



CITY COUNCIL WORK SESSION MEMO

MEETING DATE: November 30th, 2020

AGENDA ITEM: Joint Work Session/Conceptual Review with Planning Commission:
Chaffee County Community Foundation Adaptive Housing Planned
Development Proposal

FROM: Bill Almquist, Planner

DISCUSSION:

Planned Developments are Major Impact Reviews and require conceptual review with City Council and Planning Commission members, a public hearing and recommendation by the Planning Commission, and a final decision by City Council.

The Chaffee County Community Foundation and the Chaffee Housing Authority are proposing a mixed-use development at the corner of Highway 291 and W. Third Street. The development would consist of 4 “adaptive” apartments, 4 studio apartments, and 10 one-bedroom apartments, along with nonprofit and community space—all located within four separate buildings. The “adaptive” apartments would each contain between 4-8 beds, a full kitchen, and a bathroom.

The subject property constitutes .46 acres and is located within the Commercial (C-1) zone district with the Hwy 291 Established Commercial overlay. The PD is requested for deviations to allowable density and required parking. Given the lot area, a total of up to 7 dwelling units would be allowed on the site (8 if Inclusionary Housing Requirements were applied). The development proposes a total of 18 units of varying sizes and forms. Given the makeup of commercial space, multi-family dwellings, etc., a minimum of 22 parking spaces would generally be required by code. The development proposes 13 parking spaces. No other deviations from what is allowed by code have been identified at this point.

Access onto Highway 291 will require approval from CDOT. According to the applicant, CDOT would prefer a shared access with the neighboring business to the west, but access would likely be granted regardless, albeit perhaps with the resulting reduction of one of the proposed parking spaces.

The applicant has provided an information packet with additional information (including draft site plan and elevations) for your review. Staff would appreciate the input of City Council and Planning Commission on the proposed project. Thank you.

Attachment

Information Packet for Proposed Housing Project – CCCF and Chaffee Housing Authority