



January 03, 2023

Taline & Shane Meredith  
6027 Cumbre Vista Way  
Colorado Springs, CO 80924

RE: Administrative Review Decision 148 River Ridge Lane – Multiple Principal Residential Structures

Dear Taline & Shane,

The intent of this letter is to notify you of the administrative review decision regarding the proposed multiple principal residential structures located at 148 River Ridge Lane (Lot 38 River Ridge Subdivision) in the High Density Residential (R-3) zone district. After reviewing your application, all necessary materials have been submitted for this to be a complete application. In accordance with Table 16-D Schedule of Uses, this proposed creation of multiple principal residential structures is considered an Administrative Review and subject to the review standards at Sec. 16-4-190(b), as described below:

**Scale.** The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

- The proposed new two-story, principal structures will be of similar height to the surrounding neighbors. The proposed footprint of the new buildings will cover approximately 1906sf while the second building on the same lot will cover approximately 792sf. The setbacks of the neighboring buildings will essentially be the same. Furthermore, the pitch of the two new building's roofs will be similar to those of other houses in the neighborhood. Overall, the scale of the site will be compatible with surrounding properties. This standard is met.

**Parking and Access.** Required parking shall be provided on the site for all buildings and uses on the site. Access should be consolidated to reduce curb cuts and shall be provided through alleys where available.

- The site plan indicates that there will be a two-car garage with alley access attached to one of the principal structures. The site plan also shows additional off-street parking within the 20' rear setback with access from the alley. This standard is met.

**Provision of Adequate Services.** Each principal structure shall have its own municipal services, including water and sewer, in accordance with Chapter 13, Municipal Utilities, of this Code.

- Staff notes that adequate water and wastewater services are available to the site. There is currently wastewater services on both the front and rear of the property. Access to water services will be from the lot frontage along River Ridge Lane. Each principal structure shall have its own separate water and wastewater connection.

The application demonstrates that the proposed multiple principal residential structures can or do meet the above review standards and therefore the administrator has APPROVED your application, with the following conditions:

1. All new exterior lighting must be fully shielded per the requirements of Section 16-8-100 of the Salida Municipal Code.
2. The applicant shall apply for a building permit as required by the Chaffee County Building Department and City of Salida.
3. The minimum landscape requirement is 30% in the High Density Residential (R-3) zone district. The size the lot is 8,851 square feet and the minimum landscape requirement is 2,655 square feet and requires three (3) trees on the lot that meet Section 16-8-90; existing trees will count towards this requirement.
4. Each principal structure shall have its own separate water and wastewater connection.

Please do not hesitate to contact me regarding any of these conditions: (719) 530-2638 or franco.palumbo@cityofsalida.com.

Sincerely,



Franco Palumbo  
Planning Technician

cc. Michael Wenham



**ADMINISTRATIVE REVIEW &  
ADMINISTRATIVE CONDITIONAL USE  
APPLICATION FORM**

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

**A. GENERAL DATA** (To be completed by the applicant)

**A. Applicant Information**

Name of Applicant: Taline and Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs, CO 80924

Telephone Number: (719) 216-6232 Email Address: Taline.Meredith@summitbhc.com

**B. Code Information**

Code Section Requesting Administrative Approval From: 6-4-90 / 16-4-70 / Table 16-D

**C. Site Data**

Street Address: 148 River Ridge Lane

Zone District: R-3 / R-4 Overlay District: (N/A)

**B. DEVELOPMENT PROCESS** (City Code Section 16-3-60)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review.

**C. APPLICATION CONTENTS** (City Code Section 16-3-70)

1. **General Development Application**
2. **Administrative Review Application**
3. **Development Plan.** A conceptual plan of the proposed development which may be a freehand drawing of the proposed development showing existing and proposed features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application.
4. **Proof of Ownership.** Proof of ownership of the land proposed for development.
5. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the application.
6. **Application Fee** \$200, cash or check made out to City of Salida.

**D. DESCRIPTION OF PROPOSAL** (If necessary, attach additional sheets)

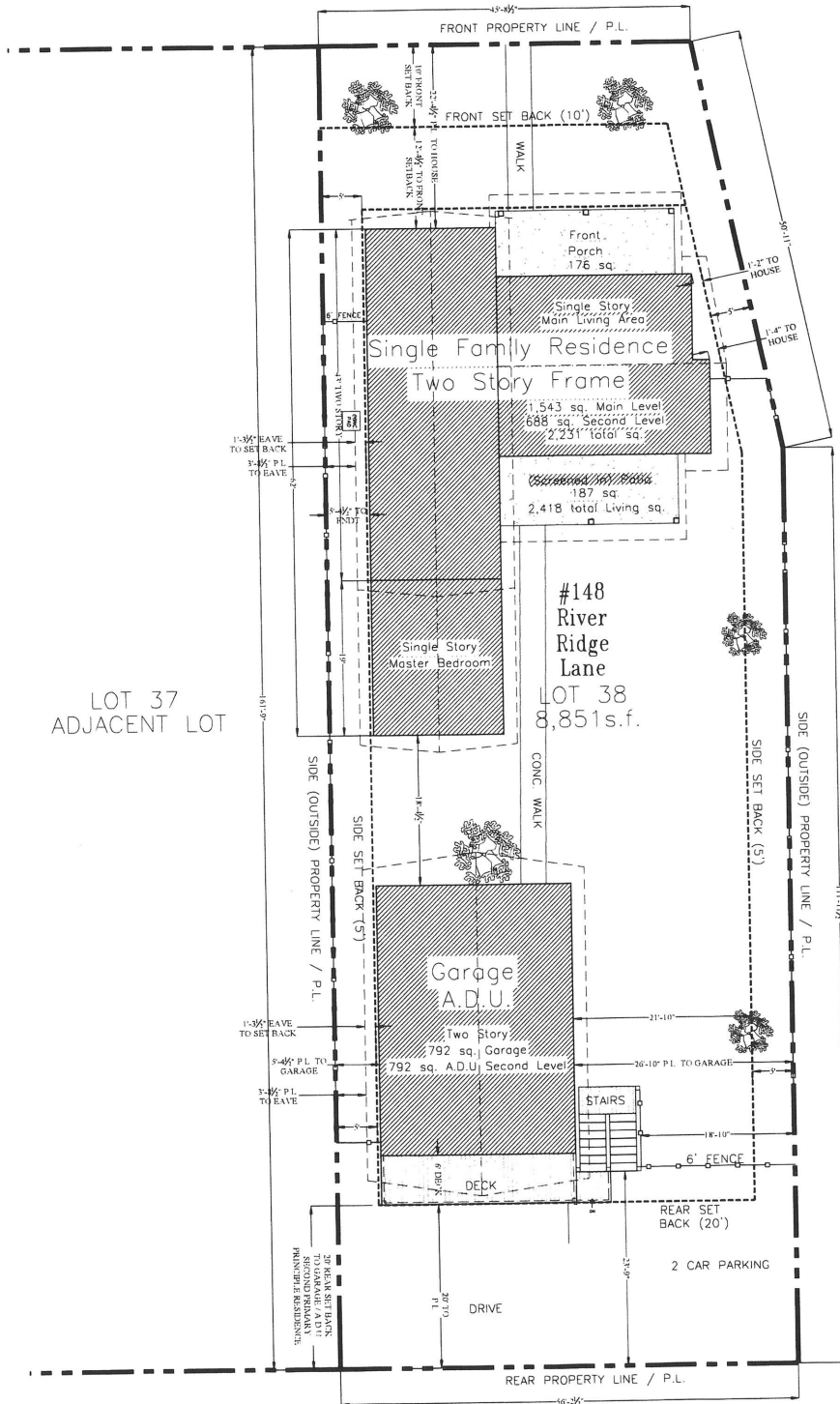
**1. Written statement.** Describe how you meet the standards of the code section:

The property was sold prior to any substantial construction of surrounding buildings with the understanding that single family residences were permitted to be built. The City of Salida Zoning Code does not list a single family residence being prohibited. It does note an Administrative Review is required. We ask that the guarantee by the Realtor and their Company (Pinon), be weighted when assessing our request. We ask the City of Salida Zoning Review Committee to generously consider and approve our request to build two residences, a single family residence, and second primary residence above a garage (commonly called an A.D.U.) on this property, thereby meeting the standards of the code.

The City of Salida has a historic texture of mixed density residential buildings, apartments, single family residences, duplexes, and accessory dwelling units. It seems appropriate for the continuity of this unique community that this tradition of development continue. The residences would mark the corner of the block with a stylish form of single family residential architecture that is reminiscent of traditional housing in Salida, but with an updated modern touch, giving relief from the monotonous collection of square buildings, many of which are not in compliance with the River Ridge H.O.A. design guidelines. Across the street a park that doubles as utility drainage easement is planned. The massing of the houses and locations allows for soft termination of the build forms and would provide a pleasant transition into the park and intersection, where it would allow for greater visibility and a safer traffic flow. The streets are not perpendicular to each other at the intersection of Treat Lane and River Ridge Lane, nor is the lot itself rectangular. This irregularity in lot and the city grid seems like an appropriate place for these two residences that are designed to fit both conditions.

# River Ridge Lane

60' R.O.W.



LOT 37  
ADJACENT LOT

#148  
River  
Ridge  
Lane  
LOT 38  
8,851 s.f.

Treat Lane  
60' R.O.W.

H.O.A.\_Owned (Utility Access) Alley