



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** December 12, 2023  
**AGENDA ITEM TITLE:** Meredith Minor Subdivision - Limited Impact Review  
**AGENDA SECTION:** Public Hearing

### REQUEST:

The request is to receive Limited Impact Review approval for a Minor Subdivision to subdivide the vacant lot into two (2) individual lots at 148 River Ridge Lane.

### APPLICANT:

The applicants are Shane and Taline Meredith, 6027 Cumbre Vista Way, Colorado Springs, CO 80924.

### LOCATION:

The subject property is known as Lot 38 of the River Ridge Subdivision, City of Salida, Chaffee County. This property is also known as 148 River Ridge Lane.

### PROCESS:

Limited Impact Review are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.



## OBSERVATIONS:

1. The property is located within the High Density (R-3) and the Manufactured Housing Residential (R-4) zone districts. Properties surrounding this parcel are also located within the (R-3) and (R-4) zone districts.
2. 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”.
3. At the October 24, 2022, Planning Commission meeting, the Commission discussed single family residential units within the High Density (R-3) zone district and agreed that the intent of the R-3 zone district is to provide high density residential units.
4. The purpose of the Manufactured Housing Residential (R-4) zone district is “to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses”.
  - According to Section 4.2.3 of the River Ridge declaration of covenants, conditions, restrictions and easements - No mobile home, portable home, or modular home shall be permitted to be placed on any Lot.
5. From prior discussions with Planning Commission, staff made the interpretation to require more than one residential unit on lots with 7,500 square feet or more within the R-3 zone district. The interpretation meets the intent of the High-Density Residential (R-3) zone district.
6. In order to solve for potential conflict between the intent of the R-3 zone district and the landowner’s intent, staff suggested splitting the lot to ensure potential for more than 1 unit on the overall parcel.
7. The applicants are requesting Limited Impact Review approval for a minor subdivision to subdivide Lot 38 within the River Ridge Subdivision into two (2) individual lots. The request is to subdivide the lot to be able to build their single-family residence now on proposed Lot 38A and then build the second residence or an ADU on Lot 38B at a later date.
8. In order to build the residence as architecturally drawn, the applicants will be requesting a variance from the required 20’ rear setback. The applicants have stated that their intent is to build a second residence or an ADU when financially feasible.
9. This is a vacant lot and in November 2022 the applicants applied for administrative review approval to construct multiple principal structures on the lot. The application was reviewed and approved in January 2023. Currently due to financial constraints, the applicants are unable construct the second residential unit as approved.

10. Creating two lots is, to some extent, a guarantee that at least two residential units will be built on the parcel. The applicants could either sell Lot 38B or build the second residential unit on the lot.



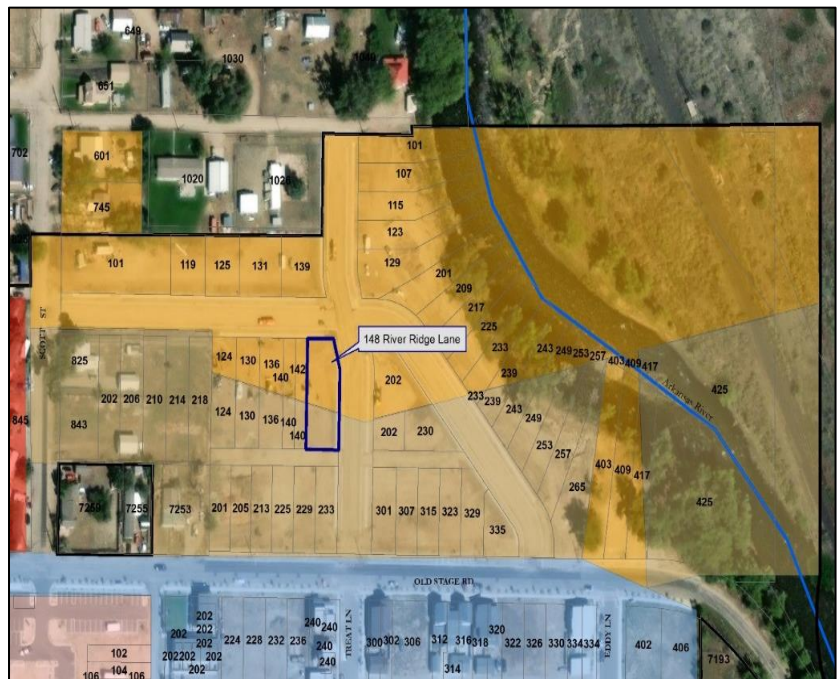
11. When the applicants submit building permit applications for the second unit or ADU, staff suggests they may apply for a lot line elimination to eliminate the property line that is created with this subdivision plat. With a lot line elimination, the lot would return to the original lot and be under one ownership, which is required for an ADU.

**REVIEW STANDARDS – Limited Impact Review(Section 16-6-120):**

(1) Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

➤ Policy LU&G-I.2 states that “Infill and redevelopment should be encouraged and will advance the objectives of this plan.”

➤ Staff finds that the proposed use is consistent with the Comprehensive Plan.



- (2) **Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.

Dimensional Standards	Minimum Required R-3	Lot 38A	Minimum Required R-4	Lot 38B
Lot Size	5,063 s.f.	5,196 s.f.	3,600 s.f.	3,654 s.f.
Density	2,100 s.f.	Density for 2 units	2,100 s.f.	Density for 1 unit
Max lot coverage for structures	50%	30%	50%	21%

- New development must comply with the zone district standards. With the Inclusionary Housing Incentives as allowed in Sec. 16-13-50 of the Land Use Code, the minimum lot size in the R-3 zone district is 5,063 square feet and the minimum lot size in the R-4 zone district 3,600 square feet.
- The proposed lots meet the minimum lot requirements in each zone district.
- The density requirement within both the R-3 and R-4 zone districts is 2,100 square feet. Proposed Lot 38A is 5,196 square feet and has the density for 2 residential units and proposed Lot 38B is 3,654 square feet and has the density for 1 residential unit.
- In order to build the first residence, as architecturally drawn, the applicants will be requesting a 6' variance from the proposed rear property line. All remaining dimensional standards will be met.
- The off-street parking requirement is 1 space per unit, this standard has been met.

- (3) **Improvements.** The proposed subdivision shall be provided with improvements which comply with Article VIII and landscaping which complies with Section 16-8-90 of this Chapter.

- i. **Streets.** Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
  - The existing streets are suitable to meet the proposed minor subdivision.
- ii. **Utilities.** Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.

- Adequate utilities are in place to serve the proposed development.
- iii. **Phases.** If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
- There are no phases with this development.
- (4) **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic.
- There are no major natural features located within this subdivision.
- (5) **Floodplains.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.
- This lot is not located within the floodplain.
- (6) **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise.
- This subdivision does not border a Highway right-of-way.
- (7) **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
- This subdivision is not intended for future resubdivision.
- (8) **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.
- The River Ridge subdivision provided public access to the west side of the Arkansas River and a trail easement along the east side of the river. This was deemed “extraordinary” by the Planning Commission and therefore the open space requirements have been met for the subdivision.

**(9) Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

- There are no development plans with this application.

**(10) Lots and Blocks.** Pattern - The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.

- This subdivision does not create a new grid.

**(11) Architecture.** This standard applies to residential subdivisions of five lots or more.

- This standard does not apply to this subdivision.

**(12) Fair Contributions for Public School Sites (16-6-140).**

- With any new residential development, the applicant will be required to pay the fair contributions for Public School Sites at the time of building permit submittal for each residential unit.

**(13) Inclusionary Housing Requirement –**

- The inclusionary housing requirement has been met by the River Ridge Subdivision with the completion of eight (8) units by Chaffee Housing Trust on Lot 1 of the River Ridge Subdivision. According to the River Ridge Subdivision Improvement Agreement Lot 38 was allotted a total of four (4) inclusionary housing credits.

**RECOMMENDED FINDINGS:** The purpose of the limited review process for a minor subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. This application complies with the standards and uses of the R-3 and R-4 zone districts.
3. The applicant has complied with all city codes for the proposed minor subdivision.



**RECOMMENDED ACTION:** Based upon the observations, review standards, and findings outlined above, staff recommends the following:

The Commission approve the Limited Impact Review application to subdivide Lot 38 of the River Ridge Subdivision into two (2) lots at 148 River Ridge Lane, subject to the conditions listed below:

1. In the future, if the applicants apply for a lot line elimination to construct the second residence or ADU, the plat for lot line elimination will not be recorded until substantial completion of the residence or ADU.

**Prior to printing the mylars of the subdivision plat, the following corrections must be made.**

2. The date under the Acknowledgement of lien holder be corrected. Date shown is 2019.
3. Number 4 under general notes be updated with adding the R-3 and R-4 zone districts.
4. Number 5 under general notes be corrected from #4 to #5.

**RECOMMENDED MOTION:** "I make a motion to approve the Meredith Minor Subdivision as it meets the Subdivision Review Standards, subject to the conditions recommended by staff.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Proof of publication  
Application materials  
Minor Subdivision plat  
Administrative review application and approval for multiple principal structures