



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Kathryn Dunleavy - Planner	March 18, 2024

ITEM

Joint City Council/Planning Commission conceptual review of a proposed Major Subdivision for 77 Illinois Avenue, legally known as N1/2 of Block 17 Roberds Third Addition, Salida, CO. The lot is located on the south side of Illinois Avenue between Milford and Teller Streets. Major Impact Review applications for Major Subdivisions require conceptual review with City Council and Planning Commission members.

BACKGROUND

The applicant, Shaken Roost, LLC represented by Joni Baker, submitted a conceptual review application for a Major Subdivision. The site is just under one acre at 41,250 square feet. It is zoned C-1, Commercial. Adjacent zoning is primarily C-1 as well as R-3, Multi-Family Residential.

Surrounding uses include the middle school, an early childhood education center, multi-family residential, and single family residential.



PROPOSAL

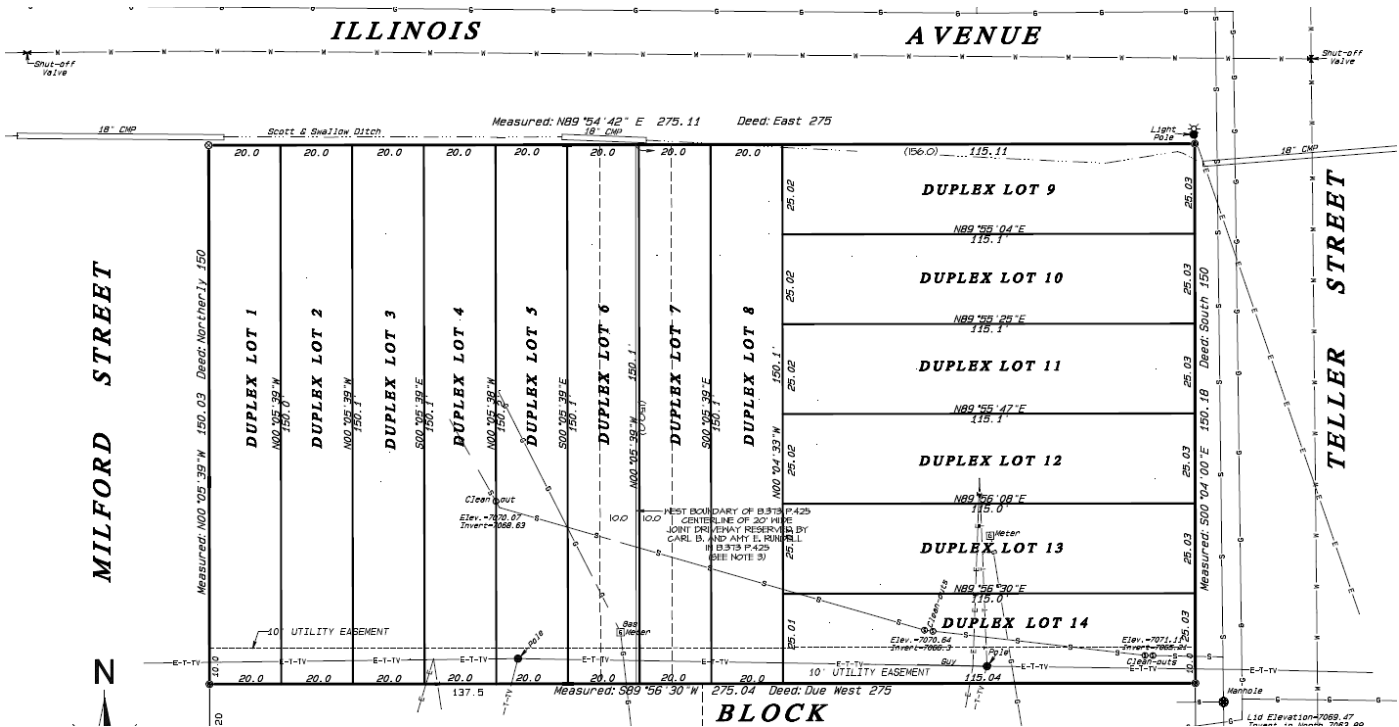
The proposal is to create 14 half-duplex lots, for a total of 7 duplex structures. Some of the requirements that apply to Major Subdivisions include but are not limited to:

- Fair Contribution to Public Schools
- Parks, Open Space and Trails Fee-in-lieu
- Provision of built Inclusionary Housing units, as proposed this would be 2.338 units.
- Public improvements
- Architectural Standards
- C-1 Dimensional Standards, with the built Inclusionary Housing incentives.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kathryn Dunleavy - Planner	DATE March 18, 2024
--	---	-------------------------------



Once a complete application is submitted to staff, we will send it out for review by all departments and review agencies.

The applicant and staff would appreciate the input of the City Council and Planning Commission.

- Attachments:
- General Development Application
 - Conceptual Subdivision Plat



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input checked="" type="checkbox"/> Other: <u>Conceptual Review</u> |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Joni Baker - Shaken Roost LLC

Mailing Address: 1501 H St Salida CO 81201

Telephone Number: 7404381279 FAX: _____

Email Address: jjlrjbaker@gmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Shaken Roost

Street Address: 77 Illinois Ave Salida CO

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

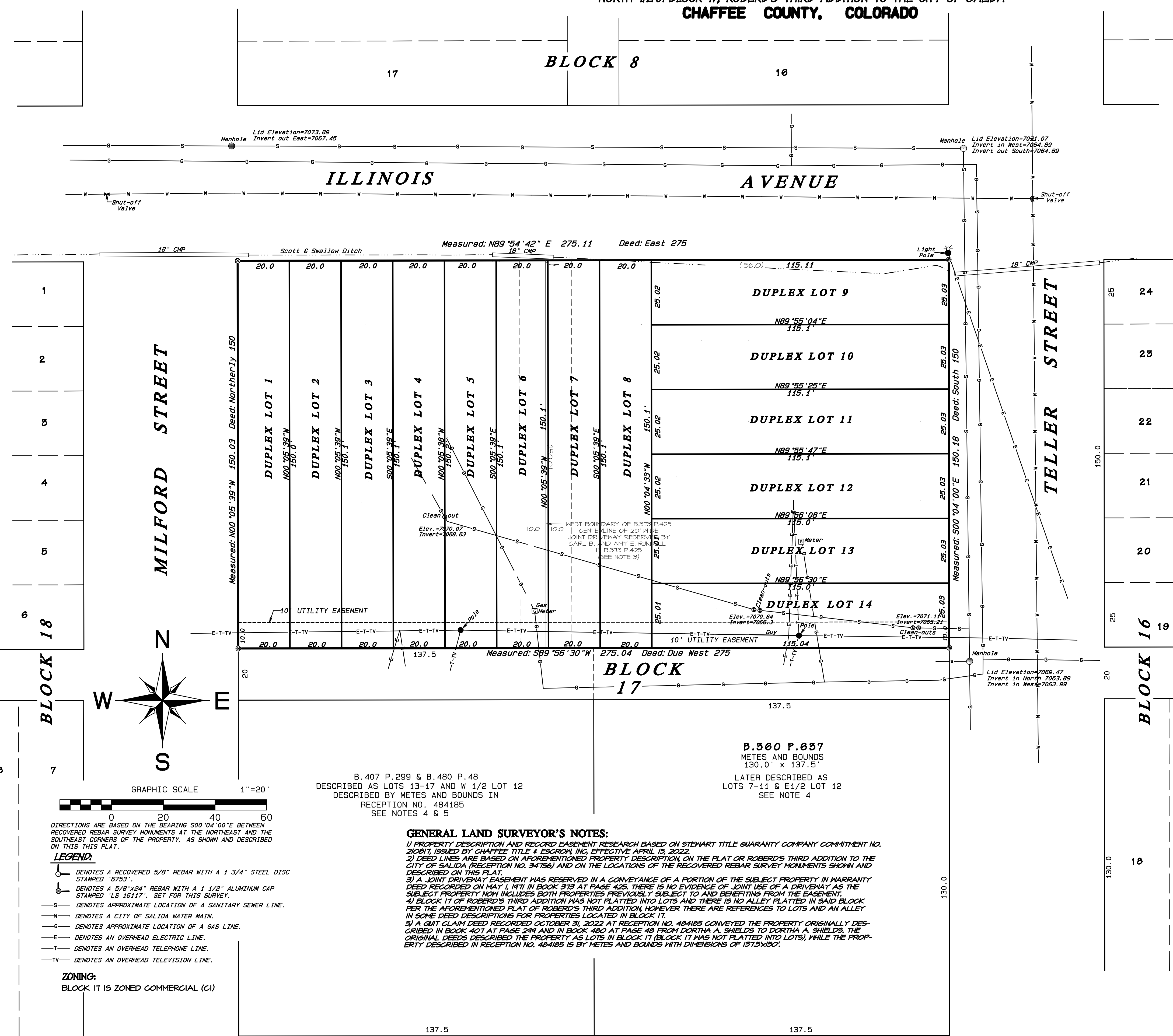
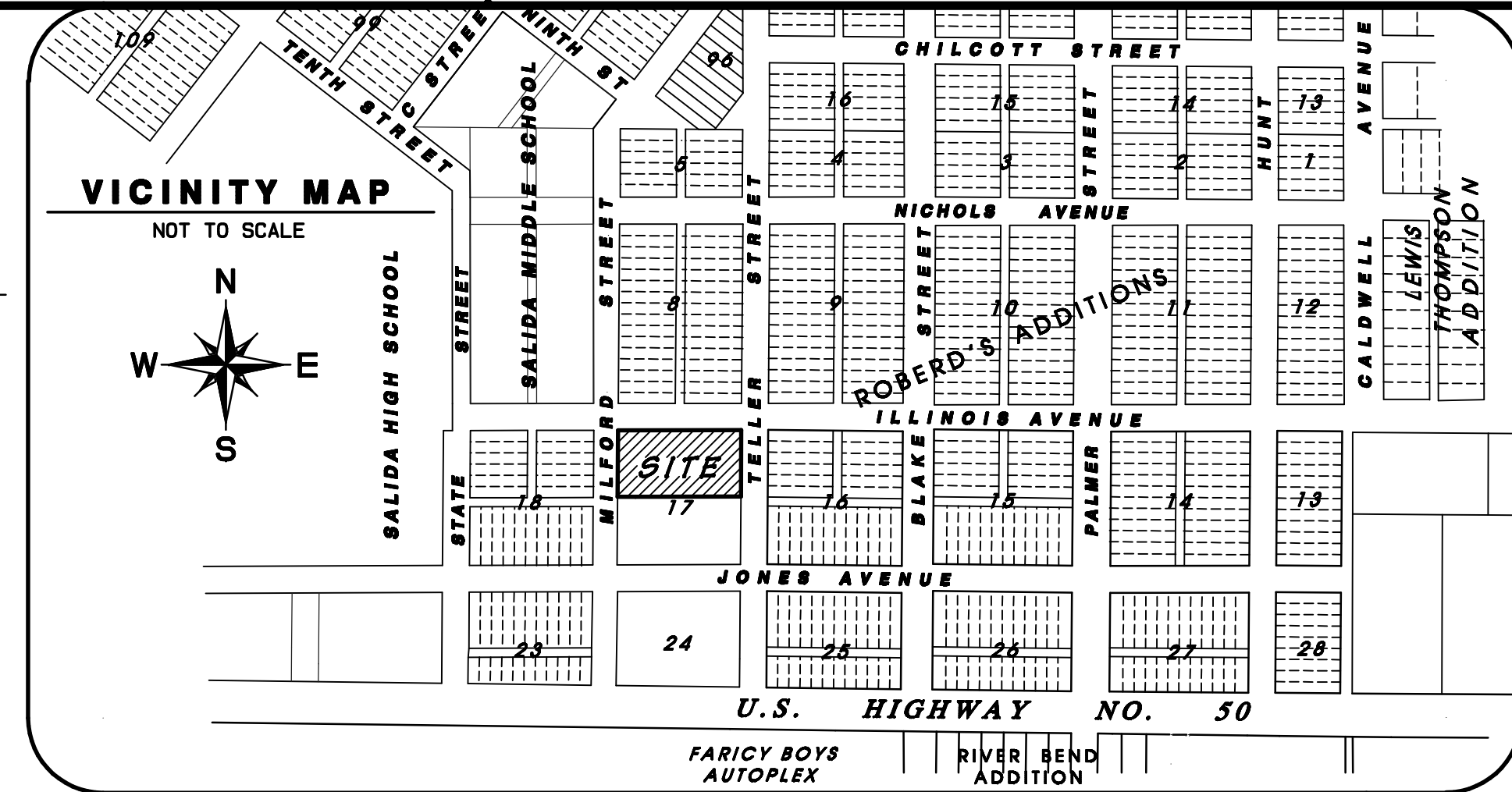
Jamie + Joni Baker, Aaron + Hannah Peypouse - title policy emailed

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: [Signature] Date: 2-21-24

Signature of property owner: [Signature] Date: 2-21-24

SHAKEN ROOST SUBDIVISION
 LOCATED IN THE
 NORTH 1/2 OF BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



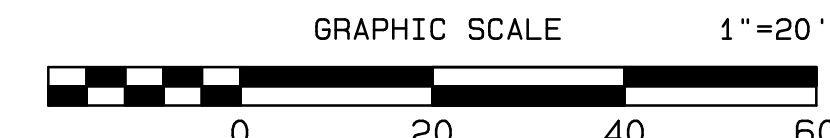
PROPERTY DESCRIPTION:
 That part of the Northwest Quarter of the Southeast Quarter (NW/4 SE1/4) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, (City of Salida), Chaffee County, Colorado, described as follows:
 Beginning at the intersection of the south line of Illinois Avenue with the west line of Teller Street, the same being the northeast corner of Block No. 17 of Roberd's Third Addition to the City of Salida, Colorado;
 thence running South along the west line of Teller Street 150 feet to the intersection of the west line of Teller Street with the north line of the East-West alley in said Block;
 thence at right angles and due West along said alleyway boundary 275 feet to the east line of Milford Street;
 thence North along the easterly line of Milford Street 150 feet to the intersection of the east line of Milford Street with the south line of Illinois Avenue;
 thence East along the south line of Illinois Avenue 275 feet to the place of beginning, being the North half (N1/2) of said Block No. 17, Roberd's Third Addition.

DIMENSIONAL STANDARDS:
DUPLEX UNITS (D):
 MINIMUM LOT SIZE W/O AFFORDABLE UNITS: 2800 SQ. FT.
 MINIMUM LOT SIZE WITH AFFORDABLE UNITS: 2520 SQ. FT.
 PROPOSED LOT SIZE: 3002.0-3003.6 SQ. FT.
 MAXIMUM COVERAGE PER LOT W/O AFFORDABLE UNITS (60%): 1801-1802 SQ. FT.
 MAXIMUM COVERAGE PER LOT W/AFFORDABLE UNITS (66%): 1981-1982 SQ. FT.
MULTI-FAMILY UNITS (M):
 MINIMUM LOT SIZE W/O AFFORDABLE UNITS: 2800 SQ. FT.
 MINIMUM LOT SIZE WITH AFFORDABLE UNITS: 2520 SQ. FT.
 PROPOSED LOT SIZE: 2876.1-2879.5 SQ. FT.
 MAXIMUM COVERAGE PER LOT W/O AFFORDABLE UNITS (60%): 1725.7-1727.7 SQ. FT.
 MAXIMUM COVERAGE PER LOT W/AFFORDABLE UNITS (66%): 1898.2-1900.5 SQ. FT.
 MINIMUM DWELLING UNITS DEDICATED FOR AFFORDABLE HOUSING UNIT (16.7%)
 14 DWELLING UNITS x 167 = 2.338 ROUNDED UP TO 3 DWELLING UNITS
ZONING: C1

B.407 P.299 & B.480 P.48
 DESCRIBED AS LOTS 13-17 AND W 1/2 LOT 12
 DESCRIBED BY METES AND BOUNDS IN
 RECEPTION NO. 484185
 SEE NOTES 4 & 5

B.360 P.637
 METES AND BOUNDS
 130.0' x 137.5'
 LATER DESCRIBED AS
 LOTS 7-11 & E1/2 LOT 12
 SEE NOTE 4

GENERAL LAND SURVEYOR'S NOTES:
 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 210871, ISSUED BY CHAFFEE TITLE & ESCROW, INC., EFFECTIVE APRIL 15, 2022.
 2) DEED LINES ARE BASED ON AFORESAID PROPERTY DESCRIPTION ON THE PLAT OR ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA (RECEPTION NO. 34758) AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
 3) A JOINT DRIVEWAY EASEMENT WAS RESERVED IN A CONVEYANCE OF A PORTION OF THE SUBJECT PROPERTY IN WARRANTY DEED RECORDED ON MAY 1, 1971 IN BOOK 3178 AT PAGE 425. THERE IS NO EVIDENCE OF JOINT USE OF A DRIVEWAY AS THE SUBJECT PROPERTY NOW INCLUDES BOTH PROPERTIES PREVIOUSLY SUBJECT TO AND BENEFITING FROM THE EASEMENT.
 4) BLOCK 17 OF ROBERD'S THIRD ADDITION WAS NOT PLATTED INTO LOTS AND THERE IS NO ALLEY PLATTED IN SAID BLOCK PER THE AFORESAID PLAT OF ROBERD'S THIRD ADDITION, HOWEVER THERE ARE REFERENCES TO LOTS AND AN ALLEY IN SOME DEED DESCRIPTIONS FOR PROPERTIES LOCATED IN BLOCK 17.
 5) A QUIT CLAIM DEED RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 484185 CONVEYED THE PROPERTY ORIGINALLY DESCRIBED IN BOOK 407 AT PAGE 249 AND IN BOOK 480 AT PAGE 48 FROM DORTHA A. SHIELDS TO DORTHA A. SHIELDS. THE ORIGINAL DEEDS DESCRIBED THE PROPERTY AS LOTS IN BLOCK 17 (BLOCK 17 WAS NOT PLATTED INTO LOTS), WHILE THE PROPERTY DESCRIBED IN RECEPTION NO. 484185 IS BY METES AND BOUNDS WITH DIMENSIONS OF 137.5x130.



DIRECTIONS ARE BASED ON THE BEARING S00°04'00"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NORTHEAST AND THE SOUTHEAST CORNERS OF THE PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT.

- LEGEND:**
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6753'.
 - ⊗ DENOTES A 5/8" x 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117'. SET FOR THIS SURVEY.
 - S— DENOTES APPROXIMATE LOCATION OF A SANITARY SENER LINE.
 - W— DENOTES A CITY OF SALIDA WATER MAIN.
 - G— DENOTES APPROXIMATE LOCATION OF A GAS LINE.
 - E— DENOTES AN OVERHEAD ELECTRIC LINE.
 - T— DENOTES AN OVERHEAD TELEPHONE LINE.
 - TV— DENOTES AN OVERHEAD TELEVISION LINE.

ZONING:
 BLOCK 17 IS ZONED COMMERCIAL (C1)

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

SHAKEN ROOST MINOR SUBDIVISION	
IN THE N1/2 BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA CHAFFEE COUNTY, COLORADO	
Job Number: J-23-183 TPC FILE: J-11-005 DRAWN BY: B.S.J. M.K.H.	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
CHECKED: F11d Book: S335 Page 32	DATE: 2/19/24 DRAWING NO. L-24-06