CITY COUNCIL WORK SESSION MEMO

MEETING DATE:	November 15, 2021
AGENDA ITEM:	Conceptual Review with Planning Commission - Green Heart Planned Development/Minor Subdivision
FROM:	Kristi Jefferson, Planner

Planned Developments are Major Impact Reviews and require conceptual review with City Council and Planning Commission members, a public hearing and recommendation by the Planning Commission, and a final decision by City Council.

The applicants Green Heart LLC, Robin Nejame and Zack Zeiset, Annie Ruiter and Andy Riemenschneider, have submitted information regarding a proposed Planned Development and Minor Subdivision located on a 1.23 acre (53,445 s.f.) parcel located at 535 W. Seventh Street.

The property is located within the Single-Family (R-1) zone district. This parcel is surrounded by the Single-family Residential (R-1), Medium Density Residential (R-2), Industrial (I) and Commercial (C-1) zone districts.

The applicants would like to create a lot for each of their families, built to the R-1 standards, and two smaller lots that could be developed in accordance with the Medium Density (R-2) zone district.

As proposed, the 4 lot Minor Subdivision requires the applicant to go through the Planned Development process in order to deviate from the R-1 zone district standards for the following:

1.	Lots 1 and 2 fronting a private road instead of a public street. Both lots will have a single-family residences.

2.	Lots 3 and 4 will have the dimensional standards of the R-2 zone district and have the density for up to 2 units each.
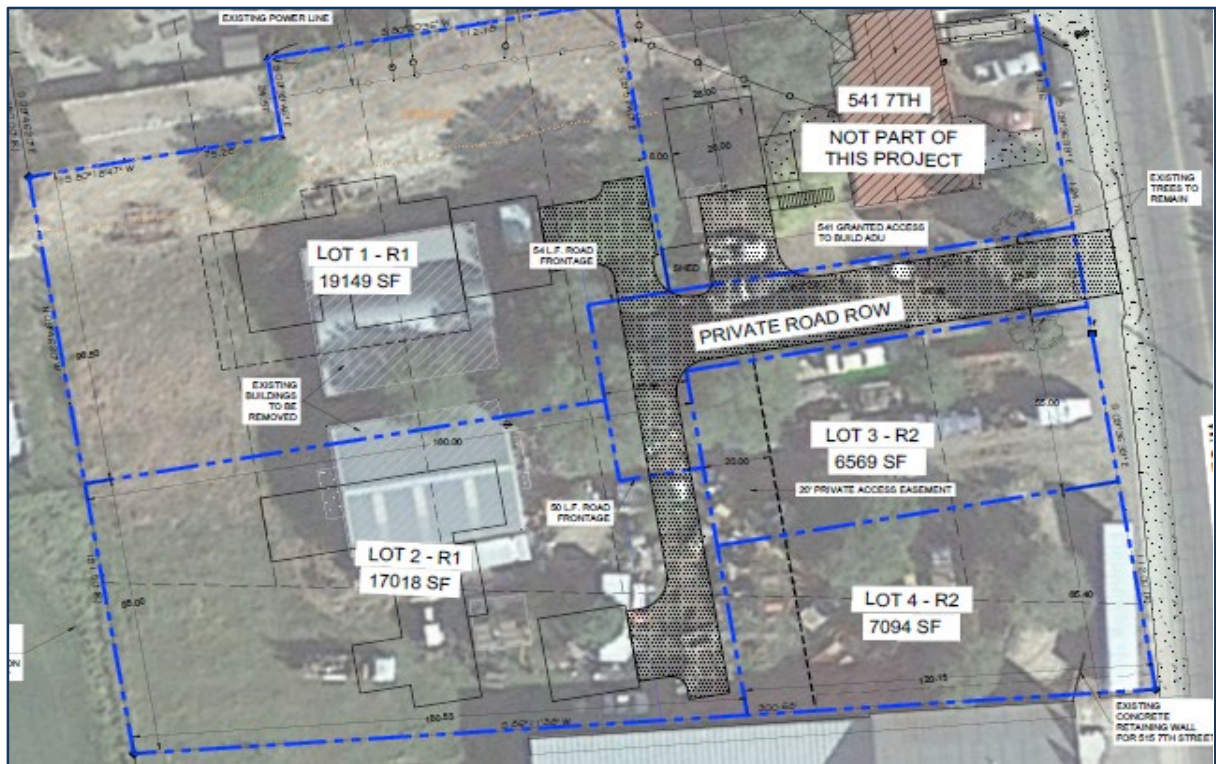
It appears that all other dimensional standards can be met by the development. The Minor Subdivision must meet the Open Space and Fair Contributions to Public School Sites requirements and the requirements of Article XIII, Inclusionary Housing.

The applicant has submitted a site plan for the Planned Development and Minor Subdivision and a second image that shows how, under the current R-1 standards, a maximum of only 2 legal lots and 2 single-family dwellings could be created.

Staff would appreciate the input of Council and the Planning Commission on the proposals.

Attachments
Conceptual plans for the Green Heart Planned Development
Image showing constraints of R-1 zoned development

Green Heart LLC Subdivision at 535 7th Street

As an introduction, Green Heart LLC is two families who have partnered together to purchase the parcel of land at 535 7th Street. Our names are Robin Nejame, Zack Zeiset, Annie Ruiter and Andy Riemenschneider. We are all local Salida residents who have each lived in Salida for at least 20 years.

Our goal is for both families to live on this parcel of land and to create a development that is a good fit for the neighborhood. We want to live next to local families who live and work in our community. We have no intention to just maximize this development for pure profit.

In this package we are including two exhibits:

Exhibit 1

- The first exhibit is *Use by Right* which shows what can be currently developed on this lot. Based on the street frontage of 50' for R-1, only two lots can be created. Lot 3 is not a legal lot, it neither has adequate lot frontage or adequate lot area.
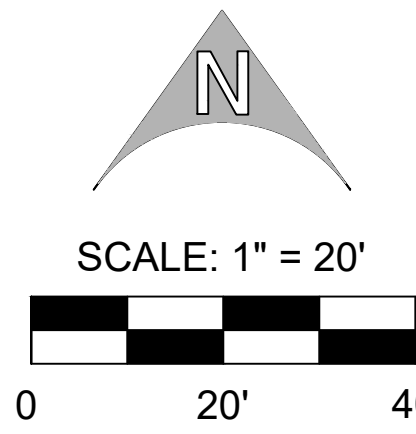- We think this is not an efficient use of land, especially when there is a need for housing.

Exhibit 2 (Planned Development)

- The second exhibit is our *Preferred Alternative* which would require a Minor Subdivision and approval of a Planned Development (PD). The Preferred Alternative doubles the number of lots in comparison to Use by Right and provides access to 541 7th Street to allow this lot to add an Accessory Dwelling Unit (ADU). Including the lot at 541 7th Street, the number of additional units for these two lots can be 10 if you count the ADU's.
- Note, the location of the private roadway was chosen to try and keep the two mature spruce trees on 7th street. This roadway as shown goes between these two trees which are about 25 feet apart.
- Lots 3 and 4 are shown with a private access alley at the back of the lots. These lots fronting 7th Street, sold at market rate, can provide reasonably priced housing for young families and our work force.
- The preferred alternative would require the following deviations from the Dimensional Standards:
  - Lots 1 and 2 The minimum lot frontage be measured from the new private road.
  - Lots 3 and 4 The minimum lot frontage, lot area, lot coverage, landscape area and setbacks to match R2.

There have been numerous conversations regarding the maximum developable potential for this parcel. Fiscally, a large multi-unit project is not something we can afford and is not our goal. We were sold this property because the previous owner wanted families to live here and did not want to see big expensive condominiums. We are trying to meet this same goal and want to provide lots that locals can afford. Also, the City has zoned this parcel R-1 which we believe is not where high density project should be developed. The current city code states:

The purpose of the Single-Family Residential (R-1) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings at relatively low densities.

We are open to discussions regarding the best way to meet the needs of the City and our goals. We understand that this may require us to develop this lot as a Planned Development (PD). We are interested to hear what this joint session has to say, so we can determine the best way forward.
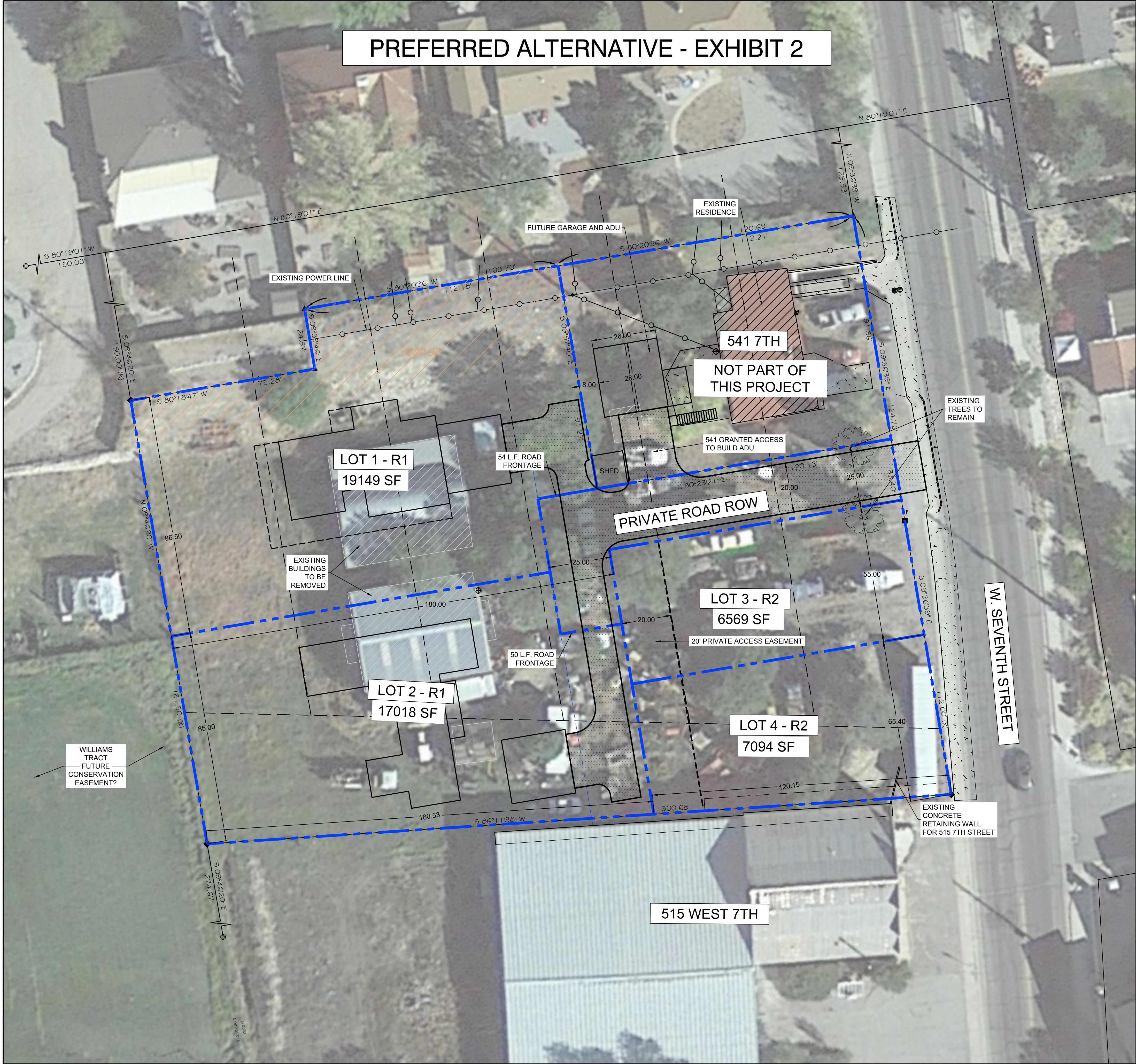
PREFERRED ALTERNATIVE - EXHIBIT 2

N

SCALE: 1" = 20'

| 0 | 20' | 40' |

DEVELOPMENT PLAN SUMMARY

PROJECT ADDRESS	535 SEVENTH STREET
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	4
LOT AREA	1.22 ACRES

1" = 20'
11/2/21

Title:
DEVELOPMENT PLAN
PREFERRED ALTERNATIVE

C-1

GREEN HEART
SUBDIVISION

SALIDA, COLORADO

EXISTING RESIDENCE

FUTURE GARAGE AND ADU

EXISTING POWER LINE

541 7TH
NOT PART OF
THIS PROJECT

EXISTING TREES TO REMAIN

541 GRANTED ACCESS TO BUILD ADU

SHED

LOT 1 - R1
19149 SF

54 L.F. ROAD FRONTAGE

PRIVATE ROAD ROW

EXISTING BUILDINGS TO BE REMOVED

LOT 3 - R2
6569 SF

50 L.F. ROAD FRONTAGE

20' PRIVATE ACCESS EASEMENT

LOT 2 - R1
17018 SF

W. SEVENTH STREET

WILLIAMS TRACT FUTURE CONSERVATION EASEMENT?

LOT 4 - R2
7094 SF

EXISTING CONCRETE RETAINING WALL FOR 515 7TH STREET

515 WEST 7TH

LAND & WATER CONCEPTS
Home Design • Civil Engineering • Project Management

USE BY RIGHT - EXHIBIT 1

N

SCALE: 1" = 20'

0   20'   40'

DEVELOPMENT PLAN SUMMARY

PROJECT ADDRESS   535 SEVENTH STREET
EXISTING NUMBER OF LOTS   1
PROPOSED NUMBER OF LOTS   2
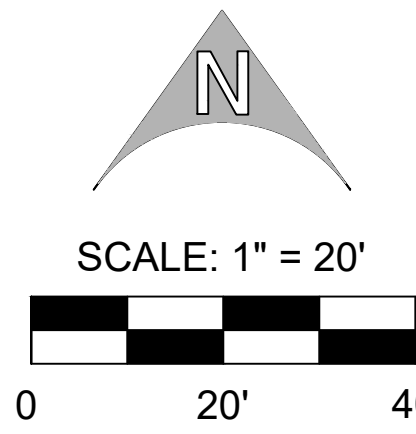LOT AREA   1.22 ACRES

C-1

1" = 20'
11/2/21

Title:
DEVELOPMENT PLAN
USE BY RIGHT

GREEN HEART
SUBDIVISION

SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC
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REFUND OF THE PRICE OF THE SERVICES
PERFORMED. IT IS RECOMMENDED THAT
YOU CONSULT WITH THE LOCAL BUILDING
OFFICIALS AND/OR ENGINEER PRIOR TO THE
START OF ACTUAL CONSTRUCTION.

LAND & WATER
CONCEPTS

Home Design • Civil Engineering • Project Management

EXISTING RESIDENCE

FUTURE GARAGE AND ADU

EXISTING POWER LINE

UNDEVLOPABLE HILL SLOPE

5300 SF

541 7TH
NOT PART OF
THIS PROJECT

EXISTING TREES TO REMAIN

50 L.F. ROAD FRONTAGE LOT 1

LOT 1 - R1
26259 SF

EXISTING BUILDINGS TO BE REMOVED

SHED

50 L.F. ROAD FRONTAGE LOT 2

LOT 2 - R1
22479 SF

WILLIAMS TRACT FUTURE CONSERVATION EASEMENT?

W. SEVENTH STREET

LOT 3 - R1
UNDEVELOPABLE
4716 SF

45 L.F. ROAD FRONTAGE LOT 3

THIS LOT NOT DEVELOPABLE INSUFFICIENT STREET FRONTAGE AND LOT AREA

EXISTING CONCRETE RETAINING WALL FOR 515 7TH STREET

515 WEST 7TH