



PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 27th, 2021

AGENDA ITEM TITLE: Time Extension for Salida Crossings Planned Development – Duane Cozart Representing BV Investments, LLC

AGENDA SECTION: New Business- Special Review for Timeline

REQUEST:

The applicant is requesting a 12-month extension to their previously approved development schedule for the Salida Crossings Planned Development, consistent with code provisions at Sec. 16-7-110(d) of the Salida Municipal Code. The property consists of 3.15 acres located at 1520 E. Highway 50. It is zoned C-1 with the Planned Development (PD) overlay.



Site Location

BACKGROUND AND REQUEST:

Salida Crossings is a proposed 3-building, 122-unit mixed-use project that was approved by a planned development which allowed additional density and building height in exchange for 30 affordable deed restricted units, greater setbacks, and street improvements. The PD was originally approved by the City Council through the adoption of Ordinance 2018-04 on March 20, 2018. Prior to the ordinance becoming effective, citizens submitted a referendum petition protesting the ordinance. On June 6, 2018, the City Council upheld their decision to approve the Planned

Development; and a Special Ballot Question was set for a special election on September 25, 2018. The ballot measure passed to uphold the Ordinance, and the election results were certified by City Council on October 16, 2018, which is now the effective date of Ordinance 2018-04.

The applicant later requested, and was granted by Planning Commission, an extension to their start date (to be established upon recordation of the development plan) to April 15th, 2020. At the time, the development schedule that was submitted with the development plan indicated that Building A, along with the required public improvements, would be constructed within 400 days and that the entire project would be completed within “720-900 days.”

The 400-day mark cited in the development schedule would have been approximately May 20th, 2021, and the 720-900 day mark would have been between approximately April 5th, 2022 and October 5th, 2022. Per Sec. 16-7-110(d) of the Salida Municipal Code, failure of the developer to substantially adhere to the development schedule shall be cause for special review by the Planning Commission, which may be commenced by the City Administrator, Planning Commission, or the developer him/herself. The applicant has remained in communication about the status of the project in the interim and even submitted an Administrative Review for some insubstantial changes to the project in March, 2021. Due to a variety of factors related to financing, labor shortage, building materials costs, design amendments, and public improvements being conducted by the City along Highway 50, progress on the project has languished.

In August of this year, the original owner of the project, Salida Crossings 134, LLC, officially sold the project to a new group, BV Investments, LLC. This new group has committed to constructing the project as approved within a slightly revised time frame. This group has recently conducted additional site work and is planning new construction imminently, with intentions to begin foundational work by October 15th, subject to review timelines at the County. The new ownership group was advised by City staff to request an extension to the overall development schedule, given the public interest in the project, previous delays, and the possibility that various project benchmarks may not be met within the timeframe originally provided in the schedule.

The applicant has provided an updated development schedule and is asking Planning Commission to provide a time extension of up to one year to be able to complete the project (technically, no later than October 5th, 2023, but estimated as June 30th, 2023 in the new schedule). It should be noted that the latest approved development design shifted a large number of the required affordable housing units into the project's first phase, Building A, which will also include commercial retail space on the ground floor below. The developer has also opted in those amended plans to provide space for a day care, which per the conditions of the original PD, also allowed for a reduction in the overall number of parking spaces on the site. These parking spaces will be located around the perimeter of the site as well as in some locations adjacent and between the buildings. The most recent approved site plan is attached to this document.

STAFF RECOMMENDATION:

Staff recommends that Planning Commission issue an extension to the development schedule for Salida Crossings of up to one year (12 months), in order to accommodate the revised schedule provided in the applicant's request, with the following condition:

- If a building permit application for the project's first building (Building A) is not submitted and paid for within six months of the proposed schedule's first benchmark (foundation work on Building A, slated for October 15, 2021), or April 15, 2022, the applicant shall be required to return to City Council for a comprehensive review of the Planned Development,

per the authority of Sec. 16-7-110 of the Salida Municipal Code. At such a review, City Council may extend the time for completion of the PD, may revoke approval for the uncompleted portion of the PD, or require that the PD be amended. Meeting said deadline in no way exempts the project from other requirements of the section in regards to progress substantially in conformity with the newly approved development schedule.

PROPOSED MOTION:

“I move that the Planning Commission approve an extension of the Salida Crossings development schedule for a period of up to one year (12 months), with a completion date no later than October 5th, 2023, per Section 16-7-110(d), and with the condition recommended by staff.”

Attachments:

BV Investments Request Letter with Amended Development Schedule

Exhibit C- Original Development Schedule for Salida Crossings Development Plan

Latest Approved Site Plan

BV Investments, LLC

A Colorado Corporation

Date: September 3, 2021

City of Salida
Development Directors Office
Salida, CO, 81201

Attn: Bill Almquist
Planning and Zoning Board members

Mr. Almquist and P & Z Board Members:

Recently we purchased the Salida Crossings project from Salida Crossings 134, LLC, and as such, we are moving as fast as possible to break ground asap. With this in mind we are ready to start the offsite construction on or about September 20th, 2021, with the curb and waterline improvements and start the on-sites a week later comprised of storm water retention, fire lines, water lines, fiber optic cable, electric, natural gas, and sewer lines for all 3 buildings.

We would like to submit our schedule for construction on Building "A" and completing the entire project by June 2023.

Current Schedule:	Start Date
Foundation Building "A" start	Oct 15, 2021
Steel Erection and upper floors	Nov 20, 2021
Framing steel studs	Dec 20, 2021
Windows and dry-in	Jan 10, 2022
MEP Trades	Jan 20, 2022
Drywall, Roof, EIFS	Feb 15, 2022
Paint, Doors, Flooring	Mar 15, 2022
Cabinets, Tops, MEP trim	April 10, 2022
Punch items, exterior parking lot, Paving	May 15, 2022
Move in date	June 30, 2022

Buildings "B" and "C" (Building B then 30 days later Building C)

Foundations	Mar 30, 2022
Steel Erection	April 20, 2022
Framing Steel Studs	May 10, 2022
Windows, Dry-in	June 5, 2022
MEP Trades	June 15, 2022

Drywall, Roof, EIFS	July 20, 2022
Paint, Doors, Flooring	Aug 25, 2022
Cabinets, Tops, MEP trim	Sept 25, 2022
Punch Items, Ext Parking, Paving	Nov 1, 2022
Punch Items Building C	Dec. 1, 2022
Move in date B	Jan 15, 2023
Move in date C	Feb 15, 2023
Closings completed on all 3 buildings	June 30, 2023

This schedule should reflect actual time lines and realistic move in times for owners. We are requesting an extension of the approved development schedule to reflect the dates listed above. This extension is necessary for our financing to be released to finish the project, we have sufficient cash reserves to finance the beginning infrastructure and start Building "A".

We thank you for your time and your understanding of this matter. We are diligently progressing forward to help relieve some of the Housing shortage that the community is currently facing.

We appreciate your time and attention for this important project.

Sincerely,

Duane Cozart
Representing Agent for
BV Investments, LLC
Ken Gajera
Principal

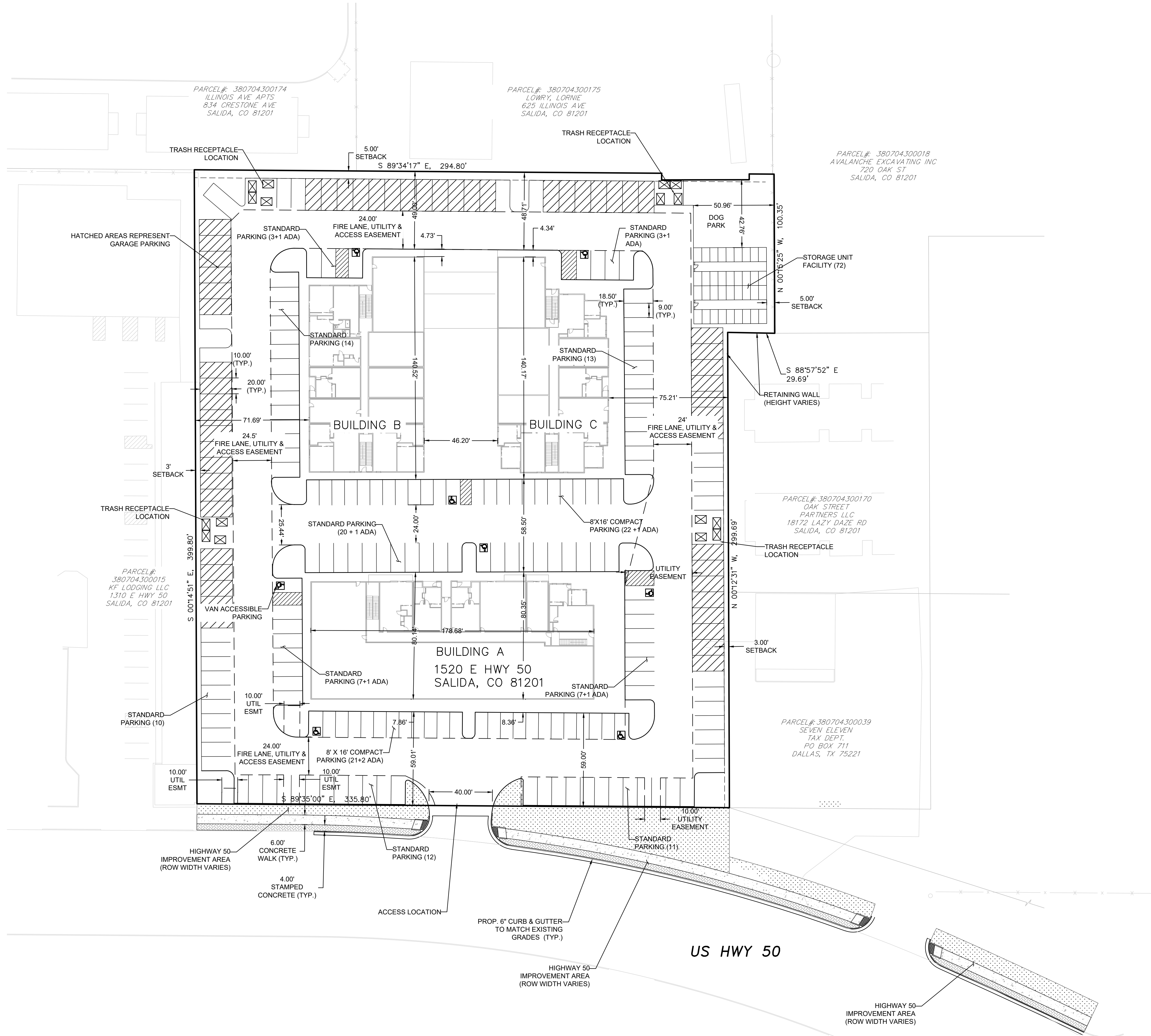
Salida Crossings

Exhibit C

Public Improvements Construction Schedule

Item		Date	Days to Complete
Public Improvements			62
Building "A" concurrently			340
Building "B" concurrently			400
Building "C" concurrently			400
			720-900 days to complete

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg SITE PLAN Mar 01, 2021 3:32pm by: JPucillo



LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE
- PROPOSED PUBLIC SIDEWALK
- 20'X10' SINGLE GARAGE PARKING (55 UNITS)
- STANDARD PARKING = 128 STALLS
- COMPACT PARKING = 44 STALLS
- TOTAL PARKING = 227 STALLS (8 ADA)
- 16 TRASH RECEPTACLES



NOT FOR
CONSTRUCTION

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

FINAL DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
4/8/2020
PROJECT NO.
17202

1. L-100 - CONCEPT PLAN
2. L-101 - MASTER PLAN
3. L-201 - PLANTING PLAN "A"
4. L-202 - PLANTING PLAN "B"
5. L-301 - LAYOUT PLAN "A"
6. L-302 - LAYOUT PLAN "B"

Total Lot Size: 137,254sf
 Total required landscape area (10%) 13,725sf
 6 plants/15 parking spaces
 Total parking spaces = 226
 Total plants required: 91 plants

Actual Trees Provided (BASE BID AREA):	30
Actual Trees Provided (HWY 50 COR.):	29
Actual Shrubs Provided (BASE BID):	239
Actual Shrubs Provided (HWY 50 COR.):	69

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 03.01.2021

**Bld B&C Courtyard Area
BLOWUP DETAIL**

$$1'' = 10$$

Landscape Area "A"

Landscape Area "B"

MASTER PLAN

SEE GRAPHIC SCALE

Entry Berm Landscape BLOWUP DETAIL

$$|'' = |\emptyset'$$

US HWY 50

LANDSCAPE LEGEND

- EXISTING TREES/SHRUBS/PERENNIALS
- PROPOSED TREES
- PROPOSED PERENNIALS
- PROPOSED PERENNIAL GRASSES
- PROPOSED SHRUBS
- 30" EXP. AGG. CONCRETE PAVEMENT (TYP. - SEE DETAIL)
- STEEL EDGING (TYP. - SEE DETAIL)
- BUILDING HYDRANT (TYP)
- BUILDING DOWNSPOUT (TYP)

Front Corner Berm Landscape BLOWUP DETAIL

$$1'' = 1\emptyset$$

**CALL BEFORE
YOU DIG**

**CALL BEFORE
YOU DIG**