



STAFF REPORT

MEETING DATE: February 22, 2021

AGENDA ITEM TITLE: Weeks Ranches Minor Subdivision – Limited Impact Review

AGENDA SECTION: Public Hearing

REQUEST:

The request is for limited impact review approval to subdivide the parcel located at 901, 903 and 905 F Street into three (3) townhome lots. The property is located in the Medium Density Residential (R-2) zone district.

APPLICANT:

The applicant is Low Pass Properties, LLC, 1208 C Street, Salida, CO 81201.

LOCATION:

The subject property is known as the Weeks Ranches Minor subdivision and is located at 901, 903 and 905 F Street, Salida, CO 81201 and is described as: Lots 24, 25 and 26, Block No. 108, Haskell's Addition to the City of Salida, Chaffee County, Colorado.



PROCESS:

This application is a limited impact review process for a minor subdivision. The purpose of the limited impact review is to assure that the proposal, in adequate detail, is drawn and submitted according to the requirements of the Land Use Code.

A public hearing is conducted by the Planning Commission for the minor subdivision process, after public notice in a newspaper of general circulation and posting on the property 15 days prior. The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

Approval of the minor subdivision shall constitute authorization to proceed with recording the plat and commencing with the Subdivision.

OBSERVATIONS: This section is intended to highlight concerns raised by staff to assist the Commission in doing the same. Additional concerns or questions may arise after a presentation by the applicant.

1) The property is zoned Medium Density Residential (R-2) and is not within any overlays.

2) This property had a single-family residence on the original 3 lots. The residence was removed April 3, 2020 and the applicants built three (3) attached units on the lots instead of three separate residences on each of the lots.



Residence that was removed

3) The minor subdivision is required because the applicants are reconfiguring the lot lines.

4) The proposed subdivision will create three (3) lots with three (3) attached units. The R-2 zoning allows for one residential unit per 3,125 square feet of lot area. Each lot meets the density requirement, Lot 24-A is 3,728.2 square feet, Lot 25-A is 3,778.8 square feet, and Lot 26-A is 3729.4 square feet.

5) Construction of the units is near completion and the Chaffee County Building Department has verified the construction of the 2-hour firewalls between the units.

6) The applicant has submitted a party-wall agreement that must be recorded prior to recording of the subdivision plat.

7) Each unit has separate utilities and are connected to water and sewer and is metered individually. There is a plat note regarding utility easements for the newly created lots.



REVIEW AGENCY COMMENTS: The Public Works Director, Fire Chief, Finance Department and the Chaffee County Director of Development Services were invited to comment on the subdivision plat application. The following comments were received in response to this request.

Finance Department: The applicant originally paid the multi-family rate for the system development fees. With this subdivision they are creating single-family units and are required to pay the single-family system development fees. Prior to issuance of the certificate of occupancy the

applicant will be required to pay the remainder of water and sewer system development fees at the single-family rate.

Salida Fire Department, Kathy Rohrich, Assistant Chief: No concerns

Public Works Director, David Lady: Sidewalks to be installed on north side. Already discussed with the applicant and in process. No other concerns.

SUBDIVISION REVIEW STANDARDS: (Section 16-6-120)

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - The Comprehensive Plan identifies this area as medium density residential. Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth.
 - New development should complement the neighborhood's mass and scale. The townhomes are two-story and compatible to the surrounding land uses.
2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
 - The newly created lots are zoned R-2 Medium Density Residential and must meet the zone district standards when the attached units are completed.
 - New development must comply with the zone district standards. In the R-2 zone district 3-4 units are administratively reviewed and approved as long as the applicant can meet the required Dimensional Standards. Staff reviewed and approved the development on April 20, 2020.
 - The standards have been met with the proposed attached units. The minimum lot size in the R-2 zone district is 3,125 square feet for attached units and the proposed lots meet the standards with the construction of the townhomes.
 - The off-street parking requirement is 1 space for the first unit and 1.5 spaces for each additional unit. The total off-street parking spaces required for this project is 4 spaces which will be met with the detached garages and parking next to the garage.
 - Attached units require 20' of Lot frontage. This standard has been met.

3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Article VII 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.
 - The existing streets are adequate to carry anticipated traffic generated by future development of this subdivision.
 - The applicant has installed sidewalks along the Ninth Street frontage of the property.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Adequate utilities are in place to serve the proposed development. Each unit has separate utilities.
 - c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - There will not be phases with this development.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
 - There are no major natural features located within this subdivision
5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
 - The subject property is not located within the 100-year floodplain.
6. **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
 - This subdivision does not border a highway right-of-way.
7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
 - This subdivision is not intended for future resubdivision.

8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.
- This subdivision has three (3) attached units. Prior to the construction of the townhomes the property had an existing single-family residence. A payment for the fee in lieu of providing open space is required for the 2 additional units built.
9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.
- This development does not include any common recreation facilities.
10. **Lots and Blocks.**
- a. **Pattern.** The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
 - The proposed lots do not follow the traditional City grid pattern but are appropriate for the type of development that was constructed.
 - b. **Frontage.** Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
 - This review standard has been met.
 - c. **Right angles.** Side lot lines shall be approximately at right angles or radial to street lines.
 - This standard has been met.
 - d. **Double frontage lots.** Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
 - Double frontage lots are not proposed.
 - e. **“T” intersections.** The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a “T” intersection.
 - There will not be any building areas facing a “T” intersection.

- f. Solar energy. This standard applies to detached single family homes and not attached units.

11. **Architecture.** This standard applies to residential subdivisions of five lots or more.

12. **Fair Contributions for Public School Sites.**

- This subdivision has three (3) attached units. Prior to the construction of the townhomes the property had an existing single-family residence. A payment for the fee in lieu is required for the 2 additional units.

13. **Inclusionary Housing.** 16-13-20 Minor and major subdivisions; and condominium plats of five (5) units or greater must meet the requirements of Article XIII. Inclusionary Housing.

- Approval of the minor subdivision carries the responsibility to meet the affordable housing requirements. Therefore the fees-in-lieu have to be paid for the two (2) additional units created. The fees-in-lieu for a minor subdivision is the lessor of \$7,874, or \$3.94 per habitable square foot of each unit built within the subdivision.
 - 901 F Street is 1522 square feet
 - 903 F Street is 1592 square feet
 - 905 F Street is 1522 square feet
- The lessor of the fees-in-lieu for this subdivision require the \$3.94 per habitable square feet since all of the units are less than 2,000 square feet. Staff is recommending that the fees in lieu be paid for one of the end units (1,522 x \$3.94=\$5,996.68) and the middle unit which is the larger of the three units (1,592 x \$3.94=\$6,272.48).

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the minor subdivision application, subject to the conditions listed below.

RECOMMENDED MOTION: “I make a motion to approve the Weeks Ranches Minor Subdivision as it meets the review standards for a subdivision, subject to the following conditions:

Prior to recording the Subdivision Plat:

1. That the Fair Contributions to Public School sites be paid for the two (2) additional units built on this property.

2. That the Open Space fees be paid for the two (2) additional units built on this property.
3. That the Inclusionary Housing fee in lieu be paid, as recommended, for the two (2) additional units built on this property.

➤ The lessor of the fees-in-lieu for this subdivision require the \$3.94 per habitable square feet since all of the units are less than 2,000 square feet. Staff is recommending that the fees in lieu be paid for one of the end units (1,522 x \$3.94=\$5,996.68) and the middle unit which is the larger of the three units (1,592 x \$3.94=\$6,272.48).

4. That the party-wall agreement be recorded prior to recording of the subdivision plat.

Attachments:

1. Proof of Publication
2. Application for Minor Subdivision
3. Weeks Ranches Minor Subdivision Plat