



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: January 4th, 2021

AGENDA ITEM: Upchurch Annexation, Rezone, and Major Subdivision—
Joint Meeting with Planning Commission

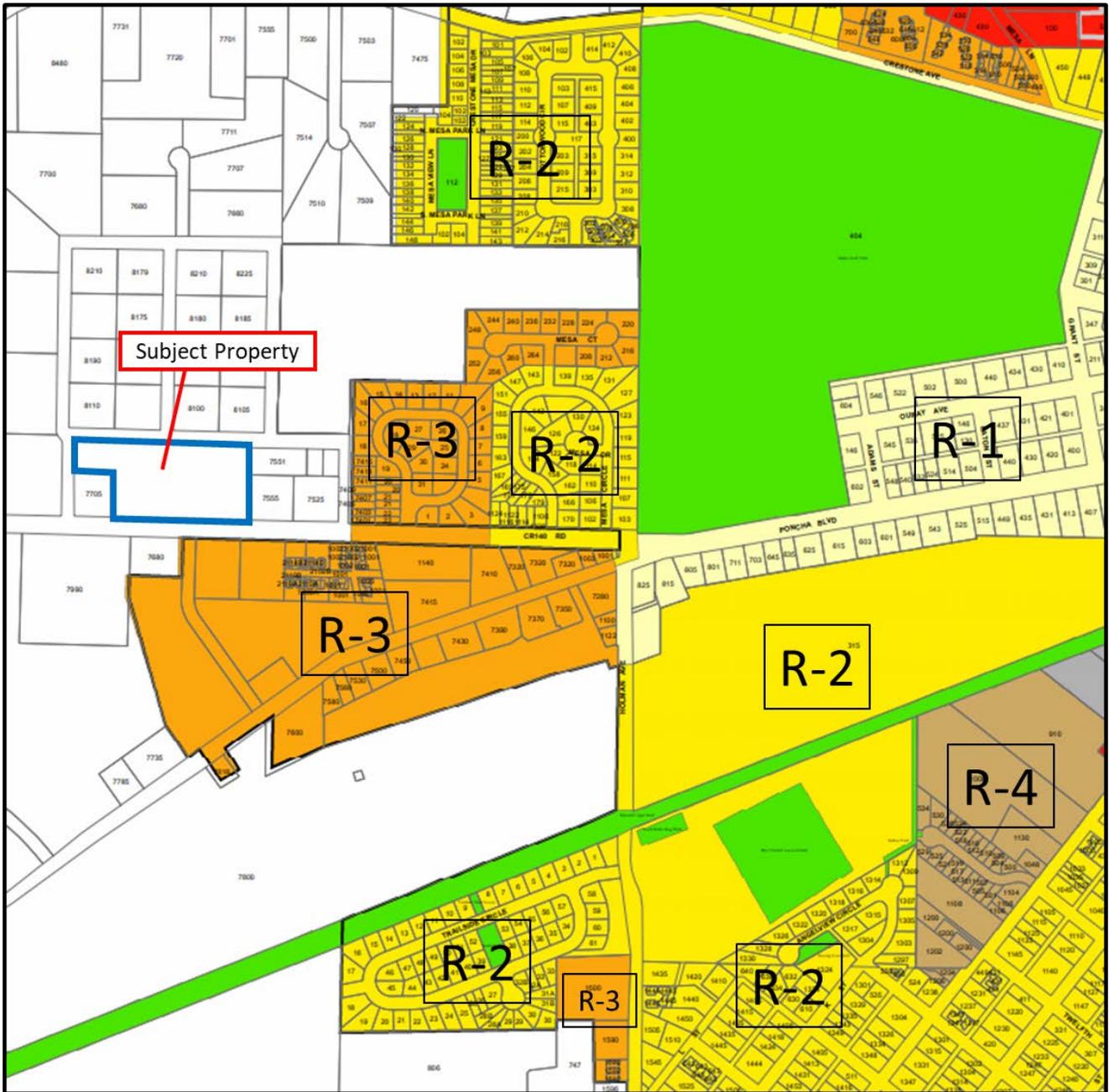
FROM: Bill Almquist, City Planner

The applicant, Tory Upchurch, has submitted applications for annexation and rezone for a 6.22 ac property located immediately north of CR 140 between CR 141 and CR 141-A (see subject property below). The annexation is proposed to include approximately 1,100 linear feet of the currently County-owned CR 140 that runs just south and east of the property. With such inclusion, the property would meet the 1/6th perimeter requirement. The applicant is requesting that the property be rezoned High-Density Residential (R-3). The closest in-city properties (to the south and east) are zoned R-3, while some other nearby properties are zoned Medium-Density Residential (R-2). The parcel is currently vacant.

The applicant also intends to submit a Major Impact Review application for a 26-lot subdivision in the near future. The applicant intends to build a mix of single-family and multi-family homes on each of the lots. The applicant would like to use this meeting to fulfill the requirement for conceptual review for all three application types.



Existing zoning around the subject parcel:



Staff would appreciate the input of Council and the Commission.

Attachments

- Written narrative by Tory Upchurch
- Upchurch Draft Annexation Plat
- Upchurch Draft Major Subdivision Concept

My name is Tory Upchurch and my wife (Clee and I) love Salida. We used to live in Colorado and have been trying for years to find a town that fits us. We bought this land with the goal of eventually building a house for permanent residency so our goal is not to “get in and get out”. Our goal is to build relationships as we work through the project. I will be partnering with a friend of mine Ravi Reddy who is a developer by trade and has a great deal of experience navigating large projects and working through permitting and city process. We will like raise some money for friends and family for part of the financing of this project but will also be working with a bank (preferably local to Salida) for a majority of the financing.

In terms of location, we believe that the property is in a desirable area in terms of annexation. There are not many (if any) properties that would be available for annexation in the near future. Additionally, this property meets the City of Salida’s 1/6 contiguity rule and will be zoned consistently with other City properties in the vicinity. We will work with Public Works regarding utility extensions and public improvements.

In terms of costs and benefits, we plan to build 25+ units which will greatly relieve the housing availability stress that Salida is feeling right now and add to the tax base for the City of Salida. We will also work with the city and Chaffee County Housing Authority to provide affordable housing according the requirements set forth. I have already started a conversation with Read McCulloch at the Chaffee County Housing Authority to discuss options for working with them.

In terms of public facilities and services, we will be connecting to the water/sewer lines that already exist on CR 141 and CR 140 and extending them throughout the development. We also plan to build a public use city park in the center of the development that will be HOA maintained.

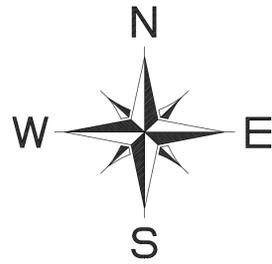
The current plan is to build a combination of single family and multi-family units that consist of mid-high end design and finishes. Our goal is to be a permanent resident in Salida at some point and we will ensure that our development adds a positive visual impact on the city for the long run.

Additionally, we will request to rezone the property to R3 which is consistent with the comprehensive plan and compatible with surrounding districts and uses.

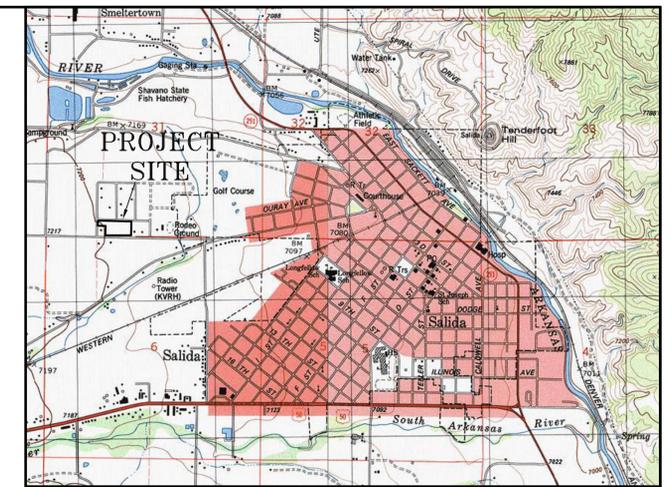
Tory Upchurch
512.826.6152

UPCHURCH ANNEXATION TO THE CITY OF SALIDA

LOCATED IN THE SE 1/2 SW 1/4
OF SECTION 31
T50N R9E OF THE N.M.P.M.
CHAFFEE COUNTY, COLORADO



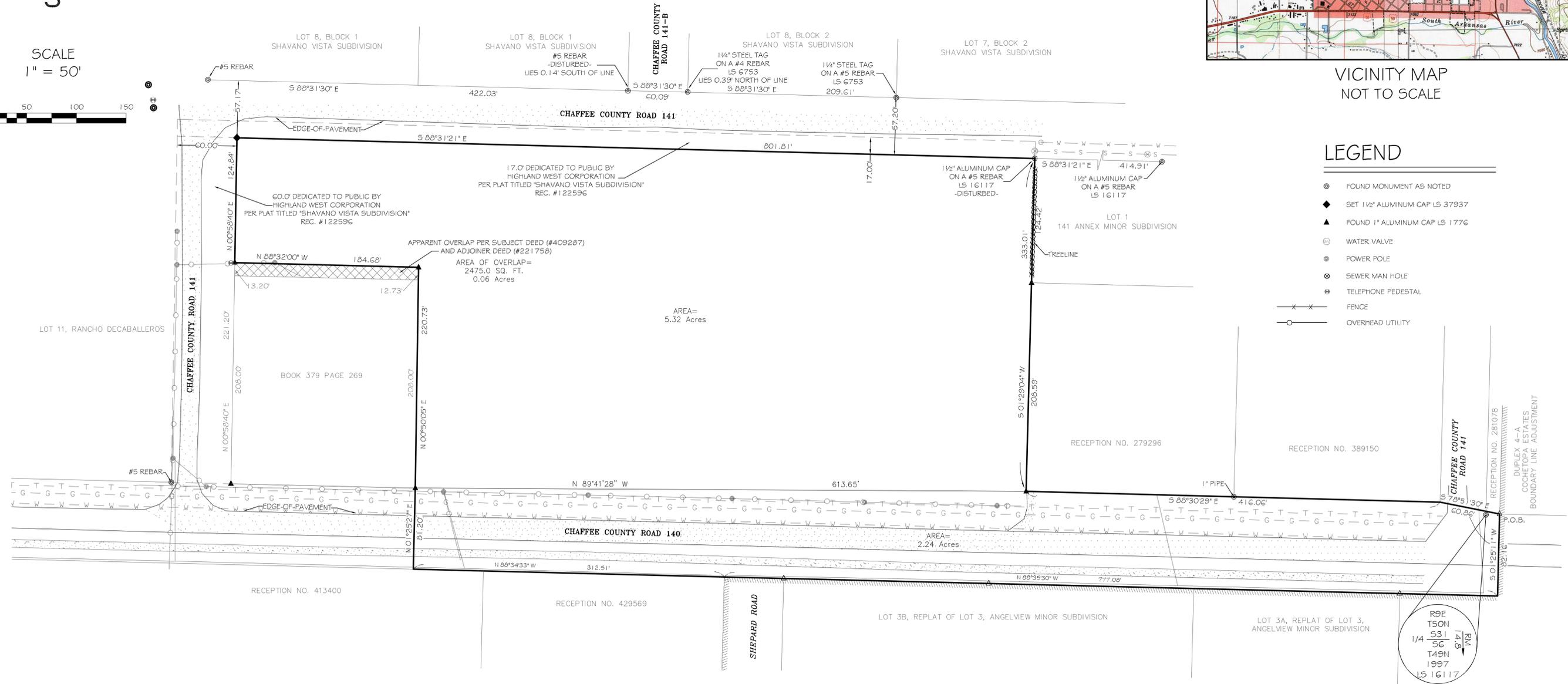
SCALE
1" = 50'



VICINITY MAP
NOT TO SCALE

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ FOUND 1" ALUMINUM CAP LS 1776
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ SEWER MAN HOLE
- ⊙ TELEPHONE PEDESTAL
- × × FENCE
- OVERHEAD UTILITY



LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY DRAFT
INTENDED FOR REVIEW BY CLIENT

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	
JOB #	20165
DATE:	NOVEMBER 19, 2020
SHEET	2 OF 2

**UPCHURCH ANNEXATION
TO THE CITY OF SALIDA**

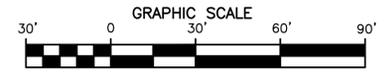
LOCATED IN THE SE 1/2 SW 1/4
OF SECTION 31
T50N R9E OF THE N.M.P.M.
CHAFFEE COUNTY, COLORADO



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.

UPCHURCH ANNEXATION PRELIMINARY CONCEPTUAL PLAN

11/25/20



PREPARED BY:



LANDMARK SURVEYING & MAPPING
202 N F STREET
SALIDA, CO

