



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Appeal Application (Interpretation)
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

- ☐ Administrative Review:
(Type) _____
- ☒ Limited Impact Review:
(Type) Minor Sub.
- ☐ Major Impact Review:
(Type) _____
- ☐ Other: _____

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

A. Applicant Information

Name of Applicant: John B. Wood, Kristina M. Wood

Mailing Address: 223 Two Rivers Rd., Salida CO 81201

Telephone Number: (303) 552-7528 FAX: _____

Email Address: jwood@alpartcorp.com

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

B. Site Data

Name of Development: Wood Minor Subdivision - 2

Street Address: TBD East Sackett Ave.

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
Tract A-1, Wood Minor Subdivision

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

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

Signature of applicant/agent [Signature] Date 6/22/23

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

☒ **B. Application Contents (City Code Section 16-3-50)**

☒ 1. A General Development Application

☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;

☒ 3. A brief written description of the proposed development signed by the applicant;

☐ 4. ~~Special Fee and Cost Reimbursement Agreement completed *major impact only~~

☒ 5. Public Notice.

- a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

☐ ~~6. Developments involving construction shall provide the following information:~~

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

☐ ~~7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);~~

☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

☐ ~~9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:~~

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

☒ ~~10. An access permit from the Colorado Department of Transportation; and~~

☒ ~~11. A plan for locations and specifications of street lights, signs and traffic control devices.~~

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

See attached narrative

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

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

John B. Wood
223 Two Rivers Road
Salida, CO 81201

June 22, 2023

HAND DELIVERED

City of Salida, Community Development Dept.
448 E. First St., Suite 112
Salida, CO 81201

RE: Wood Minor Subdivision – 2

Dear Planners and Members of the Planning Commission,

The applicants are the owners of Tract A-1, Wood Minor Subdivision, platted in 2017 (copy of recorded plat enclosed). They now desire to re-plate the property into two lots as shown on the enclosed Preliminary Plat of Wood Minor Subdivision – 2.

1. Consistency With Master Plan. The proposed subdivision is consistent with the City of Salida 2013 Comprehensive Plan in at least the following respects:

- Policy CC-III.1 encourages public access to and along the Arkansas River. The proposed subdivision preserves the existing walkway and fisherman access along the river.
- The subject property is bordered on three sides by residential uses (duplex/multifamily to the east, single family and duplex to the west, single family and multifamily to the south) and is served by existing public utilities including sewer, water, electricity, gas, and cable. The proposed subdivision consequently represents infill development, which is encouraged by the Comprehensive Plan. For example:
 - “Policy LU&G-I. 2 – Infill and redevelopment should be encouraged and will advance the objectives of this plan.”
 - “Action LU&G-I.2.c – Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.”
- The Land Use Map incorporated into the Comprehensive Plan depicts the subject property as “Single Family Residential,” which is consistent with the proposed subdivision.
- The proposed Future Land Use Map depicts the property as “Variable Residential Neighborhoods” with the intent to: “Provide opportunities for a diverse mix of housing types and densities that reinforce the existing variable character, walkability, and access to services and amenities found in Salida’s older neighborhoods.” Again, this is consistent with the proposed subdivision.

2. Conformance to Code. The property is zoned C-1 which permits a variety of uses including single family dwelling units by Administrative Review and duplex dwelling units by Limited Impact Review. C-1 Dimensional Standards require a minimum lot size of 5,625 square

feet (2,800 square feet for attached units) and minimum lot frontage of 37' 6" (20' for attached units). Lots in the proposed subdivision have been designed to conform to these zoning and dimensional standards (Parcel 1 is 6,118 square feet with 47' frontage; Parcel 2 is 8,091 square feet with 46.54' frontage). The lots are also of sufficient size to accommodate parking requirements and other applicable zoning and development standards. [NOTE: The property is not within the boundaries of the Sackett's Addition Overlay and is consequently not subject to the requirements of that district.]

3. Use Appropriate and Compatible. As discussed in the prior paragraphs, the proposed subdivision is appropriate under the Comprehensive Plan and zoning and development standards. The proposed subdivision is geared toward residential use, which is consistent with surrounding uses to the east, west, and south (land use to the north is the Arkansas River and vacant railroad property on the north bank).

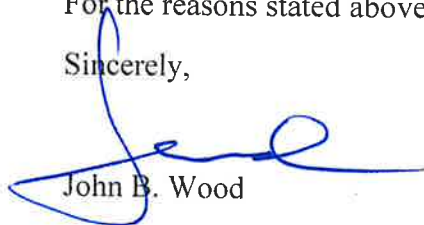
4. Nuisance. Residential uses contemplated by the proposed subdivision will not result in undesirable impacts upon adjacent properties.

5. Facilities. The applicants have confirmed that all customary public utilities are immediately available to the proposed lots. [NOTE: At the request of Xcel Energy, a 5' utility easement will be added along the SW boundary of the lots adjacent to E. Sackett Avenue in the event that a pedestal is installed to split power between the two lots.]

6. Environment. Wetlands included within the boundaries of the proposed lots (*i.e.*, the Arkansas River) are preserved by the existing walkway and fisherman easement. The property includes no unique natural features, wildlife habitat, or scenic characteristics.

For the reasons stated above, we request approval of the proposed Wood Minor Subdivision – 2.

Sincerely,



John B. Wood