



## CITY COUNCIL WORK SESSION MEMO

**MEETING DATE:** December 20, 2021  
**AGENDA ITEM:** Conceptual Review with Planning Commission -  
505 Oak Street Planned Development and Major Subdivision  
**FROM:** Kristi Jefferson, Planner

Kent Townsend and John Diesslin submitted conceptual site plans for a Planned Development Overlay and Major Subdivision on 2.11 acres located at 505 Oak Street. The initial proposal is for 5 duplex lots with a total of 10 individual units and 1 larger lot to accommodate 8 apartment buildings with a total of 32 units. There will be 16 four bedroom apartment units and 16 one bedroom apartment units.

Two site plans were submitted for the conceptual review, one that shows all utilities located within the property and the second site plan shows a similar configuration of the units but the utilities are shown in a shared 25' utility easement with the adjoining property owner to the south (the City is under contract to purchase the adjoining parcel).

The parcel is zoned Commercial (C-1) and is within the Hwy 291 Established Commercial overlay.

Currently, there is a single-family residence (to be removed) and the remaining parcel is undeveloped.

With this proposal, the applicants will be requesting the following deviations to the standards of the Commercial (C-1) zone district:



**Maximum density** - The maximum density allowed in the C-1 zone district for this 2.11 acre parcel is 32 units and the applicant is requesting for up to 42 units of density. The density allowance is increased to 37 units if the Inclusionary Housing is provided within the development - making the request approximately a 14% increase in density. The applicant has stated that they intend on deed restricting 4 of the apartment units to meet the inclusionary housing requirement of 12.5%. The inclusionary housing requirement is 5+ deed restricted units for the requested 42 units.

**Minimum lot frontage** – The proposed lots include frontage on a private road and not on a public street as required. The site plans show the alignment of Chilcott Street which will not be an extension of the public street but a private road within the development.

In the Hwy 291 Established Commercial Overlay multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

It appears that all other dimensional and parking requirements can be met by the development. The Planned Development is required due to the proposal to front all lots off of the private road and the request to increase density by 14%.

Once a complete application is submitted staff will send it out for review by all departments and review agencies. The applicants intend to provide a brief presentation during the work session. Staff would appreciate the input of Council and the Commission.

Attachments:

Kent Townsend email

Site Plans

## Kristi Jefferson

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**From:** kent townsend <kent@kenttownsend.com>  
**Sent:** Monday, December 06, 2021 5:43 PM  
**To:** Kristi Jefferson  
**Cc:** John Diesslin  
**Subject:** Re: Oak street pud

Kristi, Sorry for the delay.

We are planning on PUD for the entire lot. I think this is correct? Please advise if it is not. The lots to the North we want to have subdivided in to five city lots with the plan to further subdivide into townhomes via duplex conversions upon completion of vertical construction. Our initial plan is to build three story townhomes with garages on the first floor.

As for the remainder of the lot to the south we are showing eight buildings four that will be two bedroom apartments, and four that will be one bedroom apartments for a total of 32 units. This will be a HOA with eight buildings that can each have a separate deed in a HOA. We want to deed restrict one building for The low income hosing requirement for the entire lot.

We re hoping the city will split the alley to the south with us, we feel it would add to both projects.

Please advise,

Kent

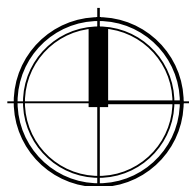
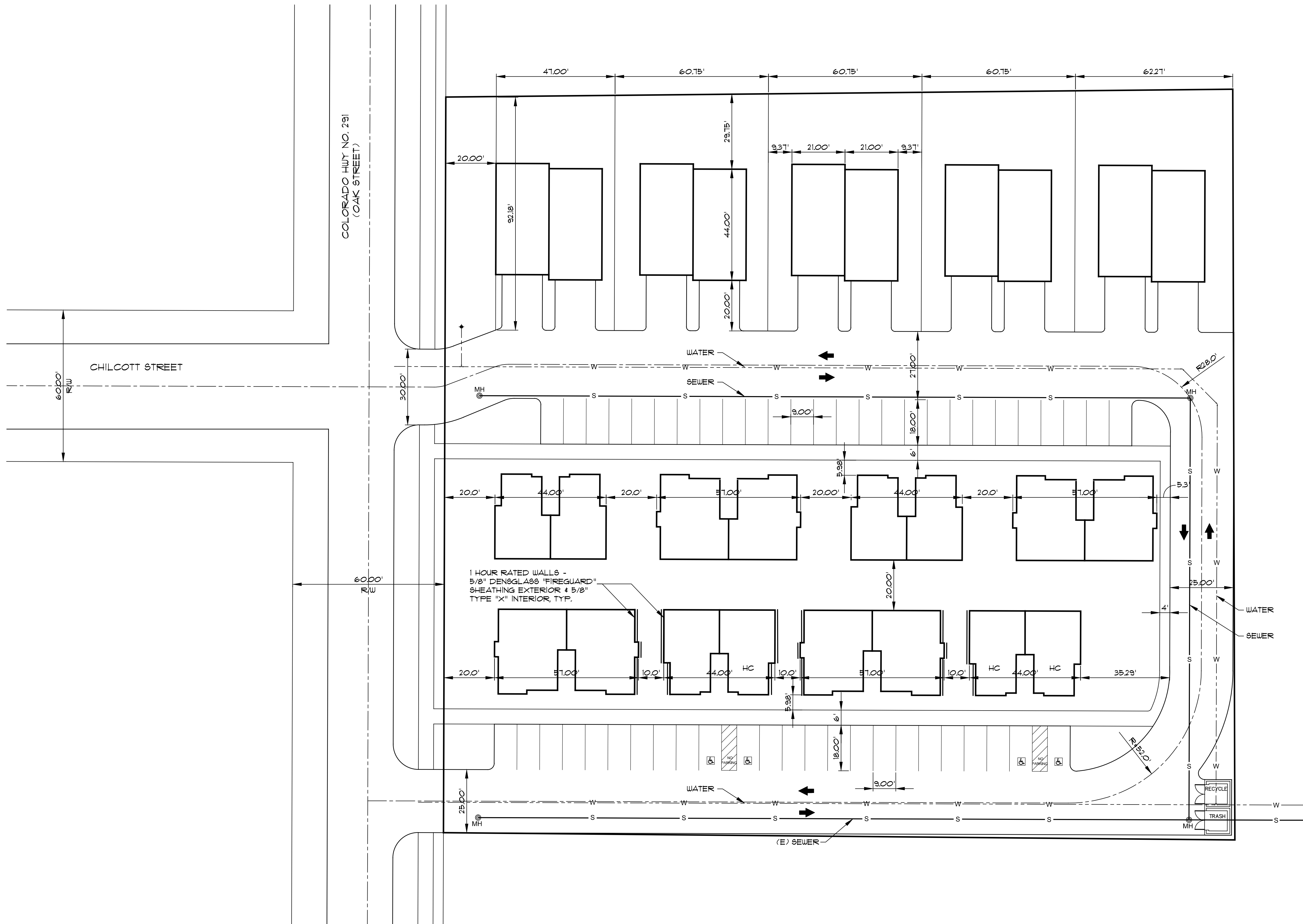
On Dec 6, 2021, at 4:42 PM, Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Kent,

Have you had a chance to get a detailed summary of the planned development? I will need the narrative by next Monday to go to the December 20<sup>th</sup> conceptual review with City Council and Planning Commission.

Thank you,

Kristi Jefferson  
Planner  
City of Salida



SITE PLAN - OPTION 1

SCALE: 1" = 20'-0"

SITE PLAN NOTES

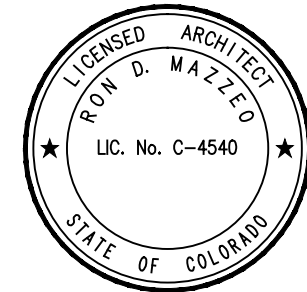
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND OTHER SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPANCY EXISTS, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
2. CONTRACTOR MAY ADJUST PLACEMENT OF RESIDENCE IF NECESSARY AS LONG AS ALL MINIMUM SETBACKS ARE OBSERVED. (WITH OWNER'S APPROVAL.)
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
4. ALL NEW UTILITIES ARE TO BE BURIED UNDERGROUND, USE COMMON TRENCH WHERE APPLICABLE.
5. BUILDING ORIENTATION AND LOCATION TO BE VERIFIED ON SITE BY ARCHITECT AND OWNER BEFORE CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL SURVEYED PLACEMENT OF BUILDING ON SITE.
6. SLOPE FINISH GRADE AWAY FROM BUILDING 1/2" PER FOOT MINIMUM.
7. FENCE AND PROTECT ALL LANDSCAPING (TREES, GROUND VEGETATION, ETC.) AROUND CONSTRUCTION SITE. REPLACE LANDSCAPING IF DAMAGED DURING CONSTRUCTION.
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11. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS: STUMPS, SLASH, CONCRETE, ASPHALT, ETC. FROM SITE PRIOR TO LANDSCAPE WORK.
12. DETERMINE DRIVEWAY LOCATIONS & GRADES ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
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19. FINAL STAKING OF HOUSE TO BE VERIFIED WITH ARCHITECT.



RON MAZZEO  
ARCHITECT, PC  
ARCHITECTURE/PLANNING

423 W. 1st STREET  
SALIDA, COLORADO 81201  
1(800)278-8784

PROJECT NAME  
STATE HWY 291 (OAK STREET)  
SALIDA, CO



NOV. 24, 2021

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REVISIONS


PRELIMINARY

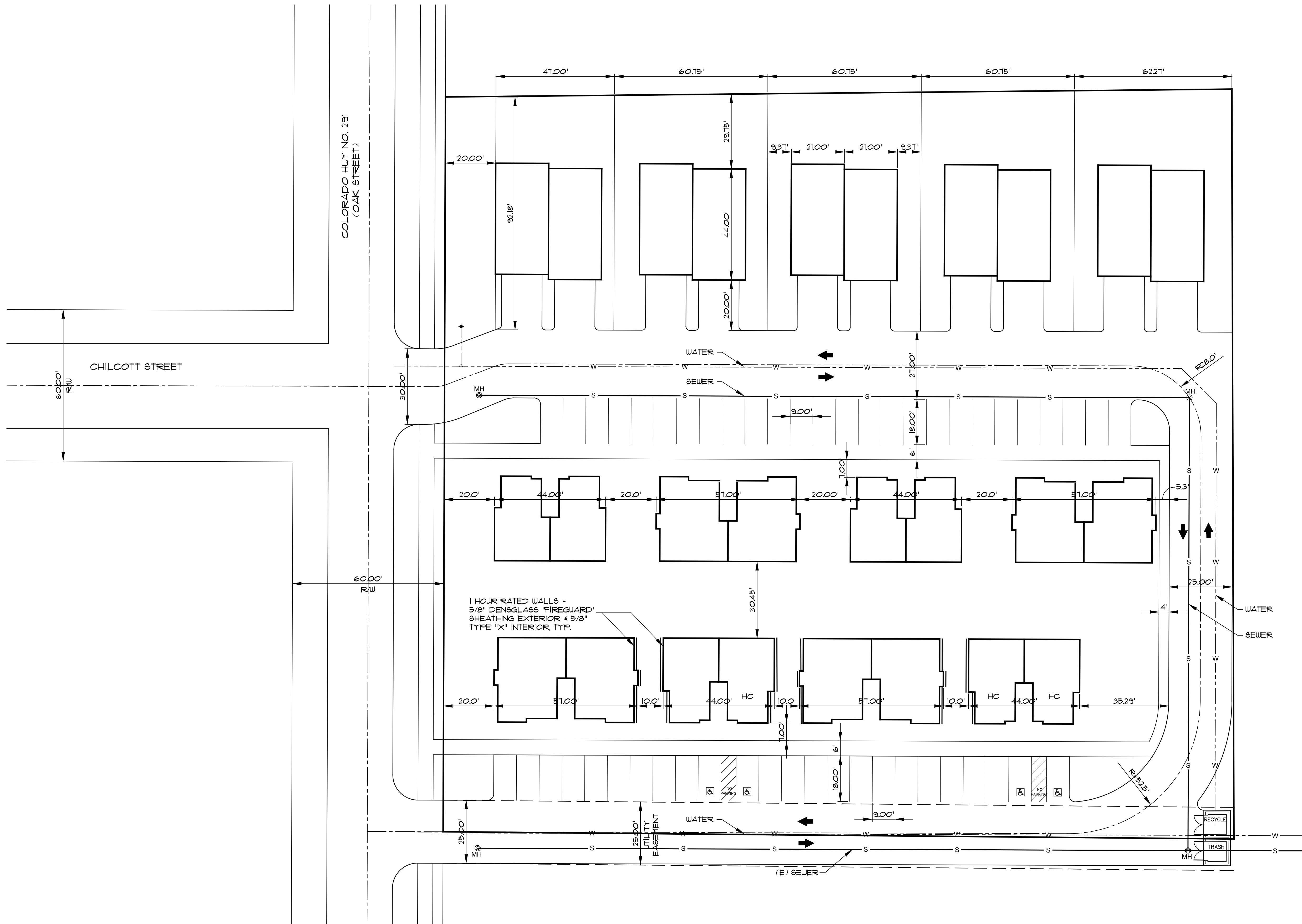
SITE PLAN

JOB NO.	21142
DATE	NOV. 24, 2021
DESIGN BY	R. MAZZEO
DRAWN BY	DMD

SHEET NUMBER

A100





SITE PLAN - OPTION 2

SCALE: 1" = 20'-0"

SITE PLAN NOTES

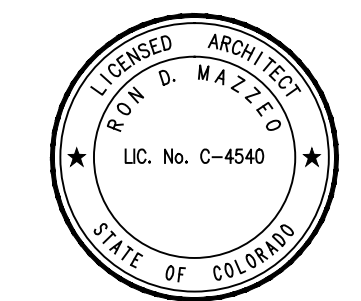
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