Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201 October 23, 2023 - 6:00 PM

AGENDA

PLANNING COMMISSION REGULAR

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting: https://attendee.gotowebinar.com/rt/1909092342220683277

CALL TO ORDER BY CHAIRMAN - 6:00 PM

ROLL CALL

LORAC

APPROVAL OF THE MINUTES

1. October 10, 2023 - Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

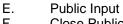
Public Hearings will follow the following procedure:

- Open Public Hearing Α.
- Proof of Publication Β.
- C. Staff Review of Application/Proposal Applicant's Presentation (if applicable) D.
- F.
 - G. Commission Discussion
 - Commission Decision or Recommendation
- 2. Flour Mill Annexation - The applicant, Biker Baker LLC, represented by Rob Gartzman submitted a complete application to annex the property located at 6907 County Road 105 on September 13, 2023 along with an application for Zoning to be considered during a separate hearing
- 3. Flour Mill Zoning - The applicant, Biker and Baker Holdings, is requesting a zoning designation of High Density Residential (R-3) should the property located at 6907 C.R. 105 be annexed.
- 4. Major Impact Review - Flour Mill Planned Development and Major Subdivision - Following approval of the Flour Mill Annexation of the 2-acre property into the City of Salida, and zoning of High-Density Residential (R-3) the applicant, Biker Baker Holdings, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4
- Reduced minimum lot frontage for the single-family and Laundromat lots
- · Reduced minimum setbacks reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses





- **Close Public Hearing**
- Η.

The applicant is proposing to deed restrict 50% of the units within the development.

B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN

**An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.