neighborhood per the density bonus described above. Dimensional Standards that do not change between current code, current Inclusionary Housing and PD Standards are in gray. This PD requests five dimensional standard modifications listed as request numbers in the far right column.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS		REQUEST #
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON	
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3	1
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Awarded through Confluent Park	
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3	2
Min. Lot Frontage: Detached Units	37.5 ‘	37.5’		37.5’	
Min. Lot Frontage: Attached Units	15’	15’		15’	
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3	3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%		25%	
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL HOUSING R-3	4
Min. Setback from Side Lot Line	5’	5’		5’	
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3’, 5’	3’, 5’		3’, 5’	
Min. Setback from Rear Lot Line: Principal Bldg.	20’	20’		20’	
Min. Setback from Rear Lot Line: Accessory Bldg.	5’	5’		5’	
Min. Setback from Front Lot Line*	20’	20’	12’	8’ less than R-3 & INCL HOUSING R-3	5
Max. Building Height: Primary Bldg.	35’	35’		35’	
Max. Building Height: Detached Accessory Bldg.	25’	25’		25’	
Public Frontage Requirements	Lots 18 & 19 exempt from Public Frontage Requirements				6

\*a covered porch may not encroach into the front yard setback

REQUESTS 1 AND 2

The first two requests are modifications to the R-3 zone minimum lot size requirements for attached and detached units. The standards requested in this PD are identical to the current code’s Inclusionary Housing standards. These dimensional standards achieve the densities granted through the relationship between the Confluent Park and Angelview developments. Additionally, the site plan is improved by these more compact dimensional standards and promote neighborhoods that are in greater compliance with the Comprehensive Plan objectives that promote traditional neighborhood design and unit type diversity.

REQUESTS 3 AND 4

The increased lot coverage and decreased landscaped area modifications intend to encourage the construction of porches, allow for main level bedrooms to accommodate aging in place and to increase accessibility.

The lot diagram to the right shows a typical duplex on a lot in the Angelview Neighborhood. Unit 2 has a backyard between the garage and the house. Unit 1 has a main level primary bedroom that attaches the garage to the house. The square footages shown are realistic and match building inventory plans that the developer intends to build.

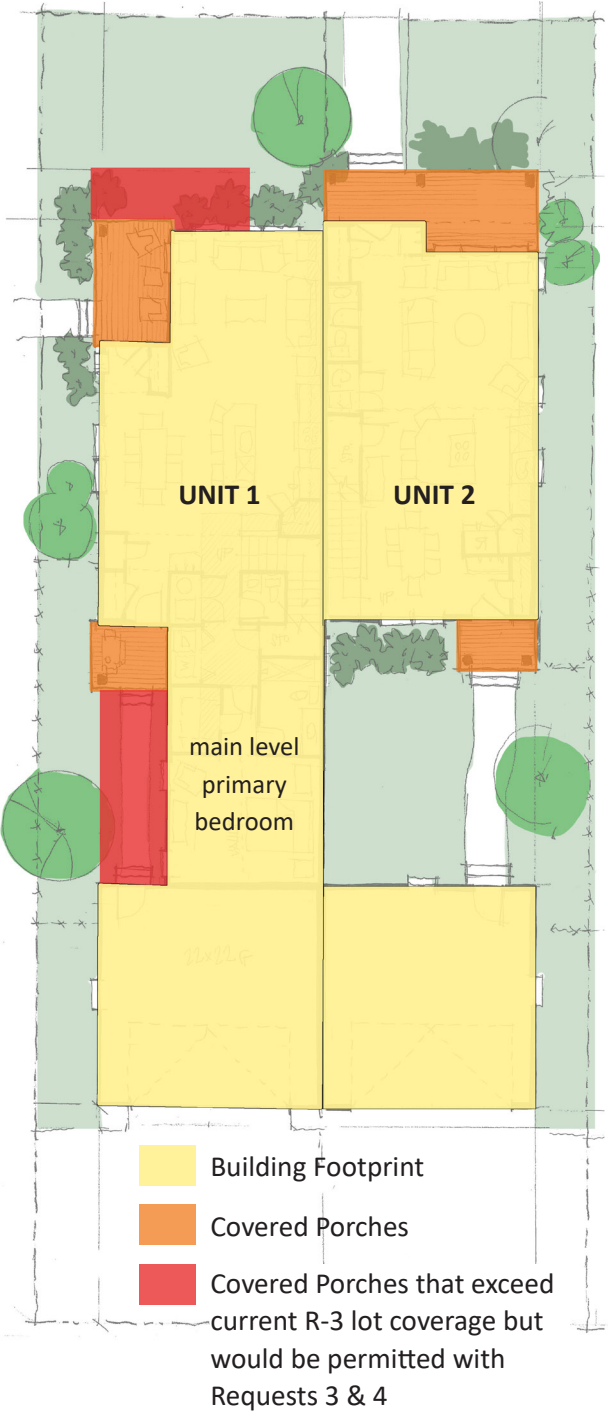
The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s lot coverage and landscape area requirements. The areas highlighted in red represent porches that would improve accessibility and add to building articulation, which are not allowed under existing R-3 dimensional standards on these compact lots. The porch connecting to the garage would offer residents covered connection during inclement weather and the porch at the front of the home provides additional semi-private outdoor space where residents get to know their neighbors. The demographic of buyers for this unit may prefer main level living and improved accessibility over private backyard space.

REQUEST 5

This request is for a smaller front setback. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods. It is in greater compliance with the Comprehensive Plan’s goals, encourages greater interaction between the semi-private front porches of homes and the public sidewalks, and allows for more meaningful, usable, outdoor space for homes with backyards.

REQUEST 6

This request asks for Lots 18 & 19 to not have public street frontage and instead face onto a pocket park. Lots 18 & 19 are less than 150’ deep and less than 150’ wide and can therefore be serviced via Dezi Drive and the alley for emergency access.







A new 8' multi-use trail runs north-south throughout the neighborhood and connects to existing CR 120 & CR 140 multi-use trails.

The option for ADU's provides for rent and private ownership opportunities.

Landscaped mid-block pedestrian paths facilitate movement within and through the site.

An 8' multi-use trail along Tenderfoot Road runs east-west through the site connecting CR 120 to future development on the western edge of the site.

The neighborhood's largest open space is a 0.815 acre city maintained park.

Apartment buildings face onto large open space, ensuring sufficient outdoor space for all Angelview residents.

Pocket parks frame the entrance to the neighborhood, engage with the multi-use trail along CR 120, and provide water detention for the site.

The existing multi-use trail along CR 120 will be improved as a part of this development.

Landscaped tree lawns buffer the noise of cars along CR 120 and create safer, more walkable streetscapes.

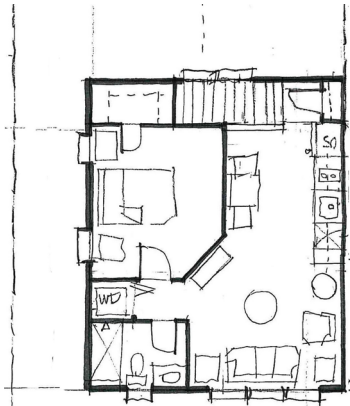
A variety of single-family homes, duplexes, townhomes, and ADU's are found along Angelview's streetscapes. This mix of unit types creates a diverse pedestrian experience.



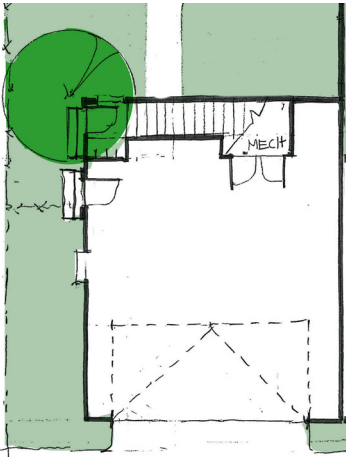


DIVERSITY THROUGH OWNERSHIP AND RENTAL OPPORTUNITIES

LEGEND	
<div></div>	Units For Rent
<div></div>	Units For Rent/Private Ownership
<div></div>	Units For Sale/Private Ownership
<div></div>	Site Boundary



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

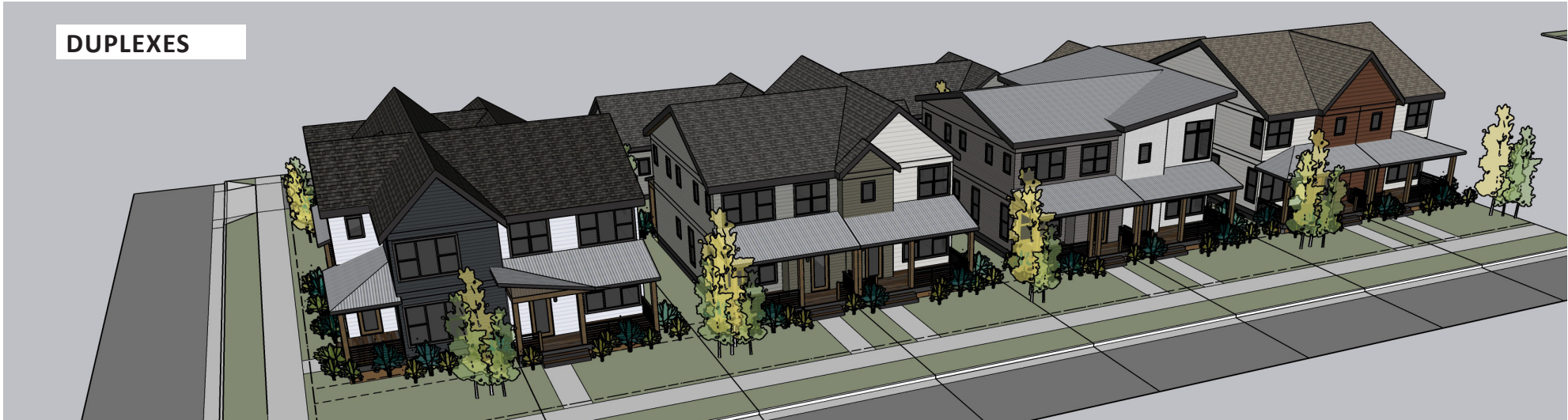
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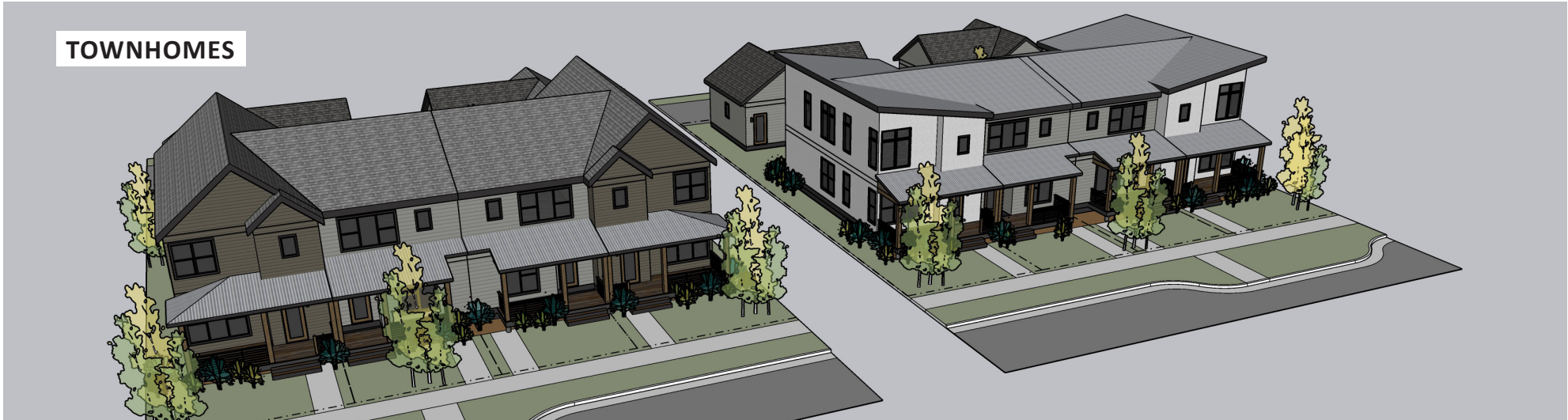
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DUPLEXES



TOWNHOMES



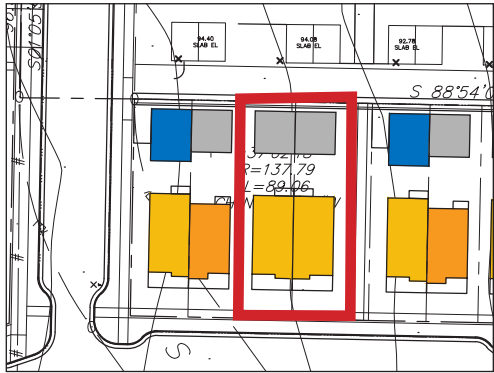
APARTMENTS



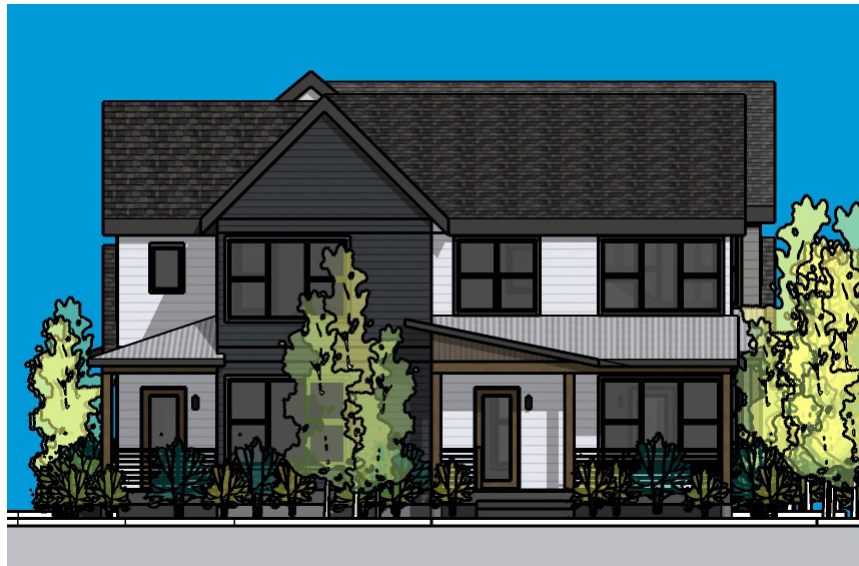
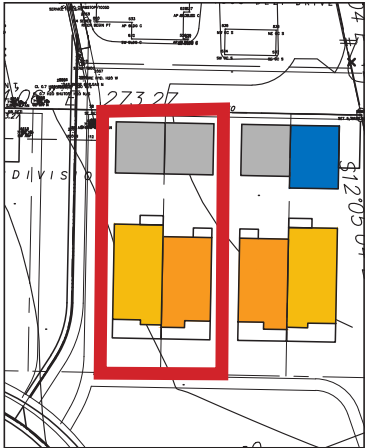




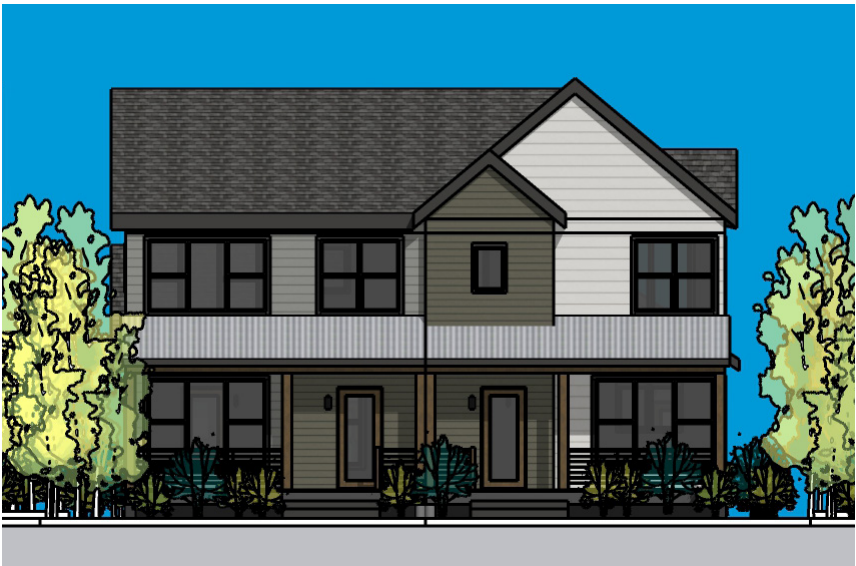
DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2





TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2