



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** July 9, 2024

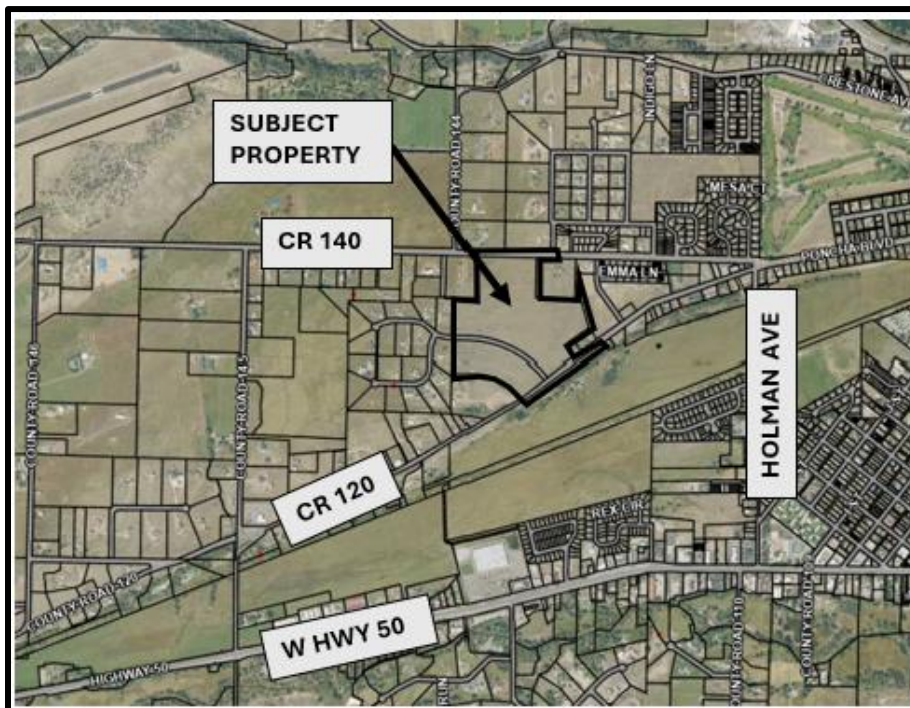
**AGENDA ITEM TITLE:** Recommendation on Proposed R-3 Zoning - Salida Quality Farms, LLC / Meadowlark Drive

**AGENDA SECTION:** Public Hearing

### **REQUEST / BACKGROUND:**

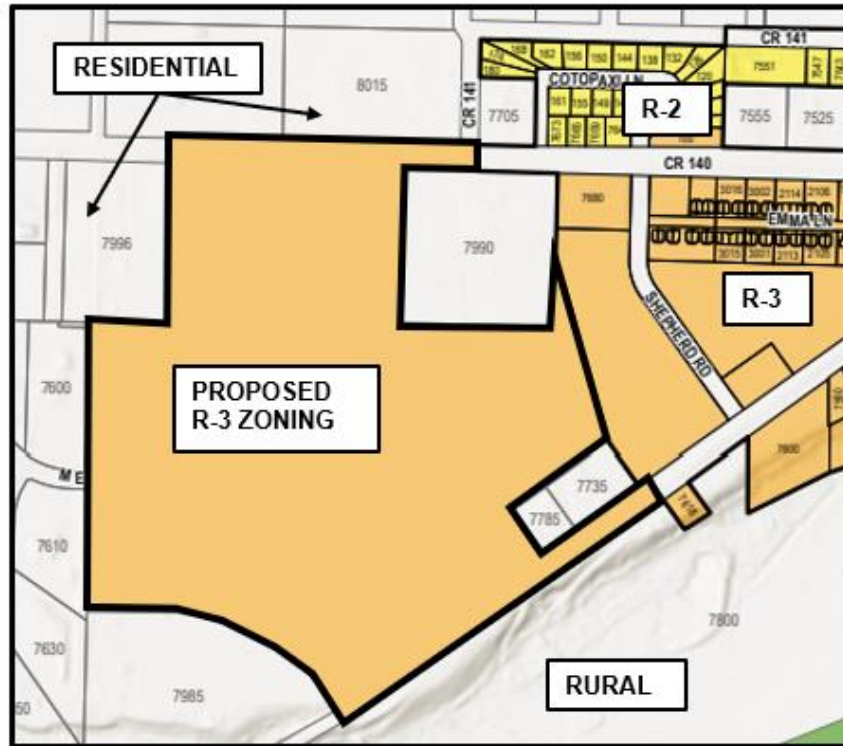
Following approval of the Salida Quality Farms, LLC / Meadowlark Drive Annexation of a 43.02-acre property plus portions of the CR 120 and CR 140 rights-of-way (48.98 acres total) into the City of Salida, the applicant James L. Treat, representing Salida Quality Farms, LLC has requested a designation of the R-3 High Density Residential zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located on Meadowlark Drive, between CR 120 and CR 140, as shown on the vicinity map below. A complete legal description is included as Exhibit A with the annexation application.



**Vicinity Map**

**Surrounding Land Use and Zoning:** The site is currently zoned RES (Residential Zone District) in Chaffee County. The majority of the properties to the north, south, and west remain in Chaffee County and are zoned RES with the exception of the properties south of County Road 120, which are zoned RUR (Rural). The majority of the properties to the east are within the city limits and are zoned R-3 High Density Residential.

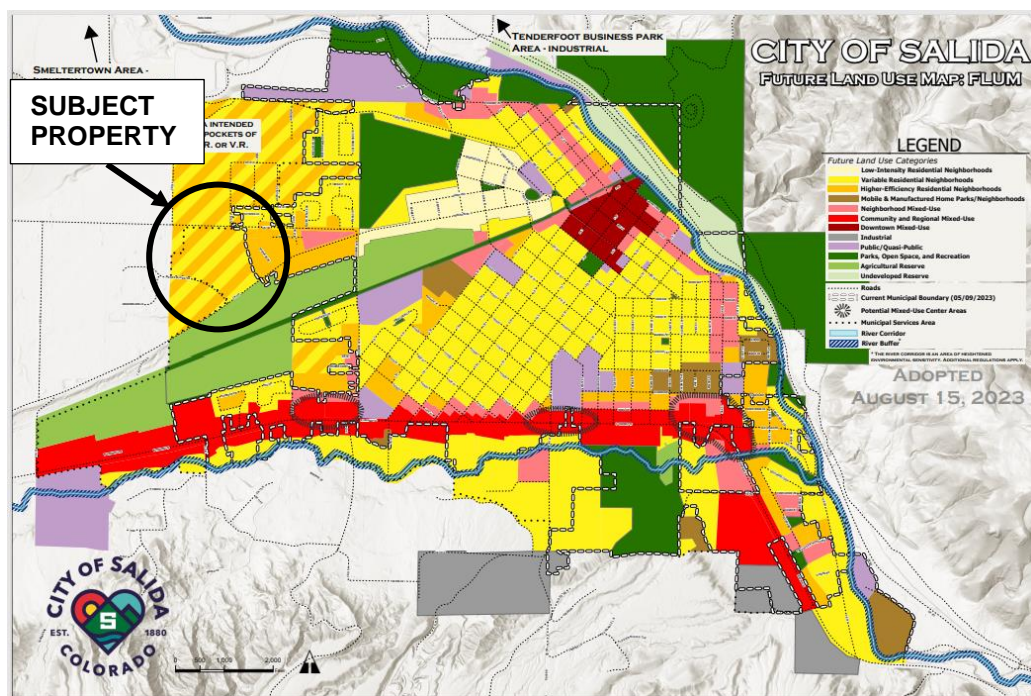


Zone Districts	
<span style="color: red;">■</span>	C-1 Commercial District
<span style="color: pink;">■</span>	C-2 Central Business District
<span style="color: gray;">■</span>	I Industrial District
<span style="color: blue;">■</span>	PD Planned Development
<span style="color: yellow;">■</span>	R-1 Single-Family Residential District
<span style="color: orange;">■</span>	R-2 Medium Density Residential District
<span style="color: lightorange;">■</span>	R-3 High Density Residential District
<span style="color: brown;">■</span>	R-4 Manufactured Housing Residential District
<span style="color: purple;">■</span>	RMU Residential Mixed Use District

**REVIEW STANDARDS FOR ZONING MAP AMENDMENTS (Section 16-4-210):**

1. **Consistency with the Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
  - The Comprehensive Plan indicates:
    - New development shall be within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.

- The proposed annexation lies within the MSA and will accommodate urban densities.
- Proposals should include connections to pedestrian and bicycle corridors, have sufficient water, and promote innovative and energy efficient design.
  - The Conceptual Plans indicate the provision of an 8-foot concrete shared use path network through the proposed development.
- Zoning should continue existing patterns of development.
  - Zoning of R-3 High-Density Residential would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of zone district application.
- The proposed zoning conforms with the city's Future Land Use Map, which calls for either Variable Residential Neighborhoods or Higher-Efficiency Residential Neighborhoods.



**FUTURE LAND USE MAP - ADOPTED AUGUST 15, 2023**

2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
  - Per the land use code, the purpose of the R-3 High-Density Residential zone district is to provide for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, among other uses.
    - The proposed zoning has the capability for providing relatively high-density residential developments. A park dedication is also indicated. Therefore, staff supports the request to zone the subject property R-3 High-Density Residential.

- 3. Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- The proposed zoning classification of R-3 High Density Residential is consistent and compatible with the zoning of the adjacent Angelview Subdivision properties.
- 4. Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the property as R-3 High Density Residential as it is consistent with the comprehensive plan and the Conceptual Plan provided with the application will accommodate appropriate development densities to support the housing goals of the city.

**RECOMMENDED MOTION:**

“I move to recommend City Council \_\_\_\_\_ the proposed zoning of the Salida Quality Farms, LLC / Meadowlark Drive property as proposed to be annexed, to R-3 High-Density Residential Zone District, as it meets the applicable review standards.”