



CITY COUNCIL WORK SESSION MEMO

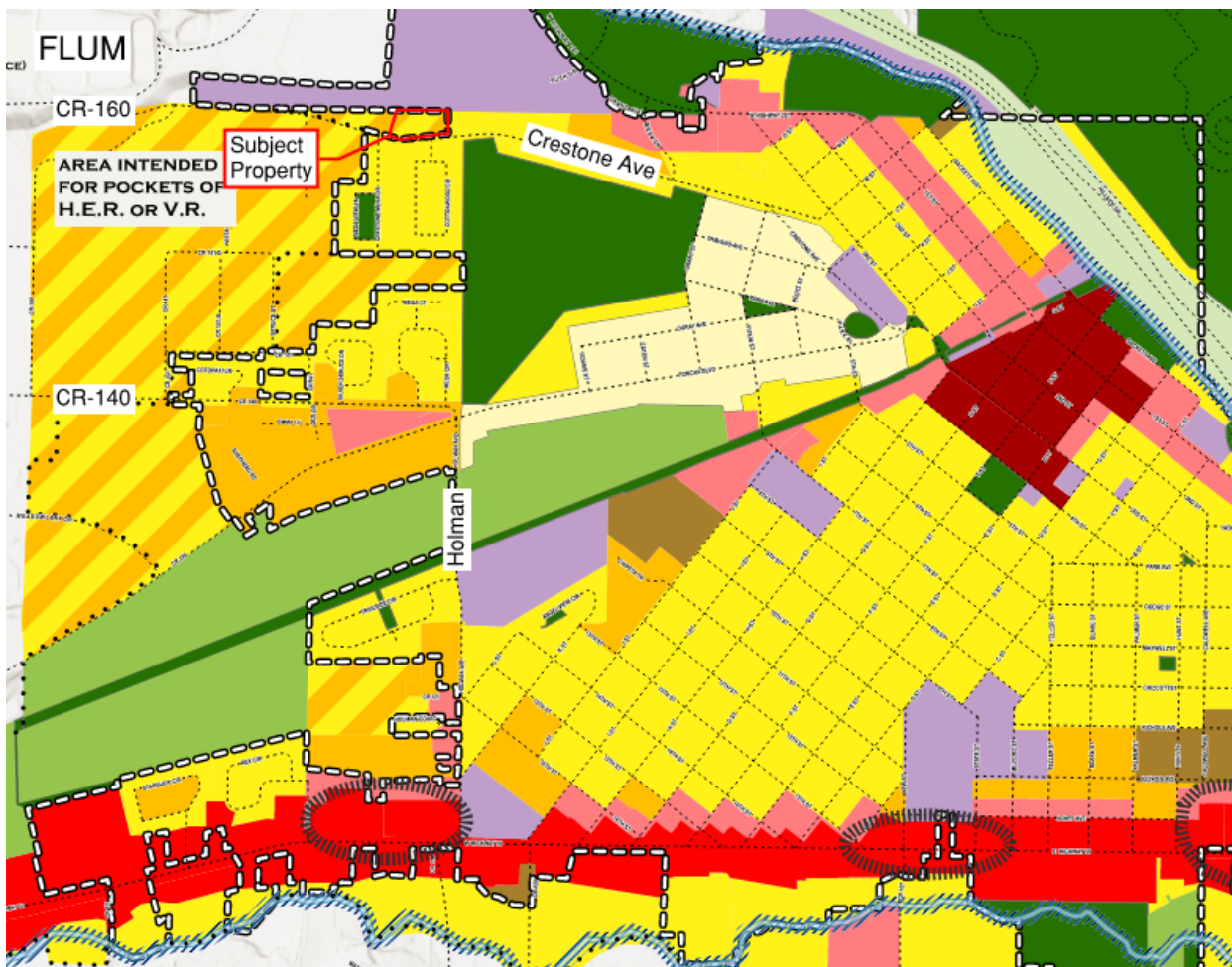
DEPARTMENT	PRESENTED BY	DATE
Community Development	Kristen Hodges - Associate Planner	February 3, 2025

AGENDA ITEM

Conceptual Review with Planning Commission:
7305 CR 160 Annexation, Zoning, and Major Subdivision

BACKGROUND

Applicants, Kenny Layton and Matt Osness, have submitted conceptual site plans for the annexation, zoning, and major subdivision of the 2.45-acre property located at 7305 CR 160. This property is within the Municipal Services Area (MSA) and shows as R-2 or R-3 on the Future Land Use Map, anticipating mid to high density residential uses:





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Initial proposals request annexation of the site and R-2 zoning designation. The current intent is to subdivide into 10 total lots of slightly varying sizes and widths. Proposed development of the site includes detached and attached single-family dwelling units, and R-2 zoning would also allow multi-family units depending on lot size.

Staff has communicated with the applicants that a multi-use path would likely be a requirement of the annexation agreement by the City to connect the upper mesa with the hospital and public lands to the north, consistent with the connectivity intent of the Salida Regional Transportation Plan and the Parks, Recreation, Open Space and Trails master plan. Conversation in pre-application meetings and other correspondence concluded with a preference for the path to be located along the eastern and northern edge of the site, dropping down as it connects to existing paths to the west. The trail and the additional area immediately surrounding it are anticipated to be dedicated to the City. Such dedication is likely to satisfy Open Space requirements.

Inclusionary Housing requirements on site include at least either: 1 built unit or 1 lot dedicated to a qualified non-profit housing developer; both options would require fees in lieu of fractional units. 2 built units (or area dedicated that is sufficient for 2 units) would satisfy the requirement without the need for additional fees in lieu.

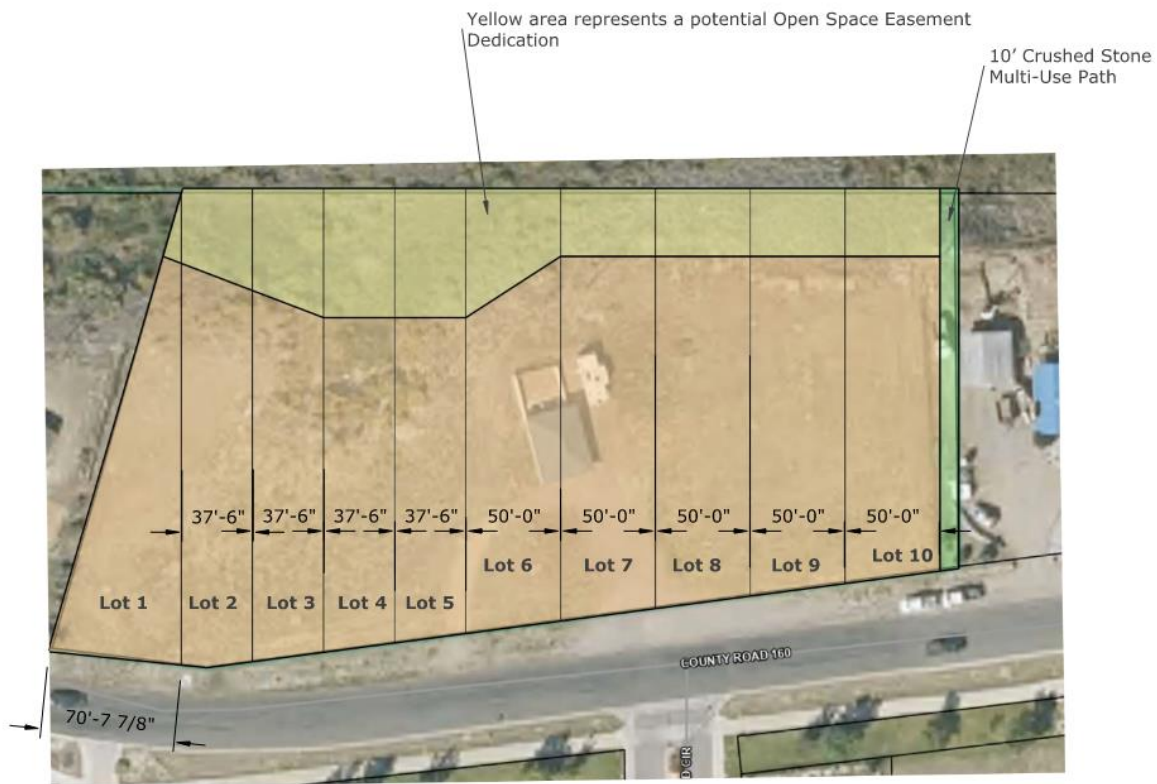
The site is constrained geographically, sandwiched between CR-160 and the steep drop of the mesa. Recent survey information shows fencing within the trail space, which would need modification to meet the trail needs. Open Space and Inclusionary Housing will be determined in finer detail further into the annexation process.

(Continued below)



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Lot 1 - 8,734 sqft
Lot 2 - 9,421 sqft
Lot 3 - 9,258 sqft
Lot 4 - 9,073 sqft
Lot 5 - 8,888 sqft

Lot 6 - 11,562 sqft
Lot 7 - 11,233 sqft
Lot 8 - 10,904 sqft
Lot 9 - 10,574 sqft
Lot 10 - 10,245 sqft

Inclusionary Housing Requirement would require a minimum of 1 built unit plus fees in lieu.

Dedication of Multi-Use Trail connecting Mesa with HRRMC property and Frantz Lake Area would satisfy Open space requirements.

REQUESTED DIRECTION FROM COUNCIL AND PLANNING COMMISSION

Staff requests any feedback that City Council and Planning Commission may have on this proposal. Please provide any initial comments to the applicant team regarding the annexation, zoning, and major subdivision of the property located at 7305 CR 160. Please indicate if the applicant team should pursue the project as proposed or with any modifications and move forward with the application process.