



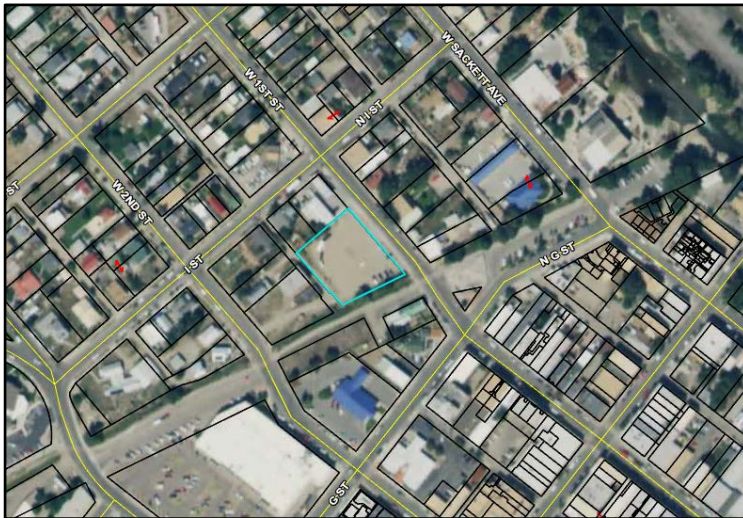
CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: June 1st, 2021

AGENDA ITEM: Residences at Salida Bottling Co. Planned Development—
Joint Work Session/Conceptual Review with Planning Commission

FROM: Bill Almquist, Community Development Director
Kathryn Dunleavy, Planner

The prospective applicants, Salida Bottling Co., LLC, have submitted conceptual development plans for a Planned Development overlay on .67 acres located at 323 W. 1st Street to accommodate 16 residential units, including one mixed-use unit (along 1st Street). The parcel is primarily zoned Commercial (C-1), with a sliver of Industrial (I) along the southern edge, and it has a Hwy 291 Established Residential overlay. The site is currently undeveloped and is used primarily for public parking (it is currently leased by the City of Salida on a month-to-month basis, and the lease requires 60 days notice prior to the lease being terminated). See vicinity map and site photo below:



Under such a proposal, the applicants would likely be requesting deviations to three standards of the underlying zone(s):

1. **Maximum density**— From 11 units (with the required number of Inclusionary Housing units provided) to the 16 units proposed. The applicants have indicated that they intend to provide two (2) Inclusionary Housing units at up to 80% AMI.
2. **Front lot line minimum setback**—From 10ft to 5ft to closely match the setbacks on the opposite side of the highway and create an on-street feeling at the entrance to downtown.

- 3. Maximum number of stories within the Hwy 291 Established Residential Overlay—**
From 2 stories to 2.5 stories, taking into account “English basements” along 1st Street, and considering that the full 2.5 story buildings would be located towards the rear (west corner) of the development.

The units are currently proposed to range between 800 and 1400 square feet and would likely be condominiumized for sale or rent.

The applicants intend to provide a brief presentation during the work session. Staff would appreciate the input of Council and the Commission.

Attachments

Site Plan

Conceptual Rendering

Rendering of Anticipated Impact to 1st Street View Corridor from F Street

UNIT DESCRIPTION

UNIT #	SQUARE FOOTAGE	# OF STORIES
1	1400	2
2	1400	2
3	1400	2
4*	850	2
5	1000	2
6	1400	2
7	1400	2
8	1000	2.5
9**	1000	2.5
10**	800	2.5
11	800	2.5
12	800	2.5
13	1000	2.5
14	800	2.5
15	800	2.5
16	800	2.5

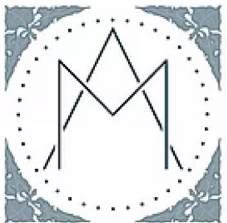
COMMERICAL*
725 2

* 2 STORY MIXED-USE BLDG
**AFFORDABLE UNIT





CRAFT
21





UNIQUE

HOTEL

Storyville

LAUGHING
LADIES
CAFE

HANDCRAFTED
Jewelry
Gifts



UNIQUE

MOTOR HOTEL

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