



JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201
July 05, 2022 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

- [1.](#) Extraordinary Teen Council
2. Sol Vista Discussion
- [3.](#) 611 Oak Annexation
- [4.](#) Newman Annexation
- [5.](#) West End Subdivision Parcel Rezone

7/5/22 meeting agenda

- Teen impaired driving event
 - 7/22/22; 5-7 pm
 - Arcade and street
 - Planned activities - big wheels, Jeopardy/Kahoot game, roadside tests, free arcade games
- What do you need from us?



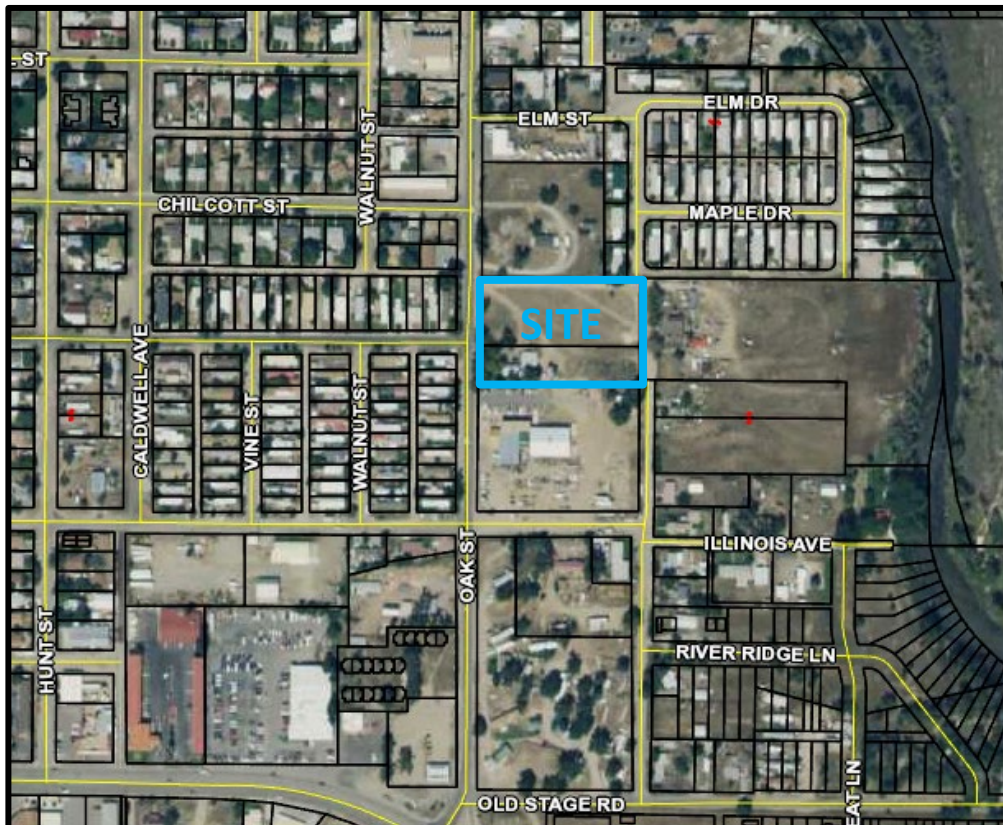
CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: July 5, 2022

AGENDA ITEM: Salida Fire Station Annexation and Rezone—
Joint Meeting with Planning Commission

FROM: Kathryn Dunleavy, City Planner

The applicant, City of Salida, has submitted applications for annexation and zoning for a 2.94 acre property located at 611 Oak Street. The site was purchased by the City in 2021 with the intention of building a new fire station. The property meets the 1/6th perimeter requirement. In the absence of a “Civic / Institutional” zone district, we proposed that the property be zoned C-1.

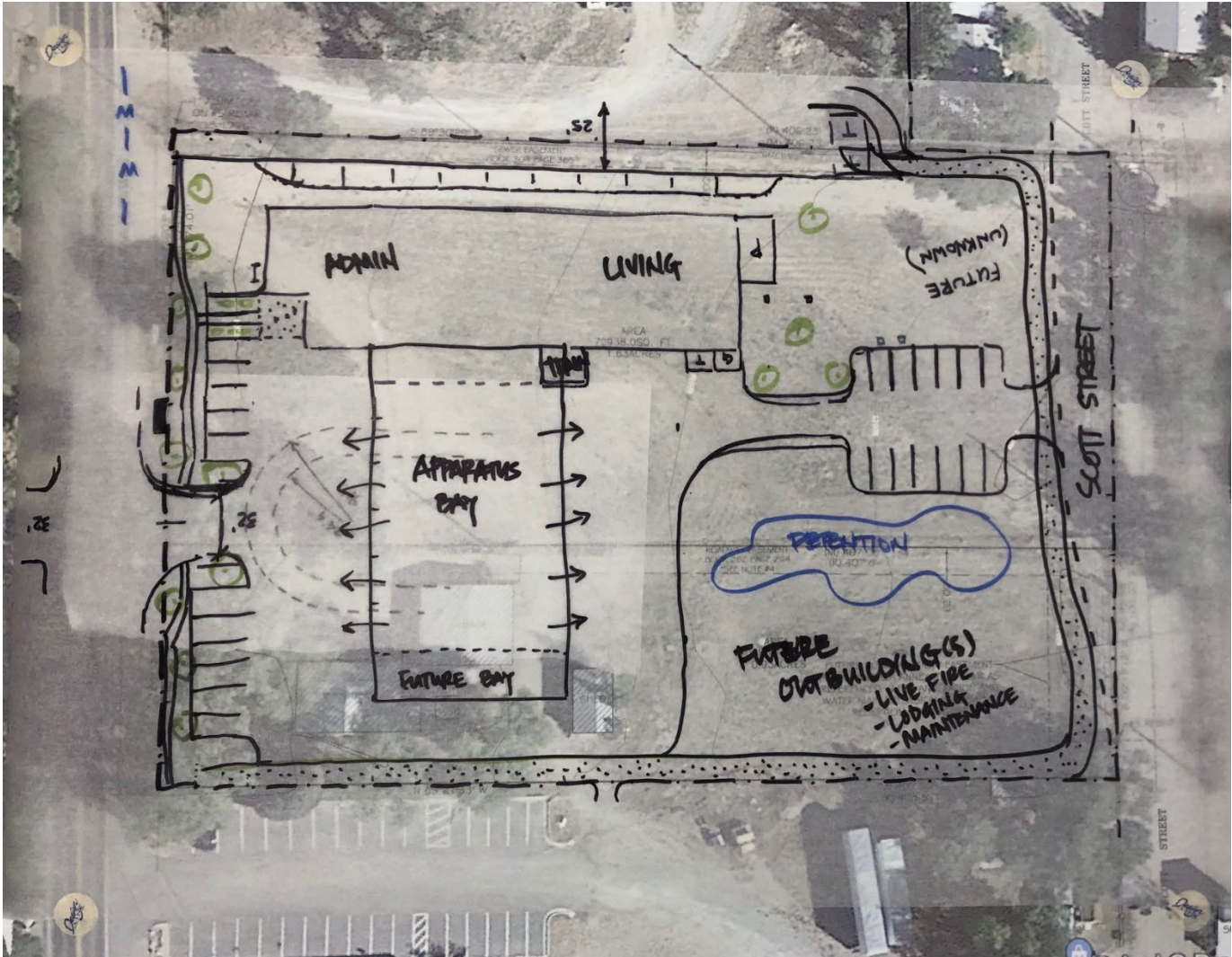


Existing zoning around the subject parcel:



Overlay Districts		Zone Districts	
	Salida Downtown Historic District (SDHD)		C-1
	Historic Protection Overlay (HPO)		C-2
	Creative District Boundary		I
	Highway 291 Established Commercial (291 CO)		PD
	Highway 291 Established Residential (291 CO)		R-1
	Highway 50 Corridor Overlay (50 CO)		R-2
	Central Business Economic Overlay (CBE0)		R-3
	Sackett's Addition Overlay		R-4
			RMU

Initial Concept Sketch of Fire Station Site Plan. This is the first preliminary draft developed during a design workshop on June 30, 2022 and is subject to change:

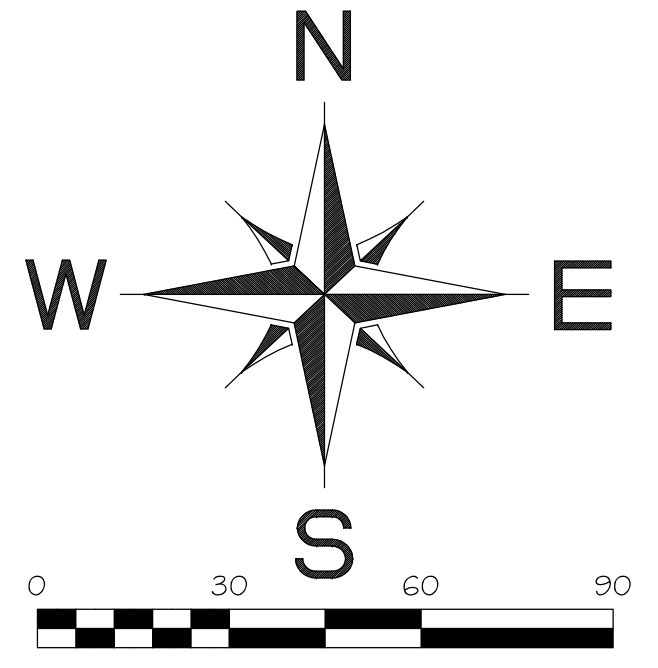


Staff would appreciate the input of Council and the Commission.

Attachments
Draft Annexation Plat

SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA

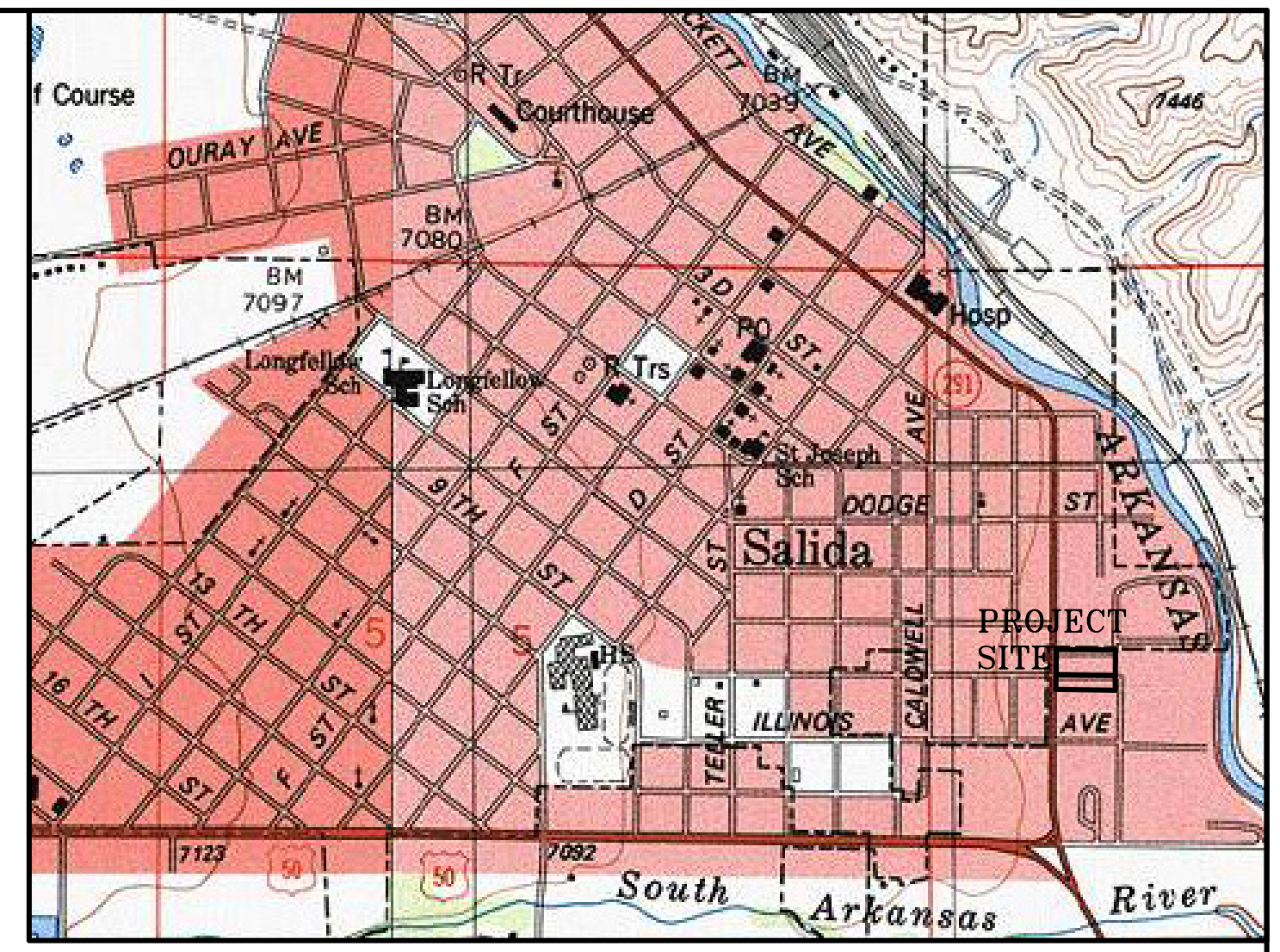
LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO



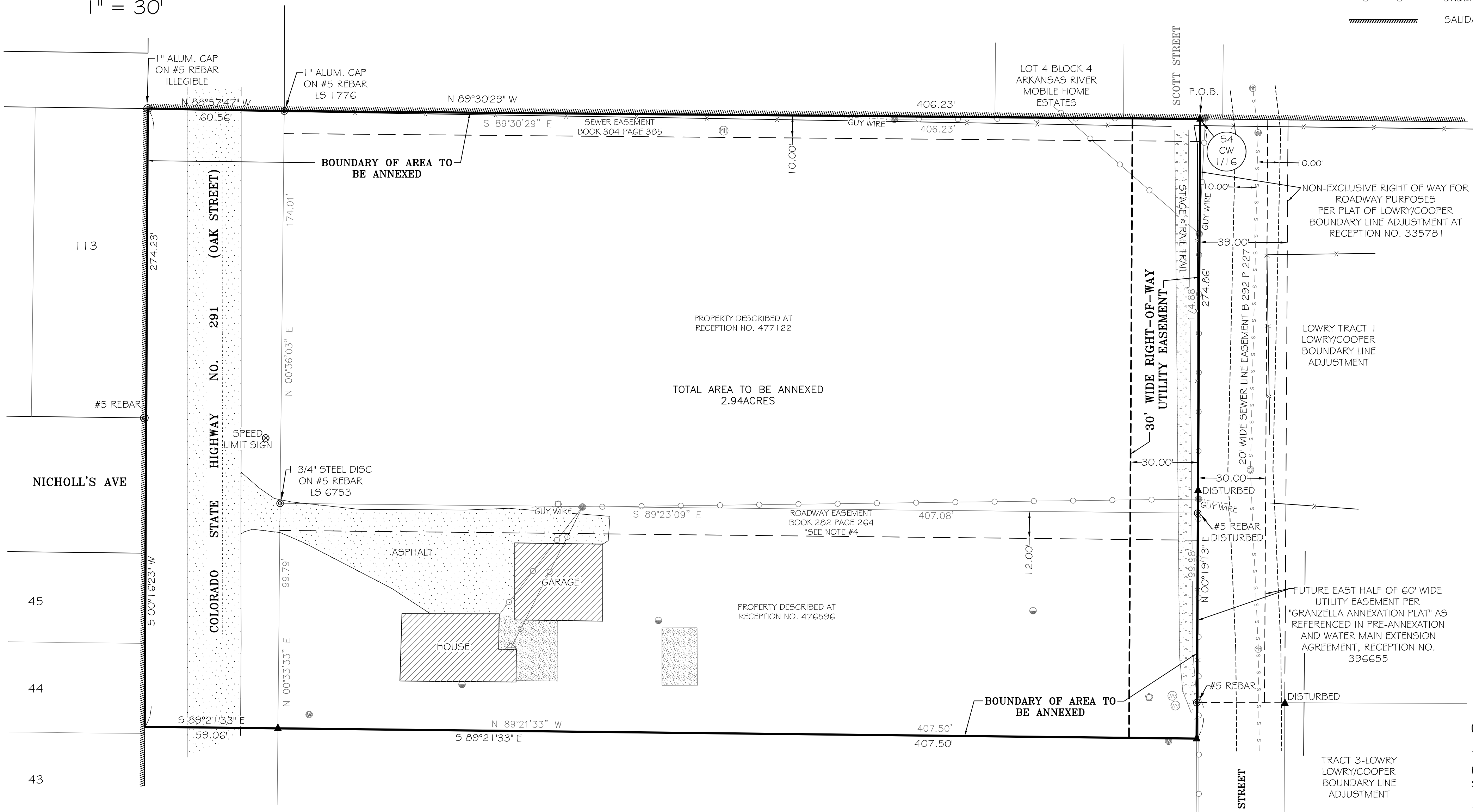
SCALE
1" = 30'

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ 1 1/2" ALUM. CAP ON #5 REBAR LS 16117
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC TRANSFORMER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ SEWER CLEAN OUT
- ⊙ SEWER MAN HOLE
- ⊙ WELL
- X — FENCE
- ○ — OVERHEAD UTILITY
- S — S — UNDERGROUND SEWER
- — — SALIDA CITY LIMITS



VICINITY MAP
NOT TO SCALE



CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY THE CITY OF SALIDA, AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-1-2-107(1);

WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____, 20____, AS REQUIRED BY SECTION 31-1-2-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____, 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA;

NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA AS DESCRIBED HEREIN, TO WIT:

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER-WEST 1/16TH CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED; THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED; THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.06 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94 ACRES

SIGNED THIS ____ DAY OF _____, 2022.
CITY OF SALIDA
BY: _____
MAYOR

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT THE CITY OF SALIDA IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

THE UNDERSIGNED OWNER OF PROPERTY TO BE ANNEXED HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT, PERPETUAL, UNRESTRICTED USE OF SAID RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

OWNERS: _____
MAYOR

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY THE CITY OF SALIDA MAYOR. WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2022, AND IS DULY RECORDED.

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE AT ____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

TOTAL PERIMETER OF LAND TO BE ANNEXED	1482.44 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	741.02 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6 = 16.7%	50%

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTH LINE OF SUBJECT PROPERTY BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 89°21'33" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS, LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW) COMMITMENT NO. 21-1637, DATED NOVEMBER 9, 2021 (NORTH PARCEL) AND 21-15849, DATED AUGUST 30, 2021 (SOUTH PARCEL)
- 4) ROADWAY EASEMENT MAY CEASE TO EXIST DUE TO "OTHER MEANS OF CONVENIENT INGRESS AND EGRESS TO AND FROM SAID PROPERTY" THAT CURRENTLY EXIST AS STATED IN DEED AT BOOK 282 PAGE 264
- 5) TOTAL AREA TO BE ANNEXED=2.94 ACRES +/-
- 6) THIS ANNEXATION SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN THE CITY OF SALIDA, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

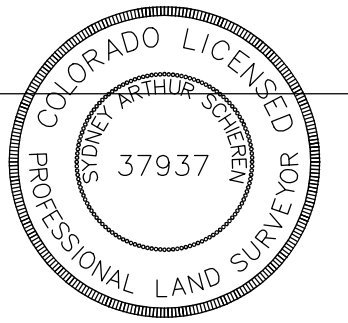
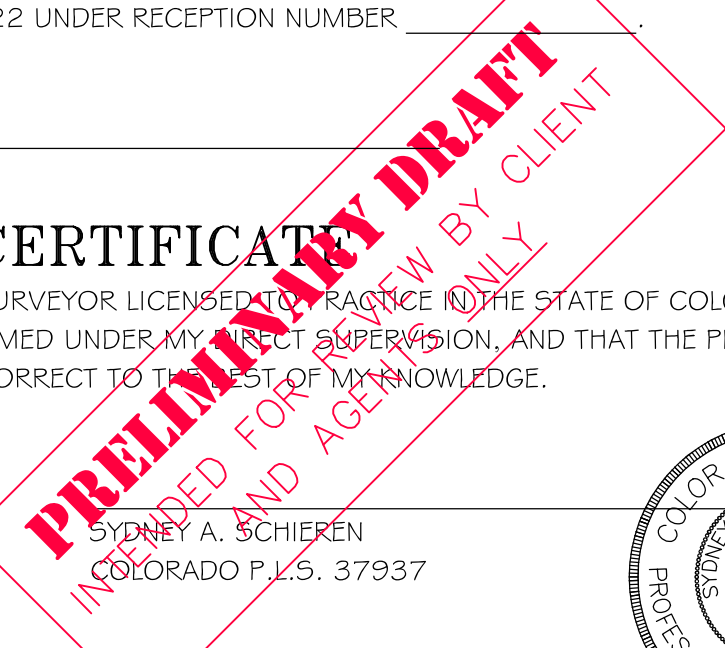
DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

REVISED:	
DATE: JUNE 22, 2022	
JOB # 21184	
DATE: MAY 17, 2022	
SHEET 1 OF 1	

SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO

LANDMARK SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristi Jefferson - Senior Planner	DATE July 5, 2022
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ITEM

Joint Meeting with Planning Commission for the Conceptual Review of the Newman Annexation and Zoning applications.

BACKGROUND

Property owner, Christopher Newman submitted a Major Impact Review application to annex and zone his 1 acre property located at 7680 C.R.140. The site adjoins the Angel View property and is across the street from the Upchurch property that was annexed last year. The owner purchased this property late last year and at that time found out that the septic system is failing and will need to connect to the City’s sewer in the near future. Per the Public Works Director, both municipal water and sewer are available in County Road 140.





CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristi Jefferson - Senior Planner	DATE July 5, 2022
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The site is currently zoned Residential (RES) in Chaffee County and the owner is requesting a zoning designation of High Density Residential (R-3). Properties surrounding this property are within the Medium Density (R-2) and the High Density (R-3) zone districts.



Staff would appreciate the input of Council and the Commission.

Attachments: Newman Annexation and Zoning request



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: CHRISTOPHER NEWMAN

Mailing Address: 7680 COUNTY ROAD 140, SALIDA, CO, 81201

Telephone Number: 314-503-4200 FAX: _____

Email Address: Newman.Chris.P@gmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Newman Annexation & Zoning

Street Address: 7680 C.R. 140

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date _____

Signature of property owner  _____ Date 5/31/2022

To whom it may concern,

I intend to use the property at 7680 County Road 140 in Salida, Colorado as the primary residence for myself and my family. The existing structures are to remain in place. We'd like to be able to replace the outdated septic system and connect to city water and sewer.

In the future, we have hopes of building additional units on the Eastern side of the property in order to provide additional housing for the community.

We are applying to be zoned R-3.

Please let me know if there is anything else that I can provide.

Thank you,

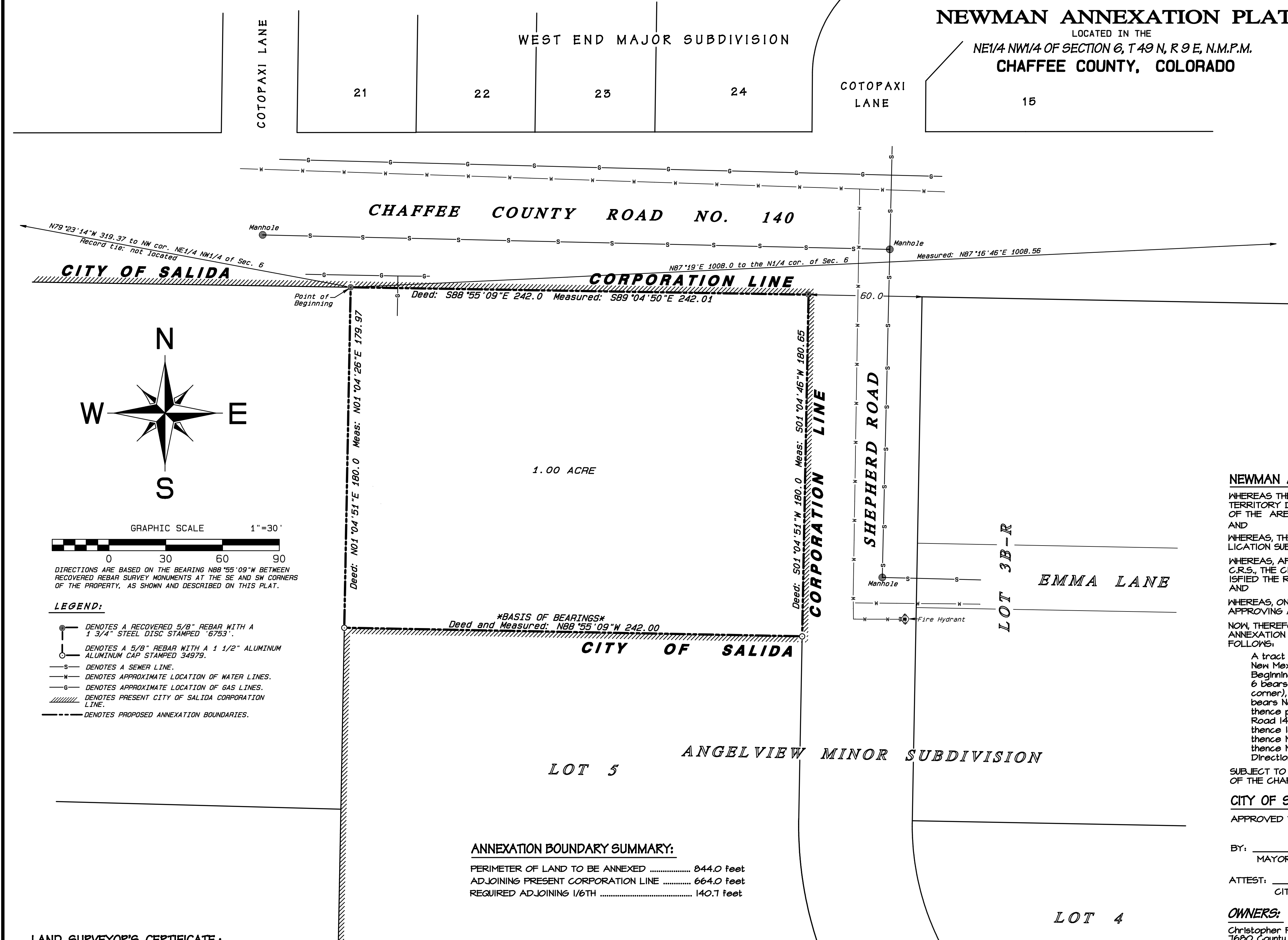
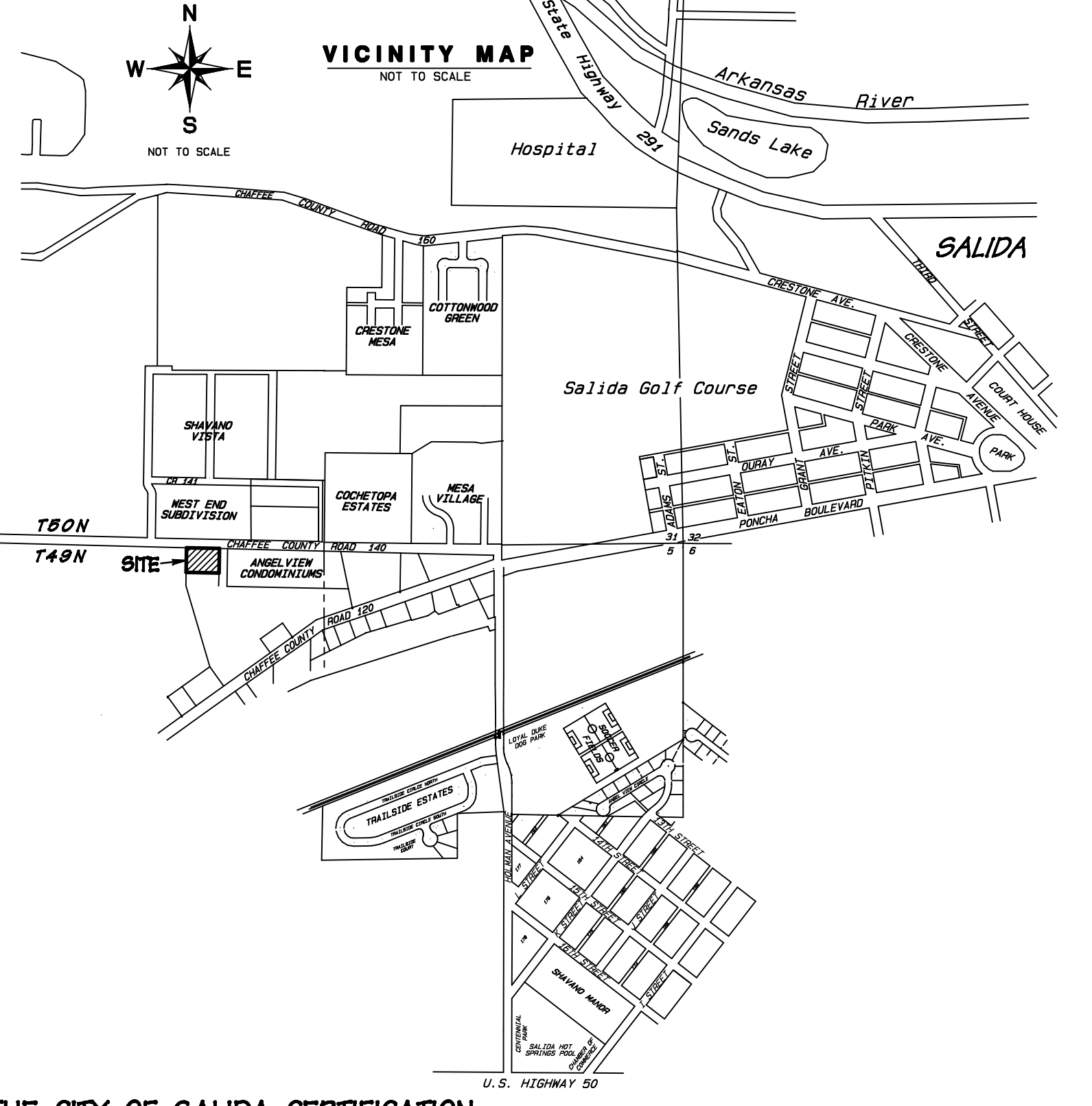


Christopher Newman

5/31/2022

NEWMAN ANNEXATION PLAT

LOCATED IN THE
NE1/4 NW1/4 OF SECTION 6, T 49 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO



NEWMAN ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY CHRISTOPHER PAUL NEWMAN AND ALEXANDRIA LIV PONDER NEWMAN, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED;
AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 202____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(I), C.R.S. AND
WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 202____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 202____), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED;
AND
WHEREAS, ON _____, 202____, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 202____), APPROVING AND ANNEXING THE NEWMAN ANNEXATION TO THE CITY OF SALIDA.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE NEWMAN ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 1.0 ACRE, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

A tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:
Beginning at a point on the south boundary of County Road No. 140 from whence the north quarter corner of said Section 6 bears North 87°19' East 1008.0 feet (said quarter corner is located 14.82 feet due south of a brass capped witness corner), also from said beginning point the northwest corner of the Northeast 1/4 of said Section 6 bears North 79°23'14" West 319.37 feet;
thence proceeding around the tract herein described South 88°55'09" East along the south boundary of said County Road 140 a distance of 242.0 feet;
thence leaving said south roadway boundary South 1°04'51" West 180.0 feet;
thence North 88°55'09" West 242.0 feet;
thence North 1°04'51" East 180.0 feet to the point of beginning.
Directions are based on solar observation.
SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 202____.

BY: _____
MAYOR OF THE CITY OF SALIDA
ATTEST: _____
CITY CLERK

OWNERS:
Christopher Paul Newman and Alexandria Liv Ponder Newman
1680 County Road 140
Salida, CO. 81201

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE OWNERS OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRE AND APPROVE OF THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

Christopher Paul Newman
Alexandria Liv Ponder Newman

STATE OF COLORADO } 55
COUNTY OF CHAFFEE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 202____.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE NEWMAN ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 202____.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE NEWMAN ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE:
I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE.
DATED THIS _____ DAY OF _____, 202____.

MICHAEL K. HENDERSON
REG. L. S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) ANNEXATION DESCRIPTION BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE POLICY NO. 5011408-00634606 (CENTRAL COLORADO TITLE & ESCROW FILE NO. 21-16164) DATED NOVEMBER 23RD 2021.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

NEWMAN ANNEXATION PLAT IN THE NE1/4 NW1/4 OF SEC. 6, T 49 N, R 9 E, N.M.P.M. CHAFFEE COUNTY, COLORADO CITY OF SALIDA	
Job Number: J-22-086 DESIGNED: M. K. H. DRAWN BY: TMOO CAD	HENDERSON LAND SURVEYING CO., INC. 208 G STREET SALIDA, COLORADO
CHECKED: _____ FIG. BOOK: S318 P. 50 TSC3 GPS	DATE: 5/26/22 DRAWING NO. L-22-26



CITY COUNCIL WORK SESSION MEMO

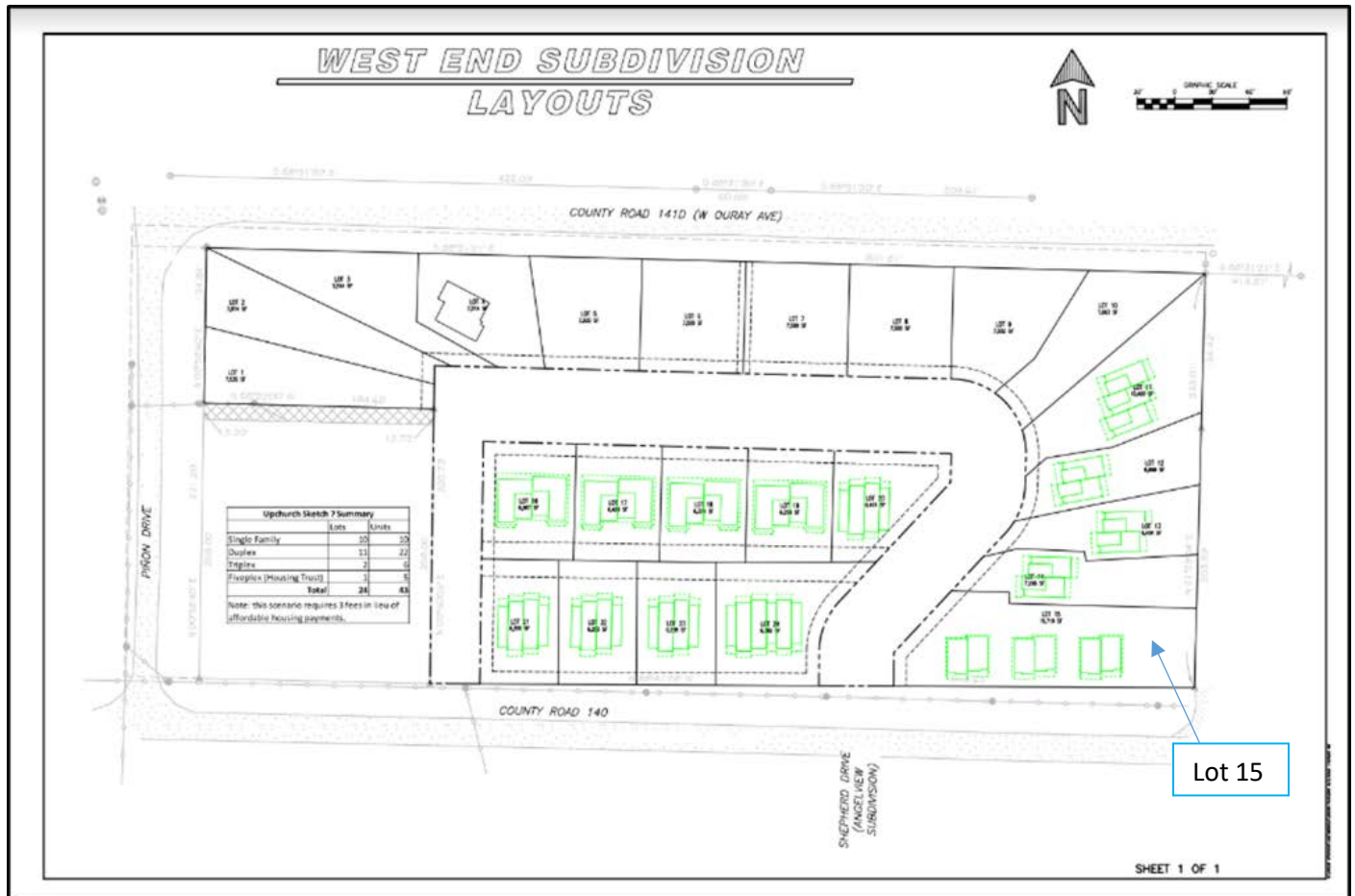
DEPARTMENT Community Development	PRESENTED BY Bill Almquist - Community Development Director	DATE July 5, 2022
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ITEM

Joint Conceptual Review with Planning Commission Re: West End Subdivision (Lot 15) Proposed Rezone from R-2 to R-3

BACKGROUND

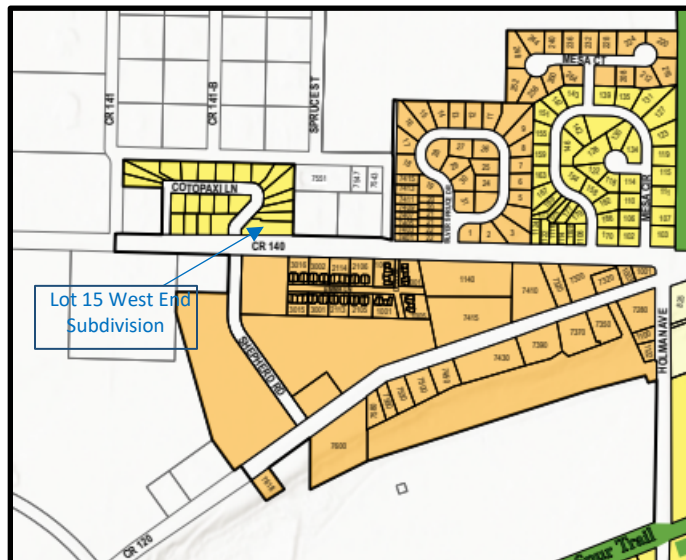
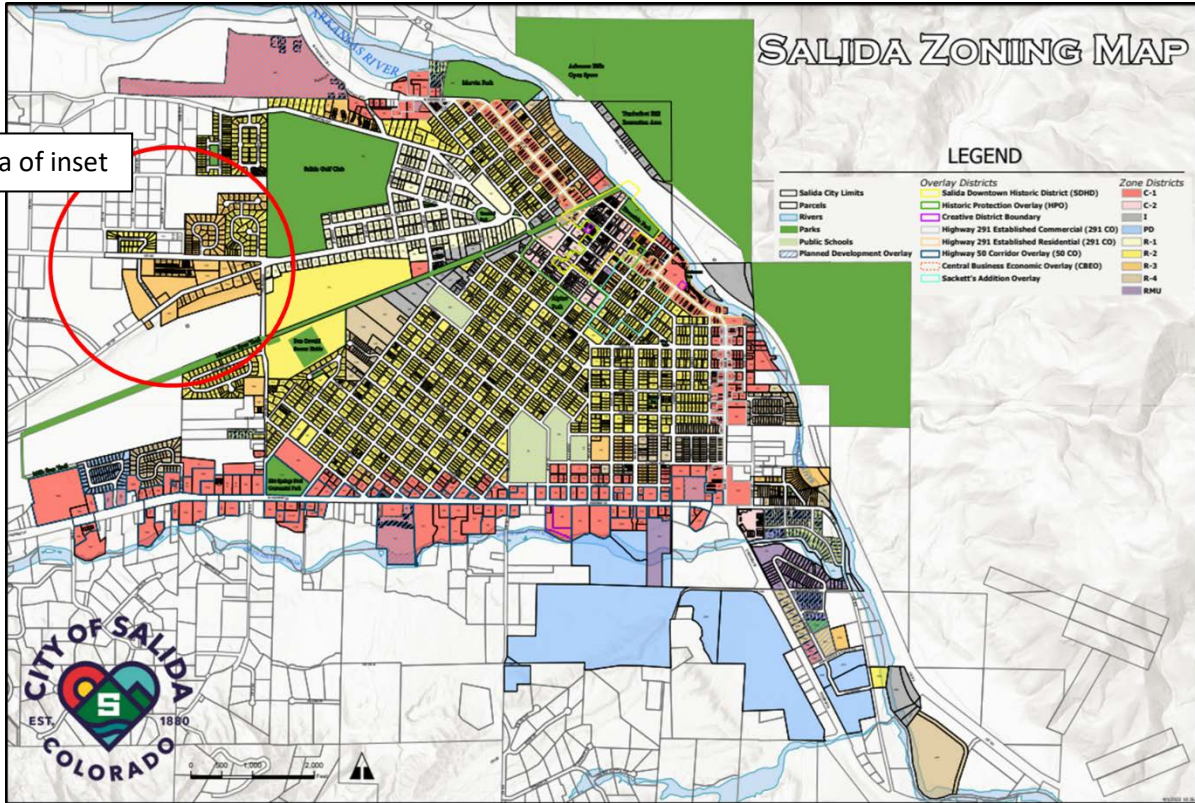
The developer of West End Subdivision, Tory Upchurch, is interested in rezoning Lot 15 of the subdivision from Medium-Density Residential (R-2) to High-Density Residential (R-3). The entire subdivision is currently zoned R-2. The 15,719 SF lot is where the 5 inclusionary housing units (required through the Upchurch Annexation Agreement, Resolution 2021-11) are anticipated to be constructed. Currently, the density allowed on the lot is 5 units, and an R-3 designation would allow up to 7 units. The applicant has indicated a desire to build 6 units on the lot, made up of 3 duplexes.





CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Bill Almquist - Community Development Director	DATE July 5, 2022
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Surrounding R-2 and R-3 zoning, plus County properties shown



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Bill Almquist - Community Development Director	DATE July 5, 2022
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The Upchurch Annexation and Rezone applications were approved by Council in April of 2021. Though the site received an R-2 designation, the Annexation Agreement included some stipulations regarding minimum lot size and single-family residential only for the lots along the northern edge of the development, which was in response to input from County neighbors immediately to the north of the site, as well as input from Chaffee County. There were no such stipulations put on Lot 15, which is located in the southwestern corner of the development and is directly across CR 140 from the Angelview Development, which is zoned R-3. The applicant had expressed interest in zoning Lot 15 as R-3 during the process; however, such a split-zoning was not possible at the time of Annexation and Rezone because the subdivision had not yet been platted. It should also be noted that the original subdivision application did propose a total of up to 43 residential units within the development, whereas this rezone proposal would allow up to a total of 45 residential units (the applicant has indicated a desire to build just one additional unit more than expected on Lot 15, for a total of 44 residential units).

Staff and applicant appreciate Planning Commission and City Council feedback on the Rezone concept.