



## STAFF REPORT

**MEETING DATE:** July 25, 2022

**AGENDA ITEM TITLE:** Newman Annexation - Zoning Review

**AGENDA SECTION:** Public Hearing

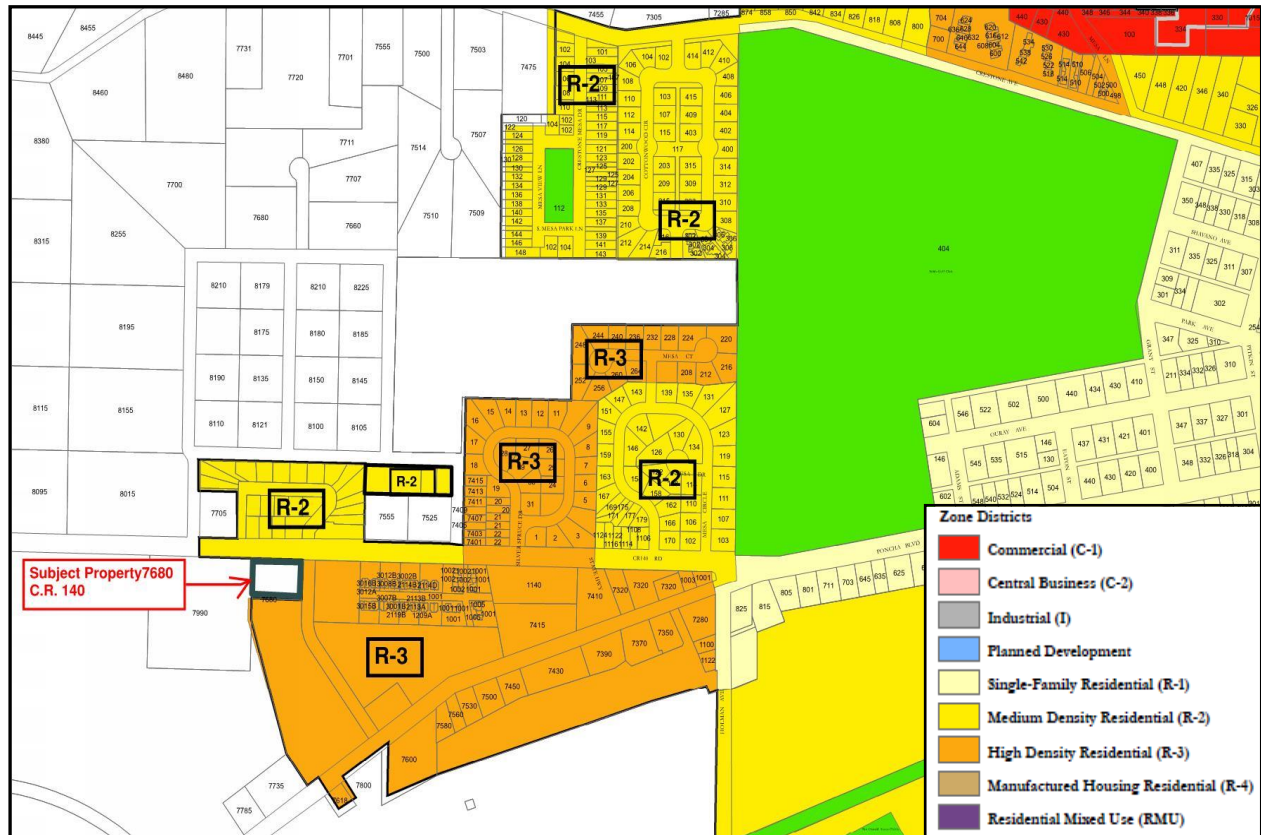
### REQUEST / BACKGROUND:

Following approval of the Newman Annexation of the one (1) acre property into the City of Salida, applicant Christopher Newman 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 140, 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 immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north and west are within the city limits. The Angel View properties to the east are zoned High Density Residential (R-3) and the property to the north is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).



## 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 Angel View development 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 Medium-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 parcel being annexed has a single-family residence and an ADU. The applicant has indicated that in the future he is hoping to build additional residential units in order to provide additional housing for the community.
  - 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 Angel View property and properties to the east of the 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 the City Council approve the proposed zoning of the subject site as High Density Residential (R-3) Zone District, as it meets the review standards for zoning/rezoning.”