



PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 9, 2024

AGENDA ITEM TITLE: Recommendation on Proposed R-3 Zoning – 6953 County Road 105 (Suesse Annexation)

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

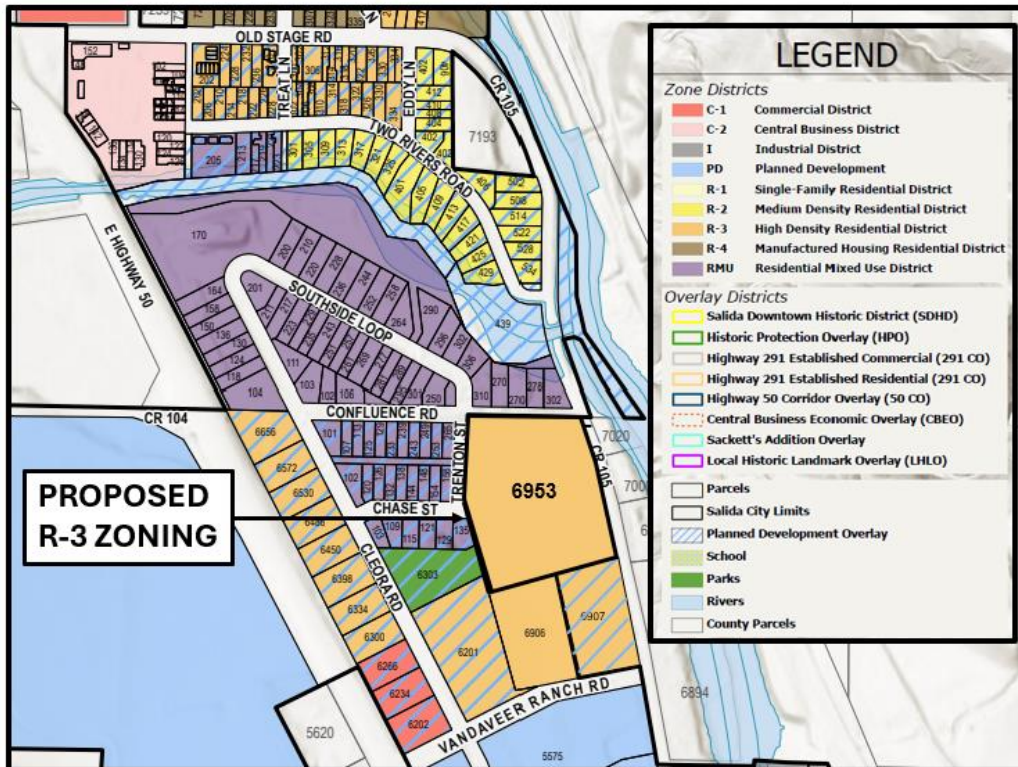
Following approval of the Suesse Annexation of a 5.71-acre property plus a 0.27-acre portion of Confluence Drive right-of-way into the City of Salida, the applicant, Ned Suesse, has requested a designation of the High Density Residential (R-3) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located at 6953 County Road 105 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. Properties to the east remain in Chaffee County and are zoned RES. Properties to the north and west are within city limits and include the Confluent Subdivision Planned Development Overlay, comprised of a residential mixed-use development (RMU); a 1.24-acre park dedication (P); and Salida Ridge (Low Income Housing Tax Credit) Apartments (R-3). The approved Biker Baker (Flour Mill) annexation and Magpie Apartments zoned R-3 High Density Residential are on the southern boundary.

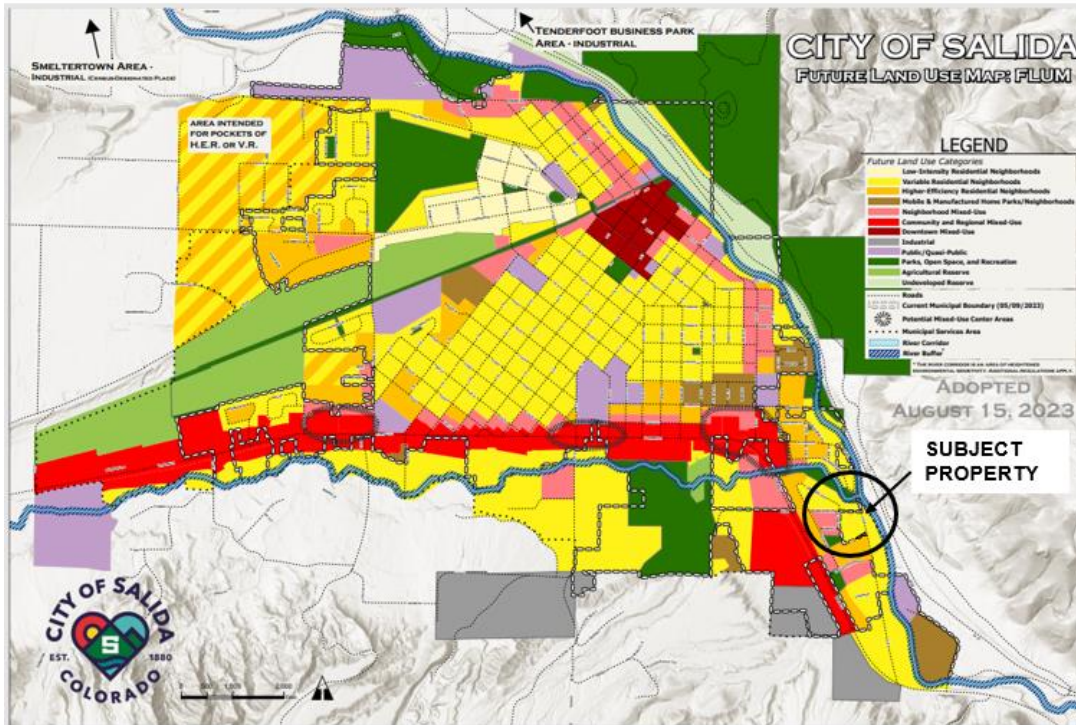


PROPOSED ZONING – 6953 COUNTY ROAD 105

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.
 - A proposed 8-foot wide shared-use path is planned to be extended along County Road 105. The exact location and costs have yet to be determined.
 - Zoning should continue existing patterns of development.

- Split zoning is not allowed, however, zoning R-3 High-Density Residential would allow for greater density to be applied to a specific the portion of the property, helping to preserve the site’s existing historic resources.
- While the Future Land Use Map calls for Variable Residential Neighborhoods, the proposed R-3 designation is generally consistent with the zoning found in the adjacent properties and would continue the surrounding patterns of development.



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, which are needed to address housing demand and affordability.
- 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.
 - While the underlying zoning of some adjacent properties is R-2, the pattern of townhome-style developments is compatible with the proposed R-3 zoning.
 - Existing historic structures on the property are of regional and national significance, including an outbuilding that may be one of the oldest known structures in Chaffee

County. The applicant wishes to preserve these historic resources on the property. The R-3 zoning could accommodate a concentration of residential units outside of the southern (historic) portion of the property, thus preserving its historic integrity.

- 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 in order to facilitate an appropriate level of future development while providing a means of preserving significant historic structures on the property.

RECOMMENDED MOTION:

“I move to recommend City Council _____ the proposed zoning of Suesse property as proposed to be annexed to R-3 High-Density Residential Zone District, as it meets the applicable review standards.”