



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: September 6, 2022

AGENDA ITEM: Conceptual Review of CR 105 South 8.3 Ac Parcel - Joint Meeting with Planning Commission

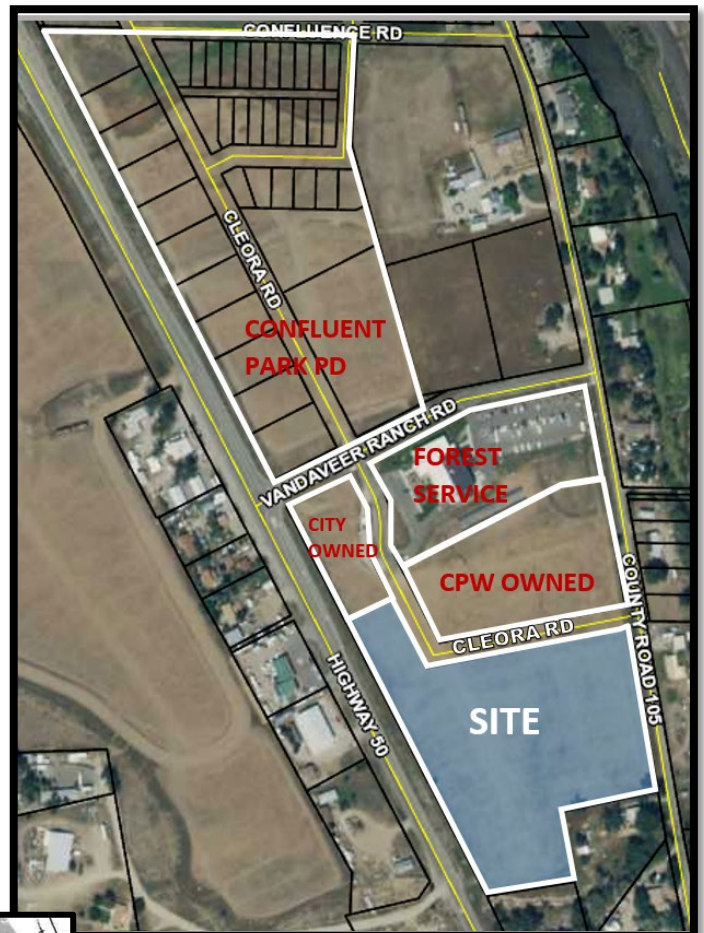
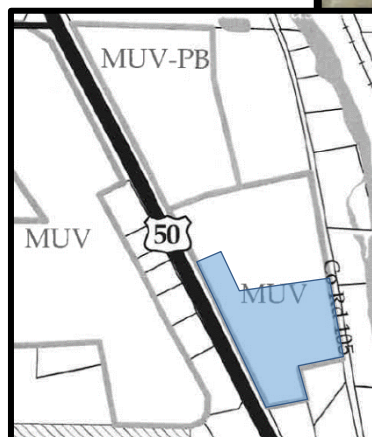
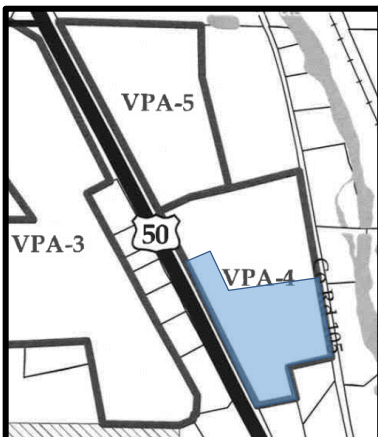
FROM: Kathryn Dunleavy, City Planner

Tory Upchurch has submitted the attached conceptual plan for the 8.3 acre parcel located between CR 105 and Hwy 50. This parcel is currently zoned Vandaveer Ranch Planned Development, VPA-4, Mixed Use Village.

That zoning was originally envisioned as part of a specific concept for the portion of Vandaveer Ranch west of Highway 50, dependent on the development of large employment / office / educational uses. Those uses have not come to fruition and in 2019 a portion of this area was rezoned to the Confluent Park PD which is primarily residential with some areas allowing mixed use or commercial use. The only allowed CDOT access point off of Hwy 50 in this area is for Vandaveer Ranch Road north of this site. Lack of direct access to Hwy 50 contributes to this site being more viable as residential rather than commercial.

The applicant would like input on amending the current PD for this parcel to allow for a variety of residential uses as a primary use, to create dimensional standards that allow for a variety of high-density smaller units, and to allow for more units than the 125 limit set by the 2011 PD Amendment for VPA-4.

2011 Vandaveer Ranch PD Planning Areas:



Excerpts from the existing zoning: 2011 Vandaveer PD Amendment & 2020 Confluent Park PD Amendment:
(see attached 2011 PD Zoning document for complete description of development standards)

Mixed Use Village. This district is intended to permit a vertical mixture of compatible commercial and residential uses. Ground floor commercial uses are intended to serve the immediate surrounding residential areas and employment centers with convenience oriented retail sales and personal services establishments. Upper floor residential uses would be oriented to the local resident housing needs in terms of cost, finish and size.

Planning Area Entitlements Chart

| Planning Areas | Zoning | Gross Area | Dwelling Units and commercial lodging units ¹ | Non-residential ² Development Square Footage |
|----------------------|--|------------|--|---|
| PROPOSED DEVELOPMENT | Corresponding Zone District | (Acres) | (up to and including) | (up to and including) |
| VPA-1 | Vandaveer Neighborhood | 63.4 | 400 | 25,000 |
| VPA-2 | Transitional Residential | 15.6 | 130 | 30,000 |
| VPA-3 | Mixed Use Village | 44.1 | 180 (includes commercial lodging units) | 300,000 |
| VPA-4 | Mixed Use Village | 21.7 | 125 (includes commercial lodging units) | 100,000 |
| VPA-5 | R-3, RMU and C-1 per Article 10. Confluent Park ³ | 15 | 289 ³ | 125,000 ³ |
| VPA-7 | Open Space / Parks | 18.0 | 0 | 2,500 |
| VPA-8 | Open Space / Parks | 11.7 | 0 | 2,000 |
| VPA-9 | Open Space / Parks | 2.1 | 0 | 500 |
| Total | | 191.6 | 1,124 | 585,000 |

5.06 Table of Dimensional Standards

| Dimensional Standard | Vandaveer Neighborhood | Transitional Residential | Mixed Use Village |
|--|---|-----------------------------|-----------------------------|
| Minimum Lot Area | 3,000 sq ft per unit – residential 5,000 sq ft – non-residential | 2,500 sq ft | None |
| Minimum Lot Width | 30' | 25' | 40' |
| Minimum Setback | 18' on one side, 5' on all other sides | None* | None* |
| Maximum Impervious Coverage | 60% | 80% | 80% |
| Maximum Height - single family | 35' | 35' | 35' |
| Maximum Height - multi-family, non-residential and mixed use | 40', no more than 3 stories | 40', no more than 3 stories | 40', no more than 3 stories |
| Maximum Height - accessory buildings | 25' | 25' | 25' |

* No minimum setbacks from lot lines so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street

USES:

The applicant has submitted a concept plan containing 148 units. Each building on the plan represents a two-story building with units on the first floor and the same number of units on the second floor. The intention is to provide a majority of smaller units, primarily one bedroom or studios, as for-sale condos. In lesser amounts, some two-bedroom condos, duplex townhomes and live/work units are also proposed.

| PROPOSED UNIT TYPE | # | % |
|--------------------|----|-----|
| Studio | 44 | 30% |
| One Bedroom | 48 | 32% |
| Two Bedroom | 20 | 14% |
| Duplex Townhomes | 32 | 22% |
| Live/Work Units | 4 | 3% |

Over 60% of the proposed units are planned to be studios and one bedrooms. These are intended to address the extreme need for studio and one bedroom units identified in the 2022 Housing Needs Update. According to that analysis, Chaffee County is in need of the following mix of housing:

| Housing Needed by Bedroom Count | | | |
|---|-------------------|-----------------------|------------------------|
| | # of Units Needed | Share of Units Needed | Current Share of Homes |
| Housing Units Needed <i>(adjusted for pending development)</i> | 1,105 | 1,105 | --- |
| Studio/1-bedroom | 580 | 53% | 11% |
| 2-bedrooms | 395 | 36% | 32% |
| 3+ bedrooms | 130 | 12% | 57% |

OPEN SPACE:

The required open space for 148 units is approximately 3 acres. The concept plan shows the provision of about one-half of this amount as dedicated park space and a parking lot that add to and serve the adjacent 1.5 acres of City-owned open space to the north, plus an 8' – 10' trail around the property boundary. By adding to the adjacent City-owned open space, the viability of that open space for a variety of uses increases. By extending current/planned trails along Highway 50 and CR 105, this site will provide a looped connection of that trail system. For these reasons, the provision of a portion of the Open Space as dedication and a portion as payment (either fees-in-lieu or comparable cost of construction of amenities) could be justified in this area.

STREETS & PARKING:

The concept plan provided illustrates angled parking backing directly onto a street. In discussions with the applicant city staff has discussed keeping Cleora Road as a standard City right-of-way with no angled parking, and possibly private roads internally to provide the required parking along the street. Most of this parking is required to meet the off-street parking requirement of 1 space per residential unit. Additionally, the concept plan illustrates parking areas serving the units adjacent to Hwy 50 as separate lots between buildings.

DESIGN & DIMENSIONAL STANDARDS:

The Mixed-Use Village Area design standards and dimensional standards (attached) were created for employment, educational, or commercial as the primary use. Therefore the design and dimensional standards will need to be modified in the PD Amendment to something that allows for a variety of high-density smaller units. R-3 is the most similar district to what is shown on the Concept Plan, but would require deviations for increased density, increased lot coverage, decreased setbacks, and decreased minimum lot sizes. Another option may be to evaluate if the 'Transitional Residential' standards of the PD are appropriate here.

Staff would like City Council and Planning Commission to provide feedback on the attached Concept Plan and a potential PD Amendment to allow development of this type, form, and density in this location.

Attachments:

- Annotated Concept Plan
- CR 105 South Concept Plan – Full Size
- Vandaveer Ranch Planned Development ODP, 2011 Amendment

Annotated Conceptual Plan:





| TABULATION | QTY |
|----------------------|-----|
| TOWNHOMES | 32 |
| 2 BR APTS | 20 |
| 1 BR APTS | 48 |
| STUDIO (MICRO) UNITS | 44 |
| LIVEWORK | 4 |
| TOTAL | 148 |

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

ROBERT GREYER, ARCHITECT
 RKGREYER@OUTLOOK.COM
 719-530-1788

| |
|-------------------|
| DRAWN RG |
| CHECKED |
| DATE 8-22-22 |
| SCALE 1"=40 FT |
| JOB NO. |
| SHEET |
| OF SHEETS |

US HWY. 50

**Vandaveer Ranch Planned Development District
Overall Development Plan**

ARTICLE 1: DEFINITIONS

In addition to the definitions set forth in the Salida Land Use Code Section 16-5-20, the following terms shall be defined as follows.

Applicant or Developer will initially refer to the current owner of the property, as well as any entity that subsequently acquires a fee simple interest of record in any portion of the Project as a transferee of Developer. Applicant or Developer will include, collectively, all of the foregoing persons or entities, all of whom will be jointly and severally liable for the obligations and liabilities of the Developer to the extent such liability relates to the portion of the Project they purchase or otherwise obtain. Notwithstanding the foregoing, the term Applicant or Developer will not include (1) purchasers of subdivided residential lots or units or non-residential space in an approved PD or subdivision area or (2) holders of a security interest in the Project or a portion thereof.

Council or City Council means the City Council of the City.

Code means the same as **City of Salida Land Use Code**

Land Use Plan means the graphical Entitlements Map approved in connection with this PD Overall Development Plan, a copy of which is attached hereto as Exhibit A.

PD means the Planned Development District hereby approved for the Property

Postponed Submittal(s) means those items the City has determined are more appropriately postponed to the final development plan or subdivision stages of developing the Development as set forth in Article 2 of this agreement.

Project means that parcel of real property described on Exhibit B and which is referred to as The Vandaveer Ranch

Project Records means the various reports, maps, written documents, graphic documents and other data submitted by the Applicant in connection with this Project.

ARTICLE 2: BASIC INFORMATION REQUIRED FOR SUBMITTAL

2.01 This Planned Development District includes the following exhibits, all of which are attached hereto and incorporated herein by this reference:

| Exhibit | Description |
|---------|---|
| A | Vandaveer Planned Development District Entitlements Map |
| B | Vandaveer Planned Development Zone Districts Map |
| C | Vandaveer Planned Development District Circulation Map |
| D | Vandaveer Planned Development District Open Space and Parks Map |
| E | Vandaveer Environmental and Physiographic Map |
| F | Vandaveer Utilities Map |
| G | Warranty Deed and Legal Description of the Vandaveer Ranch Property |

| Exhibit | Description |
|---------|---------------------------|
| H | Policy of Title Insurance |

2.02 A legal description of the total site including any recorded easements proposed for development, including a statement of present and proposed ownership. This statement shall include the address of the Applicant, all the property owners, developers, parties of interest, and any lien holders.

- The site is owned by the City of Salida, P.O. Box 417, Salida, CO 81201. The warranty deed and legal description, including recorded easements, is attached hereto as Exhibit G.

2.03 Evidence of the present ownership or agents thereof of all lands included within the Planned Development in the form of a current commitment for Title Insurance or Title Insurance Policy.

- A copy of the policy of title insurance has been submitted and is attached hereto as Exhibit H.

2.04 A statement of planning objectives.

This PD District provides for new mixed use and residential facilities within the community. The objectives of this Planned Development District are:

- Create a range of housing types and housing styles to serve all ages and income groups within Chaffee County;
- Allow for a mix of retail, educational, research and development, incubator business spaces, eating and entertainment, recreation, accommodations and other desired non-residential uses;
- Encourage alternative modes of transportation through the provision of trails and paths
- Encourage innovations in non-residential and residential development through the use of flexible dimensional requirements so that the growing demands of the population may be met by greater variety and types, design and layout of buildings and the conservation and more efficient use of open space ancillary to said buildings;
- Provide needed transportation connections between the County Road 107 and County Road 104 as adopted in both the Salida Comprehensive Plan and Chaffee County Transportation Plan;
- Conserve the value of the land and preserve environmental quality through the protection of the floodplain and associated wetlands and the provision of park land and useable open space.
- Provide for building and site design that is energy and resource efficient, allows for local community power generation and reduces the amount of energy consumption and demand of typical development.

2.05 A statement of proposed ownership of public and private open space areas

- This plan provides for parks and open space as depicted in Exhibit D: Vandaveer Planned Development District Open Space, Parks and Trails Map. The Plan includes open space and park lands adjacent to the river, including the location of Vandaveer family picnics, and creates desired trail connections along the river corridor. Additional open space is created on the bluff overlooking the property. This Plan dedicates a total of 16.6% of the Vandaveer Ranch site as parks and open space.
- At the time of subdivision or development of VPA-1 identified on Exhibit A VPA 7, 8 and 9 shall be dedicated to the City for parks and open space purposes. Any trails in the City rights-of-way shall be dedicated to the City at the time of subdivision or development of the VPA at the City's discretion. Ownership of additional parks or dedication of additional open space areas will be negotiated at the time of Final Development Plan or subdivision approval.

2.06 A proposed development phasing schedule

- The development phasing schedule has not been determined at this time. The applicant is planning to sell the entire property to a developer who will determine the development phasing. Additional

information regarding overall phasing of the development will be required at the time of Final Development Plan review.

- The years 2006 thru 2008 will focus on seeking a master developer to fund needed infrastructure improvements and develop a Final Development Plan for the property. It is expected that in the years 2008 to 2009, the design of the infrastructure necessary to support development will occur. Planned activities include:
 - Refine site plan and access requirements,
 - Develop a more detailed phasing schedule,
 - Prepare grading and erosion control plans,
 - Prepare overall utility and roadway plans, and
 - Prepare preliminary and final plat for phases of the project.
 - Complete Final Development Plan for each phase of the project.

2.07 Any general physiographic and environmental studies of the proposed site.

- These are included herein as Exhibit E: Environmental and Physiographic Map and conditions.

2.08 A statement of the proposed method for controlling architectural design through-out the development.

- Article 8 of this Overall Development Plan addresses development and design standards for the Vandaveer Ranch including each of the zone districts within the PD. More specific design guidelines will be developed at the time of Final Development Plan for each phase of the development. These more detailed design guidelines will be reviewed for compliance with the planning objectives stated in Section 2.04, Article 5 - Dimensional Standards, Article 7- Special Provision to Cluster Developments and Article 8 – Development and Design Standards.
- In addition to the site development standards contained within this Overall Development Plan, architectural design will be controlled by protective covenants which will include design guidelines and a design review committee comprised of property owners within the Vandaveer Ranch.

2.09 A generalized drainage plan for the entire project indicating proposed on-site facilities and treatment and abatement of drainage to adjoining properties.

- A generalized drainage plan for the entire project indicating proposed on-site facilities and treatment and abatement of drainage to adjoining properties shall be completed upon submission of a Final Development Plan.

2.10 Water and sewer demand for projected uses.

- The City has adequate water rights and sewer treatment capacity to serve the projected uses at this time. At each submission for Final Development Plan the applicant will be required to provide detailed information regarding the projected demand of that phase so that the City can ensure that adequate capacity to serve is still available.

2.11 Letters from the City, appropriate utility districts and boards stating their ability to serve the development with water, sewer, electricity, natural gas, telephone and fire protection service.

- The City, as the applicant, states that it can serve the development with water and sewer. Further system development may be required as the site develops including, but not limited to construction of an additional water storage tank. Utility extensions to serve the site will be the responsibility of the developer. Fire and police protection services are also available from the City.

2.12 A generalized trip generation study for the entire development and its sub-parts. Also a statement of the general intent of the applicant as regards the designation of public versus private roads.

- The Trip Generation Study shall be submitted as part of the approval process for a Final Development Plan. The Planned Development implements the City's adopted Transportation Plan, the County's Transportation Improvement Plan and CDOT access control standards.
- All roads shall be constructed according to Article IX of the City of Salida Land Use Code. It is expected that all roads will be dedicated public roads. The City may consider the creation of private roads at the time of Final Development Plan if the plan meets all other review criteria of this PD and the Land Use Code.

2.13 A statement explaining how the development shall be served and what measures have been taken to reduce the fiscal impacts of the development on the City.

- The development shall be served by municipal utilities and streets. The developer will bear the burden of infrastructure extension and construction. System improvements, including the eventual provision of a new water storage tank in this area will also be the responsibility of the developer unless the City agrees otherwise during Final Development Plan approval.

ARTICLE 3: OVERALL DEVELOPMENT DISTRICT ENTITLEMENTS BY PLANNING AREA

3.01 Planning Areas Identified and Entitlements.

The Entitlement Map delineates the nine [9] Planning Areas within the Property (each, a "Planning Area" and, collectively, the "Planning Areas"). The purpose of the Planning Areas is to identify the maximum number of residential units and square footage of non-residential space allowed within each portion of the Property designated as a Planning Area. Subject to the provisions of Section 3.03 below, the maximum number of residential units and maximum square footage of non-residential development (not including any public, not-for-profit or religious facilities) allowed within each such Planning Area shall be as set forth in the following chart (the "Planning Area Entitlements Chart"):

Planning Area Entitlements Chart

| Planning Areas | Zoning | Gross Area | Dwelling Units and commercial lodging units * | Non-residential** Development Square Footage |
|----------------------|------------------------------|------------|---|--|
| PROPOSED DEVELOPMENT | Corresponding Zone district | (Acres) | (up to and including) | (up to and including) |
| VPA-1 | Vandaveer Neighborhood | 63.4 | 400 | 25,000 |
| VPA-2 | Transitional Residential | 15.6 | 130 | 30,000 |
| VPA-3 | Mixed Use Village | 44.1 | 180 [includes commercial lodging units] | 300,000 |
| VPA-4 | Mixed Use Village | 21.7 | 125 [includes commercial lodging units] plus | 100,000 |
| VPA-5 | Mixed Use Village-Pinto Barn | ~15 | 25,000 square feet for residential uses *** | 150,000 |
| VPA-7 | Open Space/Parks | 18.0 | 0 | 2,500 |
| VPA-8 | Open Space/Parks | 11.7 | 0 | 2,000 |
| VPA-9 | Open Space/Parks | 2.1 | 0 | 500 |
| Total | | 191.6 | 950 units | 610,000 |

* This represents the total number of units but does not specify if they are single family, attached, or stacked units

** Non-residential square footage includes employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development

*** See Article Ten, "Pinto Barn Parcel Standards"

Notwithstanding anything to the contrary contained in this Article 3 or elsewhere in this Overall Development Plan, development for public occupancies shall not count against the maximum non-residential square footage allowed in each Planning Area.

3.02 Minor Modification to Planning Area Boundaries.

The precise boundaries of the Planning Areas on the Entitlement Map shall be established by Final Development Plans. Such boundaries may be modified by the Property Owner or his/her designee from the boundaries shown on the Planning Areas Map in connection with an application for a Final Development Plan, without requiring any amendment to this Overall Development Plan, provided that the total acreage of the Planning Area is not increased or decreased by more than 10%. If such change is made, the Property Owner or his/her designee shall submit to the City Administrator or his/her designee a revised Entitlement Map indicating which Planning Area(s) have increased in size and which Planning Area(s) have decreased in size. The City Administrator or his/her designee shall cause such revised Entitlements Map to be recorded promptly in the real property records of Chaffee County, Colorado.

3.03 Transfer of Density among Planning Areas.

The maximum number of residential dwelling units and/or non-residential square footage allowed in any Planning Area may be increased by the Property Owner or his/her successor by up to ten percent [10%] of the amount specified for such Planning Area in Section 3.01 above, without requiring any amendment to this Overall Development Plan, provided that there is a corresponding decrease in the maximum number of residential units and/or square footage of permitted non-residential development in one or more of the other Planning Areas, so that the maximum number of 950 residential dwelling and accommodation units and 480,000 square feet of non-residential development for the entire Property is not exceeded. If such change is made, the Property Owner or his/her successor shall submit to the City Administrator or his/her designee a revised Entitlements Map, with a revised Planning Area Entitlements Chart indicating which Planning Area(s) have increased in number of residential units and/or amount of non-residential square footage and which Planning Area(s) have decreased in number of residential units and/or amount of non-residential square footage. The City Administrator or his/her designee shall cause such revised Entitlements Map and revised Planning Area Entitlements Chart to be recorded promptly in the real property records of Chaffee County, Colorado.

3.04 Transfer of Density into Planning Areas from Other Areas.

At such time as a Transfer of Development Rights (TDR) program is established in Chaffee County, this Plan may be amended to accommodate additional density through such a program. This change would be made as part of a TDR plan established by the City Council and would designate how much additional density would be permitted in each planning area.

3.05 Allocation of Density by the Property Owner or his/her successor.

Within each Planning Area, the Property Owner or his/her successor shall have the exclusive right to allocate the allowed residential units and/or non-residential square footage to parcels of land within such Planning Area. Such allocations may be set forth in a deed, deed of trust, plat or other document signed by the Property Owner or his/her successor and recorded in the real property records of Chaffee County, Colorado, a copy of which shall be provided to the City. Once so allocated, such densities may be reallocated by the Property Owner or his/her successor (in the same manner as set forth in the previous sentence) only with the consent of the owner of the land to which the densities have been allocated, or, in the case of an allocation set forth in a deed of trust signed by the Property Owner or his/her designee, the consent of the beneficiary of such deed of trust (provided, however, that if the deed of trust has been released, then such consent shall not be required). The Property Owner or his/her successor may, from time to time, assign the right to allocate the densities within any Planning Area(s) to any owner of land within the Property, or to a lender, by a written assignment signed by the Property Owner or his/her successor and recorded in the real property records of Chaffee County, Colorado, a copy of which shall be provided to the City. The assignee shall have all of the rights of the Property Owner or his/her successor under this Section 3.03 with respect to such Planning Area(s).

ARTICLE 4: OVERALL DEVELOPMENT PLAN ZONE DISTRICTS

4.01 Purpose of the Development Zones.

All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD.

Vandaveer Neighborhood. This district is intended to provide an area for residential uses that increase the range of housing types and choice of housing styles within the community. Site and dimensional requirements are more flexible than what is allowed under the City's residential zone districts and are designed to promote innovative design and a greater choice of housing, promote housing affordability, and diverse home sizes to serve a mix of income levels. The size and location of the Vandaveer Neighborhood allows individual homes be oriented to take advantage of views and solar access.

Transitional Residential. The purpose of this district is to permit multi-family residential units in multi-story stacked structures along with conveniently located non-residential uses, small retail and professional offices that serve the neighborhood. The development will take measures to ensure compatibility with adjacent properties of lower densities and to provide adequate open space.

Mixed Use Village. This district is intended to permit a vertical mixture of compatible commercial and residential uses. Ground floor commercial uses are intended to serve the immediate surrounding residential areas and employment centers with convenience oriented retail sales and personal services establishments. Upper floor residential uses would be oriented to the local resident housing needs in terms of cost, finish and size.

Open Space /Parks and Recreation. Lands designated as Open Space or Parks and Recreation are shown on the zone district map as well as the Open Space, Parks and Recreation Map. These areas shall remain as permanent open space and parks, unless alternative open space or parks acceptable to the City is substituted. No improvements other than recreational facilities, roads and drainage facilities may be constructed in such open space areas.

4.02 Uses by Zone District.

All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD.

4.02.1 Principal Uses (permitted by right)

These principle uses, as set forth below for each zone district, are permitted anywhere within such zone district, subject to approval of a Final Development Plan, subdivision plat and issuance of a building permit. Site plans will be required for any non-residential development, and all residential development of three units or more. All structures require building permit approval.

4.02.2 Accessory Uses (permitted by right)

Accessory Uses are permitted only if they are clearly subordinate to the principal use. They may constitute no more than 35% of the lot area and will be constructed concurrently with, or subsequent to the construction of the main building.

4.02.3 Conditional Uses (requiring approval)

A conditional use may be allowed in accordance with the Conditional Use Review Process set forth in the City of Salida Land Use Code if the location and the site proposed for the use is appropriate, the use is consistent with the purposes of the zone district within which it is proposed to be located, and the use is compatible with adjacent properties and uses.

4.02.4 Temporary Uses

Temporary uses are allowed in all zones as provided in the City's Land Use Code.

4.02.5 Uses Not Specifically Provided For

When a proposed use is not specifically enumerated it may still be allowed if deemed to be similar to an enumerated use by the City Administrator or his/her designee. This applies to all types of uses (i.e. principal, accessory, conditional and temporary) described above.

4.02.6 Zone Districts Created

The following zone districts are hereby created for the Project: Vandaveer Neighborhood; Transitional Residential; Mixed Use Village Center and Open Space/Parks and Recreation. The land areas are shown on the Vandaveer Planned Development Zone Districts Map Exhibit B.

4.03 Vandaveer Neighborhood

This PD zone district is intended to accommodate all types and sizes of single detached and attached residential dwelling units at varying densities. Limited non-residential uses providing amenities for the development are also allowed as a convenience to residents as well as incidental recreational, institutional, public and accessory uses compatible with the character of the district and customarily found to be viewed as an amenity by residents, thereby reducing vehicle trips are encouraged. All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD.

4.03.1 Principal Uses Permitted by Right

- Single family dwellings
- Attached Residential Dwellings with no more than six [6] residential dwelling units per structure
- Non-residential uses including neighborhood restaurants, professional offices, convenience retail establishments and service establishments under three thousand [3,000] square feet, however, no drive-up facilities shall be permitted.
- Active or passive recreational areas including ancillary support facilities such as restrooms or shelters of less than one thousand [1,000] sq. ft. without lighting

4.03.2 Accessory Uses Permitted by Right.

- Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot
- Accessory Dwelling Units
- Parking for the principal use
- Home occupations and home businesses which occupy less than thirty-five (35%) of the gross floor area of the residence, and which have no exterior indication of nonresidential activity. The business owner or operator must reside within the dwelling unit in which the business is conducted.
- Garages and carports
- Private greenhouses, swimming pools, patios or recreation facilities customarily incidental to residential uses
- Storage of materials, provided all such storage is located within a structure
- Home based day care serving not more than six [6] children for less than twenty-four [24] hours per day
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.03.3 Conditional Uses. The following conditional uses shall be allowed, subject to compliance with the Conditional Use Review Process set forth in Article XI of the City of Salida Land Use Code:

- Sports complexes and active recreational fields, whether public, semi-public or private which may include related commercial uses, such snack bars and restroom facilities, instruction, equipment storage and maintenance facilities, including, but not limited to ball fields and courts, playfields and playgrounds.
- Public and private schools
- Public buildings and civic facilities
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.04 Transitional Residential

This PD zone district is intended to promote the development of residential buildings that encourages pedestrian activity through the incorporation of pedestrian oriented uses at the ground level street frontage such as porches, stoops, walkups and living room windows. This district also is intended to accommodate higher density multi-family and attached residential dwelling units at varying densities with limited non-residential uses providing convenient amenities for area residents. All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD.

4.04.1 Principal Uses Permitted by Right

- Single family dwellings
- Attached Residential Dwellings
- Multi-Family Residential Dwellings
- Professional offices, business offices, and studios
- Retail stores and commercial establishments, eating and drinking establishments, not exceeding six thousand [6,000] square feet (exclusive of outside dining areas)
- Outdoor dining areas at ground level
- Recreational services and support facilities of less than six thousand [6,000] square feet
- Personal/consumer services, such as: barber shops, beauty shops, and travel and ticket agencies of less than six thousand [6,000] square feet
- Active or passive recreational areas or facilities, both public and private, open or covered, Clubs, spas, health facilities (public or private, whether operated for monetary gain or otherwise)
- Cultural facilities, including but not limited to, museums, art studios, educational facilities, and amphitheaters (open or enclosed) for musical and/or theatrical performances
- Churches, if the traffic impacts can be mitigated and if adequate parking arrangements are made either on site or on an adjacent site
- Transit and parking lots and facilities, whether or not accessory to a principal use
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.04.2 Accessory Uses Permitted by Right.

- Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot
- Accessory Dwelling Units
- Parking for the principal use
- Home occupations and home businesses which occupy less than thirty-five (35%) of the gross floor area of the residence, and which have no exterior indication of nonresidential activity. The business owner or operator must reside within the dwelling unit in which the business is conducted.
- Garages and carports
- Home based day care serving not more than six [6] children for less than twenty-four [24] hours per day
- Private greenhouses, swimming pools, patios or recreation facilities customarily incidental to residential uses
- Storage of materials, provided all such storage is located within a structure
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.04.3 Conditional Uses. The following conditional uses shall be allowed within the areas of the Property designated Transitional Residential [TR], subject to compliance with the Conditional Use Review Process set forth in Article XI of the City Land Use Code.

- Sports complexes and active recreational fields, whether public, semi-public or private which may include related commercial uses, such snack bars and restroom facilities, band shells and pavilions, instruction, equipment storage and maintenance facilities, including, but not limited to ball fields and courts, playfields and playgrounds.
- Public and private schools
- Public buildings and civic facilities
- Day care facilities serving seven [7] or more children
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.05 Mixed Use Village

This PD zone district is a mixed use business land use category located on both sides of State Highway 50. This land use classification reflects the difference in traffic volumes and accessibility to businesses along this corridor. It differs from Salida's Historic Downtown since this highway is controlled by the Colorado Department of Transportation [CDOT] with the purpose of serving as an important regional arterial and direct access to properties along this length of highway must be through a series of collector roads. Highway 50 is classified by CDOT as a Non-Rural Arterial—this means moderate travel speeds and relatively moderate to high traffic speeds. Any new or redeveloping business is required to get an access permit from CDOT. Given the function of this corridor and the fact that CDOT allows only one access point to any lot or combination of lots under one ownership, a wide range of complementary uses that can share access to the Highway are encouraged. This area is also the gateway to the City, so a focus of the area is the image presented to the public. Improved landscape, beautification efforts, parking and screened or enclosed storage to the side or back of the building and any other efforts are encouraged. All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD.

The purpose of this district is to promote the development of a village center for retail, service commercial, recreational, educational, office and research and development uses and secondary residential uses by:

1. Providing convenient business and other services for residents, and visitors to Salida;
2. Providing a broad mixture of uses within a compact pedestrian oriented environment;
3. Facilitating small business development and vitality;
4. Provide land sufficient in size for the development of employment centers; and
5. Allowing for the development of educational facilities.

4.05.1 Principal Uses Permitted by Right

- Commercial establishments engaged in providing personal or financial services to the general public. Examples include banking, dry cleaning, laundromats, tailoring, shipping and receiving services, barber and beauty shop and businesses that offer goods and services for sale.
- Offices used for the transaction of business, professional, or medical services and activities including, without limitation, real estate brokers, non-profit organizations, travel agents, advertising or insurance agents, lawyers, physicians, dentists, architects, engineers, accountants, and other licensed professionals
- Day care facilities.
- Eating and drinking establishments, including but not limited to bakeries and delicatessens, cocktail lounges, taverns and bars, coffee shops, fountains and sandwich shops, restaurants and brew pubs, and nightclubs (with or without live entertainment), all of which may provide off site catering services.
- Fabrication or assembly relating to retail sales with no outside storage if the proposed use can demonstrate that it will not create traffic hazards, noise, dust, noxious fumes, odors, smoke, vapor, vibration or industrial waste disposal problems.
- Clubs, spas, medical, health and wellness facilities and the like (public or private, whether operated for monetary gain or otherwise).
- Public and private schools and colleges
- Arts and Cultural facilities including but not limited to, museums, art studios, educational facilities, and amphitheaters (open or enclosed) for musical and/or theatrical performances
- Public buildings and civic facilities
- Commercial Accommodations including hotels and other lodging facilities,
- Multi-family dwelling units only if located above ground floor retail uses or if associated with on-site education facilities or employment centers.
- Employment Centers including light industrial uses, commercial retail and professional office and research and development if the proposed use can demonstrate that it will not create traffic hazards, noise, dust, noxious fumes, odors, smoke, vapor, vibration or industrial waste disposal problems. Light industries are small-scale, non-polluting industries with limited heavy truck traffic
- Transit and parking lots and facilities, whether or not accessory to a principal use.

4.05.2 Accessory Uses Permitted by Right.

- Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot.
- Inside storage of materials and equipment accessory to any of the permitted uses.

- Outdoor dining areas located on the ground level or above ground level and operated in conjunction with permitted eating and drinking establishments if they are adequately screened from adjacent residential uses and have provided adequate mechanisms to ensure that noise, light and odor emitted from the site is not heard on adjacent land parcels under a different ownership
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.05.3 Conditional Uses. The following conditional uses shall be allowed within the areas of the Property designated Mixed Use Village Center subject to compliance with the Conditional Use Review Process set forth in Article XI of the City Land Use Code.

- Sports complexes and active recreational fields, whether public, semi-public or private which may include related commercial uses, such snack bars and restroom facilities, band shells and pavilions, instruction, equipment storage and maintenance facilities, including, but not limited to ball fields and courts, playfields and playgrounds.
- Distribution centers provided that sixty [60%] of the building area is dedicated to a retail use and the proposed use can demonstrate that it will not create traffic hazards, noise, dust, noxious fumes, odors, smoke, vapor, vibration or industrial waste disposal problems.
- Religious buildings, if the traffic impacts can be mitigated and if adequate parking arrangements are made either on site or on an adjacent site.
- Theaters, meeting rooms and convention centers
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

4.06 Open Space/Parks and Recreation

This PD zone district is intended to prohibit intensive development, to provide open space and recreational facilities, and to protect the floodplain and wetlands. Areas designated as either Parks or Open Space satisfies the Planned Development District requirement for open space dedication which is as follows: "Residential developments shall dedicate twenty [20 %] of the gross land area for use as publicly accessible parks, open spaces, or trails. Such sites and land areas are intended for the use and benefit of the owners and future owners in the proposed PD. Non-residential developments shall dedicate eight percent (8%) of the gross land area within the PD as open areas for use as one or more of the following: Parks; Open spaces; Pathways including trails, recreation and bicycle paths that are separate and distinct from any parking area or lot; Landscaped areas including buffers and berms to separate dissimilar uses; Public or private outdoor seating areas; Plazas; Courtyards; and Play areas."

- Active or passive recreational areas or facilities, both public and private, open or covered, (and which may include related recreational amenities such as, snack bars and restroom facilities, band shells, picnic areas, instruction, equipment storage and maintenance facilities), including, but not limited to fishing facilities, ballfields and courts, play fields and playgrounds, trails, community supported agriculture, community gardens, passive recreational and Open Space areas.

ARTICLE 5: DIMENSIONAL STANDARDS

5.01 Applicability of Dimensional Standards. The dimensional requirements set forth in this Article 5 apply to the siting and massing of buildings and structures within each of the Vandaveer Ranch Zone Districts. Variances from these requirements will be permitted only in accordance with Article 16-12 of the City's Land Use Code (Variances).

5.02 Height and Transition between Uses. When a non-residential or mixed-use building that is over fifteen [15] feet in height locates next to an existing subdivided lot on which there has been or will be constructed a detached single family residence, the non-residential or mixed-use building shall be required to be set back at least twenty-five [25] feet from the common lot line.

The maximum height of all structures is as follows:

- Single Family Detached Residential = Thirty-five [35] ft
- Single Family Attached Residential = Thirty-five [35] ft
- Multiple family Residential = Forty [40] ft or no more than 3 stories
- Non-Residential = Forty [40] ft or no more than 3 stories
- Mixed Use - Residential and Commercial = Forty [40] ft or no more than 3 stories
- Accessory Buildings or Structures = Twenty-five [25] ft
- Mechanical equipment, chimneys, elevator penthouses, church spires and steeples, and similar appurtenances are exempted from height restrictions if those elements are usually appurtenant to a building. Mechanical equipment shall be setback or screened from view such that it cannot be seen from across any adjacent streets or rights-of-way.

5.03 Vandaveer Neighborhood [VR-VN]

Dimensional Standards for Areas within VR-VN are designed to allow for a full range of types and mixes of residential units at varying densities, and to allow clustering of development, and to allow convenience amenities including retail, office and recreational facilities. The following dimensional standards shall apply to those portions of the Property designated VR-VN on the Vandaveer Ranch Zone District Map:

5.03.1 Minimum lot area:

- Residential structures: three thousand [3,000] square feet per unit,
- Non-residential development or land parcels that include a mixture of land uses: five thousand [5,000] square feet

5.03.2 Minimum lot width:

- Thirty [30] feet, and building code requirements regarding minimum separation between structures are met.

5.03.3 Minimum setback requirements with no differentiation between front, side and rear:

- Eighteen [18] feet on one side, and five [5] feet on all other sides; attached residential structures do not require an interior setback

5.03.4 Maximum Impervious Coverage: Sixty percent [60%]; all areas that are impervious shall be landscaped as specified in Article VII of the Salida Land Use Code

5.04 Transitional Residential [VR-TR]

Dimensional Standards for Areas within VR-TR are designed to allow for a full range of types and mixes of products and uses, and to allow clustering of development. The following dimensional standards shall apply to those portions of the Property designated VR-TR on the Vandaveer Ranch Zone District Map:

5.04.1 Minimum lot area:

- Twenty-five Hundred [2,500] square feet

5.04.2 Minimum lot width:

- Twenty-five [25] feet

5.04.3 Minimum setback requirements: No minimum setbacks from lot lines, so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street

5.04.4 Maximum Impervious Surface: Eighty percent [80%]; all areas that are not impervious shall be landscaped as specified in Article VII of the Salida Land Use Code.

5.05 Mixed Use Village [VR-MUV]

Dimensional Standards for Areas within VR-MUV are designed to allow for a full range of types and mixes of products and uses, and to allow clustering of non-residential development thereby encouraging pedestrian-oriented development. The following dimensional standards shall apply to those portions of the Property designated VR-MUV on the Vandaveer Ranch Zone District Map:

5.05.1 Minimum lot area:

- None

5.05.2 Minimum lot width:

- Forty [40] feet (measured at the front building footprint)

5.05.3 Minimum setback requirements: No minimum setbacks from lot lines, so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street. Visitor parking may be provided on street. [Reference Streetscape cross-section in Section 8.5.4]

5.05.4 Maximum Impervious Surface: Eighty percent [80%]; all areas that are not impervious shall be landscaped.

5.05 Open Space/Parks and Recreation [VR-POS]

There are no dimensional requirements associated with this land use designation.

5.06 Table of Dimensional Standards

| Dimensional Standard | Vandaveer Neighborhood | Transitional Residential | Mixed Use Village |
|--|---|---------------------------------|-----------------------------|
| Minimum Lot Area | 3,000 sq ft per unit – residential 5,000 sq ft – non-residential | 2,500 sq ft | None |
| Minimum Lot Width | 30' | 25' | 40' |
| Minimum Setback | 18' on one side, 5' on all other sides | None* | None* |
| Maximum Impervious Coverage | 60% | 80% | 80% |
| Maximum Height - single family | 35' | 35' | 35' |
| Maximum Height - multi-family, non-residential and mixed use | 40', no more than 3 stories | 40', no more than 3 stories | 40', no more than 3 stories |
| Maximum Height - accessory buildings | 25' | 25' | 25' |

* No minimum setbacks from lot lines so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street

ARTICLE 6: SUBSTANTIVE LAND USE PROVISIONS

6.01 Lighting

The Project will utilize lighting techniques that minimize the impact of lighting on the night sky as provided for in Section 16-7-60 Illumination Standards of the City of Salida Land Use Code. In addition to said standards, the Project will also adhere to the following:

6.01.1 Neither the direct nor reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, and no colored lights may be used in such a way as to be confused or construed as traffic control devices. Background spaces, such as parking lots and circulation drives, will be illuminated to be as unobtrusive as reasonably possible while meeting the functional needs of safe circulation and of protecting people and property.

6.01.2 The style of light standards and fixtures will be consistent with the style and character of the architecture proposed on the site. Poles (if other than wood) will be anodized or coated to minimize glare from the light source.

6.01.3 Light sources must minimize contrast with the light produced by surrounding uses, and must produce an unobtrusive degree of brightness in both illumination levels and color rendition. The light source must be a white or pale yellow color.

6.02 Development in Phases

It is anticipated that applications for Final Development Plans for various portions of the Property will be made from time to time as the development progresses. Materials to be submitted with each application for a Final Development Plan (traffic studies, drainage reports, etc.) shall only be required to address the impacts from the proposed development within such Final Development Plan, including any off-site impacts created as a direct result of such development. All applications for Final Development Plans shall be consistent with this Overall Development Plan, as it may be amended.

6.03 Postponed Submittals

The applicant has provided all submittal requirements as outlined in Article 2 with the exception of the following items. The applicant has worked with City staff regarding these items and the following determinations have been made:

- Ownership of additional parks or open space areas not included in Exhibit D will be determined at the time of Final Development Plan or subdivision approval.
- Phasing of development will be determined with each Final Development Plan application.
- Protective covenants which include further design guidelines and establish a design review committee will be considered at the time of Final Development Plan.
- A generalized drainage plan for the entire property will be required with the first Final Development Plan and site specific facilities and treatment and abatement of drainage will be required with each Final Development Plan.
- Detailed information regarding the projected demand for water and sewer services of that phase will be required for each Final Development Plan to ensure that adequate capacity to serve is still available.
- Trip generation studies will be required for each Final Development Plan. Consideration of any private roads will also be done at this stage.

6.04 Ownership and Maintenance of Roads

All roads shall be constructed according to Article IX of the City of Salida Land Use Code. Sidewalks shall follow the parkway; ramps; and curb return standards found in Section 16-9-20. Multi-purpose paths and trails shall be a minimum of eight [8] feet with ten [10] feet preferred.

6.06 Landscaping

The landscape preferences for the Vandaveer Ranch Project shall be predominantly native plants. All landscaping shall meet the requirements of 16-7-40 of the City of Salida Land Use Code.

ARTICLE 7: SPECIAL PROVISIONS TO CLUSTER DEVELOPMENTS

7.01 Purpose and Intent

The purpose and intent of this Section is to permit an administratively uncomplicated method to cluster residential development as a means to achieve imaginative, well-designed subdivisions that preserve Open Space, respect the physical qualities of the land and reduce overall development costs. More specifically, this development option is intended to permit clustered residential development, which will:

7.01.1 Allow for flexibility in design, site planning, and the allocation of density in exchange for increased preservation of Open Space to serve recreational, scenic and public service purposes, within the densities established by the Planning Areas and PD zone districts;

7.01.2 Promote more economically efficient subdivision layout by reducing street lengths, utility installations, and energy savings in street and utility line maintenance and garbage collection;

7.01.3 Encourage ingenuity in subdivision design to promote a variety of housing types;

7.01.4 Ensure that approval of clustered residential development is granted only if the subject parcel is large enough to make innovative and creative site planning possible;

7.01.5 Ensure that the applicants wishing to utilize the clustered residential development land planning option have the professional capability to produce a creative plan;

7.01.6 Ensure that the public interest in achieving goals stated in the Salida Comprehensive Plan will be better served by the clustered residential development provision and that the advantages to land owners afforded by the clustered residential development will be balanced by public benefits; and

7.01.7 Ensure that the Dwelling Units are concentrated on the most buildable portion of a parcel, so that natural drainage systems, Open Space, wildlife habitat, wetlands and other significant natural features that help control runoff and soil erosion are preserved.

7.02 Use and Density Requirements

Every clustered residential development will conform to overall density allocation within the Planning Area in which the Property is located and the uses set forth in the PD district.

7.03 Reduction in lot sizes

The size of all parcels may be reduced from the general lot size of the PD district, to a specific minimum lot size to allow for the clustering of Dwelling Units. All such lot reductions will be justified and compensated for by an equivalent amount of land in Open Space to be reserved as permanent Open Space and maintained for its scenic or recreational enjoyment or as wildlife habitat.

7.04 Dimensional Requirements; Modifications Allowed

7.04.1 Minimum Lot Area

The area of each lot within any subdivision may be reduced below the minimum lot size required by the PD zone district, provided that the total number of lots created within the subdivision is not more than what would have been allowed by applying the minimum lot size required by the PD district.

7.04.2 Setback Requirements

The minimum Setback requirements established by the PD district may be reduced, so long as at least one Setback has a minimum depth of eighteen [18] feet.

7.05 Eligibility Criteria

7.05.1 Land Area

A clustered residential development project will comprise at least four acres.

7.05.2 Clustered Residential Development Application Processed with Subdivision Plat. A request for clustered residential development will be processed and approved during the subdivision platting procedure.

7.06 Open Space

The amount of Open Space required for a clustered residential development will be equal to the amount that is equivalent to the total reduction in lot size for all lots in the development. Land reserved for Open Space will be preserved and maintained for scenic value, recreation or conservation uses, or to provide wildlife habitat. Any improvements will be consistent with such purposes. All Open Space resulting from the application of this clustered residential development provision will be protected by legal arrangements, reasonably satisfactory to the City, sufficient to assure its maintenance and preservation for the purpose intended. Covenants or other legal arrangements will specify the owner and maintenance responsibility which will be an owners association or Special District unless otherwise approved by the City.

ARTICLE 8: DEVELOPMENT AND DESIGN STANDARDS FOR THE VANDAVEER RANCH

8.01 Purpose and Intent

The purpose and intent of this Section is to set forth performance criteria that enhance and protect the environmental, geographic, historic, and visual qualities of the Vandaveer Ranch. The Standards are intended to promote the general health, safety, and welfare of the area by encouraging environmentally sensitive development. The Vandaveer Ranch presents a significant opportunity for development that reflects the unique characteristics of the area and protects and preserves environmentally sensitive areas. This Section first describes site development and design standards for each of the identified PD sub areas. More specific design guidelines as required by the City of Salida's Planned Development District will be forthcoming at the time of Final Development Plan submittal for each phase of development. [Refer to Section 2.12]

Following these subarea standards, there are overall standards and guidelines that address how different subareas which may be developed by different developers and builders should create transitions and unifying streetscape elements that ensure that the entire Vandaveer Ranch is perceived as a unified development.

Site plans, building form, landscape elements, street design and signs should be harmonious and result in projects that promote the following objectives:

8.01.1 The provision of necessary commercial, recreational and educational facilities conveniently located to housing to reduce the necessity and length of automobile trips;

8.01.2 The provision of well located, clean, safe and pleasant industrial sites involving a minimum impact on transportation facilities and adjacent uses;

8.01.3 The encouragement of innovations in residential, commercial, and limited industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and lay-out of buildings and by the conservation and more efficient use of open space ancillary to said buildings;

8.01.4 A better distribution of induced traffic on the streets and highways;

- 8.01.5** Conservation of the value of the land;
- 8.01.6** Preservation of the site's natural characteristics and significant environmental resources;
- 8.01.7** Allows innovative housing choices within predominately single-family neighborhoods;
- 8.01.8** Provision of a range of housing types and price levels to accommodate diverse ages and incomes;
- 8.01.9** Promotion of the use of bicycles and walking as effective modes of transportation; and
- 8.01.10** Reduction of energy consumption and demand.

8.02 Vandaveer Neighborhood District: Development and Design Standards

8.02.1 Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features.

8.02.2 The design and siting of all structures shall protect and preserve wetlands and riparian areas, critical wildlife habitats, natural features and landmarks and shall minimize the visual impact from Highways 50 and CR 107.

8.02.3 Home-based businesses shall only receive delivery of supplies between the hours of 8:00 a.m. and 6:00 p.m.

8.02.4 All structures shall be set back a minimum of two hundred and fifty [250] feet from the edge of the stream channel.

8.02.5 All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:

- Reduce the number of access points onto a collector or local street.
- Minimize adverse impacts on any existing or planned residential uses.
- Improve pedestrian or vehicle safety within the site and exiting from it.
- Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.

8.02.6 All development shall respect and complement existing development on abutting sites. This shall include:

- Provision for consolidating access points with abutting properties through joint access easements or other negotiated means;
- Provision for making sidewalks, trails and paths contiguous with abutting properties;
- Compatible building massing and scale

8.02.7 A variety of housing styles is strongly encouraged; therefore, model type shall vary. No two houses adjacent to one another shall have the same profile, roofline, and architectural features.

8.02.8 Linear width of garage doors shall not exceed forty [40] percent of the linear width of a building's principal façade when the garage doors are part of the principal façade facing a street. If the garage is flush with the front façade, a covered porch or eave shall be extended forward from the front wall of the house at least six feet. Side-loaded and detached garages located behind the primary structure are encouraged.

8.02.9 Orient buildings to take best advantage of solar access.

8.03 Transitional Residential District: Development and Design Standards

8.03.1 Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features.

8.03.2 The design and siting of all structures shall protect and preserve wetlands and riparian areas, critical wildlife habitats, natural features and landmarks and shall minimize the visual impact from Highways 50.

8.03.3 Home-based businesses shall only receive delivery of supplies between the hours of 8:00 a.m. and 6:00 p.m.

8.03.4 All structures shall be set back a minimum of 250 feet from the edge of the stream channel.

8.03.5 All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:

- Reduce the number of access points onto an arterial collector or local street.
- Minimize adverse impacts on any existing or planned residential uses.
- Improve pedestrian or vehicle safety within the site and exiting from it.
- Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.

8.03.6 Orient buildings to take best advantage and solar access.

8.03.7 Linear width of garage doors shall not exceed forty [40] percent of the linear width of a building's principal façade when the garage doors are part of the principal façade facing a street. If the garage is flush with the front façade, a covered porch or eave shall be extended forward from the front wall of the house at least six [6] feet. Side-loaded and detached garages located behind the house are encouraged.

8.03.8 Parking lots shall be located to the side or rear of any structure.

- Avoid locating parking between the front setback and the street or open space.
- Improve the efficiency of parking areas by encouraging multiple uses to share parking spaces, curb cuts and circulation drives.
- Consider the comfort, compatibility with the overall site design, convenience and safety of pedestrians and bicyclists in parking lot design.

8.03.9 All development shall respect and complement existing development on abutting sites. This shall include:

- Provision for consolidating access points with abutting properties through joint access easements or other negotiated means;
- Provision for making sidewalks contiguous with abutting properties;
- Compatible building massing and scale

8.03.10 In order to create useable private open spaces for residences in this area, front yards shall be used for outdoor patio space or for a landscaped buffer space. It shall not be used for the outdoor storage of anything other than patio/porch furniture.

8.03.11 Development in the Transitional Residential District, including buildings, walls and fences shall be so sited to:

- Complement existing development in scale and location.
- Provide sidewalks as specified in the Section 6.4 or an off road system of pedestrian and bicycle trails of greater than five (5) feet in width.
- Create pocket parks or green spaces that are accessible to the public and at a minimum provide seating and landscaping.

8.03.12 Primary building entrances should be oriented towards streets, parks or pedestrian ways. Any multi-story building should have one clearly identifiable "front door".

8.04 Mixed Use Village District: Development and Design Standards

8.04.1 Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features.

8.04.2 The design and siting of all structures shall protect and preserve wetlands and riparian areas, critical wildlife habitats, natural features and landmarks and shall minimize the visual impact from Highways 50.

8.04.3 Arrange residential, employment, retail, service and open space uses to be convenient to and compatible with each other.

8.04.4 Orient buildings and entrances to the street and/or public open spaces in order to create a defined street space and strong visual character.

8.04.5 All development including buildings, walls and fences shall be so sited to:

- Complement existing development within one hundred feet (100') of the site in scale and location.
- Provide sidewalks at least five feet (5') in width; and
- Create pocket parks or green spaces that are accessible to the public and at a minimum provide seating and landscaping.

8.04.6 New development shall minimize unused or unusable public or private areas in the side or rear yards.

8.04.7 Parking and loading areas for commercial and office uses must be paved and screened from view of any adjacent residential properties or public parks or public trail systems. In addition, loading and unloading facilities shall be located in the rear of buildings and shall be screened from public view.

8.04.8 In general, parking lots shall be located at the side or rear of the buildings. Avoid locating parking between a buildings frontage and the street or open space except where the size of the use/building or the size of the parking lot makes this infeasible. No parking lots shall be located between structures facing Highway 50.

8.04.9 All development including buildings, walls and fences shall:

- Complement existing development within one-hundred feet (100') in scale and location;
- Provide an adequate system of sidewalks or an off-street system of pedestrian and bicycle paths greater;
- Provide pocket parks, plazas, or green spaces that at a minimum provide seating and landscaping.

8.04.10 Ensure exterior walls are designed on a pedestrian scale by:

- Fragmenting them into smaller or multiple structures;
- Providing mature landscaping and manipulating the land form;
- Placing wall texture at eye-level;
- Clustering of small scale elements such as planter walls around the primary structure.
- Ensure that ground floor uses are oriented toward the pedestrian with storefronts that open onto the sidewalk as well as other pedestrian oriented spaces,
- Provide either a building or a landscaped area at least ten (10) feet wide containing dense planting between the front property line of any use and an outdoor parking or service area.
- Minimize the visual impact of service areas, refuse storage and mechanical/electrical equipment on streets, open space and adjoining development. Storage and refuse containers must be screened with impervious fencing or plantings.

8.04.11 Entrances to buildings shall be designed to ensure smooth and safe pedestrian circulation, and ease of snow removal.

8.04.12 Buildings will be designed so as to minimize snow shedding and runoff onto pedestrian areas and public ways.

8.04.13 Driveways crossing sidewalks on arterial streets may serve parking and loading only, but may not serve any drive-in, drive-through or auto service facility.

8.04.14 The ground floor of building frontages shall be primarily occupied by active commercial or institutional uses.

8.04.15 Buildings shall orient facades and main entries toward the street, toward a plaza or pedestrian way that leads directly to a street.

8.04.16 All auto-oriented uses shall provide a distinct edge to separate the impacts of the automobile from nearby residential and office uses. Each development shall include acceptable edge treatments. Representative examples include but are not limited to: back buffer landscaping, the screening of trash and loading facilities, and the introduction of alleyways, streets or pedestrian walkways. Facility entrance drives shall be readily observable to the first time visitor;

8.04.17 All development shall provide at least three or more of the following design features as a condition of development approval:

- Public or private outdoor seating areas
- Useable public spaces located in sunny places
- Pathways to civic uses and amenities
- Primary structure built to the sidewalk so as to create a reasonably continuous building edge that adds to the intensity and activity of this mixed-use subarea
- Inviting street level storefront that is oriented toward pedestrians and provides visually interesting forms or displays for the pedestrian ; and/or
- Parking placed totally behind the primary structure, below grade, in a parking structure, or limit parking to one side of the building. In larger mixed- use projects, consider placing the parking within the interior of the project.

8.04.18 Subsequent new construction shall be of comparable quality and compatible design to that approved in the initial final development plan filed in the district.

8.05 Vandaveer Ranch Overall Development and Design Standards to ensure compatibility between different developments.

8.05.1 Gateways:

- Vandaveer Ranch presents an opportunity to create an important defined gateway to the City of Salida along Highway 50 on the southern edge of the community. As part of the development of the Vandaveer Ranch, two way-finding monuments that point the traveling public to downtown Salida shall be developed along property abutting Highway 50. The first large monument is to be placed at the southern entrance to the Salida at the intersection proposed in the Overall Development Plan, and a smaller version of the monument shall be placed at the river crossing along Highway 50.
- To define the passage from one subarea to another, particularly from the predominantly residential neighborhoods to commercial areas, buildings or streetscape elements shall create a clear entry into the development at the main vehicular access points to the development. The use of coordinated architectural, landscape and lighting elements should be used at gateway opportunities between subareas or neighborhoods.
- Gateway elements should be primarily architectural elements and not signs, although graphic elements are allowed.
- All buildings elevations that face Highway 50 shall include architectural features and patterns since this corridor serves as the entryway into Salida [See specific standards for this subarea.]
- No fence, freestanding wall or berm located within 50 feet of Highway 50 shall exceed four [4] feet in height above grade except for screening required by State, or Federal law or by City ordinance.
- Landscaping shall be installed and maintained to a minimum depth of fifteen [15] feet along seventy percent [70%] of all property fronting on Highway 50.

8.05.2 Transportation System/Vehicular Access:

- All subdivisions within the Vandaveer Ranch shall provide an adaptable and interconnected transportation system that encourages alternate modes of transportation, disperses traffic, and provides streets that accommodate multiple modes of transportation including motor vehicles, bicycles, and pedestrians.
- Safe and efficient movement of vehicles, pedestrians and bicyclists is an important attribute of the Vandaveer Ranch. Uninterrupted pedestrian ways shall be maximized in order to improve or support the subarea as a walkable neighborhood.
- The width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a planned pedestrian path or trail.
- Sharing of vehicle entries between two adjacent lots is strongly encouraged.
- Ensure all subareas have included a clearly defined connection to the regional trail system.

8.05.3 Transition between Subareas

- Arrange residential, employment, retail, service and open space uses to be convenient to and compatible with each other.
- Minimize the impacts of lighting on all predominately residential areas.
- Develop an identity for each neighborhood that reinforces the overall quality and character of the Vandaveer Ranch.
- Utilize the streetscape as a means to create cohesion between different developments.
- All buildings within the Vandaveer Ranch shall include buildings that break the building down into smaller forms and elements to maintain a neighborhood feel.

8.05.4 Street and Streetscape Design

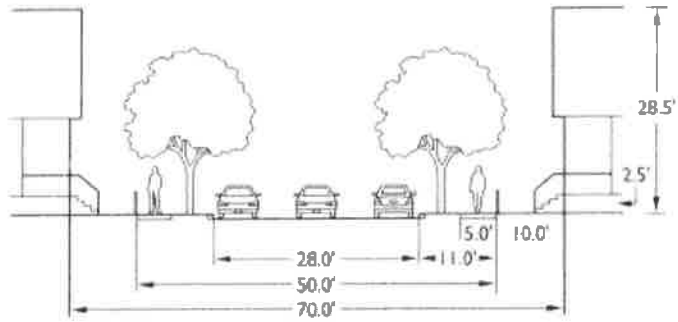
- Streets should be designed equitably for pedestrians, bicycles and vehicles with pedestrian comfort as a primary concern.
- The street network shall form a generally connected pattern, with a minimum of cul-de-sacs. Rectangular grids shall be varied with boulevards, diagonal streets, curving crescents, eyebrows, ovals and courts providing visual interest.



Examples of preferred street network

Yield Street

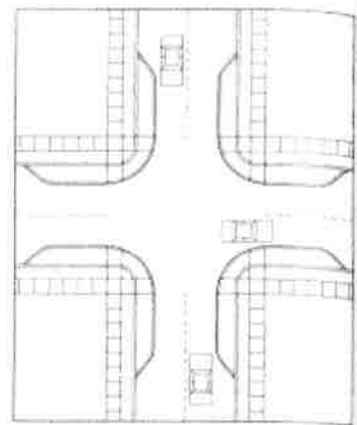
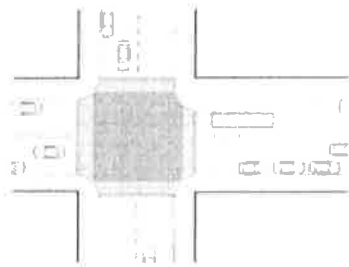
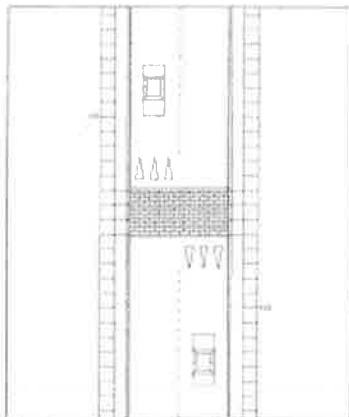
Detached residential and attached residential and mixed-use buildings front this street type, though the character of the street is still predominantly residential. Sidewalks generally are detached (5-foot minimum), but in areas of higher density the sidewalks can be attached and at least 10 feet wide. A retail condition may require 12- to 15-foot wide sidewalks.



- The streetscape within the Vandaveer Ranch should generally include a travel lane(s), parking lane, adequate space for street trees and detached sidewalk that separate pedestrian paths from traveled rights of way.
- Differentiate between sidewalks, crosswalks, and hardscaped areas such as plazas by utilizing different pavement patterns, colors and materials.
- Utilize techniques such as reduced crossing widths and textured surfaces to calm traffic and facilitate pedestrian crossing.

Neckdowns

Neckdowns are curb extensions at intersections used to reduce the roadway width. They are also called bulbouts, curb extensions, or intersection narrowings.



Raised and Textured Crosswalks

Raised crosswalks are speed humps with flat tops marked for pedestrian crossings. They bring the street up to the sidewalk level, increasing pedestrian visibility and safety. Textured surfaces draw attention to pedestrian crossings.

Graphics used in this section are examples taken from Planning and Urban Design Standards, American Planning Association, published by John Wiley and Sons, 2006.

ARTICLE 9.0: GENERAL PROVISIONS

9.01 Recording

The City will record this Overall Development Plan with the appropriate graphic documents in the office of Chaffee County Clerk and Recorder. The Applicant will pay all recording costs.

9.02 Assignment

Developer may transfer any of the duties, obligations, burdens, benefits or rights set forth herein, to any person or entity, including but not limited to an Owner's Association. The liabilities and obligations of a transferee of Developer under this Agreement will extend only to liabilities and obligations that relate to the specific property identified in the transfer instrument and will not impose any liabilities or obligations relating to other portions of the Project. All such persons and entities will be deemed to have had actual and constructive notice of the provisions of this Agreement. Likewise, as the result of transfer by Developer, it will be relieved of the liabilities and obligations relating solely to the specific site described in the transfer instrument that have no effect or impact, either direct or indirect, on any of the other portions of the Project.

9.03 Vested Property Rights

This Overall Development Plan is a site specific development plan for the purposes of developing the Project. Approval of this Overall Development Plan creates a vested property right pursuant to Section 16-13-110 of the Salida Municipal Code and Article 68 of Title 24, C.R.S as amended.

9.04 Severability

If any provision of this Plan is declared to be unenforceable by a Court of competent jurisdiction, the remaining provisions will remain in full force and effect and the Court will construe the Plan to reflect the intent of the Parties to the maximum extent permitted by law.

9.05 Venue

Venue for any litigation will be solely in the County or District Court in and for the County of Chaffee and State of Colorado.

9.06 Integration

This Plan, in conjunction with the site plan drawings, represents the full and complete Planned Development District Plan.

9.07 Grammar; Construction

Unless the context requires otherwise, the use of the singular will include the plural, the disjunctive will include the conjunctive, and *vice versa*, and the use of any gender will include all genders. The various headings, captions and titles are for convenience only. In the interpretation or construction of this Contract they will be given no effect unless the context requires otherwise.

9.08 Notices

Notices will be in writing and will be mailed to the other party, postage prepaid, at the party's address set forth herein. If a fax number is provided any notice may be transmitted to same and will be deemed given on the date of transmission. Any mailed notice will be deemed given five days after mailing. Any address or number provided herein may be changed by notice in writing to the other party.

City of Salida
c/o City Administrator
P.O. Box 45
Salida, CO 81201
Phone (719) 539-4555
Fax (719) 539-5271

9.09 Attorney's Fees

In the event of any litigation arising between the City and Developer regarding the terms of this Plan, the prevailing party will be entitled to collect all costs, including reasonable attorney's fees.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Salida:

1. This Planned Development District Plan for the real property described in Article 2 and referred to as the Vandaveer Ranch is hereby approved and the Planned Development District designation is granted.
2. This Plan will constitute a new zone district. The portion of the Official Zoning Map of the City of Salida is hereby amended accordingly.
3. The City Clerk will record the pertinent site plan drawings for the Planned Development Overall Development Plan with the Chaffee County Clerk and Recorder. All recording costs are to be paid by the Applicant. Copies of all records will also be kept in the City Hall.
4. Upon filing and recording of the Planned Development District Plans, the terms and provisions of the approved Plan incorporated therein will govern and control the use and development of the Project.
5. The Developer will execute this Planned Development District Plan for the Vandaveer Ranch and will pay such fees as are required by the City of Salida Land Use Code.

ARTICLE 10: PINTO BARN PARCEL STANDARDS

Notwithstanding the foregoing standards and use restrictions for Vandaveer Ranch Zone Districts, the following standards shall apply to the Pinto Barn Parcel, a parcel of land within Vandaveer Ranch VPA 4, Mixed Use Village. Each phase of development of the Pinto Barn Parcel shall be subject to approval of a final development plan by the City that complies with the standards and use restrictions set forth below. To the extent that the provisions of this Article 10 do not expressly amend the standards and use restrictions established elsewhere in this Overall Development Plan, all such standards and uses shall remain in full force and effect and apply directly to development of the Pinto Barn Parcel.

10.01 Pinto Barn Parcel Accessory Uses

Notwithstanding the provisions of Article IV of this Overall Development Plan, the following uses shall be Accessory Uses Permitted by Right within the Pinto Barn Parcel:

- Dormitories with common dining facilities
- Multi-family buildings that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel
- Single-family residences that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel

10.02 Pinto Barn Parcel Parking Requirements

10.02.1 Within the Pinto Barn Parcel, on-street parallel parking spaces may be used to satisfy up to fifty percent (50%) of the total parking requirements for each phase of development of the Parcel; provided,

however, that such on-street parking spaces shall count towards no more than fifty percent (50%) of the total parking requirement associated with the final development plan for each phase.

10.02.2 Loading and unloading facilities within the Pinto Barn Parcel may be located directly off a dedicated street as long as the facilities are not visible from Highway 50.

10.02.3 One parking space will be required for each 1,000 square feet of light industrial use within the Pinto Barn parcel.

10.02.4 Except as provided herein, parking within the Pinto Barn Parcel shall comply with Salida Municipal Code standards.

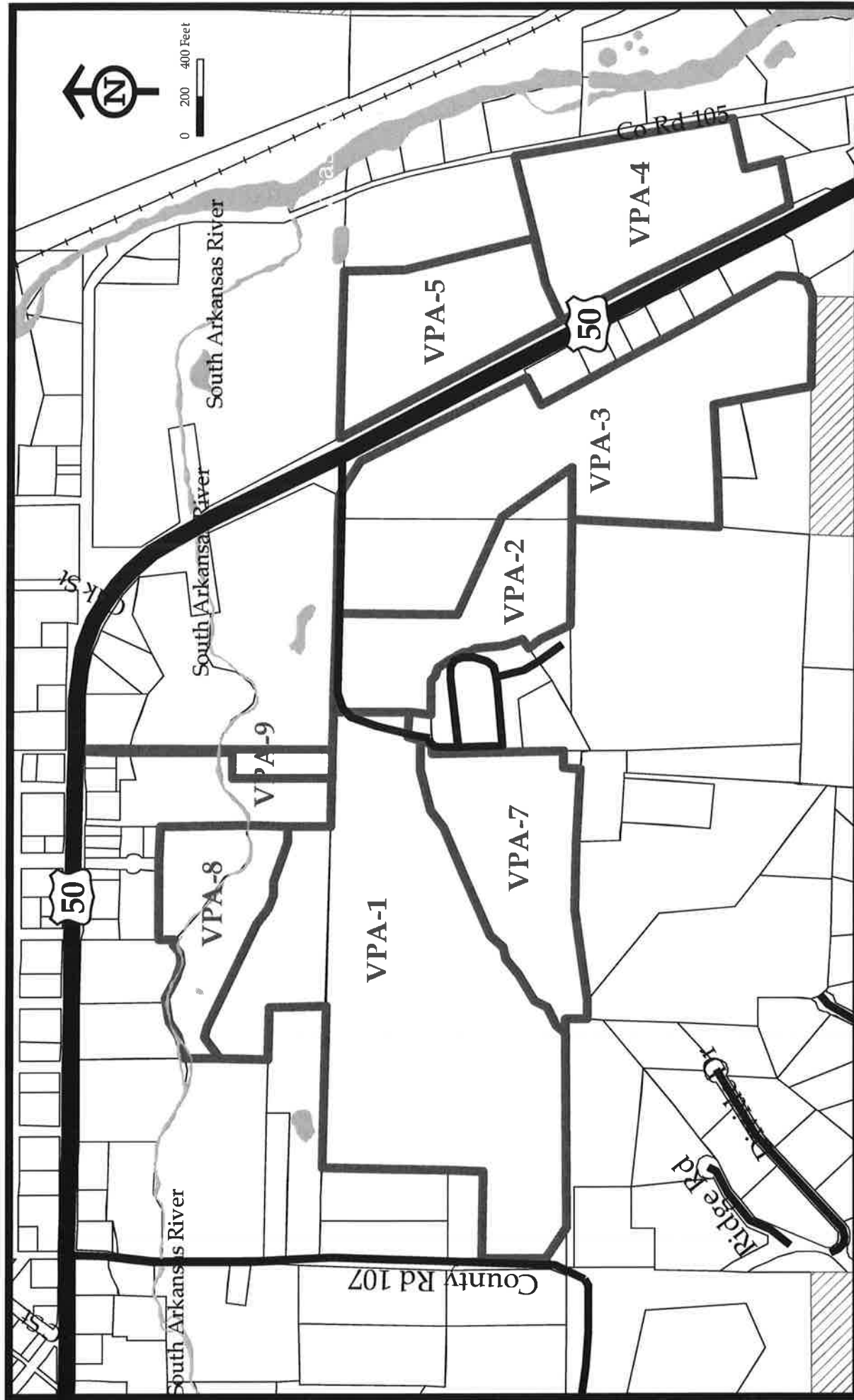
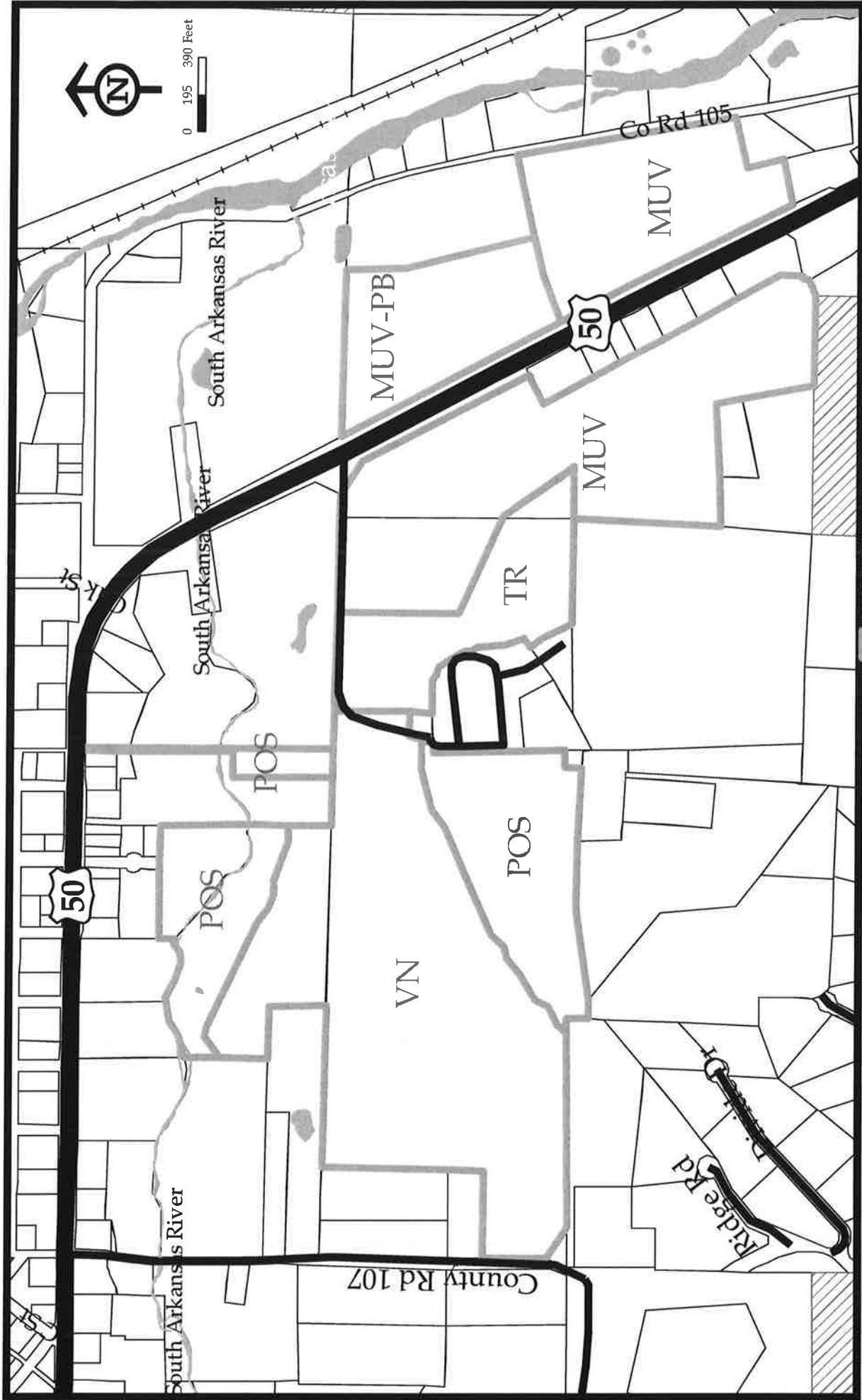


Exhibit A **Entitlements Map**

Vandaveer Ranch Planned Development District
 2011 Amendment to the Overall Development Plan
 City of Salida, Colorado

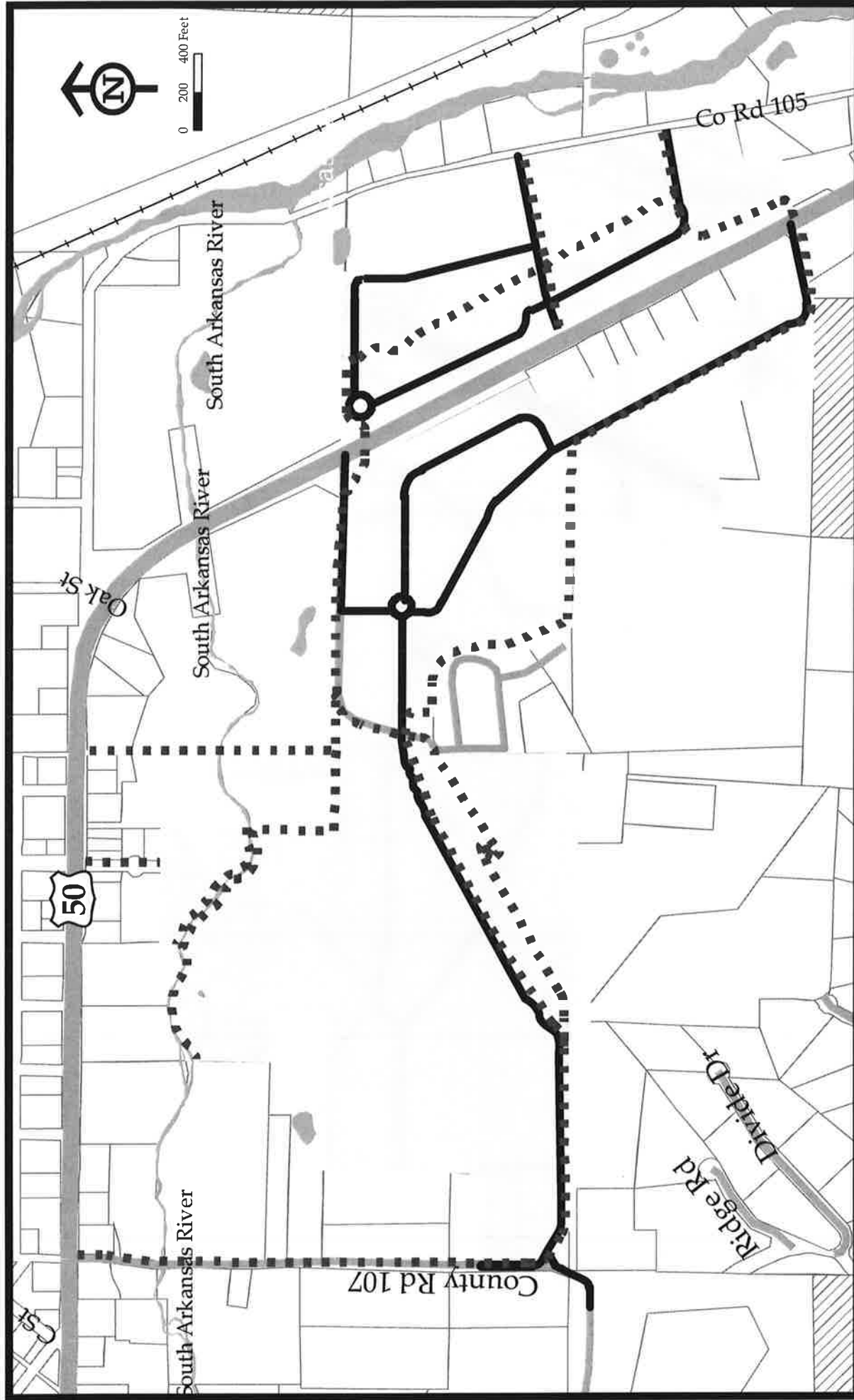
Planning Areas



- MUV-PB Mixed Use Village - Planned Business
- MUV Mixed Use Village
- TR Transitional Residential
- POS Parks/Open Space
- VN Vandaveer Neighborhood

Exhibit B Zone Districts Map

Vandaveer Ranch Planned Development District
2011 Amendment to the Overall Development Plan
City of Salida, Colorado

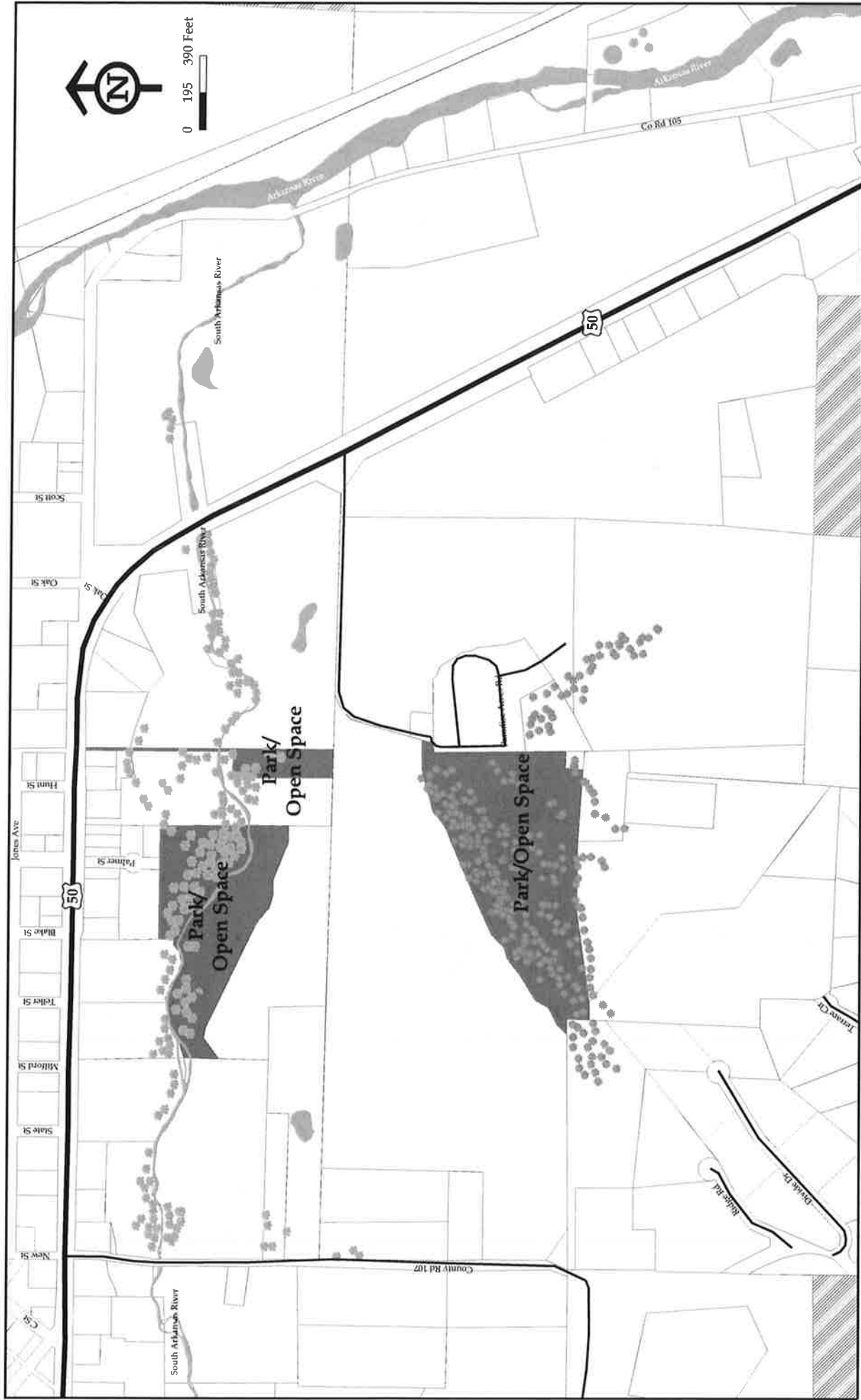


■ ■ ■ ■ Proposed Non-Motorized Trails
 — Major Roadway Connections

Exhibit C Circulation Map

Vandaveer Ranch Planned Development District
 2011 Amendment to the Overall Development Plan
 City of Salida, Colorado

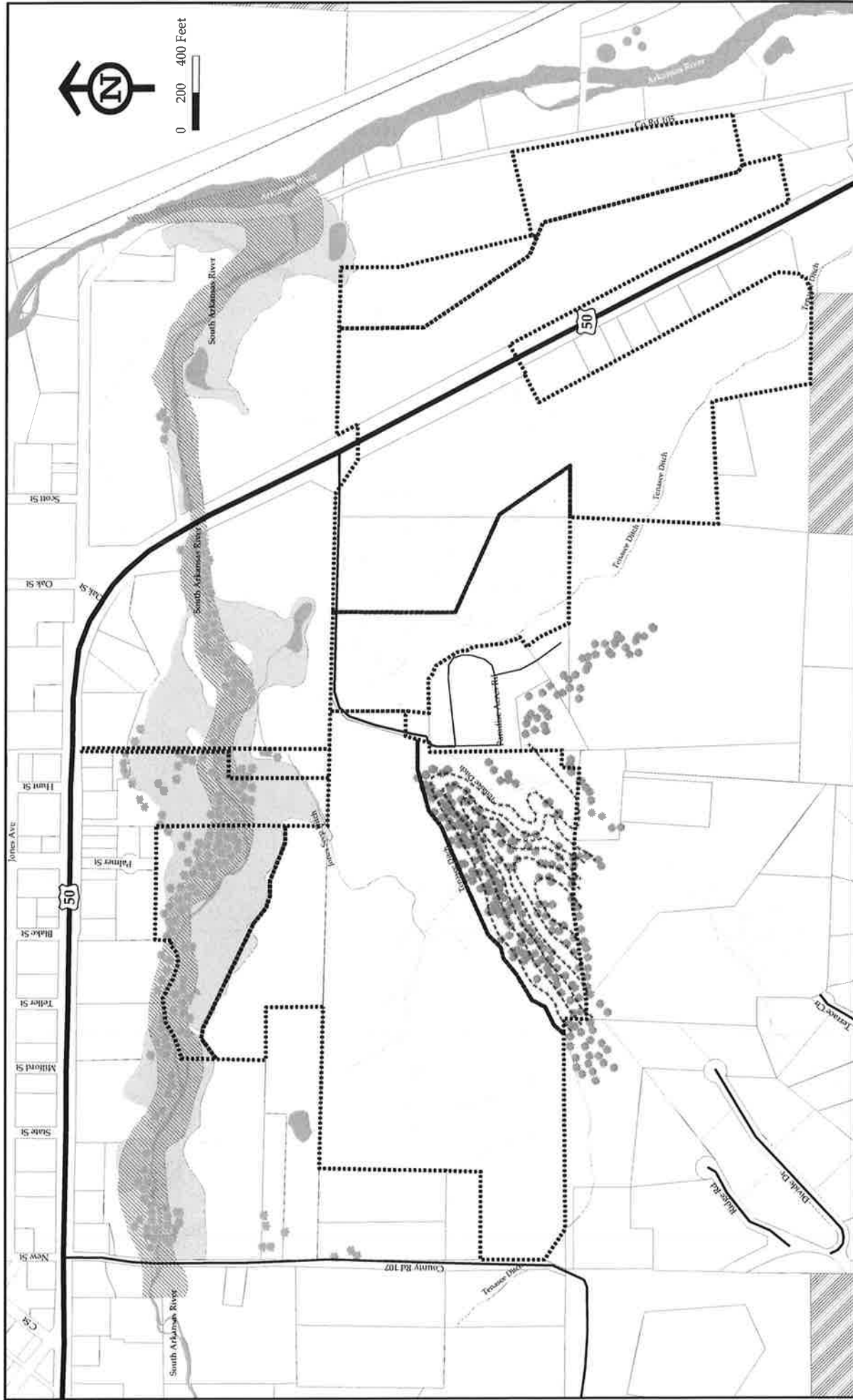
October 2011



Vandaveer Ranch Planned Development District
 Overall Development Plan
 City of Salida, Colorado

Exhibit D Open Space and Parks Map

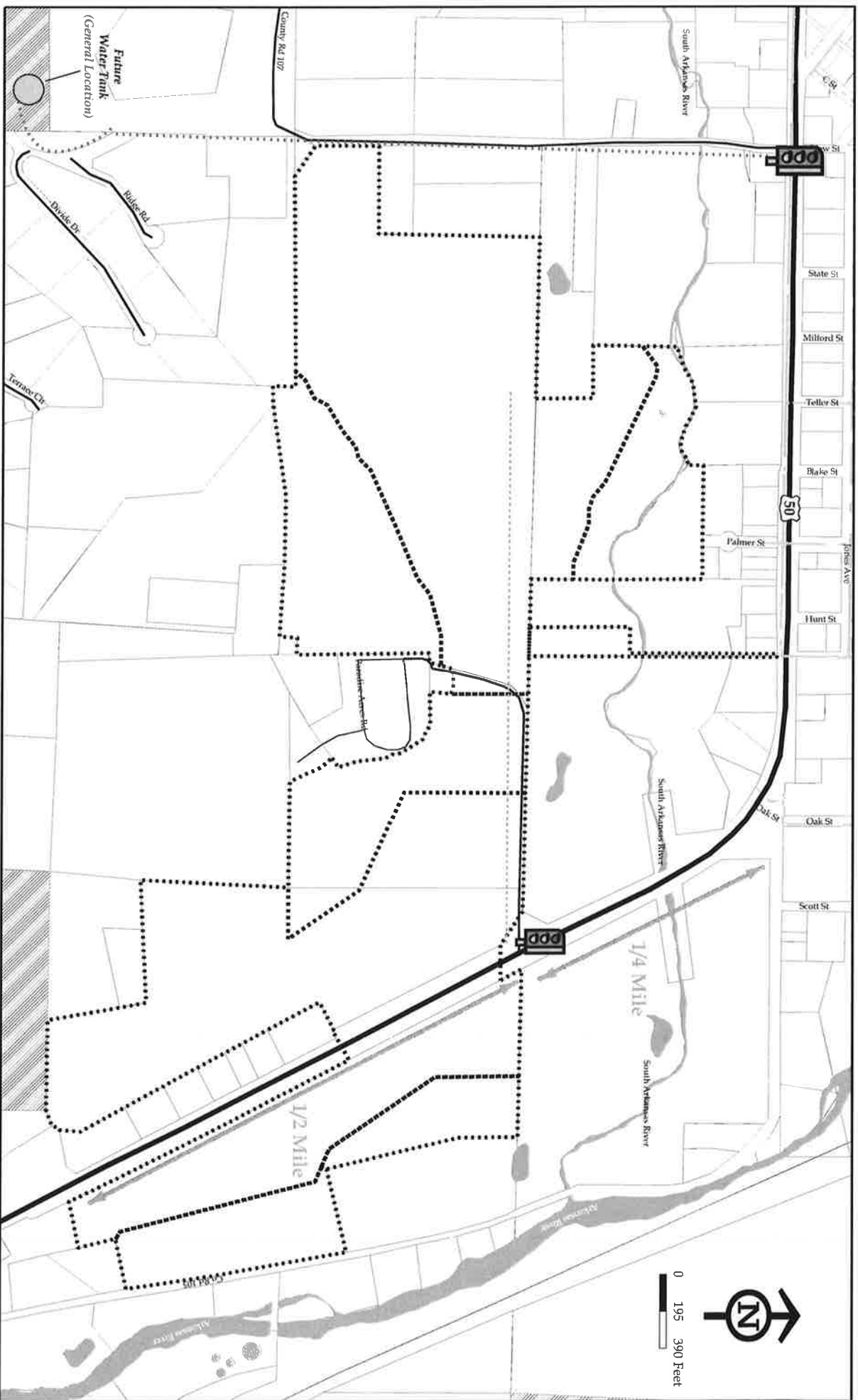
Tree Type
 * Coniferous
 • Deciduous



- Major Ditches**
- Minor Ditches
 - 100 Year Flood Boundary
 - Wet Alluvial Land
 - Areas of Steep Slopes
 - Wet Areas - UA Army Corp Field Identification

Exhibit E Environmental & Physiographic Map

Vandaveer Ranch Planned Development District
Overall Development Plan
City of Salida, Colorado



Vandaveer Ranch Planned Development District
Overall Development Plan
City of Salida, Colorado

Exhibit F Utilities Map



Proposed Signalized
Intersection

..... Proposed Water Line

..... Proposed Sanitary Sewer Line

Existing Water Lines



0 195 390 Feet

