



STAFF REPORT

MEETING DATE: November 27, 2023
AGENDA ITEM TITLE: Limited Impact Review- HRRMC Housing
AGENDA SECTION: Public Hearing

REQUEST:

The request is to receive limited impact review approval to construct a two-story, ten (10) unit building for employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154. The property is within the Commercial (C-1) zone district and the HRRMC Planned Development.

APPLICANT:

The applicant is Heart of the Rockies Regional Medical Center, 1000 Rush Drive, Salida, CO 81201. The representative for the applicant is Scott Brown.

LOCATION:

The subject property is known as Lot 8R of the HRRMC Planned Development, City of Salida, Chaffee County. This property is also known as 7164 C.R. 154.



PROCESS:

Limited Impact Review are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

OBSERVATIONS:

1. The subject property is located within the Commercial (C-1) zone district and the Heart of the Rockies Regional Medical Center Planned Development Overlay.
2. The proposal is to build a two-story, ten (10) unit building for employee housing and hospitality units. The applicant stated that 8 of the units will be for employees of the hospital campus and two (2) of the ground-floor units are intended for patient hospitality rooms. The two hospitality rooms are intended to provide comfort and support for long term patients and their families.



3. The schedule of uses for the HRRMC Planned Development requires limited impact review approval for residential (5-19) units.
4. When HRRMC went through the Planned Development process for phases 3 & 4 they were intending on constructing medical and employee housing in Phase 4. With the current housing crisis the hospital is struggling to hire employees who can live and work here in Salida and need to construct the units in phase 3.

PD & C1 SCHEDULE OF USES			
N = Not Permitted			Standards ¹
P = Permitted			
AC = Administrative			
Conditional Use			
C = Conditional Use			
AR = Administrative Review			
LR = Limited Impact Review			
MR = Major Impact Review	C-1	PD	
Residential Uses			
Accessory buildings and structures.	P	P	
Multiple principal structures	LR	P	Sec. 16-4190(b)
Accessory dwelling units	AR	AR	Sec. 16-4190(c)
Duplex dwelling units	LR ³	AR	
Residential (3 - 4 units)	AR ³	AR ³	
Residential (5 - 19 units)	LR ³	LR	

REVIEW STANDARDS – Limited Impact Review:

- (1) Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

Applicant's Response: No changes to zoning or comprehensive plan. Zone district and use standards remain consistent for HRRMC overall site plan.

- Policy LU&G-I.2 states that "Infill and redevelopment should be encouraged and will advance the objectives of this plan." The accompanying Action LU&G-I.2.c guides the City to "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."
- This development will provide eight (8) employee housing units and two (2) hospitality units for patients of the hospital and has adequate access to required services.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

- (2) **Conformance to Code.** The use shall conform to all other applicable provisions of this Chapter, including, but not limited to:

Applicant's Response: No changes to land use plan or zoning. Plan conforms for current PUD zone standards.

- 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 IV.
 - The HRRMC property is located within the Commercial (C-1) zone district and Planned Development Overlay. All dimensional standards of the Overlay have been met as shown on the site plan.
- b. Site development standards. The parking, landscaping, sign and improvements standards.
 - The proposed development meets the dimensional standards of the Planned Development and standards applicable to the use as a residential development. Specifically, the development meets the minimum lot size, minimum lot frontage, maximum lot coverage for structures, density, landscaping and parking.
 - The parking requirement for the 10 residential units is 15 spaces and there are 4 large parking lots for the northern portion of the hospital campus. The parking lots exceed the requirement for this development proposal and for the remaining lots.

- (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.

Applicant's Response: No changes to land use plan or zoning. Plan conforms for current PUD zone standards.

- Uses surrounding this vacant lot are medical offices. The housing units should enhance a 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.

Applicant's Response: No nuisance conditions expected.

- The applicant has minimized impacts from noise, odors, vibrations, glare and similar conditions through thoughtful layout of the site. No negative impacts are anticipated for the development.

- (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.

Applicant's Response: No public facilities necessary.

- There are adequate facilities to serve the proposed units.

- (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.

Applicant's Response: No wetlands or wildlife habitat within existing development.

- There are no significant environmental features on the vacant lot, therefore no significant negative environmental impacts are anticipated for this development.

AGENCY REVIEW COMMENTS:

- **Salida Fire Department:** Assistant Fire Chief, Kathy Rohrich, responded "Fire Department has no concerns at this time."

- **Salida Police Department:** Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- **Salida Finance Department:** Staff Accountant, Renee Thonhoff, responded “System Development fees will need to be paid at the time of development.”

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

1. The applicable review criteria for the Limited Impact Review application have been met.

STAFF RECOMMENDATION:

Staff recommends Planning Commission approve the limited impact review application for the request to construct employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154., subject to the condition listed below:

1. That this Limited Impact approval expires in three (3) years from the date of its approval if a building permit for the employee housing and hospitality units has not been issued and acted upon.

RECOMMENDED MOTION: “I make a motion to approve the HRRMC Limited Impact Review application to construct employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154 as it meets the review standards for limited impact review, subject to the recommended condition.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application materials
 Site plan
 Proof of publication