



CITY COUNCIL WORK SESSION MEMO

MEETING DATE: July 06, 2021
AGENDA ITEM: Conceptual Review with Planning Commission -
 Major Impact Review for the Chaffee County Campus Planned
 Development application
FROM: Kristi Jefferson, Planner

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.

Chaffee County Government has submitted a Major Impact Review application for a Planned Development Overlay on their 3.75 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1) and the current use is for the Administrative Building, Chaffee County Courts Building, Chaffee County Dispatch and Jail Building, State Patrol Communications Building & Tower and the EMS garage (to be removed in the near future).

Because the Single-Family Residential (R-1) zone designation does not make sense for the current and future uses of the property at the Chaffee County Campus, the applicant would like the Planned Development Overlay to closely align with the C-1 zone district dimensional standards.

Below is the proposed deviations (highlighted in yellow) from the underlying Single-Family (R-1) zone district dimensional standards:

CCGFC Table 16-F Schedule of Dimensional Standards				
Dimensional Standard	PROPOSED CCGFC-PD	EXISTING REQUIREMENTS (R-1)	Current	C1
Min. lot size (sq. ft.)	N/A	7,500	163,350	5,625
Density (Min. lot sq. footage per principal dwelling unit)	N/A	3,750		2,800
Min lot size (sq. ft.)—attached units	N/A	NA		2,800
Min. lot frontage	N/A	50		38
Min. lot frontage—attached units	N/A	NA		20
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	35%	20% (approx)	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	10%	23% (approx)	60%
Min. landscape area	20%	55%	53% (approx)	10%
Min. setback from side lot line for a primary bldg.	10'	8'		5'
Min. setback from side lot line for a detached accessory bldg.	5'	5'		3', 5' or 10'
Min. setback from rear lot line: principal bldg.	10'	30'		5'
Min. setback from rear lot line: accessory bldg.	5'	5'		5'
Min. setback from front lot line	15'	30'		10'
Max. building height for a primary bldg.	54*	35'	50'	35', 54'*
Max. building height for a detached accessory bldg.	25'	25'		25'
*Public and Institutional Uses allowed up to 54'				

Height: The applicant is requesting to be allowed to utilize the maximum height of 54' for Public and Institutional Uses provided that they meet the other standards in Land Use Code Section 16-4-200(3). The request is also to be allowed to measure the height from the Crestone Avenue frontage.

Parking – The applicant received variance approval on July 27, 2020 to count the on-street parking toward their off-street parking requirement for the future Administrative Annex addition.

As part of the Planned Development application the applicant is requesting that following parking standards apply to the entire property.

Staff would appreciate the input of Council and the Commission on the application for the proposed Planned Development overlay.

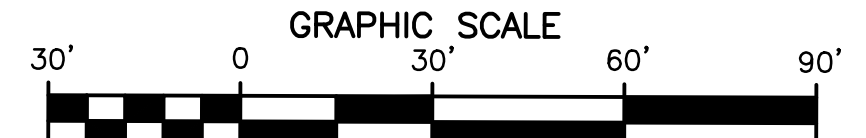
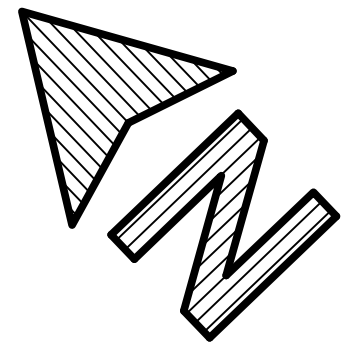
CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	CCGFC-PD
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

The public hearing with Planning Commission is scheduled for July 26, 2021. The first reading of the Ordinance will be August 17, 2021 and the second reading and public hearing of the Ordinance is planned for September 07, 2021.

Attachments

PD Plat

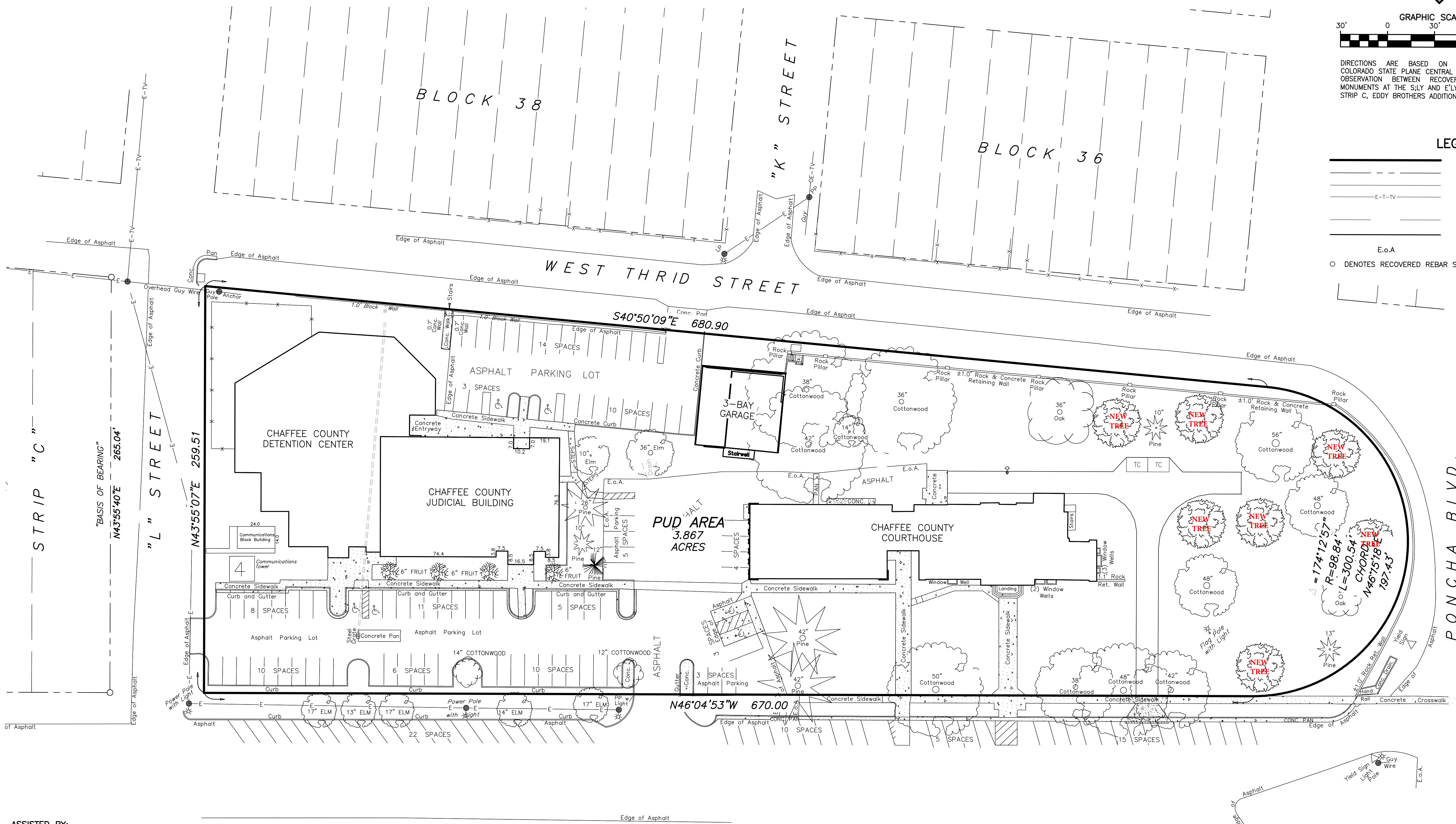
New Administrative Annex renderings



DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S&LY AND E&LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- ROADWAY EDGE
- E-T-V
- DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
- LOT LINE
- BUILDING FOOTPRINT
- E.o.A
- EDGE OF ASPHALT
- O DENOTES RECOVERED REBAR SURVEY MONUMENT.



ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™
325 D STREET
SALIDA, CO 81201
PH: 719-699-1676
918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

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.

BLOCK 201

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

COUNTY COURTHOUSE P.U.D.

IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: PROJ. NO. TPC FILE: J-05-081	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: TLV CHECKED: MKH Fid. book: S309, Pgs. 8-16 DC TSCS	DATE: MAY. 2021 DRAWING NO. X-XX-XX

