



## STAFF REPORT

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**MEETING DATE:** October 23, 2023  
**AGENDA ITEM TITLE:** Flour Mill Annexation - Zoning Review  
**AGENDA SECTION:** Public Hearing

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### REQUEST / BACKGROUND:

Following approval of the Flour Mill Annexation of the two (2) acre property into the City of Salida, the applicant Biker Baker LLC, represented by Rob Gartzman has requested a designation of the High Density Residential (R-3) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located along County Road 105 and Vandaveer Ranch Road, as shown on the map below.

A complete legal description is shown as exhibit A with the annexation application.



**Surrounding Land Use and Zoning:** The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties to the north and east remain in Chaffee County and are also zoned RES. The properties to the west are within the city limits and are zoned High Density Residential (R-3) and the properties to the south are part of the Vandaveer Ranch Planned Development.



## REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
  - The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
  - The zoning of R-3 would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of zone district application.
2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
  - Per the land use code, the purpose of the High-Density Residential (R-3) zone district is to provide for relatively high-density duplex and multi-family residential

areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.

- The 6907 C.R. 105 property has a single-family manufactured home which will be removed prior to development of the site.
  - The owner has submitted applications for a Planned Development Overlay and Major Subdivision for the development of the property.
  - With the inclusionary housing density incentive this property is allowed 41 units of density within the R-3 zone district.
  - Staff supports the request to zone the subject property as High-Density Residential (R-3).
3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- The zoning classification of High Density (R-3) is consistent and compatible with the zoning of the adjoining 6906 Vandaveer Ranch Road property.
4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the site as High Density Residential (R-3).

**RECOMMENDED MOTION:**

"I make a motion to recommend City Council approve the proposed zoning of the Flour Mill Annexation site to High-Density Residential (R-3) Zone District, as it meets the review standards for a zoning/rezoning."