



STAFF REPORT

MEETING DATE: May 24, 2021

AGENDA ITEM TITLE: 900 J Street – Major Impact Review Rezoning Application

AGENDA SECTION: Public Hearing

REQUEST:

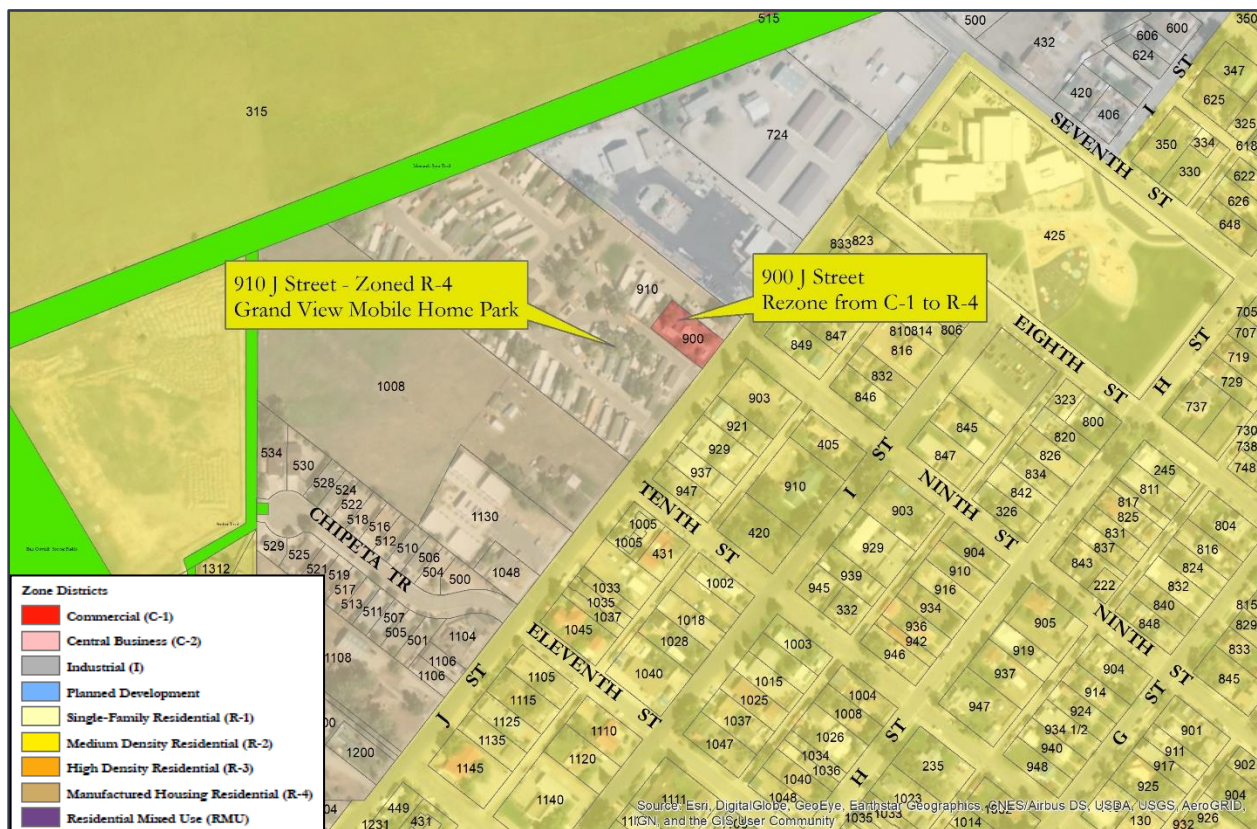
The request is to rezone the .24 acre parcel located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4).

APPLICANT:

The applicant is Landon Vigil, PO Box 508, Aspen, CO 81612.

LOCATION:

The property is legally known as 900 J Street, Salida, Chaffee County Colorado.



PROCESS:

An application for rezoning consists of a two-step process. The request is addressed by the Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long term use of the property within the context of the City's Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.

OBSERVATIONS:

1. The property surrounding this parcel include the Grand View Mobile Home Park which is located within the Manufactured Housing Residential (R-4) zone district and properties across the street are within the Medium Density (R-2) zone district.
2. This parcel was annexed into the City in January 1981 and at that time was zoned as Commercial (C-1).
3. The applicant is requesting the (R-4) zone district in order to combine the parcel with the adjacent mobile home park. The applicant intends on submitting an application for Administrative Review approval to eliminate the lot lines of the 10,454 square foot parcel to combine it into the Park. The existing home will be removed and mobile homes placed within the Park.

REVIEW AGENCY COMMENTS:

Finance Department – Renee Thonhoff– No issues for Salida Utilities, 900 J Street currently has 1 water and 1 sewer tap.

Fire Department – Assistant Fire Chief, Kathy Rohrich – Fire Department has no concerns at this time.

Police Department – Chief Russ Johnson – No issues with PD, makes sense.

Public Works Department – David Lady – No concerns.

REVIEW STANDARDS FOR MAP AMENDMENTS 16-4-210(c):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The proposal supports these goals. The Comprehensive Plan Land Use map shows this property as High Density residential uses.
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.
 - The applicant is requesting a zone district designation of the subject property of Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks.
 - The applicant owns the adjoining mobile home park and in the future will incorporate the 900 J Street parcel within the mobile home park and add more mobile homes which is consistent with the R-4 zone district.

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.
 - This parcel is surrounded by the (R-4) and (R-2) zone districts. Rezoning the parcel from Commercial (C-1) to Manufactured Housing (R-4) is compatible with the surrounding zoned properties. The proposed use to combine this parcel with the mobile home park is compatible with the surrounding uses.
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.
 - This application for rezoning is a result of the applicant's desire to be able to incorporate the parcel with the adjoining mobile home park and add more mobile homes which is allowed within the in (R-4) zone district.

RECOMMENDED FINDINGS:

The application is in compliance with the review standards for map amendments because this property is surrounded by both Manufactured Housing Residential and Medium Density Residential zone districts.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend the Council approve the proposed rezoning request.

RECOMMENDED MOTION:

"I make a motion to recommend the City Council approve the rezoning of the subject site from Commercial (C-1) to Manufactured Housing Residential (R-4) as it meets the review standards for map amendments."

Attachments:

Application for Re-zoning
Proof of publication