



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 4, 2022

ITEM

Joint Planning Commission/City Council Conceptual Review of a Proposed Major Amendment to the Salida Crossings Planned Development

BACKGROUND

Salida Crossings was originally approved as a 3-building, 122-unit mixed-use project over 3.15 acres approved via a Planned Development process which allowed additional density and building height in exchange for 30 affordable deed restricted units, greater setbacks, and street improvements. The PD was originally approved by the City Council through the adoption of Ordinance 2018-04 on March 20, 2018. Prior to the ordinance becoming effective, citizens submitted a referendum petition protesting the ordinance. On June 6, 2018, the City Council upheld their decision to approve the Planned Development; and a Special Ballot Question was set for a special election on September 25, 2018. The ballot measure passed to uphold the Ordinance, and the election results were certified by City Council on October 16, 2018, which is now the effective date of Ordinance 2018-04.

Subsequently, the original owner of the property/development was approved two separate request to extend various benchmark start dates for the project, plus a minor amendment to the plan. The property was sold by the original developer to BV Investments, LLC in 2021. In June 2022, City Council granted approval to the new owners for an additional time extension through October 14th, 2022 on submittals of the initial building permit application. Since that date, the new owners have reconsidered the layout and viability of the project (given existing costs) and determined that they would like to pursue a major amendment to the approved Planned Development. Given that the timeline extension is only through October 14th, they will also be requesting an additional timeline extension at the regular meeting this evening, to allow for full consideration and review of the proposed major amendment. Such a major amendment would be processed via ordinance and would include review and recommendation by Planning Commission, followed by review and potential approval by City Council.

The new proposal:

- Reduces the number of mixed-use buildings from 3 to 2;
- Reduces the number of floors on each of the mixed-use buildings from 4 to 3;



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 4, 2022

- Reorients those two mixed-use buildings on the site, along with the required parking;
- Reduces the total number of units from 122 to 92 (72 condos, 20 townhomes);
- Proposes 20 townhomes/rowhouses towards the back of the site;
- Proposes 23 deed-restricted inclusionary housing units (25% of all units, consistent with the percentage from the original approval) on the site;
- Proposes a mix of AMI levels (between 100% AMI and 140% AMI) for affordability between deed-restricted units, instead of all at or under 80% AMI, as originally approved (to meet the current variety of affordable housing need, and to increase the likelihood of qualifying buyers of the for-sale units);
- Adds a significant amount of landscaping and trees above what was originally approved.

As proposed, the project is all for-sale units (condos and townhomes), similar to the original approval, along with commercial space on the ground floor of each of the mixed-use buildings (totaling 10,274 sf). Preliminary site and utilities plans and solar analysis are attached for conceptual review.

The feedback of City Council and Planning Commission is appreciated.

Date: 9.28.2022

Re: SALIDA CROSSINGS

1520 US HWY 50 Salida CO

Developer: BVD Investments

401 Whitewing Rd, Murphy Texas 75094

Town Council,

Good morning my name is Bernard Weber, I am the Senior Project Manager for Salida Crossings located at 1520 HWY 50. We would like to request an extension to the current approved application to submit for a building permit, for the time period to allow Council to review a new proposed site plan. The proposed site plan will consist of 92 units in total; consisting of (20) 1350sqft condominiums, all to be individually deeded, 72 apartments also individually deeded and 10,000 sqft of commercial retail space. We believe with the approval of this modification to the current approved site design the property will provide a better product not only for the Town but for the residence. We appreciate your consideration and look forward to providing a well-developed property.

Bernard Weber

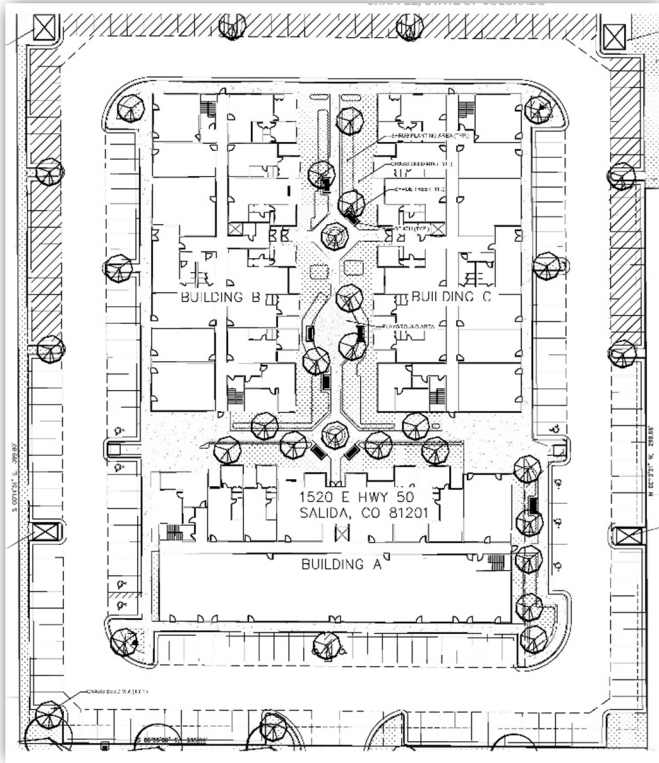
BVD Investments

BVD Investments

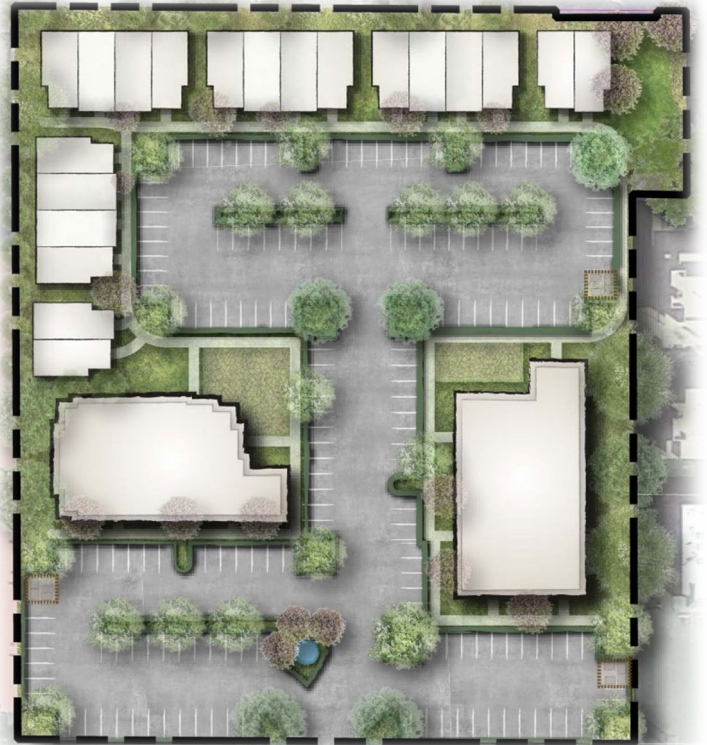
401 Whitewing Rd, Murphy Texas 75094

Salida Crossings Comparison

Old Site Plan – 2017



New Site Plan - 2022



Site Data Comparison Table

	Approved (old)	Proposed (new)
Residential Density (units/acre)	42.5	28.6
Residential Density (units/lot sf)	1,024	1,492
Apartment Units	134	72
Townhome Units	0	20
Total Units	134	92
Total Office/Retail Space	19,454	10,274
Lot Coverage - Buildings	38%	24%
Lot Coverage - Paving	48%	39%
Coverage Cumulative	86%	63%
Minimum Landscape Area	14%	37%
Primary Building Side Setback min (ft)	65-75	21.3
Primary Building Front Setback min (ft)	75.00	81.9
Primary Building Rear Setback min (ft)	50.00	188
Accessory Building Side Setback (ft)	5.00	10
Accessory Building Rear Setback (ft)	5.00	10
Maximum Height Primary Building (ft/in)	37/8 - 48/1	34/9
Maximum Height Accessory Building (ft)	15	23/7
Property Size (sq. ft)	137,254	137,254
Min. Lot Frontage (ft)	335-7"	335-7"

Parking Requirements

	Approved (old)	Proposed (new)
Retail Parking (250 SF per space)	37	41
Office Parking (400 SF per space)	26	-
Residential (1 space per first unit/building)	3	8
1.5 spaces per remaining units	196	126
Subtotal Spaces Required	262	175
25% Reduction for Mixed Use	-65	-43
Total Spaces Required	197	132
Total Spaces Provided	203	168

The differences between the old and new site plan for Salida Crossings can be noted in the images (above) and table (left). The old site plan consisted of three large mixed-use buildings that were four stories tall and clustered in the center of the site. The corridor between buildings was a landscaped common area while the remainder of the site was designated as parking. Compared to the old site, which had a density of 42.5 du/ac (see table), the new site layout has a density of 28.6 du/ac and 23% less cumulative coverage. Two smaller mixed-use building types are positioned near the entrance and are only 3 stories. Townhomes wrap around the rear perimeter while the parking is strategically located throughout the site to serve both retail and residential uses. While this site layout has 42 less units and 9000 SF less retail/office space, it offers a more aesthetically pleasing and livable environment with a greater diversity of housing types that will enhance the HWY 50 corridor through Salida.

SALIDA CROSSINGS

SALIDA, CHAFFEE COUNTY, CO



2 STOREY TOWNHOMES
1350 SQFT EACH

3 STOREY RES/RETAIL
36 UNITS +5137 SQFT OFFICE/RETAIL

PRESERVED VIEW
OF MURAL

AMENITY AREA

EV PARKING

TRASH ENCLOSURES

3 STOREY RES/RETAIL
36 UNITS +5137 SQFT OFFICE/RETAIL

ENTRY LANDSCAPING

ENTRY MONUMENTS

ENTRY SIGNAGE

SITE TOTAL
3.15 AC

PARKING REQUIRED- 176
W/ 25% MIXED-USE REDUCTION- 132
PARKING PROVIDED- 168 spaces

TOTAL RETAIL/OFFICE
~10,274 sqft

APARTMENT UNITS- **72**
TOWNHOME UNITS- **20**

TOTAL UNITS
92 UNITS
28.6 DU/AC

HWY 50



SALIDA CROSSINGS || SOLAR ANALYSIS || SALIDA, COLORADO

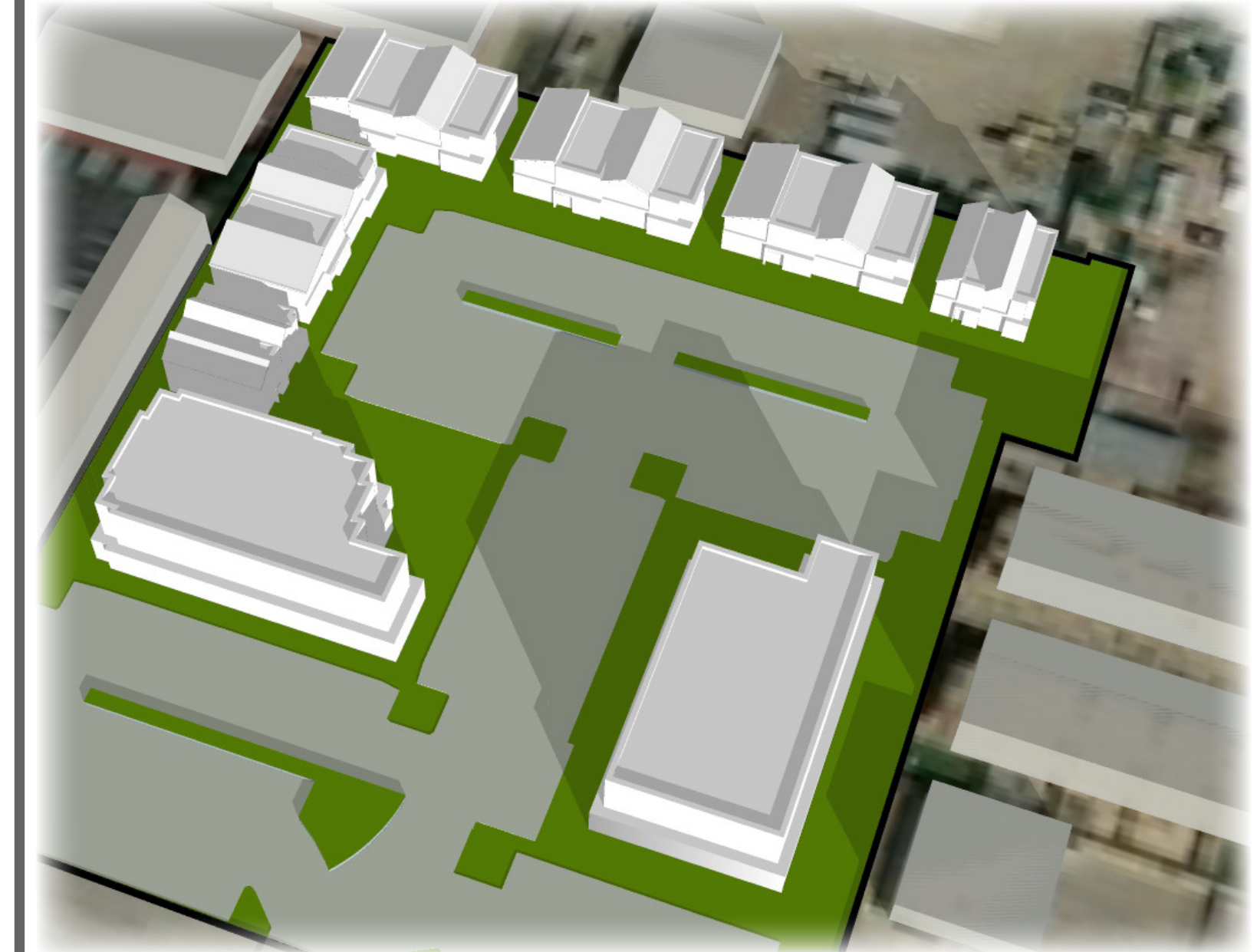
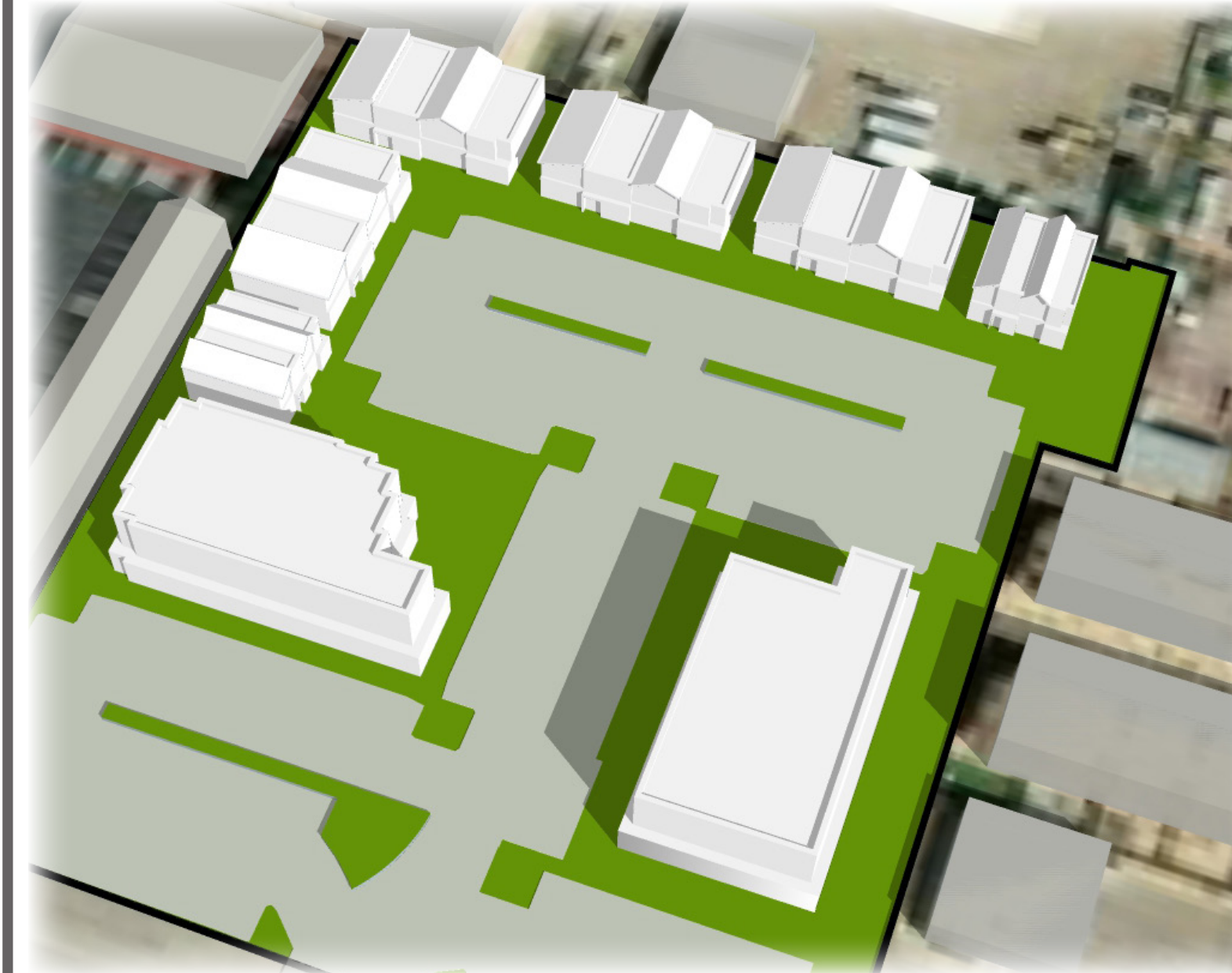
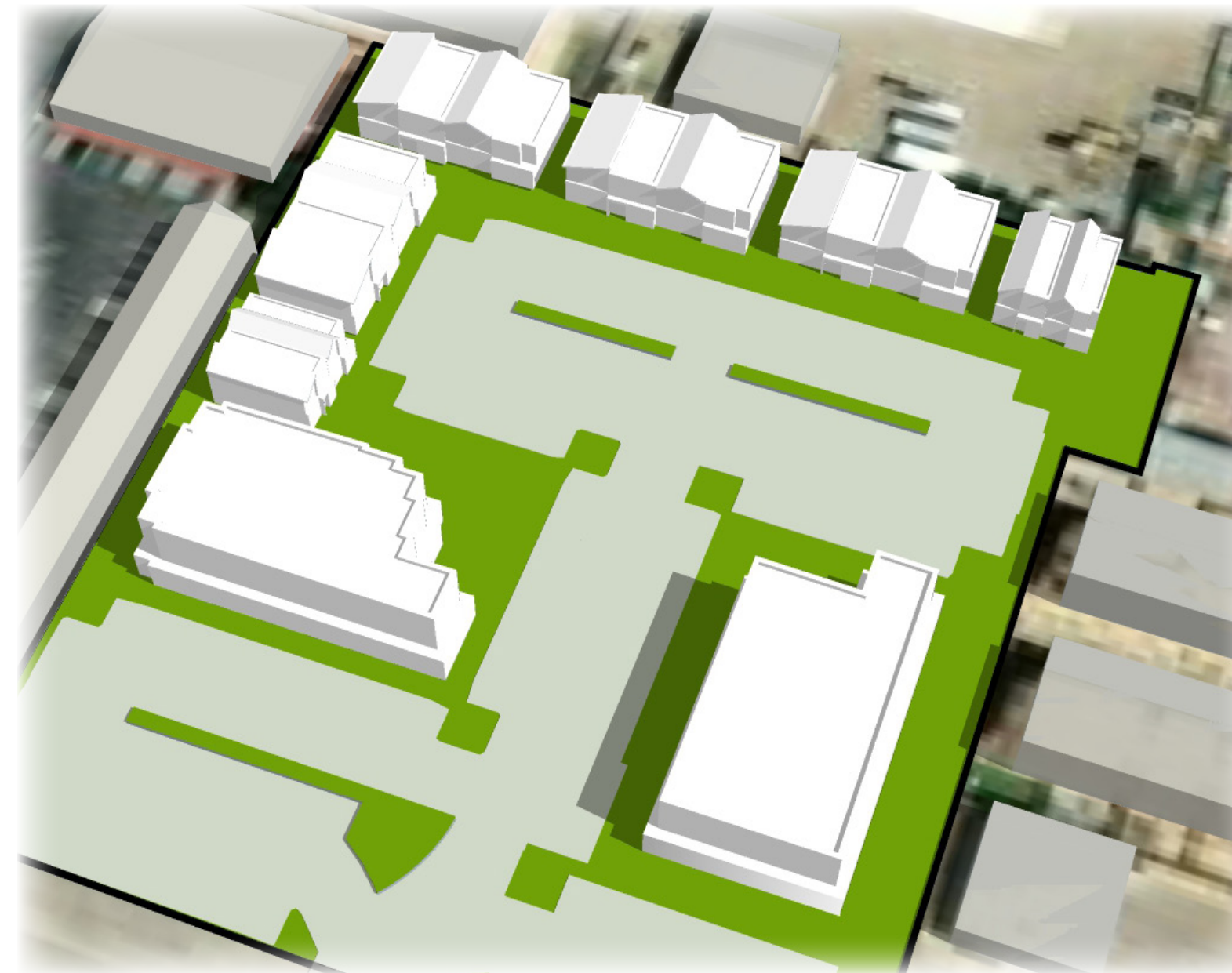
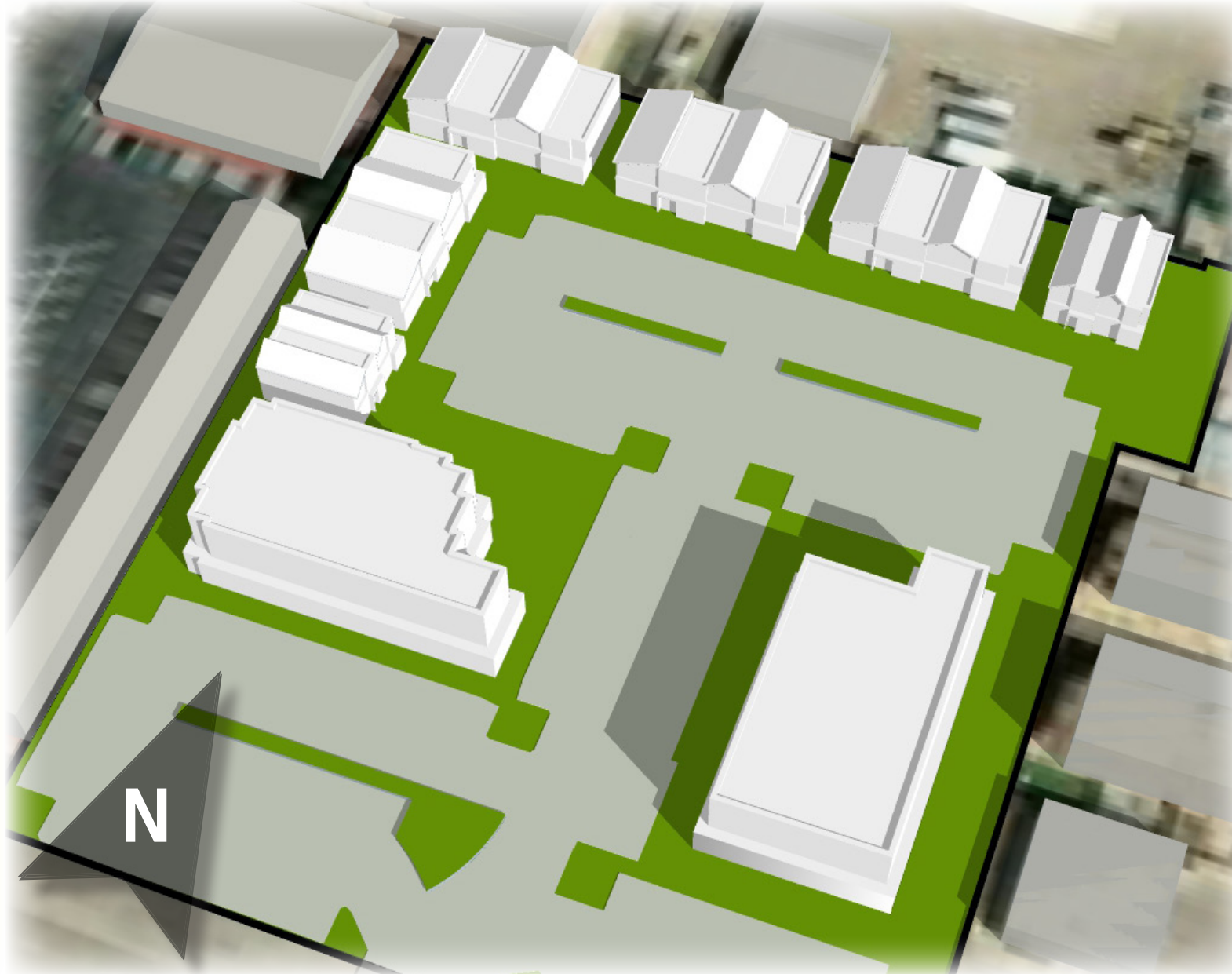
VERNAL EQUINOX- MARCH 21st

SUMMER SOLSTICE- JUNE 21st

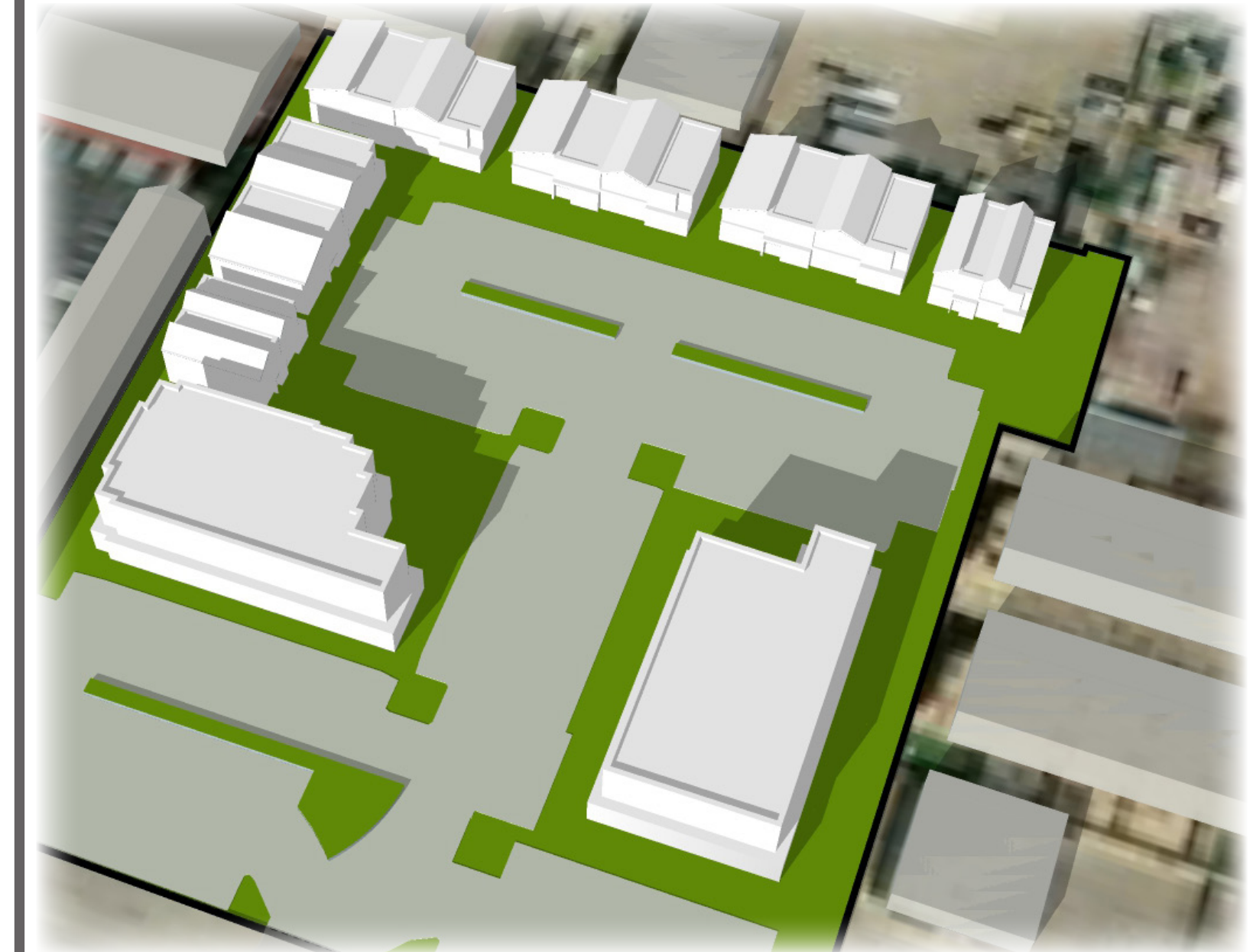
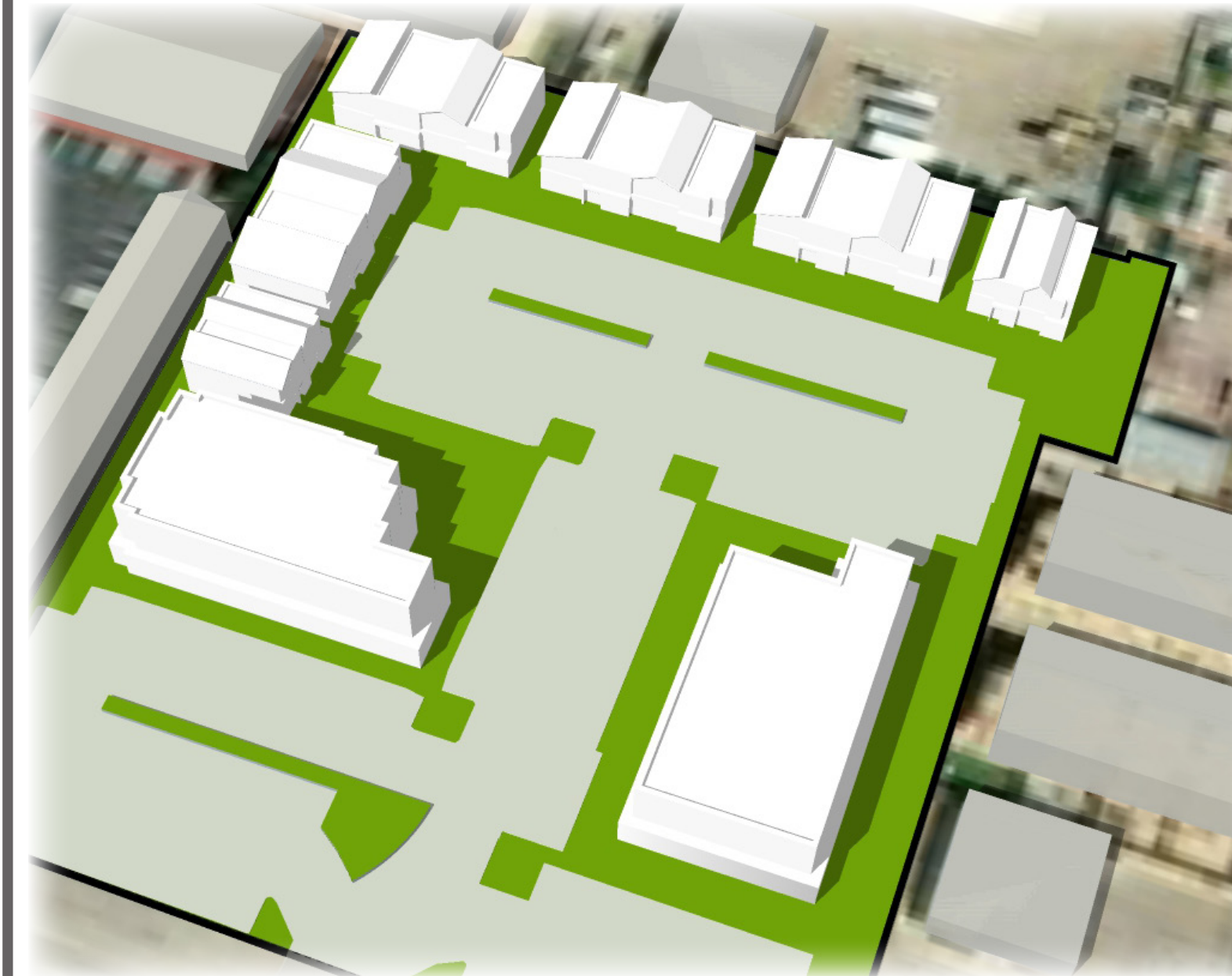
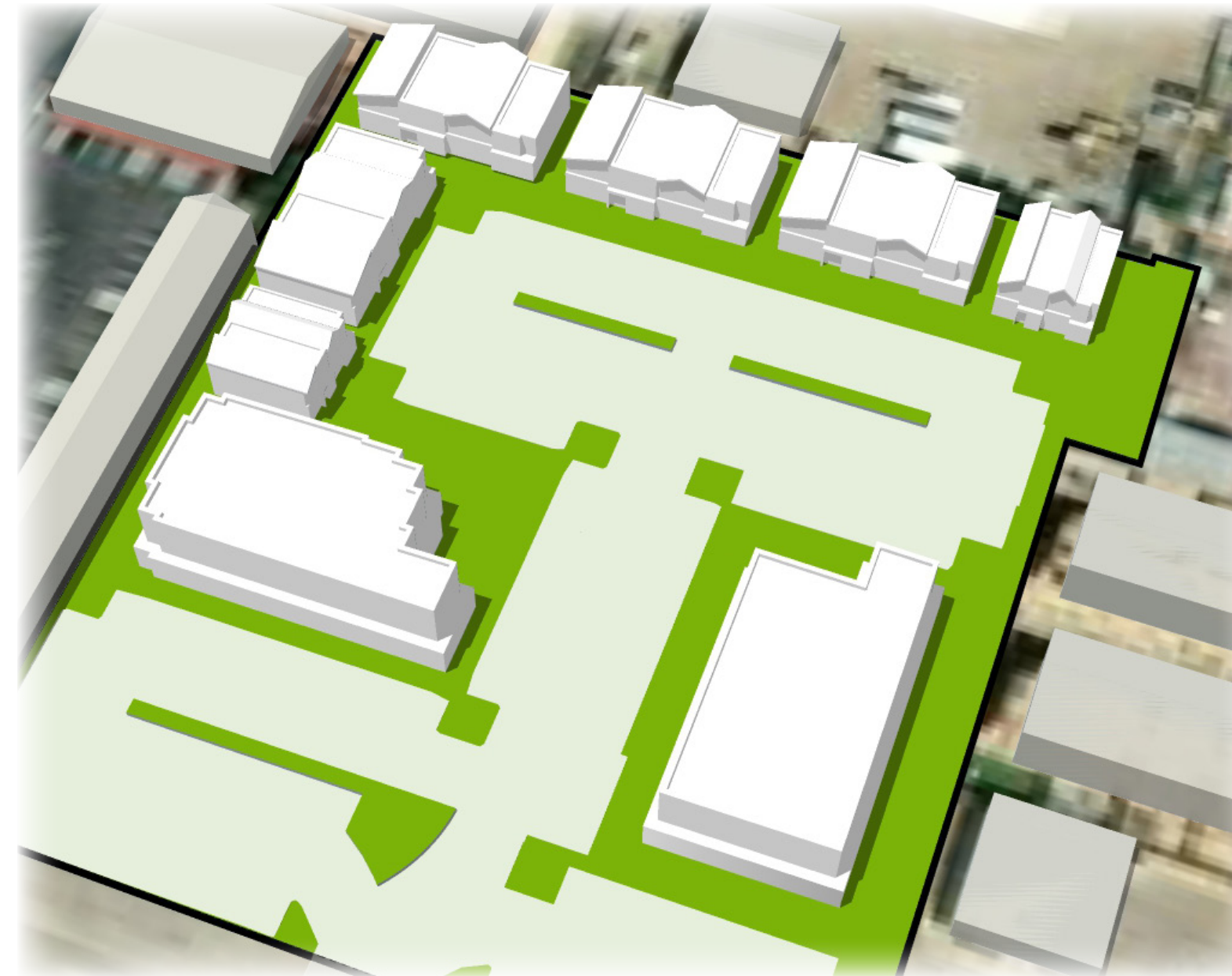
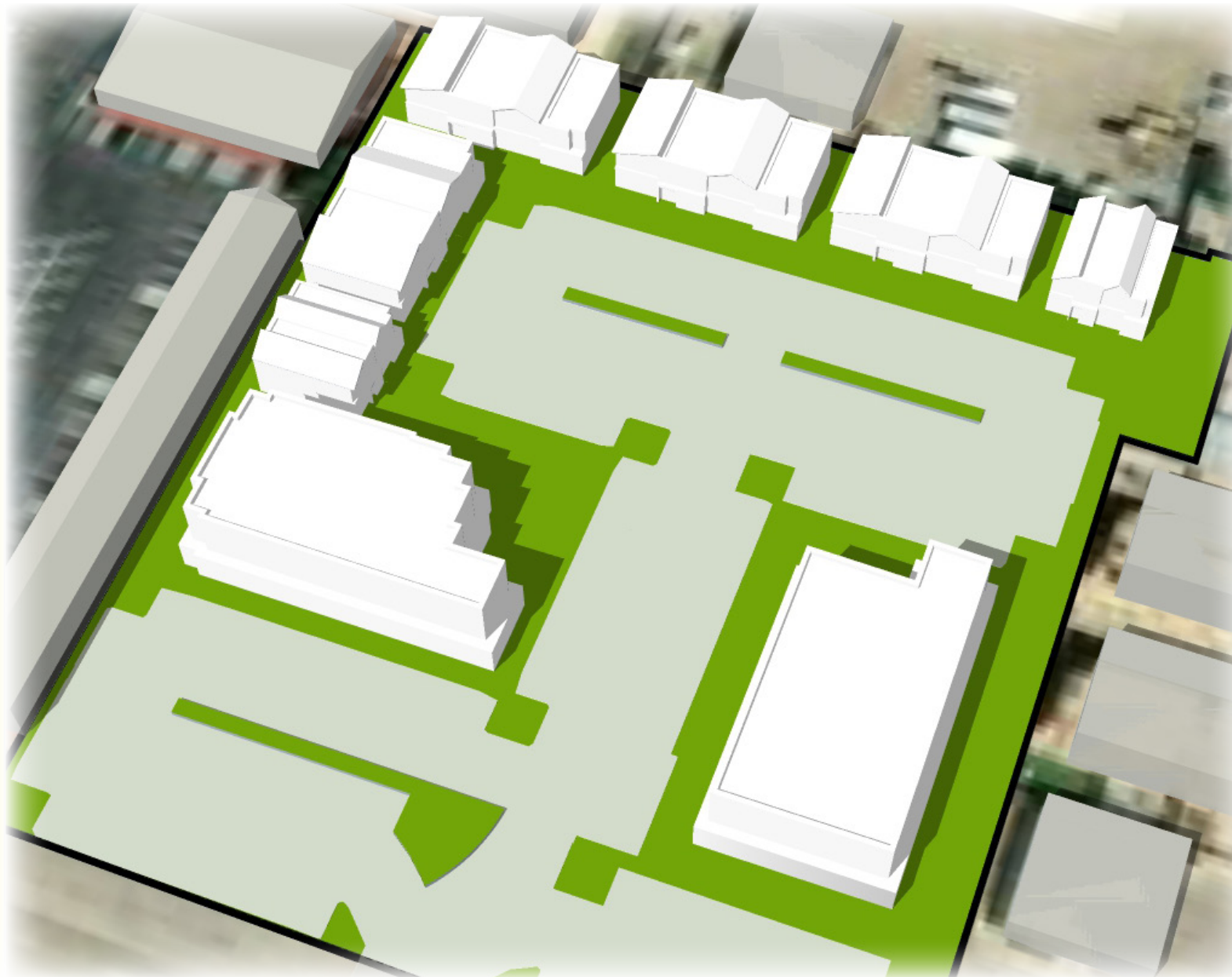
AUTUMNAL EQUINOX- SEPT. 23rd

WINTER SOLSTICE- DEC. 23rd

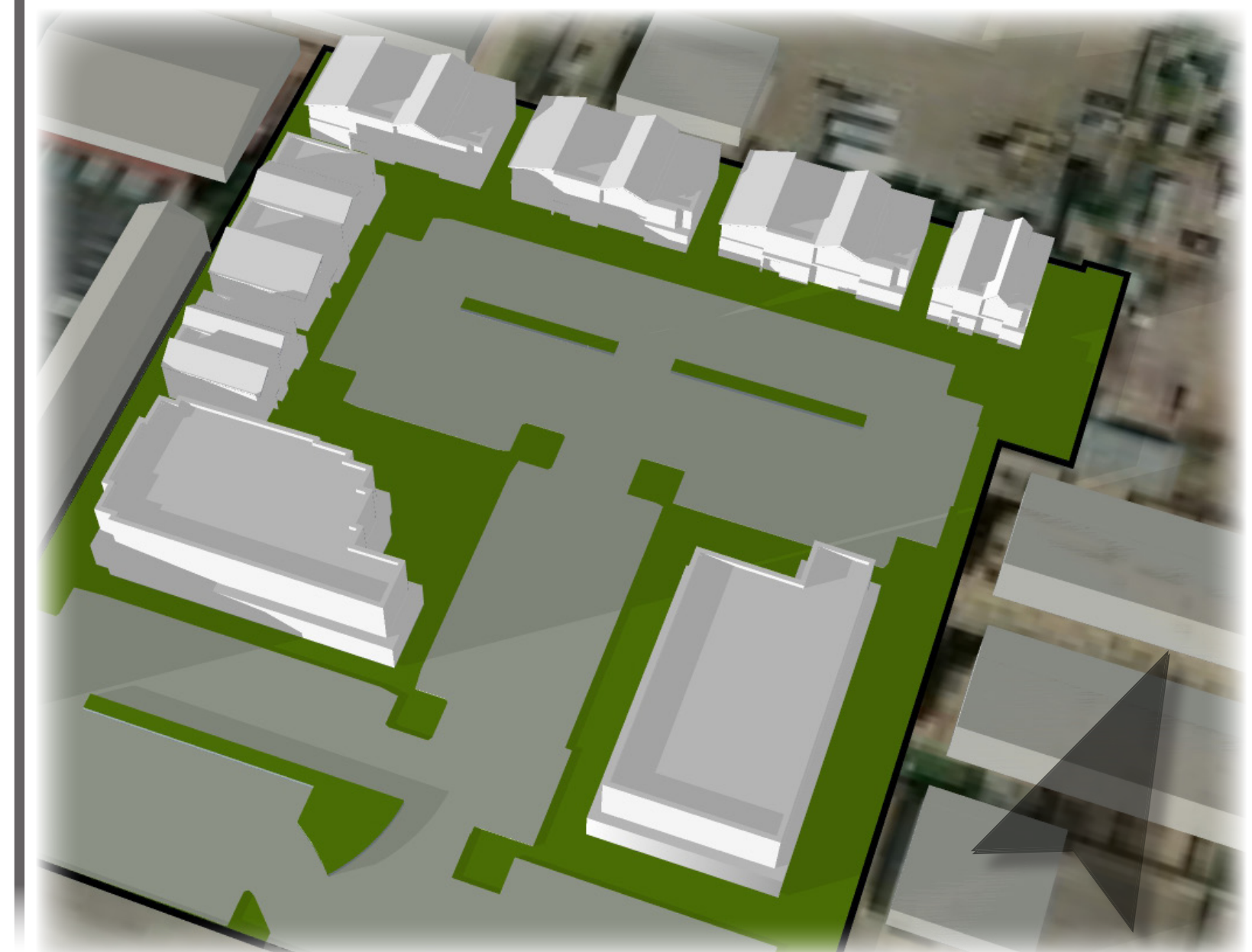
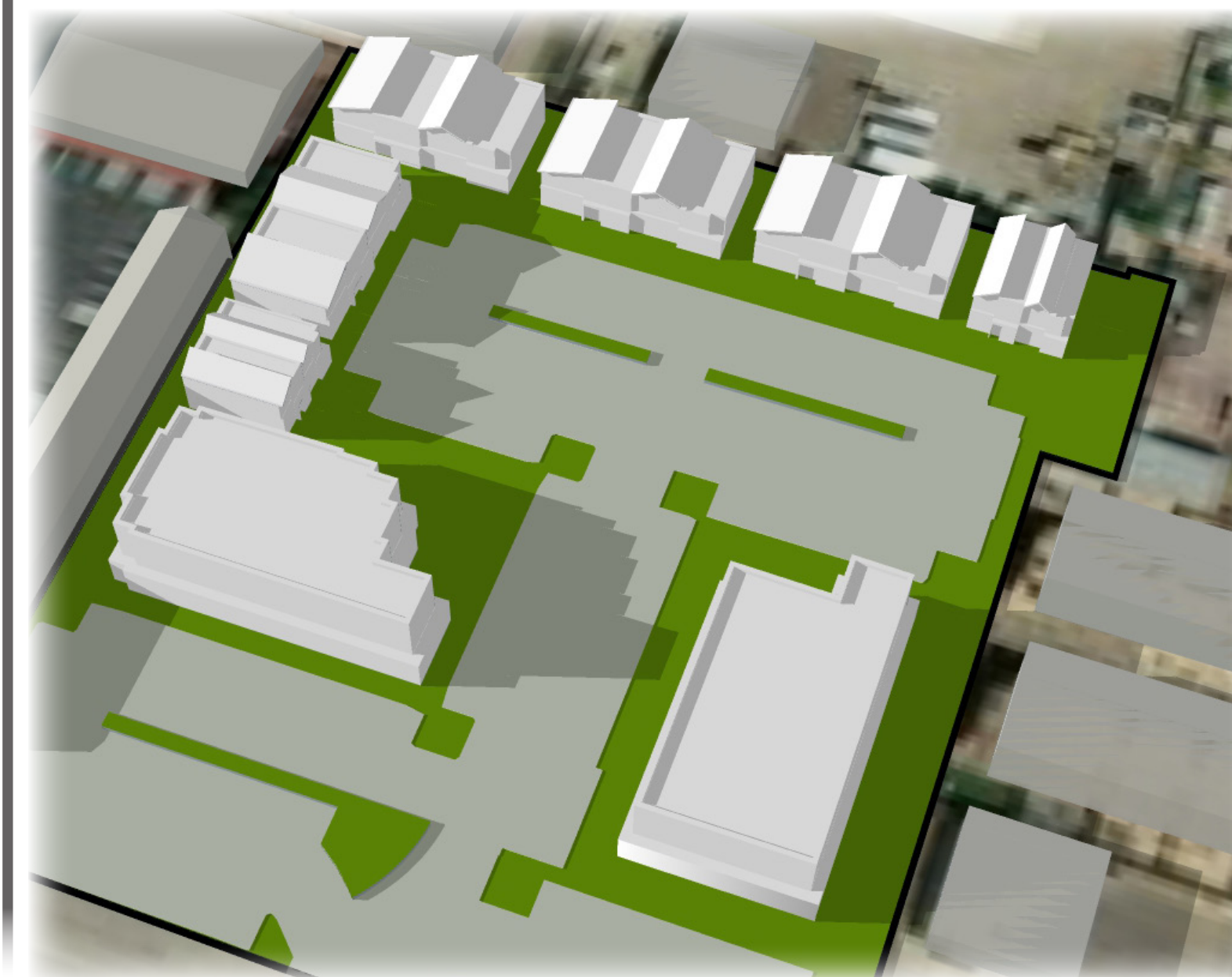
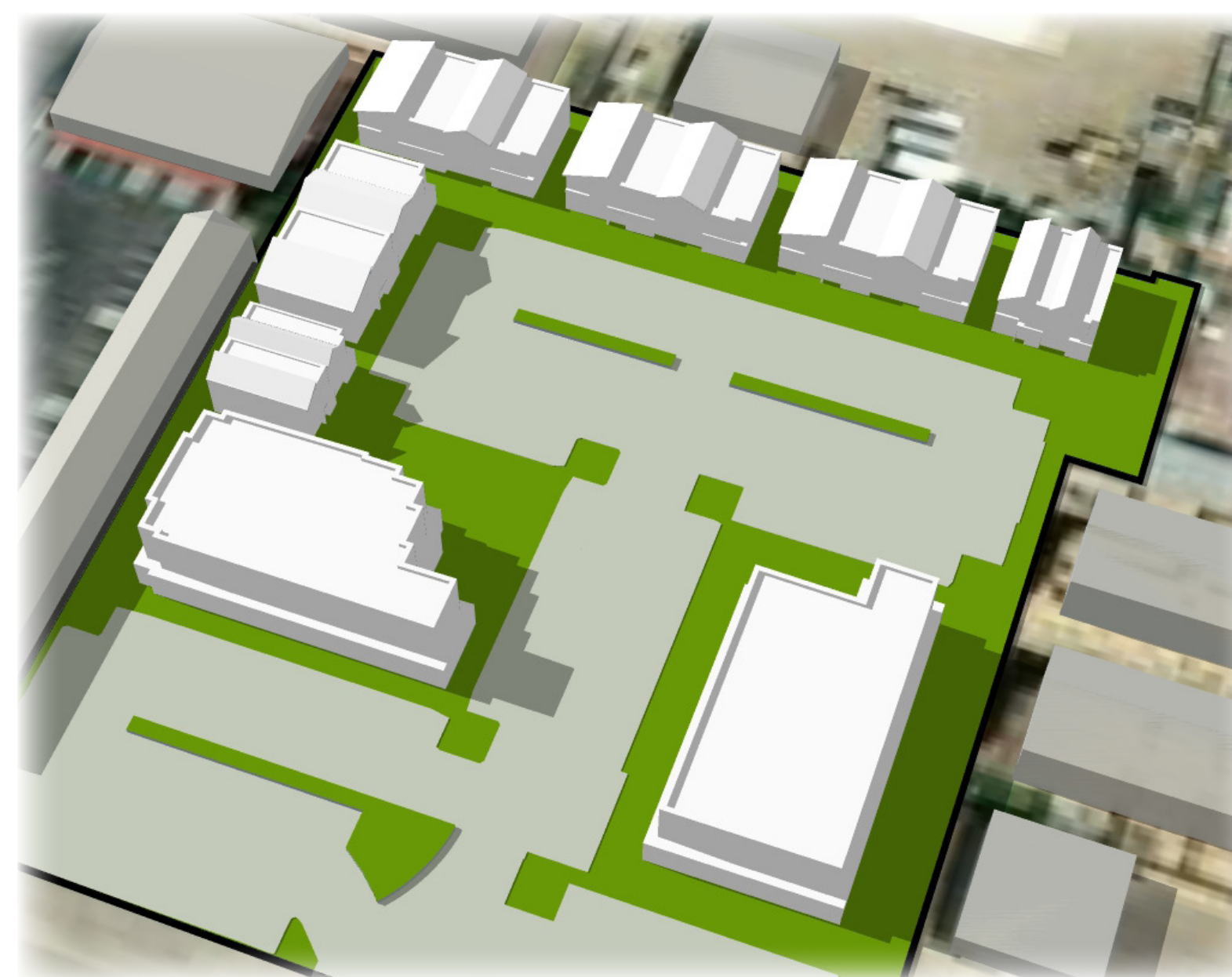
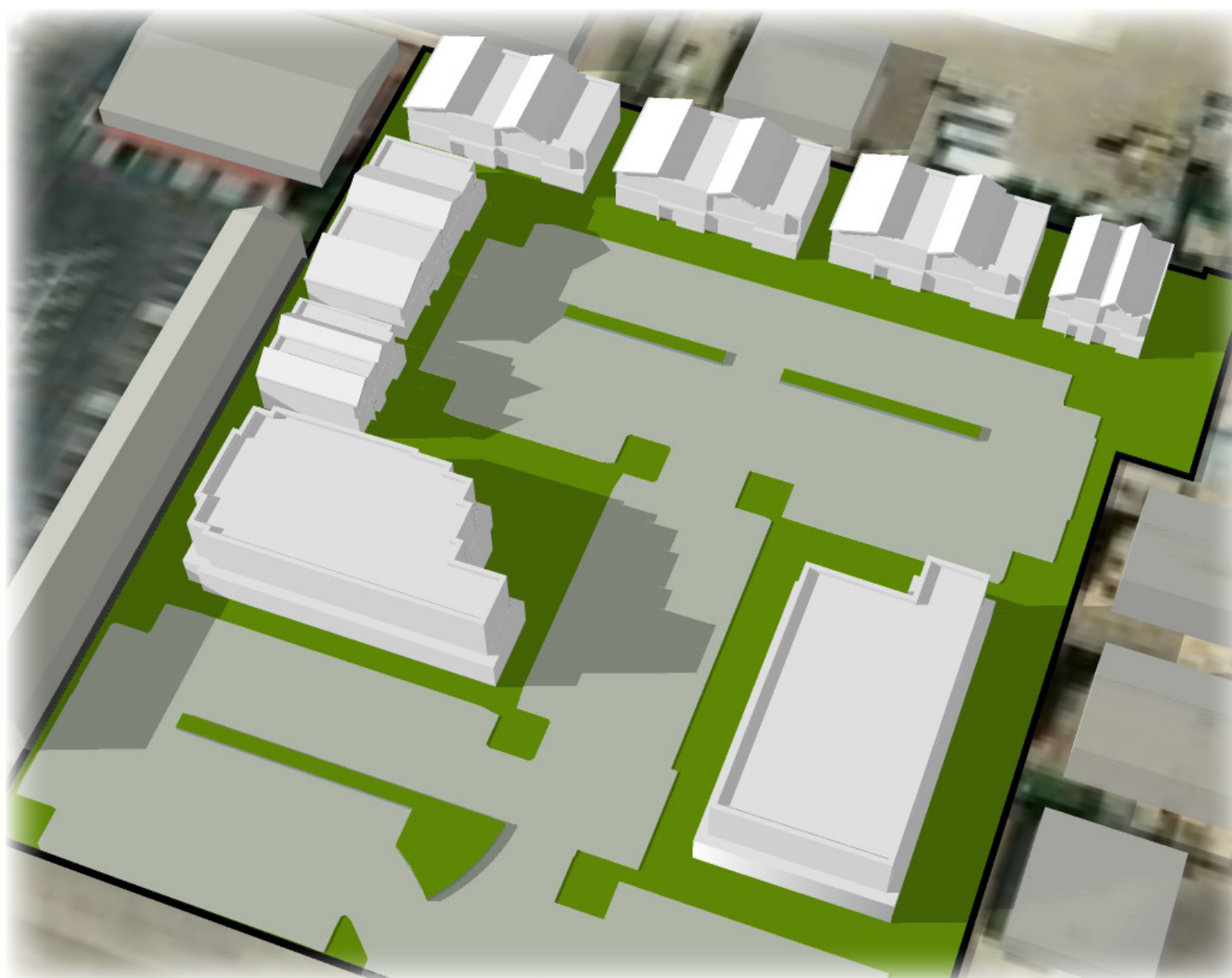
9:00 A.M.



1:00 P.M.

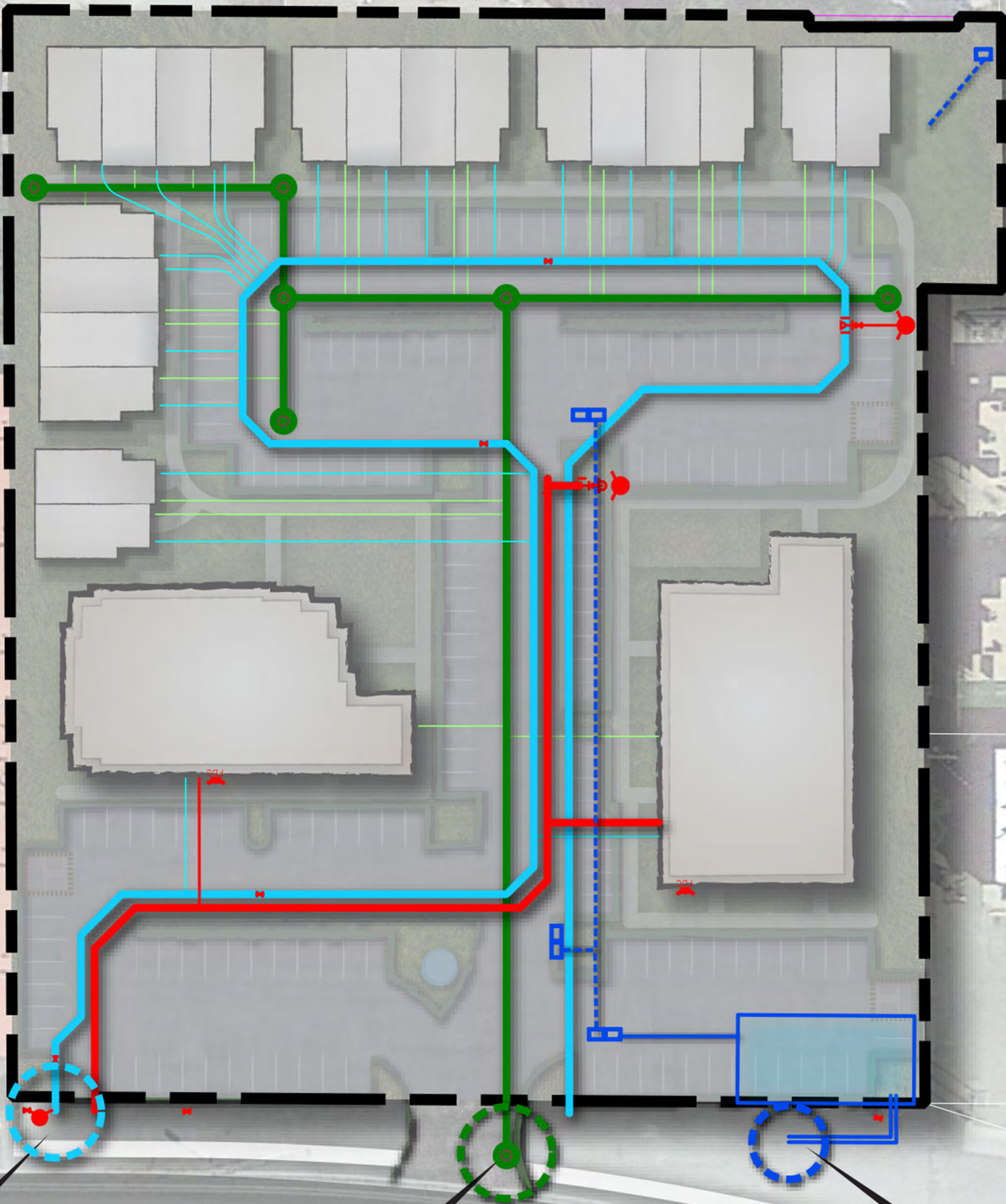


4:00 P.M.



SALIDA CROSSINGS

SALIDA, CHAFFEE COUNTY, CO



LEGEND

- DOMESTIC WATER LINE
- WATER SERVICE LINE
- DOMESTIC SANITARY LINE
- SANITARY SERVICE LINE
- FIRE LINE
- FIRE HYDRANT
- STORM SEWER LINE
- STORM INLETS
- UNDERGROUND DETENTION BASIN

CONNECT TO
EXISTING WATER

CONNECT TO
EXISTING SANITARY

CONNECT TO
EXISTING STORM
SEWER

