



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

February 26, 2024 - 6:00 PM

## AGENDA

Email public comments to: [planning@cityofsalida.com](mailto: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

### APPROVAL OF THE MINUTES

#### 1. December 12, 2023- Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| A. Open Public Hearing                      | E. Public Input                          |
| B. Proof of Publication                     | F. Close Public Hearing                  |
| C. Staff Review of Application/Proposal     | G. Commission Discussion                 |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

#### 2. **Major Impact Review - Angelview Planned Development and Major Subdivision** - The applicant, Walt Harder of Harder Diesslin Holdings, LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Below are the requests:

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

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached units and a minimum lot size of 2,160 square feet for the detached units.
- **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'. No deviations from the side and rear lot line setbacks are requested.
- **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting a lot coverage for structures of 55%.
- **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district. The applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

**B.** Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.

### UPDATES

### COMMISSIONERS' COMMENTS

### ADJOURN

*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.*



**\*\*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.**





# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
December 12, 2023 - 6:00 PM

## MINUTES

Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/190909234220683277>

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

#### ROLL CALL

##### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Giff Kriebel  
Commissioner Judith Dockery  
Commissioner Michelle Walker  
Commissioner Brian Colby  
Commissioner Aaron Derwingson

##### ABSENT

Alternate Commissioner Dan Bush  
Alternate Commissioner Kenny Layton

### APPROVAL OF THE MINUTES

#### 1. November 27, 2023 - Draft Minutes

Motion to approve the minutes made by Vice-Chair Bomer, Seconded by Commissioner Walker.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

### UNSCHEDULED CITIZEN- NA

### AMENDMENT(S) TO AGENDA- NA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| A. Open Public Hearing                      | E. Public Input                          |
| B. Proof of Publication                     | F. Close Public Hearing                  |
| C. Staff Review of Application/Proposal     | G. Commission Discussion                 |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

#### 2. Limited Impact Review - Meredith Minor Subdivision -The applicant's, Shane and Taline Meredith, are requesting Limited Impact Review approval for a Minor Subdivision to subdivide the vacant lot into two (2) individual lots at 148 River Ridge Lane.

- A. Open Public hearing –6:01pm
- B. Proof of Publication –
- C. Staff Review– Planner Jefferson reviewed the application.
- D. Applicant's Presentation- Taline Meredith was present to speak on the application.
- E. Public Input – NA



**F. Close Public Hearing – 6:30pm**

**G. Commissioner Discussion –**

**H. Commission Decision –**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to deny the Meredith Limited Minor Subdivision and recommend staff create a new administrative review, based on the original review, which would include either a second principal structure or an ADU allowable on that plan. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

#### **UPDATES**

#### **COMMISSIONERS' COMMENTS**

**ADJOURN** The meeting was adjourned at 6:48pm





## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** February 26, 2024

**AGENDA ITEM TITLE:** A. Angelview Planned Development; and  
B. Angelview Major Subdivision

**AGENDA SECTION:** Public Hearing

### REQUEST SUMMARY:

The applicant is requesting Major Impact Review approval for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Land Use Code Sec. 16-3-120 allows for concurrent review of the applications.

The applicant is proposing a Planned Development Overlay and Major Subdivision of the 11.9-acre site. The proposal is for 42 residential lots with a mix of single-family, duplexes and multi-family units. The total number of units proposed is 115 units and 1.19 acres of public open space and trails.

**APPLICANT:** The applicant is Walt Harder of Harder-Diesslin Holdings, LLC. The representative for the applicant is Ronnie Pelusio of PEL-ONA Architects.

**SITE LOCATION:** The 11.9-acre parcel is located on Lots 4 and 5 of the Angelview Minor Subdivision and .57-acre parcel along C.R. 120.

**PROCESS:**  
An application for a Major Impact Review must follow a two-step process.

The Planned Development and Major Subdivision is considered a project requiring "major impact review." These applications are being processed concurrently and must be reviewed by both the Planning Commission and then City Council at noticed public





hearings. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.

The Planned Development and Major Subdivision must be adopted by ordinance by the City Council, heard at 1st Reading and 2nd Reading with a public hearing at the second reading.

## **BACKGROUND AND DETAILS OF REQUEST:**

### **A. Major Impact Review approval of a Planned Development Overlay for the following deviations from Table 16-F Dimensional Standards:**

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached single-family units and a minimum lot size of 2,160 square feet for the attached units which would be consistent with inclusionary housing incentives.
- **Minimum setbacks:** The required setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'.
  - No deviations from the side and rear lot line setbacks are requested.
- **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting lot coverage for structures of 55%.
- **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district and the applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

### **B. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots, plus right-of-way and dedicated open space.**

## **PLANNED DEVELOPMENT**

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may not be possible under the application of standard zone districts."



The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards as outlined above.

## **THE CITY OF SALIDA COMPREHENSIVE PLAN**

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the Angelview Planned Development proposal:

**Policy LU&G-I.2:** Infill and redevelopment should be encouraged and will advance the objectives of this plan.

- The 11.9-acre property is all vacant land within City limits. Approval of the planned development overlay would allow for infill and reduce pressure on the city to annex additional lands for housing.

**Action LU&G-I.2c:** 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.

- The site is within the Municipal Services Area.

**Policy H-I.1:** Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

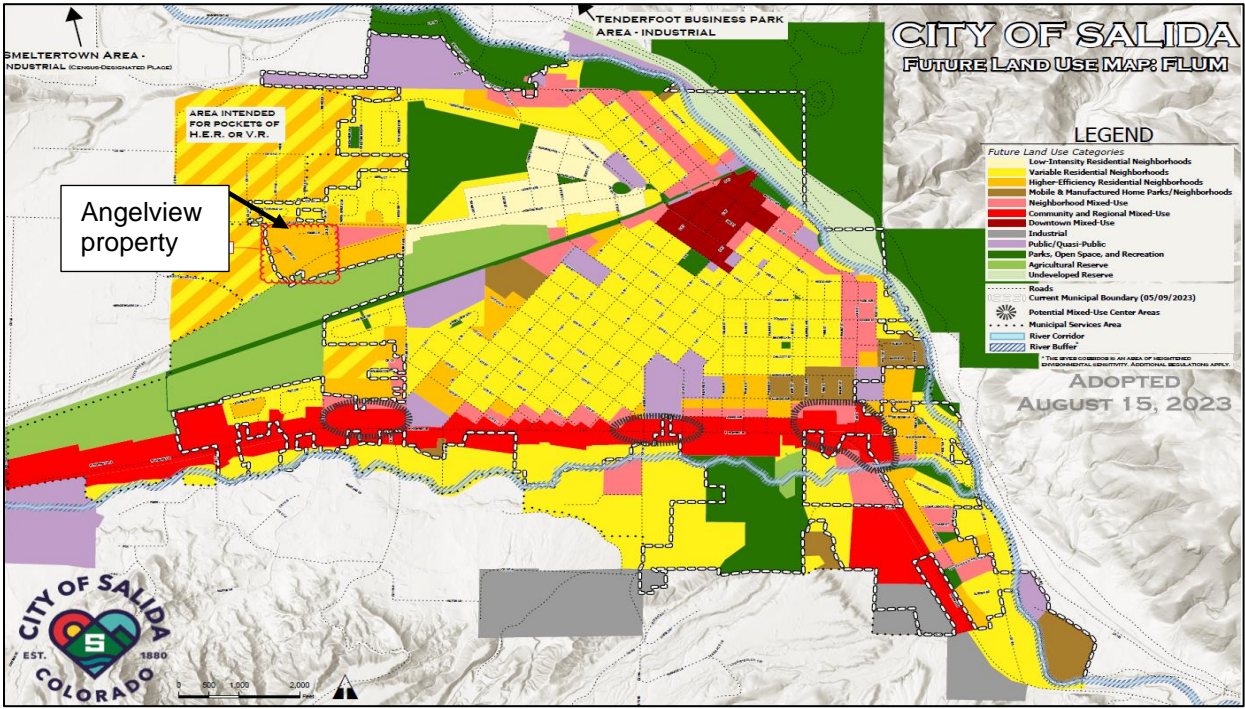
- With the proposal the applicant will have a variety of housing types providing single-family units, duplex units, townhome units and apartment units within the development.

**Policy H-II.1:** Promote new development projects that contain a variety of housing, including affordable units.

- See above.



The Comprehensive Plan Future Land Use Map shows the Angelview property as Higher-Efficiency Residential.





## PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

1. Minimum dimensional standards. The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.

- The applicant is requesting the following deviations from Table 16-F Schedule of Dimensional Standards:

Zone District R-3	Required	Proposed Angelview PD Dimensional Standards
Minimum Lot Size - Detached units	5,625 s.f.	5,063 s.f.
Minimum Lot Size - Attached units	2,400 s.f.	2,160 s.f.
Maximum Lot Coverage for structures	45%	55%
Minimum Landscape area	30%	25%
Required front setback	20 feet	12 feet

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

2. Trails. Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City’s Comprehensive Plan or Parks Master Plan must be included in the PD.

- The applicant has agreed to provide an 8’ trail connecting the public trail between County Road’s 120 and 140 along Shepherd Road and an 8’ trail from C.R. 120 along Tenderfoot Road to the public park.

3. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.

- The owners will have a homeowner’s association to maintain the interior pocket parks/stormwater detention and the mid-block pedestrian connections.



- Shepherd Road and Tenderfoot Road will ultimately be dedicated and maintained by the City.

4. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.

- The applicant has provided civil engineering plans that are being reviewed by the Public Works Department and the City Engineering Consultants.
- Staff is recommending a condition of approval that the civil plans be approved by the Public Works Department and City Engineering Consultants prior to approval of the subdivision improvement agreement.

5. Residential Density. Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.

- The applicant is not requesting an increase in overall allowable density for the development. The inclusionary housing requirements and incentives are explained below in the Subdivision review section under #13 of the staff report.

The R-3 zone district requires 2,400 square feet of lot area per dwelling unit. The developer was allowed density incentives of 2,100 square feet of lot area per dwelling from the Confluent Park Planned Development and Major Subdivision for the Angelview Development. The maximum allowed density is calculated on the entire 11.9-acre site at 2,100 square feet per dwelling unit. Therefore, the density for the Angelview property is 246 units and the applicant is proposing 115 units.

6. Relationship to the Subdivision Regulations. The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.

- The applicant submitted a major subdivision with 42 residential lots and 7 out-lots to be reviewed concurrent with this planned development application.



7. Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.
  - The applicant is not requesting to deviate from the Design Standards and will meet the road, driveway and sidewalk standards as required in Article VIII.
8. Maximum height. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:
  - The applicant is not requesting a deviation from the maximum height standards. This criterion is not applicable.
9. Gross Building Floor Area. The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.
  - There are no uses proposed other than residential. This criterion is not applicable.
10. Permitted Uses. A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.
  - There are no uses proposed other than residential. This criterion is not applicable.
11. Transportation design. The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area.
  - The development provides connectivity to CR 120 and CR 140 through the existing Angelview Development.



- The conclusion of the traffic analysis report states that the traffic increase from the proposed development will generate 37 a.m. peak and 75 p.m. peak hour trips upon completion of the buildout. The maximum impacts will be seen on County Road 120 with 19 right turns into the subdivision and 11 left turns out of the subdivision during the peak hour. The applicant submitted the following summary of trip generation for the 115 units.

**Trip Generation Worksheet**

Land Use	ITE Code	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
						Rate	Total	In		Out		Rate	Total	In		Out	
								%	Trips	%	Trips			%	Trips	%	Trips
Single Family Homes	210	49	DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	18
Apartment	220	36	DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	8
Resd. Condo/Townhouse	230	8	DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	1
Sub-Totals					754	37		9		28		75		48		27	

- The Public Works Director recommends removing 2 of the mid-block connections because having three (3) mid-block connections is not necessary and takes away from on-street parking. The Director supports one (1) of the mid-block connections near the multi-family units in the center of the development.

**12. Development Standards.** The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

- The applicant is requesting a deviation from the minimum landscape area to accommodate a more efficient development pattern. The applicant will meet the remaining standards of Article VIII.

**13.** The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.

- The construction of new buildings will be required to meet the energy standards of the building codes. The efficient use of land will help provide greater energy-efficiency (e.g. smaller lots and multi-family units)

**14.** Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.

- The applicant is proposing a major subdivision of 42 residential lots, and several HOA maintained out-lots. The applicant is proposing a variety of single-family, duplexes, townhomes, ADUs, and apartments.



- The proposal includes a .72-acre public park on the west side of the development that will be dedicated to the City, along with the .095 acre park (based on a detailed and clear easement agreement) adjacent to it equaling .81 acres of park space that will be maintained by the City.
- The remaining pocket parks and drainage areas will be maintained by the HOA.

**15.** The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.

- The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and partial payment for the remaining open space will be required for each unit per direction of the Parks and Recreation Director.

**16.** Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.

- The proposed public park on the western edge of the Angelview development will be part of a larger park once combined with future anticipated open space of adjacent property.
- The applicant is providing outdoor spaces and pedestrian connections throughout the Angelview property. Sidewalks create connections between the public amenities and to the surrounding areas.
- The HOA-maintained pocket parks provide outdoor recreation opportunities for residents of the development. The private open space on Lot 21 at the center of the development is surrounded by higher density units that have limited private outdoor amenities. The dedicated public park has higher density units to the south and north.
- There are mid-block connections throughout the development that offers connectivity for the benefit of the residents throughout the Angelview development. The Public Works Director recommends removing 2 of the mid-block connections because having three (3) mid-block connections is not necessary and takes away from on-street parking. The Director supports one (1) of the mid-block connections near the multi-family units in the center of the development. The sidewalks extend to the public park on western edge and to the existing Angelview Condominiums to the north.



- The proposal includes an 8' connecting trail along Shepherd Road from C.R. 120 to C.R. 140 and an 8' trail from C.R. 120 along Tenderfoot Road to the public park.

**17.** There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

- The only constraint is the need for higher density, greater efficiency of land use and great diversity of housing types.

**18.** The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.

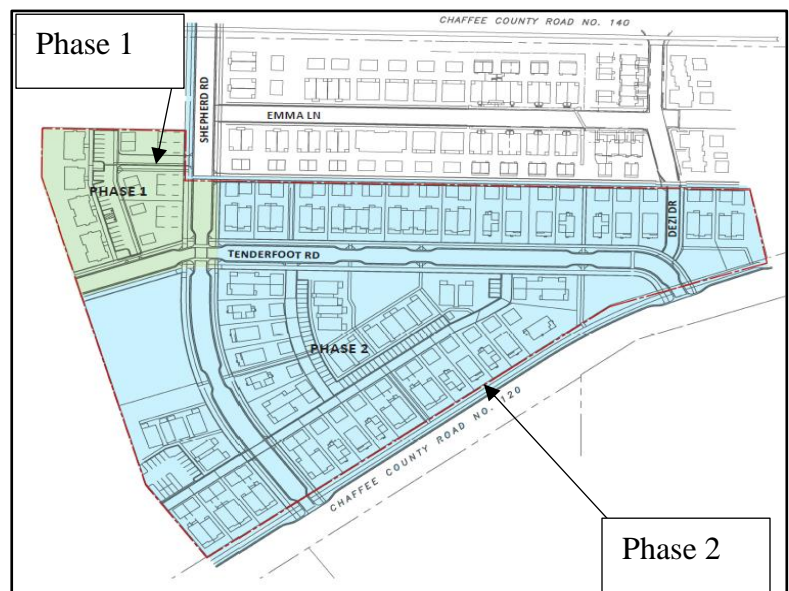
- The majority of housing types in this specific area are single-family homes to the south and west of the Angelview property, condominiums to the north and a church to the east. The proposed residential units on this site will blend with the existing adjacent Angelview Condominiums and nearby residential properties. Given the variety of residential properties in the area, and the primarily residential nature of the proposal, the adjacent properties should not be detrimentally affected.

### Evaluation Standards for Major Planned Developments.

Section 16-7-40(c) - In addition to the above evaluation standards, the following standards or requirements shall govern the application of a major planned development and shall be utilized by the Planning Commission and the City Council in evaluating any major PD plan:

- (1) Staging of Development. Each stage within a PD shall be so planned and so related to the existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PD or its surroundings at any stage of the development. The applicant is proposing to build the development in two (2) phases.

1. The first phase includes the development of Lots 1 through 4.
2. The second phase includes development of the remaining lots.





(2) Parks, Trails and Open Space. Each major planned development shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces are developed and preserved as the community grows.

- Parks and Recreation Director determined that dedication of open space is required in this instance to help serve the need for the surrounding and future population, as advised in the PROST master plan, Comprehensive Plan and related documents. This site has been identified for a community park to be combined with future open space in adjacent land.
- Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. The dedication requirement for the proposed 115 units is 2.3 acres.
- The proposal includes a .72-acre park that will be dedicated to the City, along with the .095 acre park adjacent to it equaling .81 acres of park space (based on a detailed and clear easement agreement) to be maintained by the City. The proposed 8' trail connections between C.R. 120 and 140 and along Tenderfoot Road equals .38 acres. The total public park and trail connections provided within the development is 1.19 acres leaving 1.11 acres of open space not being provided.
- The remaining pocket parks, drainage areas and pedestrian connections are for the benefit of the Angelview development and will be maintained by an HOA. The sidewalk along County Road 120 is required with the development proposal and does not count towards the open space requirement.
- Land Use Code Sec. 16-8-20(13) requires installation of sidewalks with a Major Impact Review application. The sidewalks within the development do not count toward the Open Space requirement.
- The Parks and Recreation Director is recommending the developer pay partial fees in lieu of providing the required 2.3-acre open space dedication. The fees in lieu are based on current Open Space fees in lieu of \$5,000 multiplied by the number of proposed units and 48% of the open space not met, 2.3 acres required minus 1.19 acres provided equals 1.11 acres not being provided divided by 2.3 acres. (1.11/2.3= .48)

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 * .48 = \$276,000$$

(3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.



- No civil buildings or public gathering places are proposed within the development.

## MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of the 42-lot residential subdivision and out-lots to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on page 3 of this report which promotes diverse residential housing (including for-sale and rental units) and access to nearby trails. Staff finds that the development is compatible with surrounding land uses and should not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicant is requesting exemptions from the minimum lot size, maximum lot coverage for structures, minimum front setback and minimum landscape area. Deviations to such standards have been requested through the concurrent Planned Development application.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
  - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
  - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
  - c. Phases. The applicant is proposing two phases within the planned development request.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.
6. Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. This property does not border a highway right-of-way.



7. Future Streets. Tenderfoot Road is a future road connection to the vacant property to the west of this development.
8. Parks, Trails and Open Space. See #2 above under Evaluation Standards for Major Planned Developments for dedication requirements.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated.
11. Architecture. The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.





- The architectural concept proposed for this site is intended to complement the surrounding neighborhood.
- The applicant is proposing the following plat notes to prevent monotonous streetscape and offer a wider variety of housing styles. (underlined below are the applicant's proposed changes to the language for the architecture requirement)
- **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.
- **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.



**Inclusionary Housing requirement from  
CONFLUENT PARK PLANNED DEVELOPMENT - ORDINANCE 2020-01**

### **3.14 INCLUSIONARY HOUSING**

A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diesslin Development within Confluent Park, and future phases of Angelview Subdivision (see Figure 2). Maximum possible buildout of Confluent Park is 289 units. This leaves  $750 - 289 = 461$  units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

- The applicant is not required to provide deed-restricted inclusionary housing within the Angelview development because the Developer provided more than the required number of IH units in the Confluent Park Planned Development and received “credits” for the Angelview development per Ordinance 2020-01. The developer was allowed up to 750 units without needing to provide additional deed restricted units for the Confluent Park Planned Development and future phases of the Angelview Subdivision as shown in Ordinance 2020-01.
- Without the Confluent Park agreement, the inclusionary housing requirement for the proposed 115 units in the Angelview development would have been 19.2 units, to meet the inclusionary housing requirement of 16.7% of all units.
- The Confluent Park Subdivision and Inclusionary Housing agreement was approved with Resolution 2020-30. Section 8.1.2 of the agreement allowed for only additional density incentives in the Angelview development as part of the transferred inclusionary housing credits.

*8.1.2. Upon issuance of a building permit for Lot 1 in conformance with the above requirements, credit for affordable units greater than 37 may be used to meet the affordable housing requirements for residential development within the Angel View Minor Subdivision recorded at Reception No. 428085. If this equals 100% or greater of the required affordable housing for the build-out of Angel View, the project will be afforded additional density only for R-3 as defined by Section 16-13-50. These provisions shall be defined by separate agreement for Angelview project.*

- Per Section 8.1.2 of the SIA above, the Angelview development is allowed to utilize the density incentive of 2,100 square feet of lot area per dwelling per Land Use Code Sec. 16-13-50. Using the 2,100 square feet of lot area per unit, the density for the entire 11.9-acre Angelview property is 246 units and the applicant is proposing 115 units.



## RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- **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 Parks and Recreation Department:** Director Diesel Post, responded
  - Section 16-7-40.c.2 states that developers will “dedicate and develop land or pay fee-in-lieu”.
  - 115 units = 2.3 acres of Parkland required or \$575,000 of fee-in-lieu (City staff decision).
  - Previous negotiations ended with the expectation of 1.5 acres on the Western most edge of the development
  - Acceptable city dedication O/S lots or types
    - o Park 1
    - o Lot 28 (based on a detailed and clear easement agreement)
    - o Multi-use path 1
    - o Multi-use path 2
  - Total = 1.19 acres of acceptable O/S
    - o 52% of required
  - \$276,00 remaining fees for missing O/S due prior to approval of plat
  - Please Note: All other lots and paths called out on the Parks & Open Space Plan page of the set are unacceptable as dedicated land or land to be considered as parks or open space. “Mid-Block Pedestrian Connections” are not to be considered Open Space.
  - The Trust for Public Lands ParkServe map (attached) should be used in the Surrounding Context page of the set.
  - Per code, the developer is responsible for developing the parkland; we request that it be done according to the city staff's stated standards.
- **Public Works Department:** Director David Lady’s comments are attached to the staff report.
- **City Engineering Consultants:**
- **Salida Finance Department:** Staff Accountant, Renee Thonhoff, responded “System Development Fees would need to be paid upon further development”.
- **Salida School District:** Superintendent David Blackburn – No response received, therefore a plat note must be added to both the Planned Development Plat and the Subdivision plat for the Fair Contributions to Public School Sites.



- **Xcel Energy**: No response received
- **Chaffee County Planning Director**: No response received

#### **A. PROPOSED PLANNED DEVELOPMENT**

**If the Commission recommends City Council approve the Angelview Planned Development Overlay staff recommends the following conditions:**

1. The following plat notes to be updated on the Angelview Planned Development Plat prior to recording the subdivision:
  - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
  - b. All required signature blocks shall be added to the planned development plat prior to printing the mylars.
  - c. Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 *.48 = \$276,000$$

#### **B. PROPOSED MAJOR SUBDIVISION**

**If the Commission makes a recommendation of approval to City Council for the Angelview Major Subdivision staff recommends the following conditions:**

1. The following plat notes to be added to the Major Subdivision Plat prior to recording the subdivision:



- a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
- b. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.
- c. **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

**Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

- 2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement.
- 4. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.  

$$(\$5,000 * 115 \text{ (units)}) = \$575,000 *.48 = \$276,000$$
- 4. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement that guarantees the construction of the public improvements that are required for the project.



**POTENTIAL MOTIONS:**

- A. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the proposed Angelview Planned Development subject to the conditions recommended by staff," and
- B. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the Angelview Major Subdivision, subject to the conditions recommended by staff."

Attachments:

Proof of Publication

Agency review comments

Planned Development and Subdivision application materials

Planned Development Plat

Angelview Major Subdivision Plat



**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR  
THE CITY OF SALIDA CONCERNING  
MAJOR IMPACT REVIEW APPLICATIONS  
TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE**

**TAKE NOTICE:** that on February 26, 2024 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link:

<https://attendee.gotowebinar.com/rt/1909092342220683277>.

The applicant Walt Harder, represented by Ronnie Pelusio of PEL-ONA Architects, is requesting approval of a Planned Development Overlay and Major Subdivision for the remaining lots within the Angelview Minor Subdivision. The property is located within the High-Density Residential (R-3) zone district.

**The requests include:**

A. Approval of a Planned Development Overlay to allow for reduced minimum lot size for detached and attached units, reduced maximum lot coverage for structures, reduced minimum landscape area and reduced front setbacks. All other dimensional standards are anticipated to be met.

B. Approval of a Major Subdivision to subdivide the above described 11.9-acre property into 42 residential lots and 7 out-lots.

Any recommendations by the Planning Commission for the Planned Development and Major Subdivision shall be forwarded to the City Council for review and public hearing.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail February 9, 2024









February 23, 2024

RE: Angel View PD, Salida, Colorado  
Public Works Agency Review

To: Kristi Jefferson, Senior Planner, City of Salida

Public Works has completed review of the Civil Construction Plans dated January 2024. CGI provided an updated set dated February 2024 addressing several of the comments. Comments are as follows:

- 1) Prepare and submit Erosion Control Plan (Design Criteria Manual 6.7)
- 2) Prepare and submit Dry Utility Plan (Municipal Code 16-3-50)
- 3) Prepare and submit Street Lighting Plan (Municipal Code 16-8-20.e.12)
- 4) Identify on the utility plan sheets which lots have the potential for duplexes or multifamily as this impacts the review of utility services.
- 5) Provide plans with utilities shown in color for ease of review.
- 6) Provide typical section for Poncha Blvd matching the City's cross-section established for Poncha Blvd. improvements. Update plans accordingly (included in Feb draft plan set).
- 7) Relocate high zone proposed water line in Poncha Blvd to north of existing low zone line (included in Feb draft plan set).
- 8) Address point discharges for all curb and gutter either via downstream infrastructure improvements or through detention design. This includes where curb is proposed to stop at the east end of Poncha Blvd.
- 9) All curb inlets to be called out as CDOT Type R. All sump location shall be Type R such as low point on Tenderfoot Trail (Standard Specifications for Construction 2630)
- 10) Remove mid-block bump outs on Tenderfoot Trail Sta 5+50 and 9+50. Staff supports keeping mid block bump outs at Tenderfoot STA 7+50 and on Sheppard Dr 8+50 for pedestrian crossings.
- 11) Update detail sheets to directly reference current City Standard Details.
- 12) Provide detailed grading of detention facilities and any related overflow paths.

Plans and drainage report remain subject to engineering comments provided in a separate review. Multiple comments could impact lot placement and sizing and need addressed prior to platting approvals.

Thanks,

David Lady, P.E.  
Director of Public Works  
City of Salida

Cc: Tracy Vandaveer, CGI Project Engineer



Salida Department of Parks and Recreation comments:

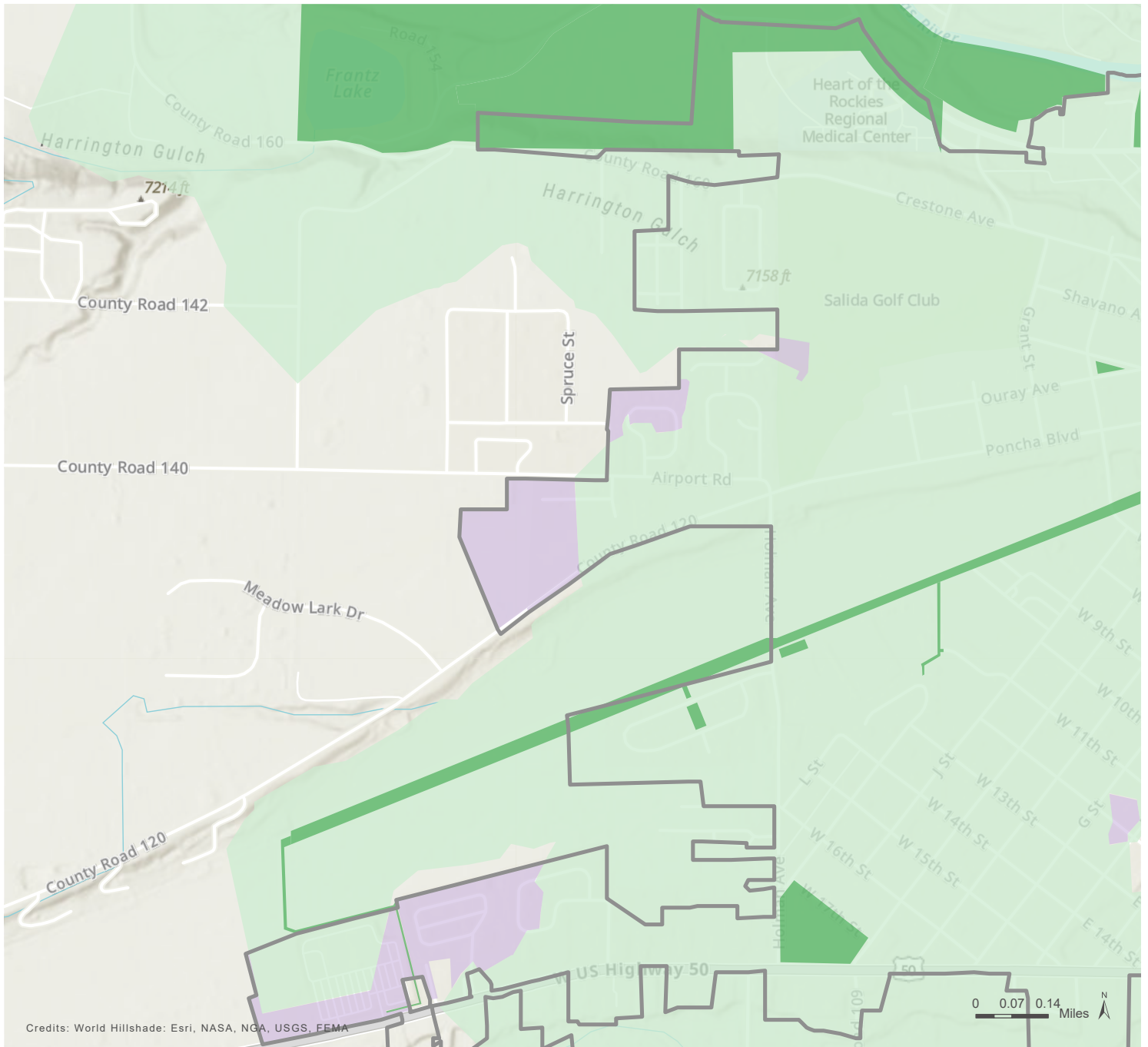
- Section 16-7-40.c.2 states that developers will “dedicate and develop land or pay fee-in-lieu”.
- 115 units = 2.3 acres of Parkland required or \$575,000 of fee-in-lieu (City staff decision)
- Previous negotiations ended with the expectation of 1.5 acres on the Western most edge of the development
- Acceptable city dedication O/S lots or types
  - Park 1
  - Lot 28 (based on a detailed and clear easement agreement)
  - Multi-use path 1
  - Multi-use path 2
- Total = 1.19 acres of acceptable O/S
  - 52% of required
- \$276,00 remaining fees for missing O/S due prior to approval of plat
- Please Note: All other lots and paths called out on the *Parks & Open Space* Plan page of the set are unacceptable as dedicated land or land to be considered as parks or open space. “Mid-Block Pedestrian Connections” are not to be considered Open Space.
- The Trust for Public Lands ParkServe map (attached) should be used in the *Surrounding Context* page of the set.
- Per code, the developer is responsible for developing the parkland; we request that it be done according to the city staff's stated standards.



# ParkServe Map Export



**ParkServe®**



- ParkServe Place
- Park with public access
- 10-minute walk service area
- High priority
- Moderate priority
- World Hillshade
- Priority areas for new parks (place)**
- Very high priority





**PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: \_\_\_\_\_

DATE: January 31, 2024

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☒ City Consulting Engineer
- ☐ City Attorney
- ☒ Parks and Recreation Director

- ☒ Xcel Energy
- ☐ Charter Communications
- ☒ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☒ School District R-32-J
- ☒ Atmos Energy

Other: \_\_\_\_\_

APPLICANT: Walt Harder (Harder Diesslin Development) PHONE: 719-221-5000

EMAIL: walt@hred.co

PROPERTY LOCATION: Lots 4 & 5 of the Angelview Minor Subdivision and adjoining .57 acre vacant lot along County Road 120.

PROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

**TENTATIVE MEETING DATES:**

- |   |                            |
|---|----------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>2/26/24 @ 6:00 P.M.</u> |
| <input type="checkbox"/> City Council                   | <u>_____ @ _____ P.M.</u>  |
| <input type="checkbox"/> Board of Adjustment            | <u>_____ @ _____ P.M.</u>  |
| <input type="checkbox"/> Board of Appeals               | <u>_____ @ _____ P.M.</u>  |

**TRANSMITTAL INCLUDES:**

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☒ Site Plan
- ☒ Plat
- ☐ Other: \_\_\_\_\_

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

\_\_\_\_\_

\_\_\_\_\_

RESPONSE NEEDED BY: February 16, 2024

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Kristi Jefferson





**PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: Salida PD

DATE: January 31, 2024

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
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- ☒ Xcel Energy
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- ☐ Army Corps of Engineers
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- ☐ Historic Preservation Commission
- ☒ School District R-32-J
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Other:

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- |   |                                  |
|---|----------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>2/26/24 @ 6:00 P.M.</u>       |
| <input type="checkbox"/> City Council                   | <u>          @          P.M.</u> |
| <input type="checkbox"/> Board of Adjustment            | <u>          @          P.M.</u> |
| <input type="checkbox"/> Board of Appeals               | <u>          @          P.M.</u> |

**TRANSMITTAL INCLUDES:**

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☒ Site Plan
- ☒ Plat
- ☐ Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: No issues from PD at this time.

**RESPONSE NEEDED BY: February 16, 2024**

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Kristi Jefferson



**From:** [Renee Thonhoff](#)  
**To:** [Kristi Jefferson](#); [Kathy Rohrich](#); [rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com)  
**Subject:** Re: Agency review Angelview PD and Major Subdivision  
**Date:** Thursday, February 1, 2024 2:50:50 PM  
**Attachments:** [Outlook-p4udr1o1](#)

---

System development fees for water and sewer will need to be paid upon development.



**Renee Thonhoff**

*Staff Accountant, Finance Department*

[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)  
P: 719-539-4555 | C: 719-539-5271  
448 E First Street, Suite 112, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

Easy ways to pay your utility bill: auto pay with a checking account, phone or text payments 833.892.0176, or to pay online please register your utility account at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities where you can now set up auto pay.

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**From:** Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>  
**Sent:** Wednesday, January 31, 2024 1:16 PM  
**To:** Kathy Rohrich <[kathy.rohrich@cityofsalida.com](mailto:kathy.rohrich@cityofsalida.com)>; Renee Thonhoff <[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)>; [rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com) <[rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com)>  
**Subject:** Agency review Angelview PD and Major Subdivision

Attached is an agency review for the Angelview Planned Development and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Please let me know if you have any questions or concerns with the application.

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



*Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.*





## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Administrative Review:<br>(Type) _____   |
| <input type="checkbox"/> Pre-Annexation Agreement            |   |
| <input type="checkbox"/> Appeal Application (Interpretation) |   |
| <input type="checkbox"/> Certificate of Approval             | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____   |
| <input type="checkbox"/> Creative Sign Permit                |   |
| <input type="checkbox"/> Historic Landmark/District          | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Major Subdivision &amp; Planned Development</u> |
| <input type="checkbox"/> License to Encroach                 |   |
| <input type="checkbox"/> Text Amendment to Land Use Code     | <input type="checkbox"/> Other: _____   |
| <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: Walt Harder

Mailing Address: 130 W 2nd St, Salida, CO 81201

Telephone Number: 719-221-5000 FAX: \_\_\_\_\_

Email Address: walt@hred.co

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: Angelview Neighborhood

Street Address: 509 Shepherd Road, Salida, CO

Legal Description: Lot 4&5 Block \_\_\_\_\_ Subdivision Angelview Minor (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 RONNIE TELUSO Date 1/17/2024

Signature of property owner [Signature] Date 1.17.24





## LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

*An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.*

### 1. PROCEDURE (Section 16-3-80)

**A. Development Process** (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

### ☒ **B. Application Contents** (City Code Section 16-3-50)

- ☒ 1. A General Development Application
- ☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 3. A brief written description of the proposed development signed by the applicant;
- ☒ 4. Special Fee and Cost Reimbursement Agreement completed.
- ☒ 5. Public Notice.
  - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
  - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
  - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.





6. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

see PD  
Plat & Site  
Plan

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

see PD Plat

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

see Civil Sheets

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

N/A



7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190 ) or zoning variance (Sec. 16-4-180);



see

Preliminary  
Plat

8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;



9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

see PD Plat &  
Site Plan

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

see  
Geotechnical  
Report

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

see  
Geotechnical  
Report

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

see Civil Sheets

(iv) Engineering specifications for any improvements.

see Civil Sheets

(v) A plan for erosion and sediment control, stabilization and revegetation.

see Traffic Analysis

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

see Civil Sheets

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of



water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

see Engineers  
Opinion of  
Probable Costs

N/A

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

N/A

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

N/A

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

see Landscape Plan

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

N/A

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

see Parks &  
Open Space  
Plan

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

N/A ☒ 10. An access permit from the Colorado Department of Transportation; and

see Civil Plans ☒ 11. A plan for locations and specifications of street lights, signs and traffic control devices.



## 2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

### 1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

Action LU&G-I.1b: New development should complement the neighborhood's mass and scale.

Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure

Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.

Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design. Action LU&G-I.2e: 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.

Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.

Policy ES-I.1: Development and/or expansion of existing development should not encroach on important visual resources.

Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.

### 2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- 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 5, Use and Dimensional Standards.

The Angelview site is zoned R-3. "The purpose of the High-Density Residential (R-3) Zone District is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses." **See Plat PD for requested dimensional standards.**

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

The Angelview Neighborhood will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code.

### 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.

The Angelview site is currently zoned R-3, High-Density Residential. R-3 zone districts are found both to the north and south of the site. The neighboring uses consist of other multi-family housing, making the Angelview Neighborhood compatible with its surrounding context.



- 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.

All uses in the Angelview Neighborhood are residential and will not negatively impact noise, odor, glare, or other similar conditions to its surroundings.

- 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.

Existing public facilities are already in place to serve the Angelview Neighborhood. Additionally, the Angelview Neighborhood is proposing two new multi-use trails to connect to Salida's existing trail network.

- 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.

No significant environmental impacts will be caused due to this use. The compact nature of this development helps reduce sprawl, and therefore minimize developed land area. The development's open space preserves scenic characteristics and manage stormwater.



# THE ANGELVIEW NEIGHBORHOOD

## MAJOR IMPACT REVIEW APPLICATION Major Subdivision & Planned Development

prepared for

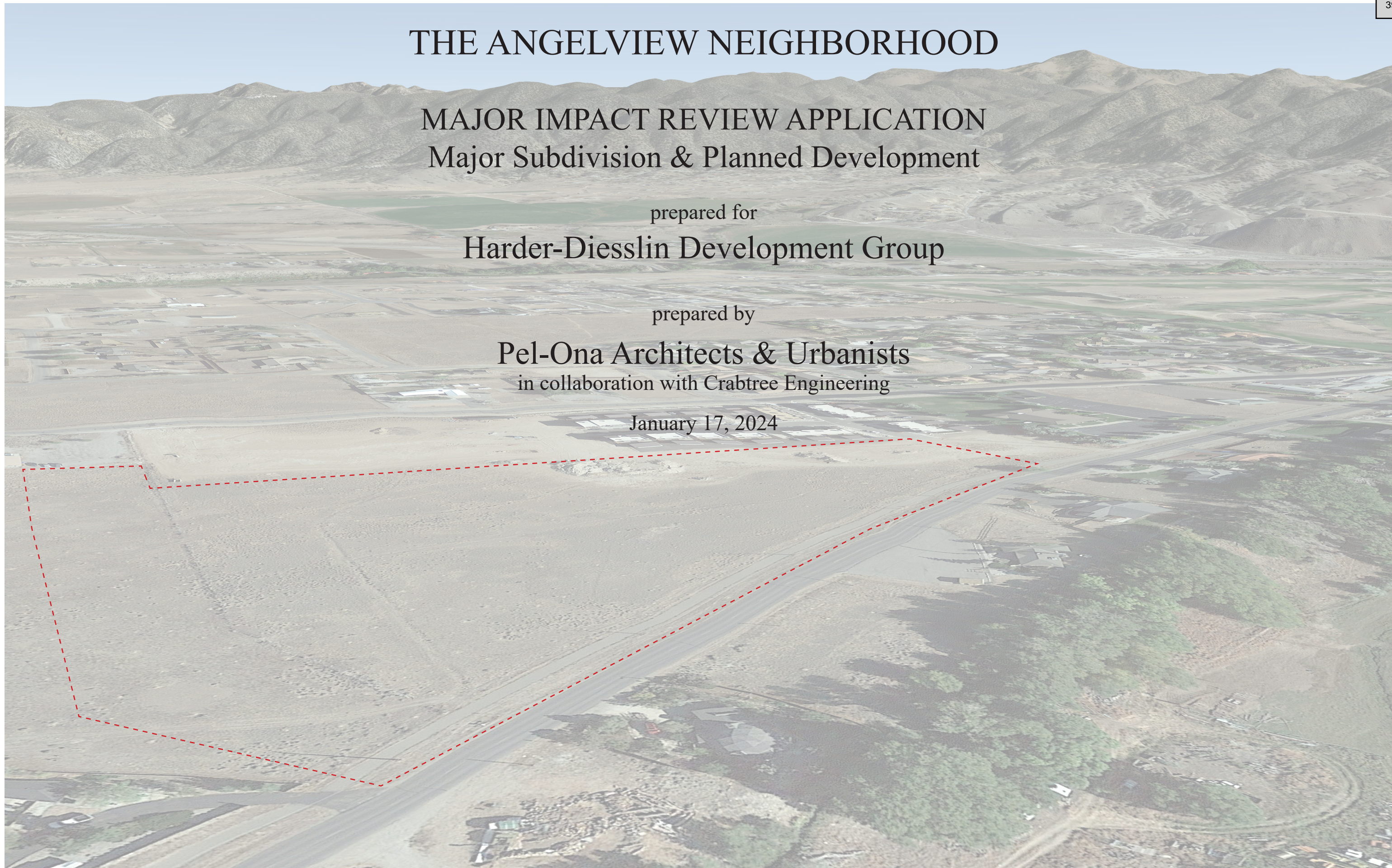
Harder-Diesslin Development Group

prepared by

**Pel-Ona Architects & Urbanists**

in collaboration with Crabtree Engineering

January 17, 2024





Planned Development Info

Parcel Size: 11.9 Acres / 518,364 square feet  
Number of Lots Before Subdivision: 3  
Number of Proposed Building Lots: 42  
Number of Proposed HOA-Owned Outlots: 6  
Number of Proposed City-Owned Outlots: 1  
Number of Proposed Dwelling Units: 115

Legal Description

Parcel No: 380706200030, 380706200029, 380706200013

Lots 4 and 5, ANGELVIEW MINOR SUBDIVISION, City of Salida, Chaffee County, Colorado, per plat filed July 15th, 2016 under Reception No. 428085.

The tracts of land described in Exhibit “A” of warranty deed recorded at Reception No. 422141 of the Chaffee County records.

LOT 4 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 428293 484781  
LOT 5 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 457589 457590 490533  
TRACT IN NE4NW4 6-49-9 REC 422141

Owner

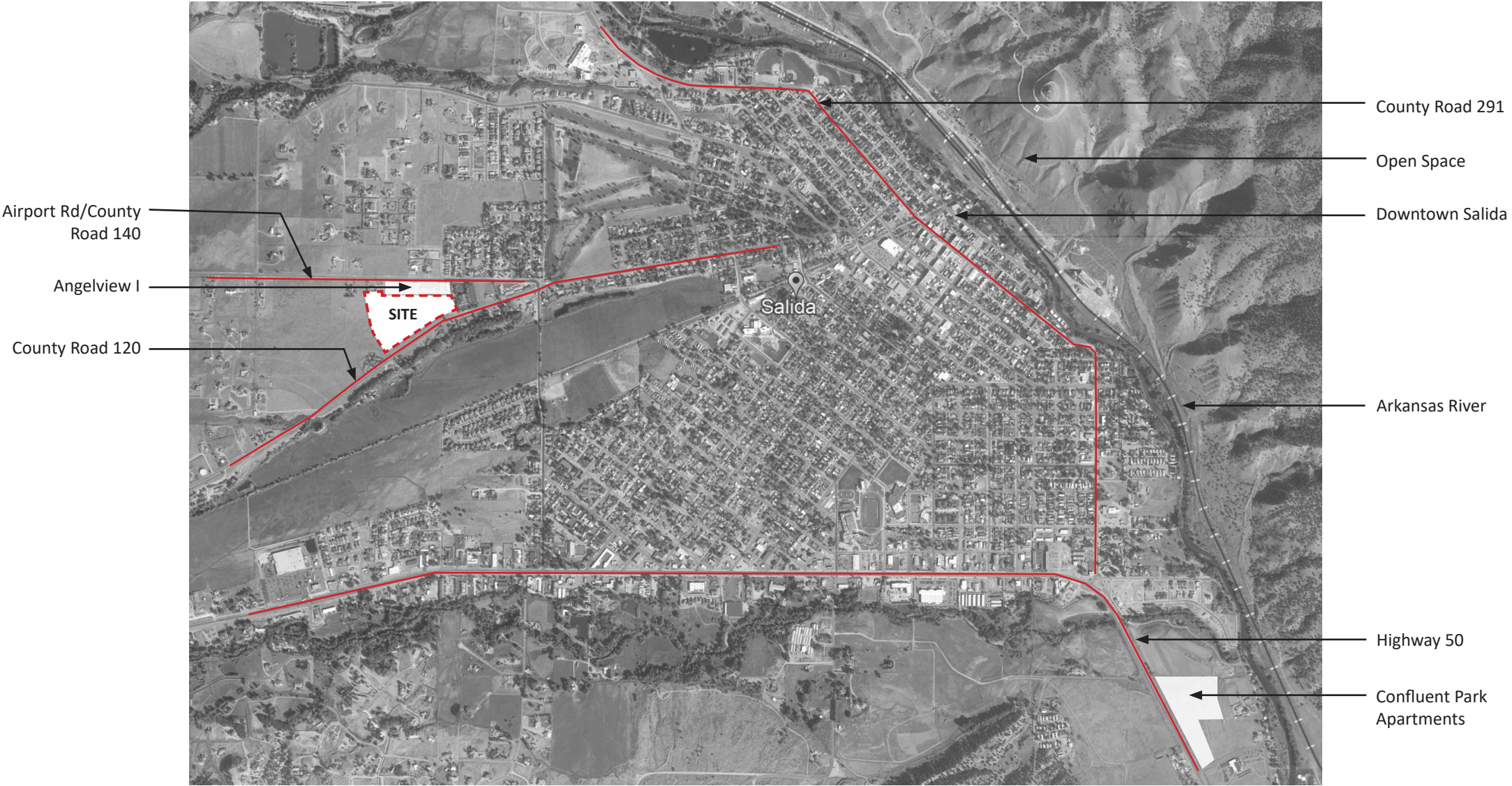
Harder-Diesslin Holdings LLC  
130 W 2nd St, Ste 1  
Salida, CO 81201



Owner Signature & Date

Site Information


The Angelview PD site is 11.9 acres and is currently zoned R-3. It is located at the west end of Salida. It has frontage on CR 120 and proposes connections to CR 140 through the subdivision to the north. Future connections to the west are contemplated, and Tenderfoot Road terminates at this western edge. The site is relatively flat with no distinguishing topographical or natural features.





The Angelview Neighborhood is located on the western edge of Salida’s city limits. It is between County Road 140 and County Road 120 giveng it easy access to city amenities, open space, and Poncha Springs.

Sheet Index

- 1.0 Site Information
- 2.0 PD Narrative
- 3.0 Surrounding Context
- 4.0 Site Plan
- 5.0 Parks & Open Space Plan
- 6.0 Phasing Plan



LEGEND	
	Site Boundary
	Major Roads



Project Overview

The Angelview PD and Major Subdivision is for an 11.9 acre 115-unit neighborhood that will bring much needed housing to the City of Salida. The Angelview Neighborhood is compact and walkable. It has alley-loaded homes that have front porches that face the public realm of the streets and community open spaces. Pedestrians are prioritized and the network of open spaces and sidewalks connects residents within Angelview and to the larger community. Roughly 0.815 acres at the western edge of the site are maintained by the City to be used as public park. Smaller pocket parks thought the community provide additional recreation opportunities and area for stormwater management. The highest density units are sited closest to the largest shared outdoor spaces. Single-family, duplexes, and townhomes have private backyards large enough for outdoor entertaining, exercising their pets, and maintaining a small garden. The range of housing options and public amenities creates an opportunity for a diverse group of people to benefit from this development. Individuals and families with different house size needs and income levels can find residency in the Angelview Neighborhood. Single-family, duplexes, townhomes, ADUs, and apartments offer for sale and for rent opportunities. ADA-accessible ground floor apartments and main level living options with duplex plans provide housing options for people with mobility challenges. The Angelview development reflects the density and diversity of housing that Salida needs as described in the Chaffee County Housing Needs Assessment.

Comprehensive Plan Consistency

Salida’s Comprehensive Plan notes the traditional development pattern found throughout Salida’s historic neighborhoods. These neighborhoods and their characteristics are not only highly valued by residents and visitors, but have proven to be successful mechanisms for sustainable growth. Policies relating to Community Character, Land Use & Growth, Economic Sustainability, Environmental Sustainability, Housing, Transportation, Recreation and Open Space highlight the importance of enhancing and complementing the historic built environment and character of the City. Salida’s Comprehensive Plan states that “new neighborhoods should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.”

Relevant Policies:

- *Action LU&G-I.1b: New development should complement the neighborhood’s mass and scale.*
- *Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.*
- *Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure.*
- *Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.*
- *Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design.*
- *Action LU&G-I.2e: 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.*
- *Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.*
- *Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.*

Salida’s Future Land Use Map, adopted in August 2023, envisions the site of Angelview as a “Higher Efficiency Residential Neighborhood.” The City characterizes this as a high density pocket neighborhood, with a diversity of dwellings, predominately two- and three-story multi-family, with improved connections and amenities, and an

efficient use of existing infrastructure. These characteristics are foundational at both the planning and architectural level of the Angelview Neighborhood and are demonstrated in the design principles included in this proposal.

Planning Objectives

The objectives of this PD are to provide dimensional standards that permit compact development for a diversity of housing types. The standards proposed are tuned to accommodate alley-loaded homes with front porches and backyards that can have the option to accommodate additional main level living for residents with mobility challenges. Additionally, this PD intends to reduce existing R-3 front setback requirements to create greater interaction between residents at their front porches and the public sidewalk, and create more usable private outdoor space in the form of backyards.

Method for Controlling Architectural Design

The Angelview PD Plat will include the following note in order to control the architectural design of the neighborhood:

**Streetscape Diversity:** *To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family’s, duplex building’s or townhouse building’s residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family’s, duplex building’s or townhouse building’s residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit’s front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.*

**Primary Roof Forms:** *A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit’s front elevation faces, the diversity requirements above shall not apply.*

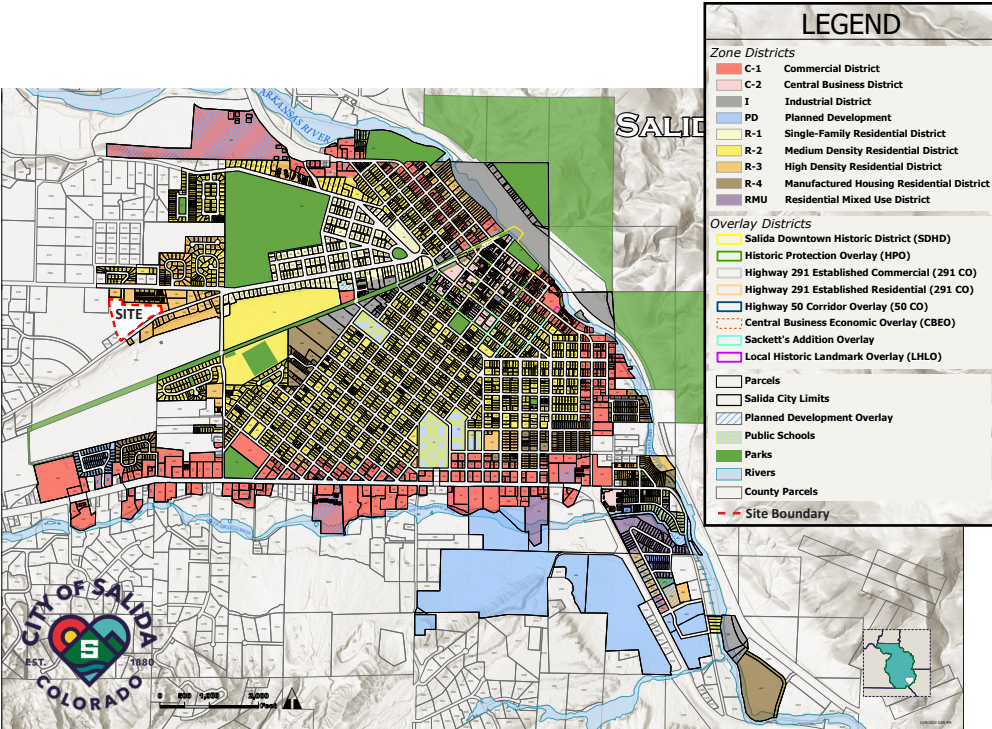
**Front Porches:** *Single family homes, duplex units, townhouse units and apartment units shall have porches that are a minimum of 75 square feet that face the public street or open space. Buildings on street or open space corners can accomplish this through the addition of the cumulative areas of porches that face either direction.*

Measures to Reduce Fiscal Impact to City

The Angelview Neighborhood is contiguous to existing public utilities and is easily serviceable. Additional public roadways beyond those designed within the property limits are not required to provide connectivity or emergency access to the residents. A 31,327.1 square foot park is dedicated to the City. Along with the .095 acre park adjacent to this, the combined .815 acres shall be maintained by the City. All other forms of open space and pedestrian connections that are not in the public right-of-way shall be maintained by the HOA. Additional public multi-modal path improvements shall be installed by the developer along Chaffee County Road 120 frontage, Tenderfoot Road, and along Shepherd Drive from CR 120 to CR 140 for public benefit.

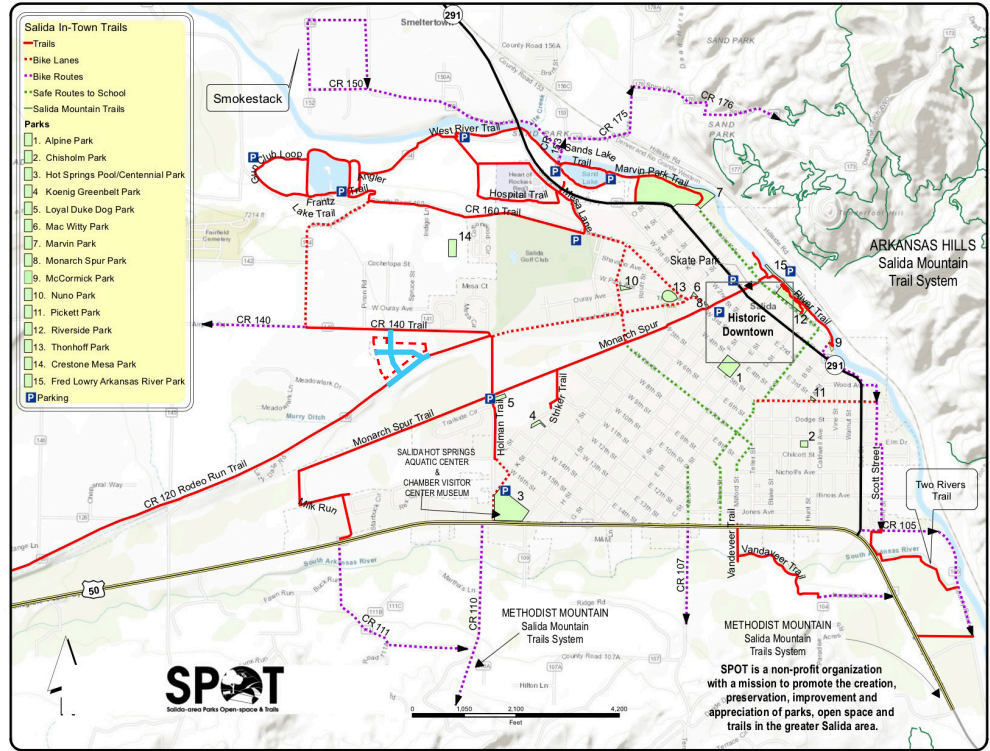


City of Salida Zoning Map



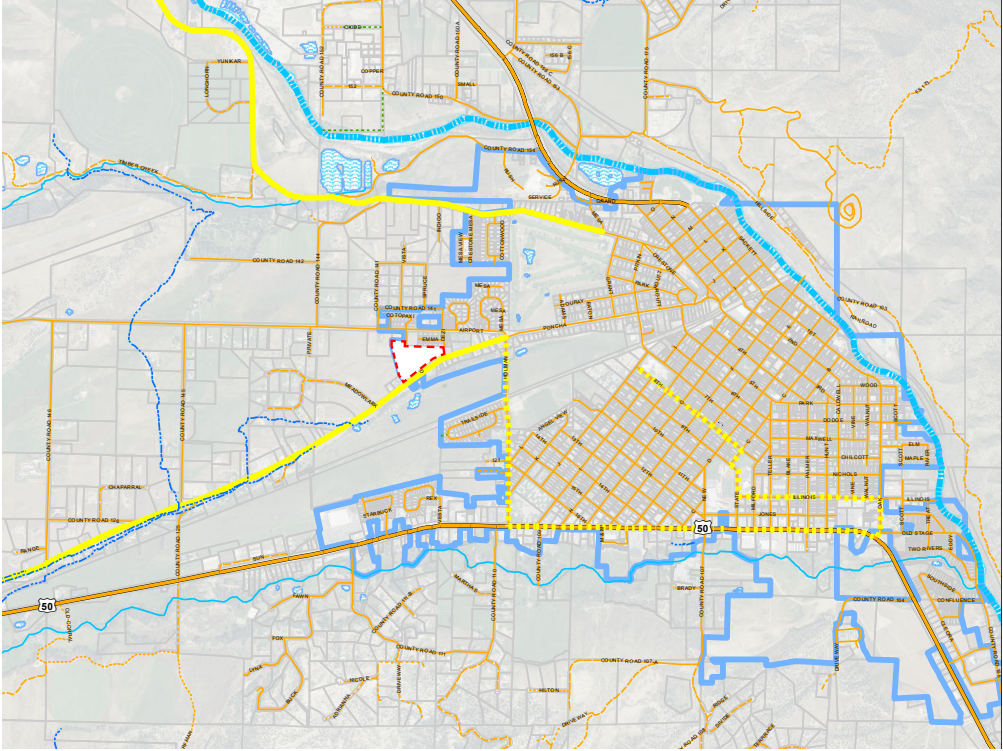
The Angelview Neighborhood is located at the western edge of the City of Salida limits. It is surrounded by R-3 High Density Residential District Zoning. It provides connectivity to CR 120 and CR 140 through the existing Angelview I Neighborhood. The PD standards for this development will create a neighborhood that is compatible with the existing context in its density, neighborhood pattern and form. It meets the Comprehensive Plan, City Vision Documents and Housing Study Goals through its diverse and compact design.

Salida-Area Parks-Open Space & Trails Map



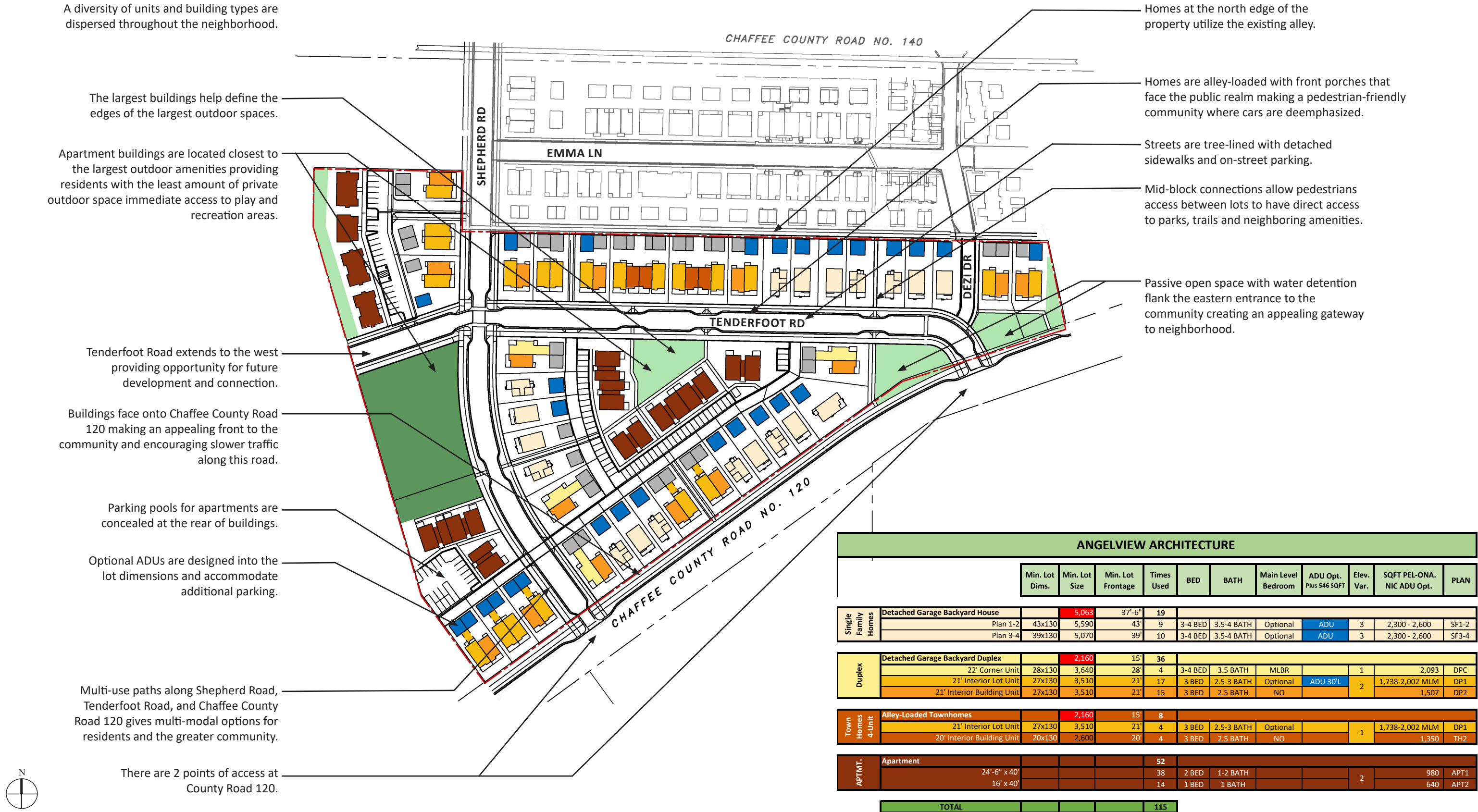
The Angelview Neighborhood provides improvements to CR 120 Rodeo Run Trail along the site’s southern boundary. This improvement to the trail system will provide greater connectivity from historic downtown to Poncha Springs and amenities to the west. A north-south multi-use path along Shepherd Road and an east-west multi-use path along Tenderfoot Road are part of this development. These path will connect Angelview residents, and the greater community, to the park amenities within Angelview and trail systems to the north and south. These improvements are shown above in blue.

Salida School District R-32J - Bus Route #2 Map



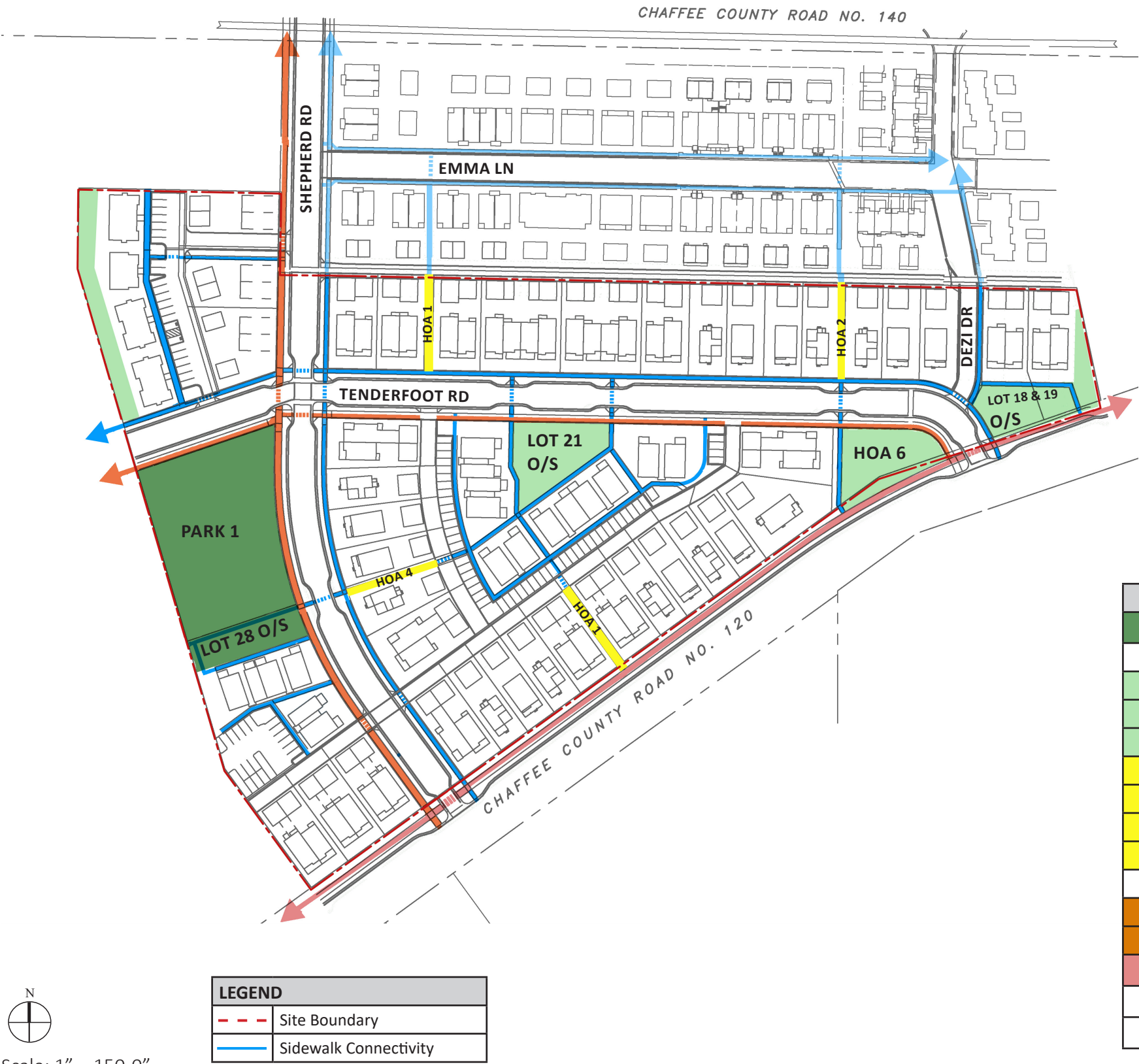
Existing school bus services are provided along CR 140. In addition to the street system and multi-use paths, mid-block pedestrian connectivity is provided in the proposed site plan. Residents from the Angelview Neighborhood will be able to bike, walk or drive to and from existing bus service locations.





Scale: 1" = 150'-0"





PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS

Public outdoor spaces and pedestrian connectivity are prioritized throughout the Angelview Neighborhood, as demonstrated in the diagram. The network of sidewalks creates safe and meaningful connections between the neighborhood public amenities and to the surrounding areas.

Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. The Lot 21 open space at the center of the neighborhood is surrounded by higher density units that have limited private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled HOA 6 and Lot 18&19 open space offer additional passive recreational space, detention at the site’s lowest point, and create a pleasant entry to the Angelview Neighborhood.

Mid-block connections are provided throughout this community. They offer connectivity from County Road 120’s sidewalk through the heart of the Angelview Neighborhood and extend to the public park and through existing mid-block connections to the neighborhood to the north.

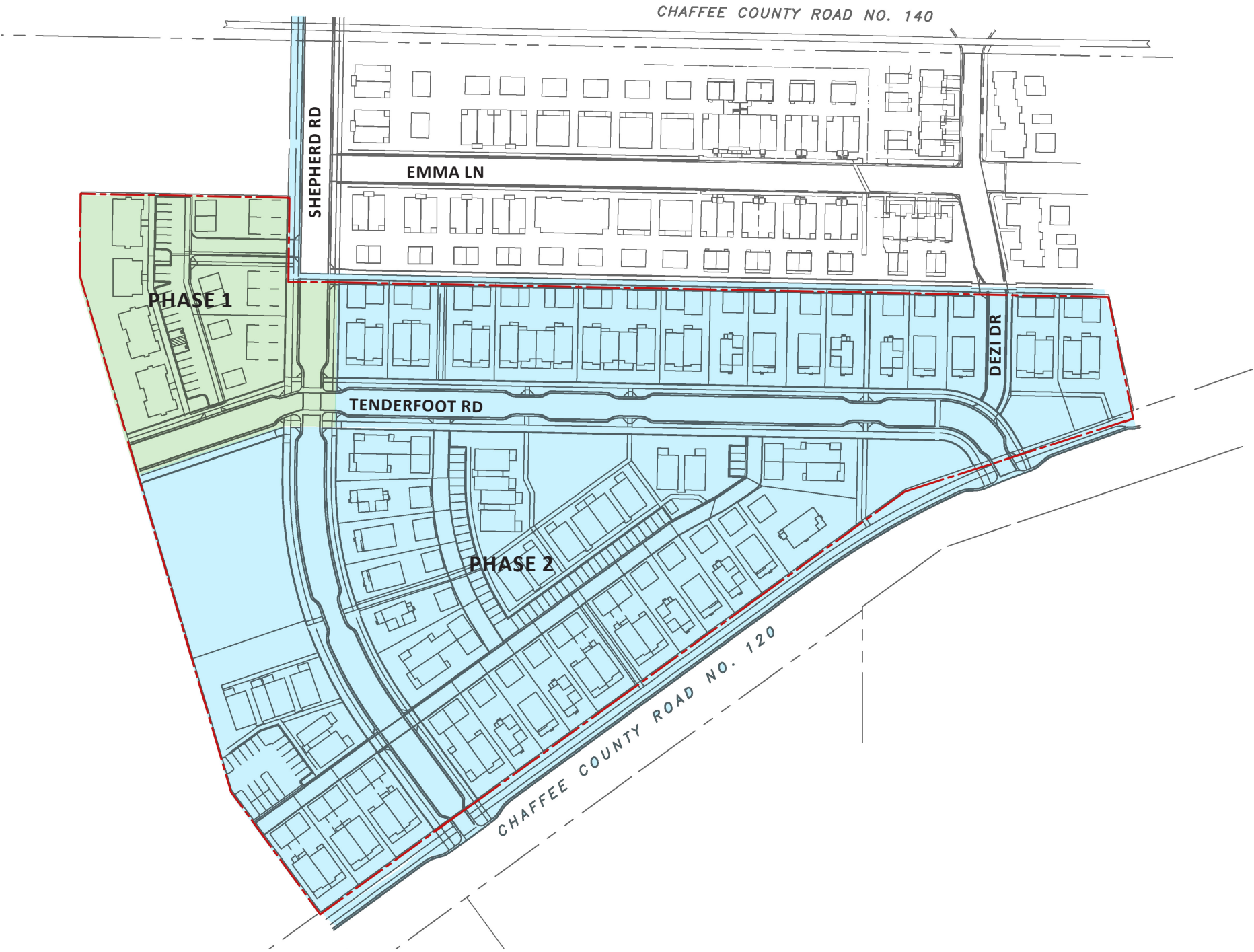
Off-site improvements that are part of this PD’s core include the extension of the multi-use path on Shepherd Road to CR 140, and improvements to the multi-use path on CR 120 for the length of the site’s southern property line.

	OPEN SPACE TYPE	OWNERSHIP	MAINTENANCE	SQ. FT.	ACRES
	Park 1 & Lot 28 O/S	Park	City/HOA	City	35,4790.815
	SUBTOTAL			35,479	0.815
	Lot 21 O/S	Pocket Park/Stormwater Detention	HOA	HOA	7,7330.178
	Lots 18 & 19 O/S	Pocket Park/Stormwater Detention	HOA	HOA	7,1540.164
	HOA 6	Pocket Park/Stormwater Detention	HOA	HOA	7,4310.171
	HOA 1	Mid-Block Pedestrian Connection	HOA	HOA	1,1300.026
	HOA 2	Mid-Block Pedestrian Connection	HOA	HOA	6780.016
	HOA 4	Mid-Block Pedestrian Connection	HOA	HOA	1,3170.030
	HOA 5	Mid-Block Pedestrian Connection	HOA	HOA	1,3020.030
	SUBTOTAL			26,745	0.614
	Multi-Use Path 1	Shephard Drive (CR 120 to CR 140)	City	City	8,1280.186
	Multi-Use Path 2	Tenderfoot Road (CR 120 to Park 1)	City	City	8,2400.189
	Multi-Use Path 3	Chaffee County Road 120	City	City	8,8480.203
	SUBTOTAL			25,216	0.579
	GRAND TOTAL			87,440	2.007



Scale: 1" = 150'-0"





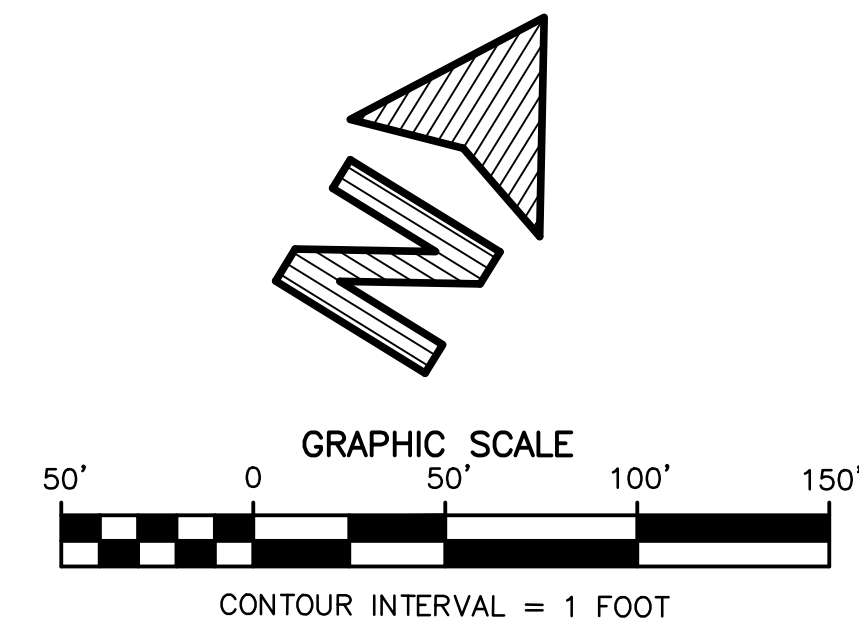
LEGEND	# UNITS
PHASE I	
Single Family Homes	0
Duplex Units	6
Townhome Units	0
Apartment Units	16
PHASE 1 TOTAL	22
PHASE 2	
Single Family Homes	19
Duplex Units	30
Townhome Units	8
Apartment Units	36
PHASE 2 TOTAL	93
TOTAL UNITS 115	








Scale: 1" = 150'-0"



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S01°05'54"W	120.27
L3	S28°21'34"W	24.38
L4	N28°49'24"W	20.33
L5	S28°49'24"E	9.85
L6	S61°21'51"E	22.56
L7	S16°10'05"W	29.42



## LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
ESMT	EASEMENT
(TYP)	TYPICAL
C1	CURVE LABEL
L1	LINE LABEL
PED.	PEDESTRIAN

- DENOTES A RECOVERED REBAR WITH BRASS ALUMINUM CAP STAMPED "7705 GENERAL LAND OFFICE SURVEY" AND AS NOTED HERE.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "675 COVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "DANSTAMBE RECOVERED 5/8" REBAR OTHERWISE, STEEL DISC STAMPED "675".
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "PROPCOR D-459".
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" UNLESS NOTED OTHERWISE.
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "AS RECOVERED BY THIS SURVEY, PLASTIC CAP STAMPED "PROP COR 34975".
- DENOTES A RECOVERED 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C15	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C16	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"W
C1	100.00	003°44'34"	6.53	6.53	N87°01'49"W
C2	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C3	100.00	017°27'27"	30.47	30.35	N52°54'43"W
C4	100.00	015°08'09"	26.42	26.34	N36°36'55"W
C5	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C6	40.00	059°43'27"	41.70	39.83	N59°02'22"W
C7	437.00	006°24'30"	48.88	48.85	S09°34'33"E
C8	437.00	001°00'33"	7.70	7.70	S00°35'09"W
C9	437.00	006°27'10"	49.22	49.19	N03°08'43"W
C10	437.00	006°24'30"	48.88	48.85	N09°34'33"W
C11	437.00	006°00'38"	45.84	45.82	N15°47'07"W
C12	437.00	001°18'41"	10.00	10.00	N19°26'47"W
C13	437.00	007°04'35"	53.97	53.94	N23°38'26"W
C14	437.00	008°54'12"	67.91	67.84	N31°37'49"W

ASSISTED BY:



**SHEET 1 OF 1**

<b>ANGELVIEW PD</b> LOT 4 AND 5, ANGLEVIEW MINOR SUBDIVISION AND REC. NO 422141 SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048 DRAWN BY:BKH, RP	<b>HENDERSON LAND SURVEYING CO., INC.</b> 203 G STREET SALIDA, COLORADO
CHECKED: WBH Pld. books: S201, Pgs. 1-33	DATE: JAN. 2024 DRAWING NO. L-24-03

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.

**OWNER:**  
(LOT 4 & REC. NO. 422141)  
**HARDER-DIESSLIN HOLDINGS LLC**  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

**OWNER:**  
(LOT 5)  

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**ANGLEVIEW APARTMENTS LLC**  
130 W. 2ND STREET – SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000



# THE ANGELVIEW NEIGHBORHOOD

## SUPPLEMENTAL GRAPHICS

Pertinent to the submittal for Major Subdivision & Planned Development Application

prepared for

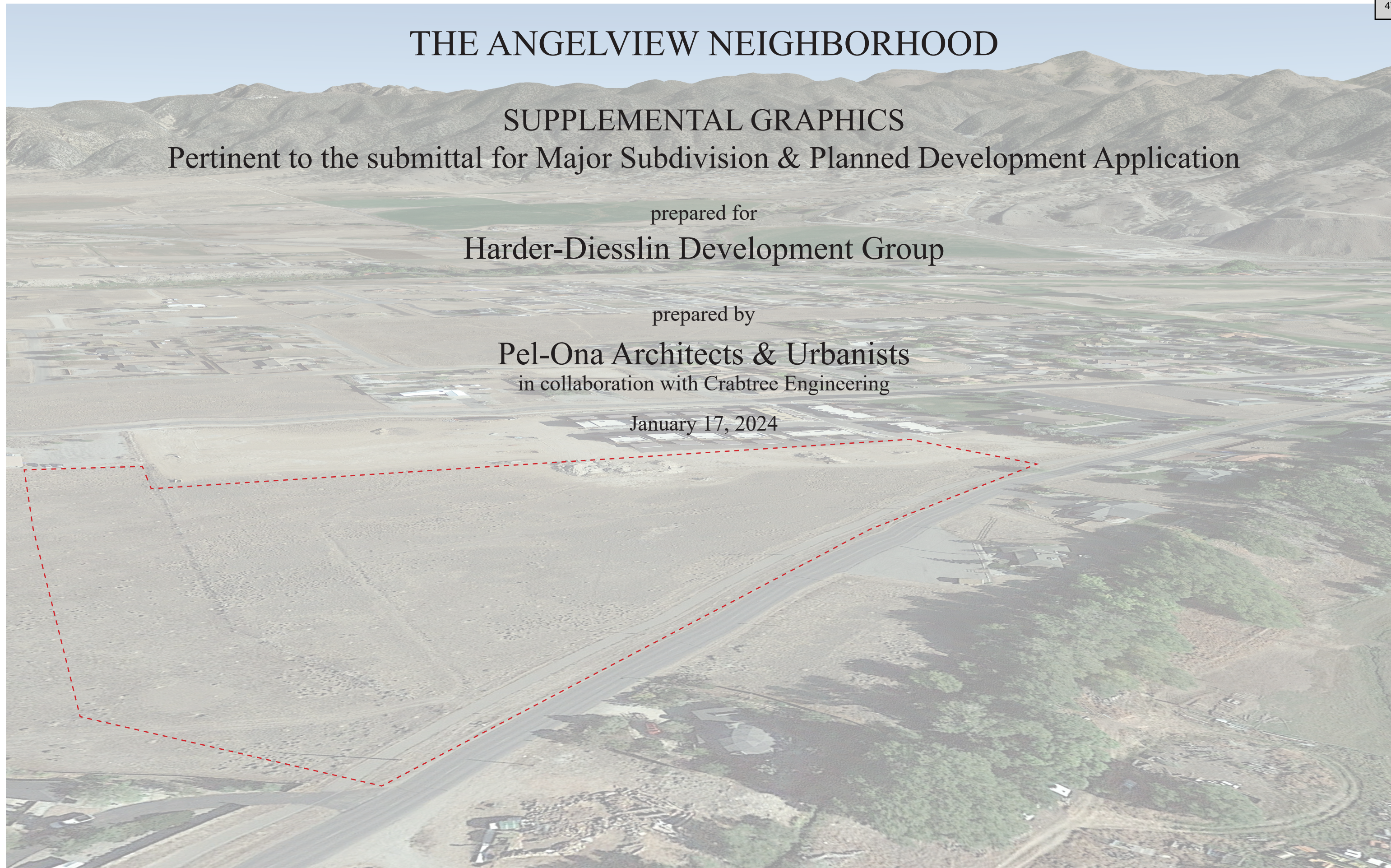
Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

January 17, 2024





Inclusionary Housing Development Density Bonus

3.14 INCLUSIONARY HOUSING  
A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, **these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diessin Development within Confluent Park, and future phases of Angelview Subdivision** (see Figure 2). Maximum possible built-out of Confluent Park is 289 units. This leaves 750-289=461 units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

It was determined by the City Attorney on October 23, 2023 that the inclusionary housing density benefits granted to Angelview do not include the inclusionary housing dimensional standards.

Angelview Planned Development

The primary purpose of pursuing a Planned Development is to modify the underlying zone district’s dimensional standards.

The chart below compares the Current Code’s R-3 and R-3 Inclusionary Housing Dimensional Standards to the proposed Angelview PD standards. Current R-3 standards are highlighted in yellow and current R-3 Inclusionary Housing standards that differ from R-3 standards are highlighted in green. Proposed Angelview PD standards are red. The standard highlighted in purple has already been awarded to the Angelview Neighborhood per the density bonus described above. Dimensional Standards that do not change between current code, current Inclusionary Housing and PD Standards are in gray. This PD requests five dimensional standard modifications listed as request numbers in the far right column.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS		REQUEST #
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON	
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3	1
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Awarded through Confluent Park	
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3	2
Min. Lot Frontage: Detached Units	37.5 ’	37.5’			
Min. Lot Frontage: Attached Units	15’	15’			
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3	3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%			
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL HOUSING R-3	4
Min. Setback from Side Lot Line	5’	5’			
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3’, 5’	3’, 5’			
Min. Setback from Rear Lot Line: Principal Bldg.	20’	20’			
Min. Setback from Rear Lot Line: Accessory Bldg.	5’	5’			
Min. Setback from Front Lot Line	20’	20’	12’	8’ less than R-3 & INCL HOUSING R-3	5
Max. Building Height: Primary Bldg.	35’	35’			
Max. Building Height: Detached Accessory Bldg.	25’	25’			

REQUESTS 1 AND 2

The first two requests are modifications to the R-3 zone minimum lot size requirements for attached and detached units. The standards requested in this PD are identical to the current code’s Inclusionary Housing standards. These dimensional standards achieve the densities granted through the relationship between the Confluent Park and Angelview developments. Additionally, the site plan is improved by these more compact dimensional standards and promote neighborhoods that are in greater compliance with the Comprehensive Plan objectives that promote traditional neighborhood design and unit type diversity.

REQUESTS 3 AND 4

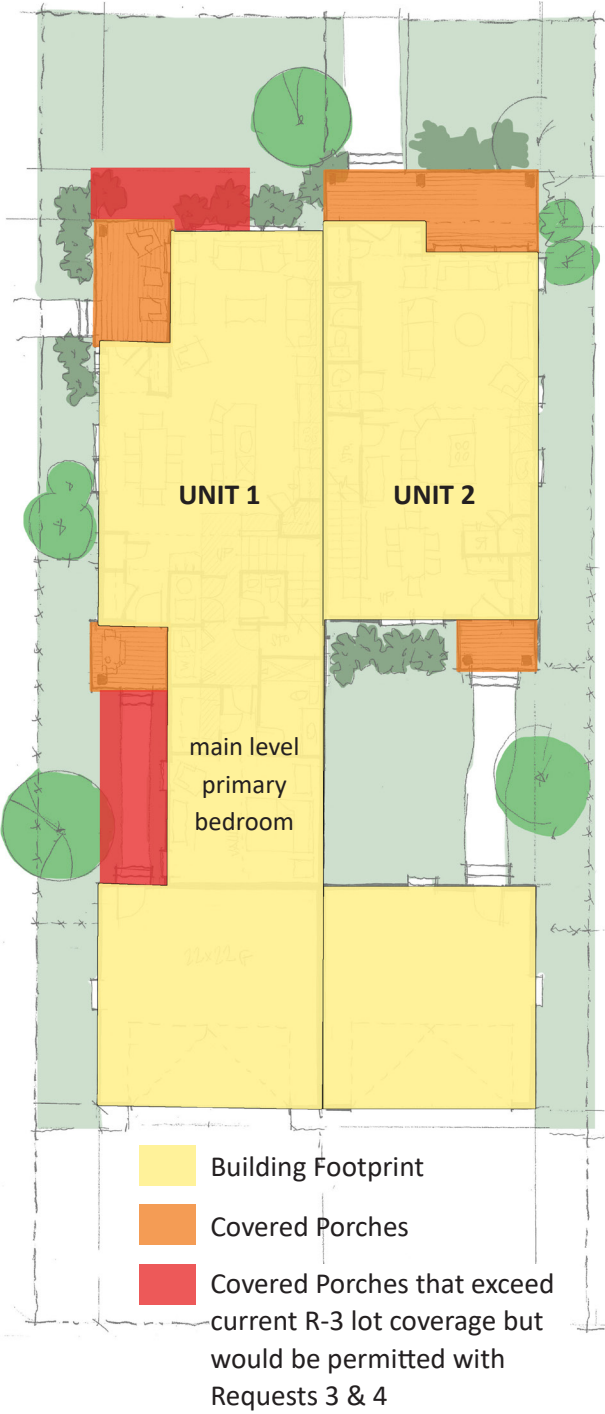
The increased lot coverage and decreased landscaped area modifications intend to encourage the construction of porches, allow for main level bedrooms to accommodate aging in place and to increase accessibility.

The lot diagram to the right shows a typical duplex on a lot in the Angelview Neighborhood. Unit 2 has a backyard between the garage and the house. Unit 1 has a main level primary bedroom that attaches the garage to the house. The square footages shown are realistic and match building inventory plans that the developer intends to build.

The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s lot coverage and landscape area requirements. The areas highlighted in red represent porches that would improve accessibility and add to building articulation, which are not allowed under existing R-3 dimensional standards on these compact lots. The porch connecting to the garage would offer residents covered connection during inclement weather and the porch at the front of the home provides additional semi-private outdoor space where residents get to know their neighbors. The demographic of buyers for this unit may prefer main level living and improved accessibility over private backyard space.

REQUEST 5

This request is for a smaller front setback. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods. It is in greater compliance with the Comprehensive Plan’s goals, encourages greater interaction between the semi-private front porches of homes and the public sidewalks, and allows for more meaningful, usable, outdoor space for homes with backyards.





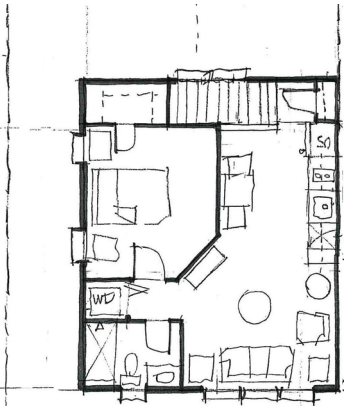




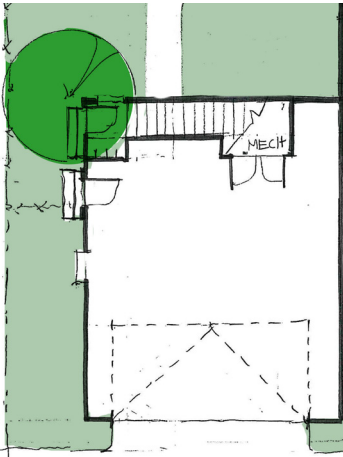


DIVERSITY THROUGH OWNERSHIP AND RENTAL OPPORTUNITIES

LEGEND	
<div></div>	Units For Rent
<div></div>	Units For Rent/Private Ownership
<div></div>	Units For Sale/Private Ownership
<div></div>	Site Boundary



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

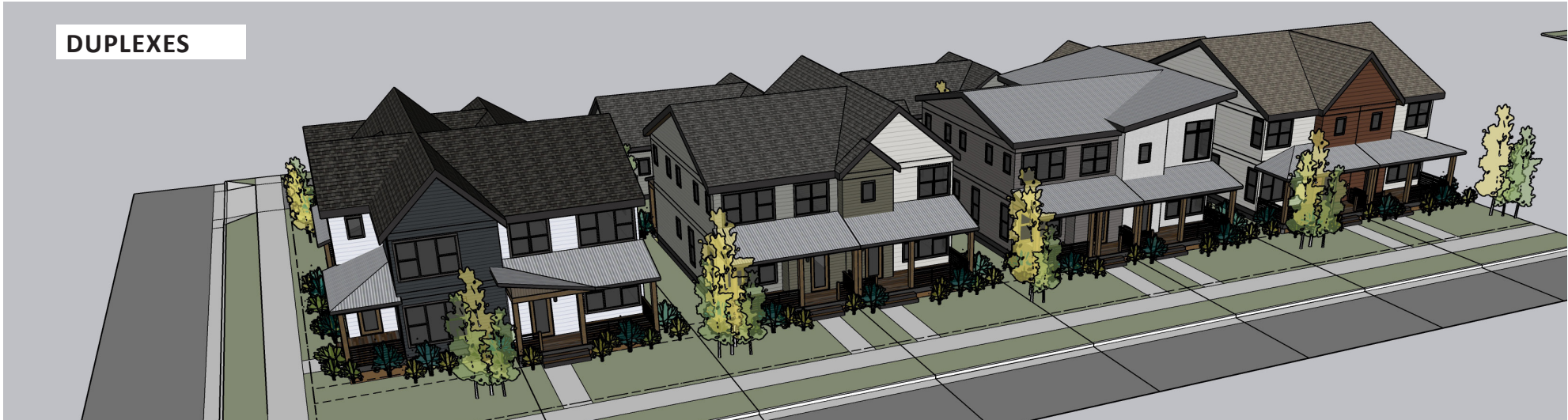
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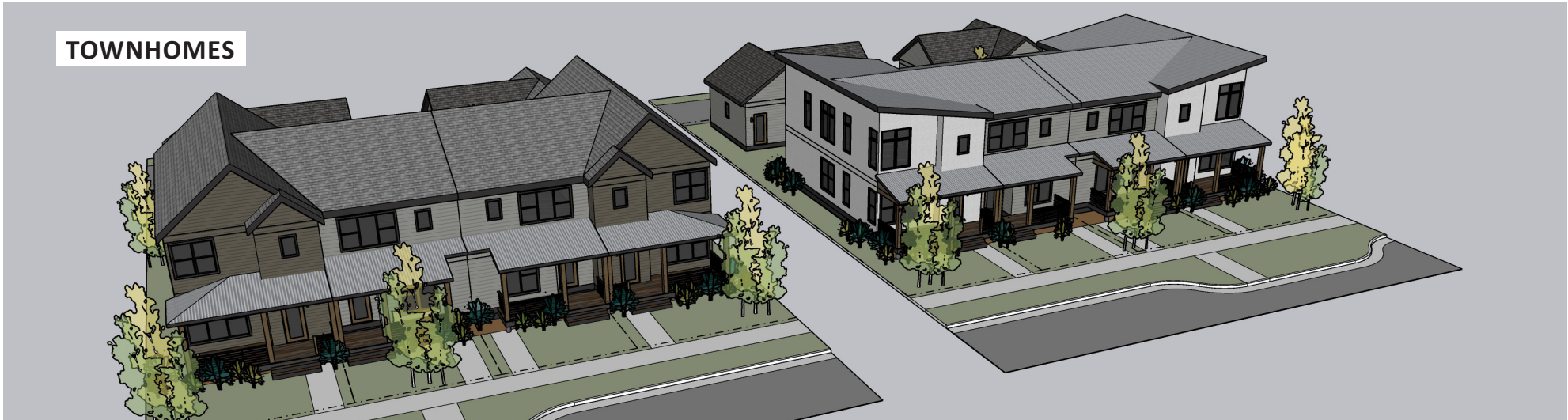
Scale: 1" = 150'-0"



DUPLEXES



TOWNHOMES



APARTMENTS

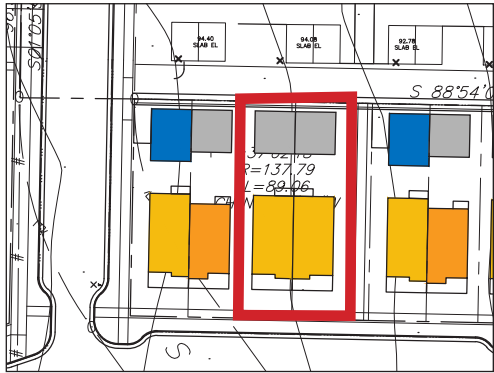




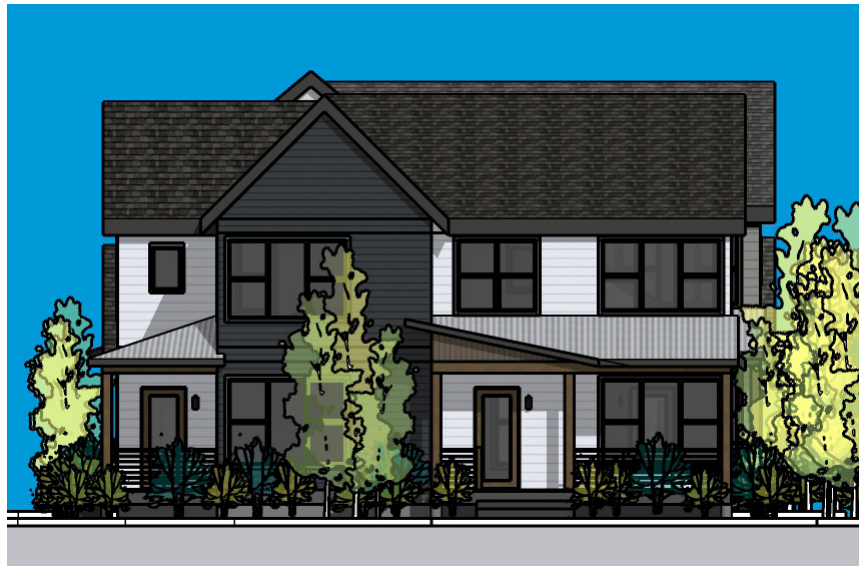
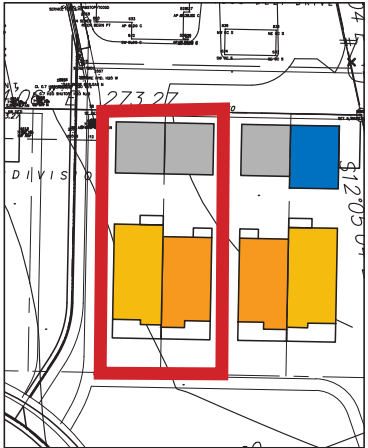
MAJOR SUBDIVISION & PLANNED DEVELOPMENT APPLICATION



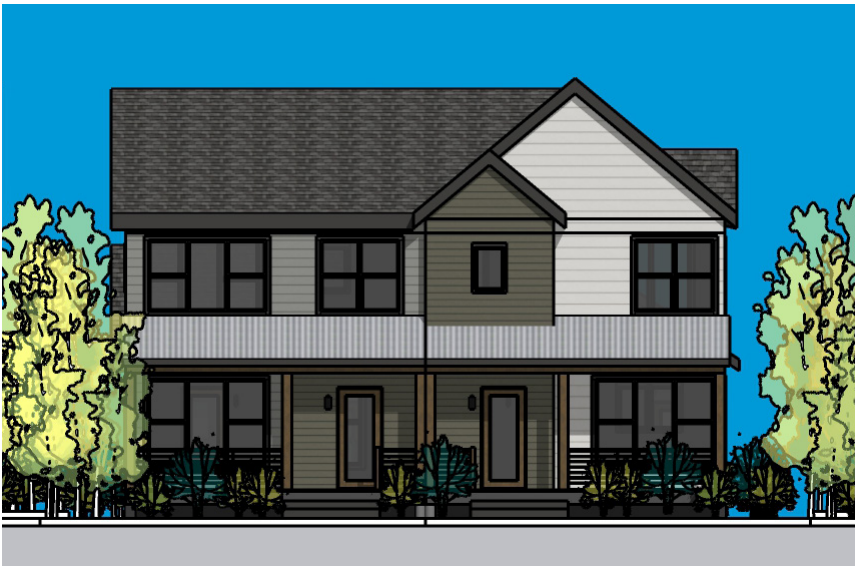
DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



ELEVATION 1

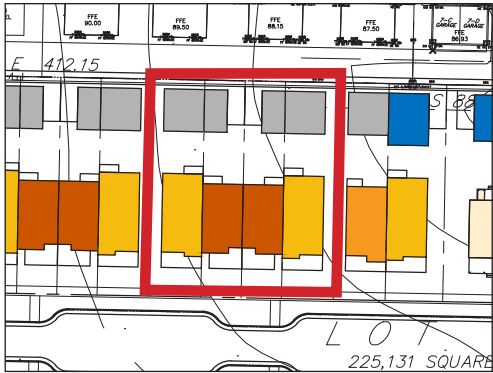


ELEVATION 2



ELEVATION 2





TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2



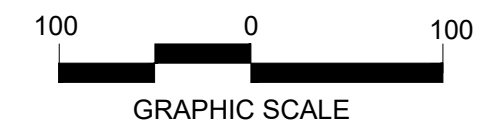


Mountain Aspect Landscape Architecture, LLC  
129 1/2 W 3rd Street Suite 3  
Salida, CO 81201  
719-824-2162  
www.mountainaspect.com

Conceptual Landscape Plan

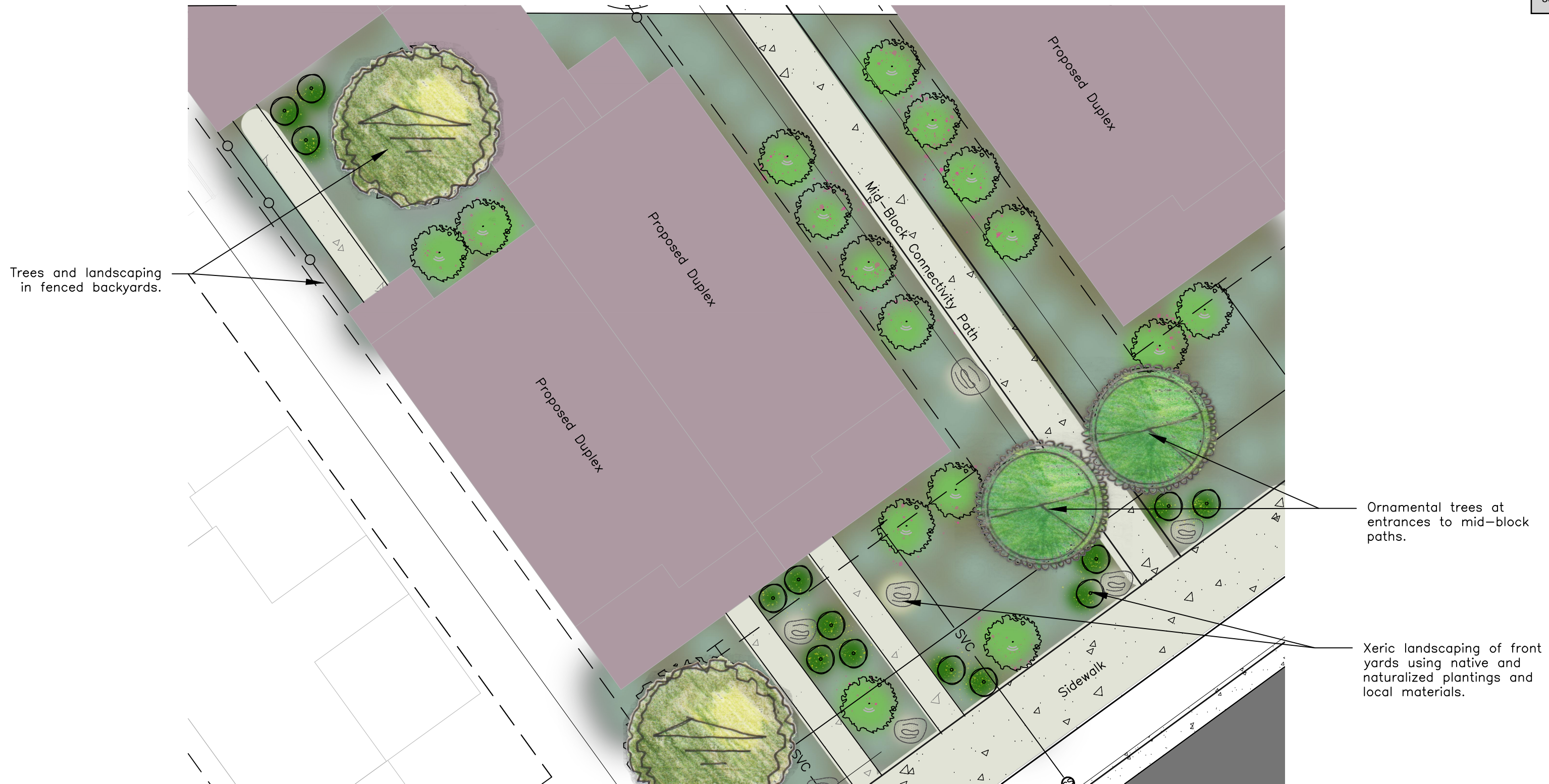
# Angelview Neighborhood

Salida, CO 81201



January 16, 2024



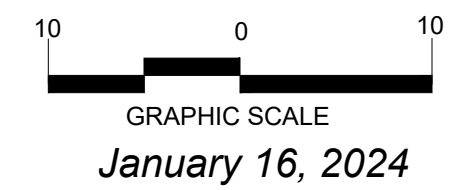


Mountain Aspect Landscape Architecture, LLC  
129 1/2 W 3rd Street Suite 3  
Salida, CO 81201  
719-824-2162  
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Conceptual Landscape Plan - HOA Landscaped Duplex

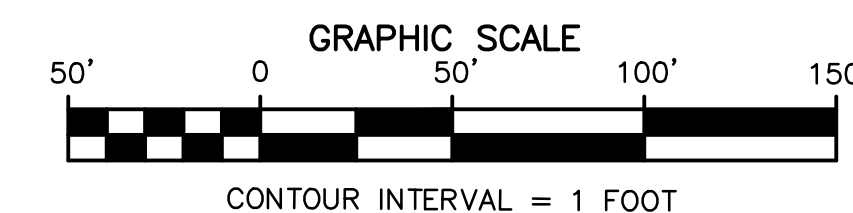
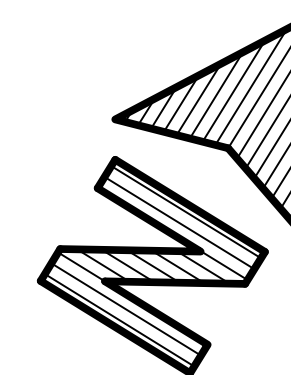
# Angelview Neighborhood

Salida, CO 81201





# ANGELVIEW PD PRELIMINARY PLAT



## LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	EASEMENT
	TYPICAL
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

## LAND USE TABLE

PARCEL NO.	USE	AREA (S.F.)	AREA (ACRES)
<b>SINGLE-FAMILY LOTS</b>			
LOT 11	Single Family	5,085	0.12
LOT 12	Single Family	5,085	0.12
LOT 13	Single Family	5,085	0.12
LOT 14	Single Family	5,085	0.12
LOT 15	Single Family	5,085	0.12
LOT 16	Single Family	5,085	0.12
LOT 17	Single Family	5,282	0.12
LOT 23	Single Family	5,660	0.13
LOT 24	Single Family	5,651	0.13
LOT 25	Single Family	5,103	0.12
LOT 26	Single Family	5,528	0.13
LOT 30	Single Family	7,039	0.16
LOT 33	Single Family	5,077	0.12
LOT 34	Single Family	5,078	0.12
LOT 35	Single Family	5,079	0.12
LOT 38	Single Family	5,075	0.12
LOT 39	Single Family	5,074	0.12
LOT 40	Single Family	5,220	0.12
LOT 41	Single Family	5,120	0.12
LOT 42	Single Family	8,243	0.19
<b>20 LOTS</b>		<b>108,739</b>	<b>2.50</b>
<b>DUPLEX LOTS</b>			
LOT 10	Duplex	6,441	0.15
LOT 18	Duplex	10,144	0.23
LOT 19	Duplex	10,498	0.24
LOT 2	Duplex	7,877	0.18
LOT 20	Duplex	7,937	0.18
LOT 22	Duplex	7,489	0.17
LOT 27	Duplex	8,717	0.20
LOT 29	Duplex	7,026	0.16
LOT 3	Duplex	8,376	0.19
LOT 31	Duplex	7,052	0.16
LOT 32	Duplex	7,181	0.17
LOT 36	Duplex	7,033	0.16
LOT 4	Duplex	7,030	0.16
LOT 4	Duplex	8,235	0.19
LOT 5	Duplex	6,441	0.15
LOT 6	Duplex	6,441	0.15
LOT 7	Duplex	6,441	0.15
<b>17 LOTS</b>		<b>130,359</b>	<b>2.99</b>
<b>MULTI-FAMILY LOTS</b>			
LOT 1	Apartments	31,067	0.71
LOT 21	Apartments	51,076	1.17
LOT 28	Apartments	26,945	0.62
LOT 8	Townhomes	10,848	0.25
LOT 9	Townhomes	10,848	0.25
<b>5 LOTS</b>		<b>130,785</b>	<b>3.00</b>
<b>OPEN SPACE LOTS</b>			
PARK 1	Public Open Space	31,327	0.72
HOA 1	Community Open Space	1,130	0.03
HOA 2	Community Open Space	678	0.02
HOA 3	Community Open Space	4,029	0.09
HOA 4	Community Open Space	1,317	0.03
HOA 5	Community Open Space	1,302	0.03
HOA 6	Community Open Space	7,431	0.17
<b>7 LOTS</b>		<b>47,214</b>	<b>1.08</b>
ROW	Right-Of-Way	100,476	2.31
<b>SITE TOTALS</b>		<b>570,835</b>	<b>11.89</b>

## SHEET 1 OF 1

LOT 4 AND 5, ANGELVIEW MINOR SUBDIVISION AND REC. NO. 422141 SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048 DRAWN BY: BH, RP CHECKED: WBH Title Book: 5201, Pgs. 1-33 DC: 1523	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO DATE: JAN. 2024 DRAWING NO: L-24-03

PRODUCED BY:



OWNER:

(LOT 4 & REC. NO. 422141)  
HARDER-DIESSLIN HOLDINGS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

OWNER:

(LOT 5)  
ANGELVIEW APARTMENTS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

## NOTES:

**STREETSCAPE DIVERSITY:** TO AVOID UNIFORMITY AND LACK OF VARIETY IN DESIGN AMONG HOUSING UNITS WITHIN THE SUBDIVISION, NO SINGLE FAMILY'S, DUPLEX BUILDING'S OR TOWNHOUSE BUILDING'S RESIDENTIAL FAÇADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET (E.G., THE FIRST AND FIFTH LOTS IN A ROW MAY CONTAIN THE SAME FAÇADE ELEVATION, BUT THE SECOND, THIRD, AND FOURTH LOTS MUST CONTAIN SOME DIFFERENT FAÇADE ELEVATIONS). NO SINGLE FAMILY'S, DUPLEX BUILDING'S OR TOWNHOUSE BUILDING'S RESIDENTIAL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET FROM THE SAME FAÇADE ELEVATION. AT STREET CORNERS WHERE A SIDE ELEVATION FACES THE STREET THAT A NEIGHBORING UNIT'S FRONT ELEVATION FACES, THE DIVERSITY REQUIREMENTS ABOVE SHALL NOT APPLY. MIRROR IMAGES OF THE SAME RESIDENTIAL FAÇADE SHALL NOT COUNT AS TWO (2) DISTINCTLY DIFFERENT FAÇADES. IN UNUSUAL CIRCUMSTANCES, AN ADMINISTRATIVE REVIEW PROCESS MAY GRANT A PETITION SEEKING WAIVER OF THIS REQUIREMENT. SUCH AN EXCEPTION MAY BE GRANTED IF THE PETITIONER DEMONSTRATES THAT THE PROPOSED PLAN USES REPETITION FOR AN ARCHITECTURAL PURPOSE, SUCH AS ALLUSION TO HISTORICAL REPETITION THAT WOULD NOT CREATE A MONOTONOUS STREETScape OF THE TYPE THIS STANDARD SEEKS TO PREVENT.

**PRIMARY ROOF FORMS:** A MIX OF GABLED, MONOPITCH AND FLAT ROOF BUILDING FORMS ARE PERMITTED IN THE NEIGHBORHOOD. WHILE MODERN IN CHARACTER, THE ARCHITECTURAL PRECEDENT FOR THE NEIGHBORHOOD RELIES ON EARLY 1900 PITCHED ROOF FORMS. TO MAINTAIN CONSISTENCY IN THE OVERALL ARCHITECTURAL STYLE, NO SINGLE FAMILY, DUPLEX BUILDING OR TOWNHOME BUILDING ELEVATION MAY EXHIBIT MONOPITCH OR FLAT ROOFS AS THEIR PRIMARY ROOF FORM MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET. AT STREET CORNERS WHERE A SIDE ELEVATION FACES THE STREET THAT A NEIGHBORING UNIT'S FRONT ELEVATION FACES, THE DIVERSITY REQUIREMENTS ABOVE SHALL NOT APPLY.

**FRONT PORCHES:** SINGLE FAMILY HOMES, DUPLEX UNITS, TOWNHOUSE UNITS AND APARTMENT UNITS SHALL HAVE PORCHES THAT ARE A MINIMUM OF 75 SQUARE FEET THAT FACE THE PUBLIC STREET OR OPEN SPACE. BUILDINGS ON STREET OR OPEN SPACE CORNERS CAN ACCOMPLISH THIS THROUGH THE ADDITION OF THE CUMULATIVE AREAS OF PORCHES THAT FACE EITHER DIRECTION.







## ANGELVIEW PD DIMENSIONAL STANDARDS

	Existing R-3	Existing Inclusionary Housing R-3	Proposed	COMPARISON
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Same as INCL. HOUSING R-3
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3
Min. Lot Frontage: Detached Units	37.5'	37.5'	37.50%	No change
Min. Lot Frontage: Attached Units	15'	15'	15'	No change
Max. Lot Coverage: Structures	45%	55%	55%	5% more than INCL. HOUSING R-3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%	25%	No change
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL. HOUSING R-3
Min. Setback from Side Lot Line	5'	5'	5'	No change
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3', 5'	3', 5'	3', 5'	No change
Min. Setback from Rear Lot Line: Principal Bldg.	20'	20'	20'	No change
Min. Setback from Rear Lot Line: Accessory Bldg.	5'	5'	5'	No change
Min. Setback from Front Lot Line	20'	20'	12'	8' less than R-3 & INCL. HOUSING R-3
Max. Building Height: Primary Bldg.	35'	35'	35'	No change
Max. Building Height: Detached Accessory Bldg.	25'	25'	25'	No change

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.





- |   |                                |
|---|--------------------------------|
|  | PROJECT BOUNDARY               |
|  | CITY LIMITS                    |
|  | EXISTING/ADJACENT RIGHT-OF-WAY |
|  | NEW RIGHT-OF-WAY LINE          |
|  | EASEMENT LINE                  |
|  | EASEMENT                       |
| ESMT  | TYPICAL                        |
| (TYP)   |                                |
| C1  | CURVE LABEL                    |
| L1  | LINE LABEL                     |
| PED.  | PEDESTRIAN                     |

- DENOTES A RECOVERED REBAR WITH BRASS ALUMINUM CAP STAMPED "7705 GENERAL LAND OFFICE SURVEY" AND AS NOTED HERE.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "675 COVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "D4951-21 UNRECORDED OTHERWISE STEEL DISC STAMPED "675 COVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" UNLESS NOTED OTHERWISE.
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "AS RECOVERED IN THIS SURVEY, PLASTIC CAP STAMPED "PROP CRN 34975".
- DENOTES A RECOVERED 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C15	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C16	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"W
C1	100.00	003°44'34"	6.53	6.53	N87°01'49"W
C2	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C3	100.00	017°27'27"	30.47	30.35	N52°54'43"W
C4	100.00	015°08'09"	26.42	26.34	N36°36'55"W
C5	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C6	40.00	059°43'27"	41.70	39.83	N59°02'22"W
C7	437.00	006°24'30"	48.88	48.85	S09°34'33"E
C8	437.00	001°00'33"	7.70	7.70	S00°35'09"W
C9	437.00	006°27'10"	49.22	49.19	N03°08'43"W
C10	437.00	006°24'30"	48.88	48.85	N09°34'33"W
C11	437.00	006°00'38"	45.84	45.82	N15°47'07"W
C12	437.00	001°18'41"	10.00	10.00	N19°26'47"W
C13	437.00	007°04'35"	53.97	53.94	N23°38'26"W
C14	437.00	008°54'12"	67.91	67.84	N31°37'49"W

ASSISTED BY:



**SHEET 1 OF 1**

<b>ANGELVIEW PD</b>	
LOT 4 AND 5, ANGLEVIEW MINOR SUBDIVISION AND REC. NO 422141	
<b>SALIDA, CO</b>	<b>COLORADO</b>
Job Number: J-24-005 TPC File: J-12-048	
<b>HENDERSON LAND SURVEYING CO., INC.</b> 203 G STREET SALIDA, COLORADO	
<b>DRAWN BY: BHR, RP</b>	<b>DRAWING NO.</b>
CHECKED: WBH Print: S201, Pages: 1-33	
<b>JAN. 2024</b>	
<b>L-24-03</b>	

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.

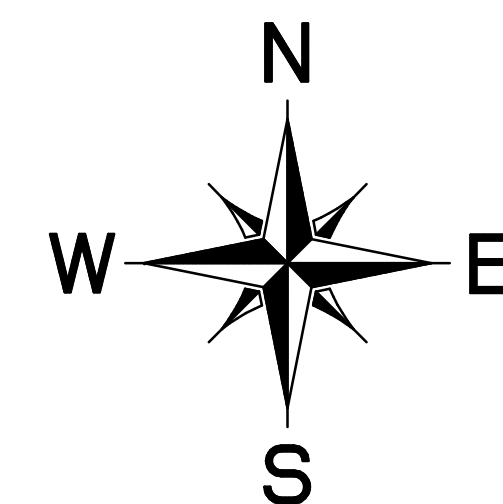
**OWNER:**  
(LOT 4 & REC. NO. 422141)  
**HARDER-DIESSLIN HOLDINGS LLC**  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

**OWNER:**  
(LOT 5)  
\_\_\_\_\_  
**ANGLEVIEW APARTMENTS LLC**  
130 W. 2ND STREET – SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000



## ANGEL VIEW MINOR SUBDIVISION

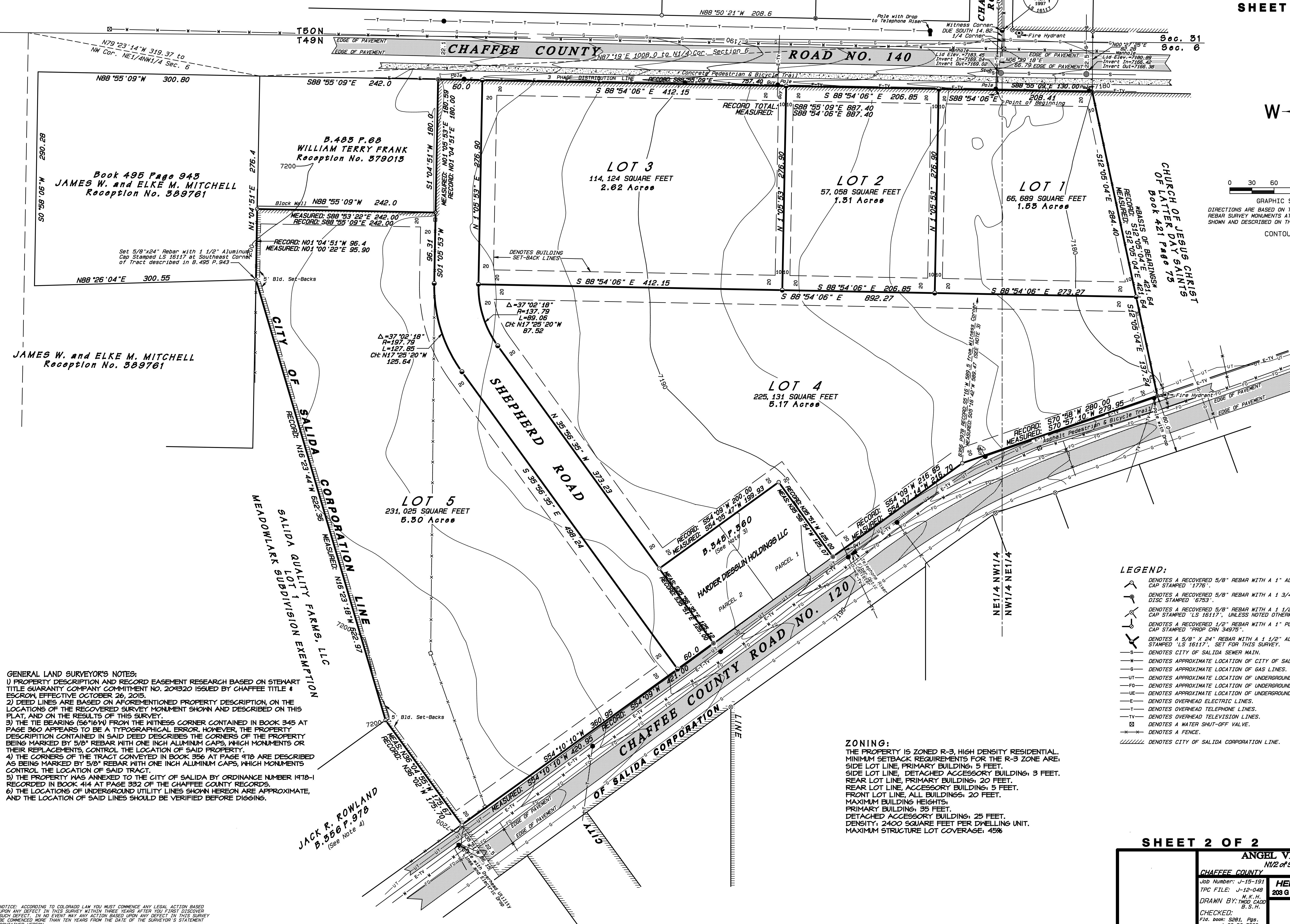
LOCATED IN THE  
NORTH 1/2 of SECTION 6, T49N, R9E, N.M.P.M.  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2



0 30 60 120 180 240  
GRAPHIC SCALE: 1 INCH = 60 FEET

DIRECTIONS ARE BASED ON THE BEARING S12°05'04"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NE AND SE CORNERS OF PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

CONTOUR INTERVAL = 2 FEET



## GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 204920 ISSUED BY CHAFFEE TITLE & ESCROW EFFECTIVE OCTOBER 26, 2015.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENT SHOWN AND DESCRIBED ON THIS PLAT, AND ON THE RESULTS OF THIS SURVEY.
- 3) THE TIE BEARINGS (S6°18'W) FROM THE WITNESS CORNER CONTAINED IN BOOK 345 AT PAGE 360 APPEARS TO BE A TYPOGRAPHICAL ERROR, HOWEVER, THE PROPERTY DESCRIPTION CONTAINED IN SAID DEED DESCRIBES THE CORNERS OF THE PROPERTY BEING MARKED BY 5/8" REBAR WITH ONE INCH ALUMINUM CAPS, WHICH MONUMENTS OR THEIR REPLACEMENTS, CONTROL THE LOCATION OF SAID PROPERTY.
- 4) THE CORNERS OF THE TRACT CONVEYED IN BOOK 356 AT PAGE 478 ARE DESCRIBED AS BEING MARKED BY 5/8" REBAR WITH ONE INCH ALUMINUM CAPS, WHICH MONUMENTS CONTROL THE LOCATION OF SAID TRACT.
- 5) THE PROPERTY WAS ANNEXED TO THE CITY OF SALIDA BY ORDINANCE NUMBER 1478-1 RECORDED IN BOOK 414 AT PAGE 332 OF THE CHAFFEE COUNTY RECORDS.
- 6) THE LOCATIONS OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE APPROXIMATE, AND THE LOCATION OF SAID LINES SHOULD BE VERIFIED BEFORE DIGGING.

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.

## LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED '1776'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6753'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117', UNLESS NOTED OTHERWISE.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED 'TROP CON 34976'.
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117', SET FOR THIS SURVEY.
- S— DENOTES CITY OF SALIDA SEWER MAIN.
- M— DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA WATER LINES.
- G— DENOTES APPROXIMATE LOCATION OF GAS LINES.
- UT— DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES.
- FO— DENOTES APPROXIMATE LOCATION OF UNDERGROUND FIBER OPTIC LINES.
- UE— DENOTES APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINES.
- E— DENOTES OVERHEAD ELECTRIC LINES.
- T— DENOTES OVERHEAD TELEPHONE LINES.
- TV— DENOTES OVERHEAD TELEVISION LINES.
- ⊠ DENOTES A WATER SHUT-OFF VALVE.
- X— DENOTES A FENCE.
- ===== DENOTES CITY OF SALIDA CORPORATION LINE.

## ZONING:

THE PROPERTY IS ZONED R-3, HIGH DENSITY RESIDENTIAL. MINIMUM SETBACK REQUIREMENTS FOR THE R-3 ZONE ARE:  
SIDE LOT LINE, PRIMARY BUILDING, 5 FEET.  
SIDE LOT LINE, DETACHED ACCESSORY BUILDING, 3 FEET.  
REAR LOT LINE, PRIMARY BUILDING, 20 FEET.  
REAR LOT LINE, ACCESSORY BUILDING, 5 FEET.  
FRONT LOT LINE, ALL BUILDINGS, 20 FEET.  
MAXIMUM BUILDING HEIGHTS:  
PRIMARY BUILDING, 35 FEET.  
DETACHED ACCESSORY BUILDING, 25 FEET.  
DENSITY, 2400 SQUARE FEET PER DWELLING UNIT.  
MAXIMUM STRUCTURE LOT COVERAGE, 45%.

## SHEET 2 OF 2

## ANGEL VIEW MINOR SUBDIVISION

N1/2 of SECTION 6, T49N, R9E, N.M.P.M.

CHAFFEE COUNTY CITY OF SALIDA COLORADO

Job Number: J-15-191  
TPC FILE: J-12-048  
DRAWN BY: THOD CAD  
B.S.H.

CHECKED: DATE: 4/14/16  
CITY: BOOK: 3281, Pgs. 1-33 DC TSC3

HENDERSON LAND SURVEYING CO., INC.  
203 G STREET SALIDA, COLORADO

DRAWING NO. L-15-63



JANUARY 17, 2024



# TRAFFIC STUDY

ANGLEVIEW PD  
SALIDA, COLORADO

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Project No. #19032



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# 1 INTRODUCTION

The Avgleview Planned Development proposes to create 42 new residential lots, 6 Community owned, and 1 Public Park on 11.88 acres of currently vacant land, as shown in Figure 1 below. The lots within the subdivision are intended to serve as a mix of Single-Family, Duplex, and Multi-Family Residences, with the new homes being dispersed throughout the property. Access to the site will be From County Roads 120 and 140, with three new access points being proposed.

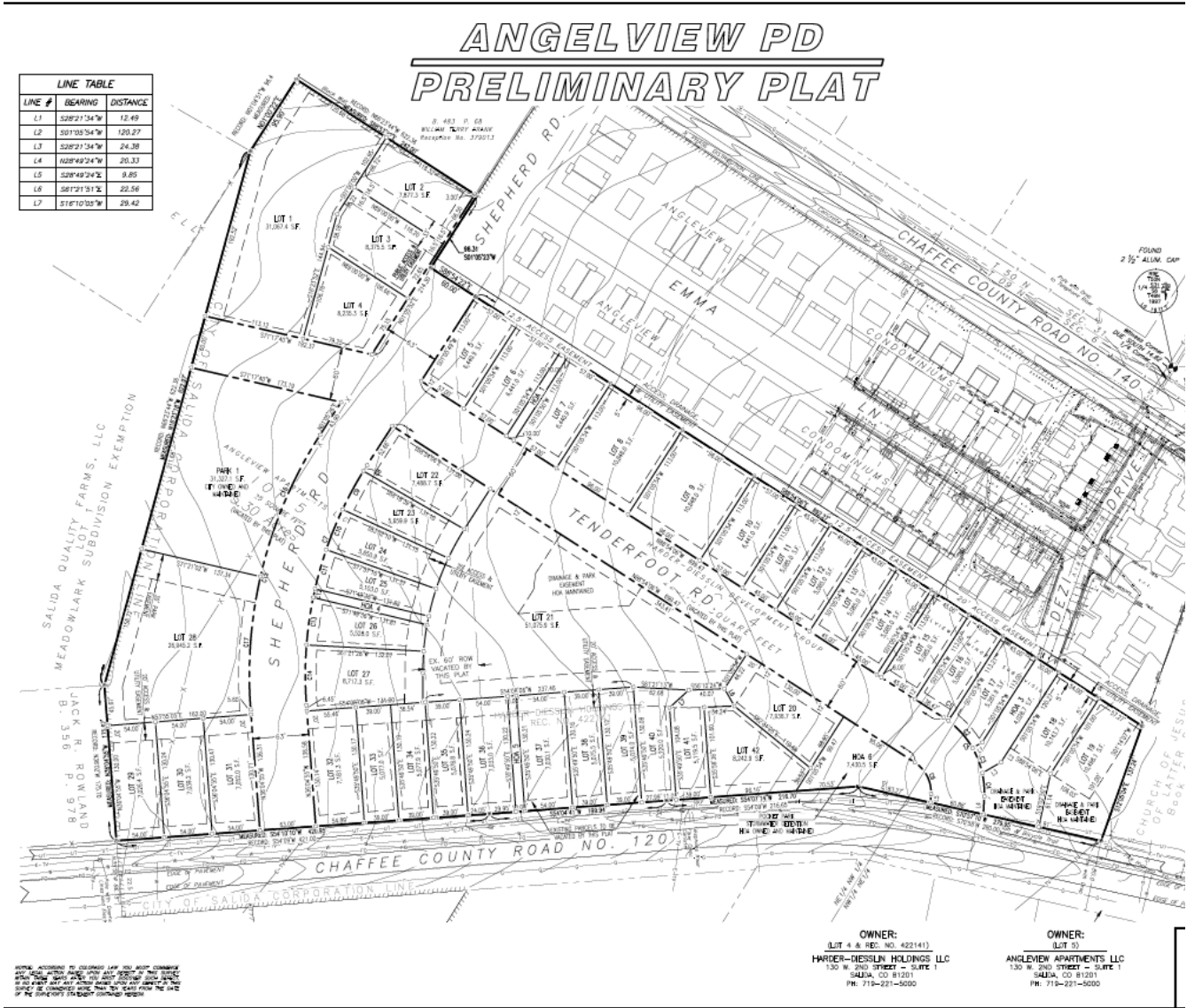


FIGURE 1 - PROPOSED PLAT



## 2 PROJECT LOCATION

The proposed subdivision is located on the northwestern side of the City of Salida as shown in Figure 2 below.



FIGURE 2 - PROJECT LOCATION

Primary Access for the proposed lots will be to County Roads 120 and 140. Two new access points will be constructed onto 120 on the southern boundary, as well as a connection to Shepherd Drive, which connect to 140 on the north side of the site.

## 3 EXISTING LAND USE AND ROADWAYS

The site is currently comprised of vacant land. Both County Road 120 and County Road 140 consist of paved surfaces, with the Paving on County Road 120 Currently being approximately 23 feet in width and the paving on County Road 140 Being approximately 22 feet in width. The section of Shepherd Drive between County Road 140 and the northern property boundary was constructed by an earlier subdivision. The width of Shepherd Drive at the point where the proposed subdivision roads will connect is 36' wide. The proposed extension of Shepherd drive from the northerly project boundary south to County Road will also be 36' wide.



## 4 PROPOSED LAND USE AND TRAFFIC

The proposed development will consist of 93 new residential dwelling units. The traffic expected to be generated by the subdivision was calculated using traffic estimate number published in the ITE Trip Generation Manual (Institute of Transportation Engineers, 2008), as shown in Table 1 below.

**TABLE 1- TRIP GENERATION**

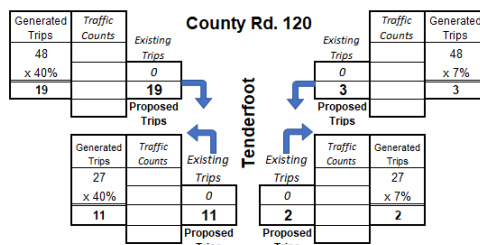
Land Use	ITE Code	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
						Rate	Total	In		Out		Rate	Total	In		Out	
								%	Trips	%	Trips			%	Trips	%	Trips
Single Family Homes	210	49	DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	14
Apartment	220	36	DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	0
Resd. Condo/Townhouse	230	8	DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	0
		Sub-Totals			754		37		9		28		75		48		14

The analysis indicates that the proposed subdivision will add 37 vehicle trips during the am peak hour and 75 vehicle trips during the pm peak hour.

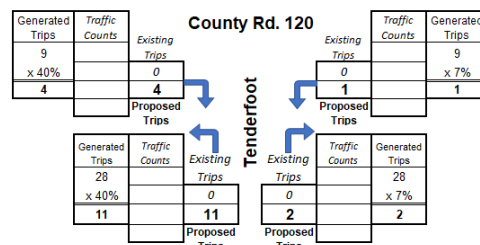
### TRIP DISTRIBUTION

The majority of the traffic generated by the subdivision is expected to access County Road 120 and proceed eastward into Salida. Therefore the traffic generated by the site were distributed with 80% of the trips utilizing the Sheridan and Tenderfoot access points (40% on each road) and 20% of the trips expected to utilize the northerly Sheridan Road Access onto County Road 120. Utilizing this assumptions, the turning movements for each access are as shown in the following charts:

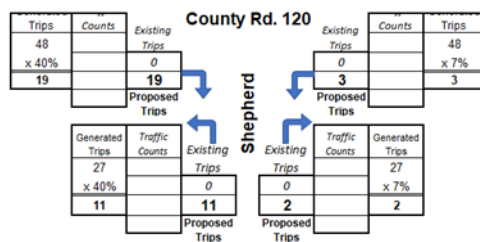
**PM Peak Hour CR 120 & Tenderfoot**



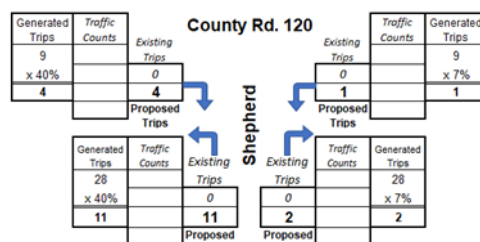
**AM Peak Hour CR 120 & Tenderfoot**



**PM Peak Hour CR 120 & Shepherd Dr.**

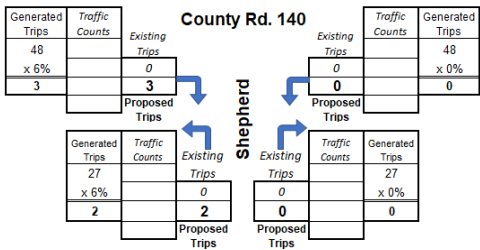


**AM Peak Hour CR 120 & Shepherd Dr.**

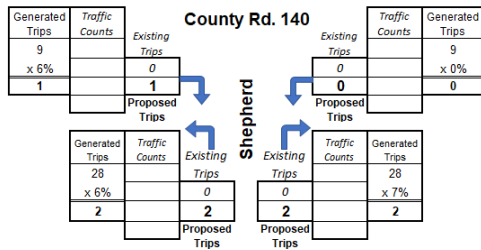




PM Peak Hour CR 140 & Shepherd Dr.



AM Peak Hour CR 140 & Shepherd Dr.



# CONCLUSION

The traffic increase from the proposed development will generate 37 am-peak and 75 pm-peak hour trips upon completion of the buildout. The maximum impacts will be seen on County Road 120 with 19 right-turns into the subdivision and 11 left turns out of the subdivision during the peak hour.



## 5 BIBLIOGRAPHY

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Institute of Transportation Engineers. (2008). *Trip Generation. 8th Edition*. Washington, DC: Institute of Transportation Engineers.



# Appendix A

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## CALCULATIONS



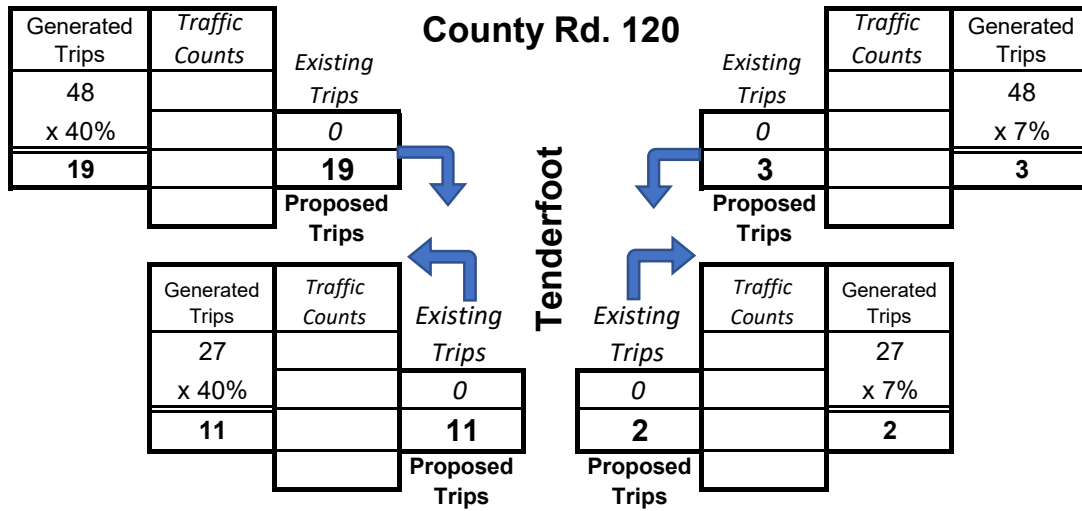
## Trip Generation Worksheet

Land Use	ITE Code	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
						Rate	Total	In		Out		Rate	Total	In		Out	
								%	Trips	%	Trips			%	Trips	%	Trips
Single Family Homes	210	49	DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	18
Apartment	220	36	DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	8
Resd. Condo/Townhouse	230	8	DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	1
<b>Sub-Totals</b>					<b>754</b>		<b>37</b>		<b>9</b>		<b>28</b>		<b>75</b>		<b>48</b>		<b>27</b>

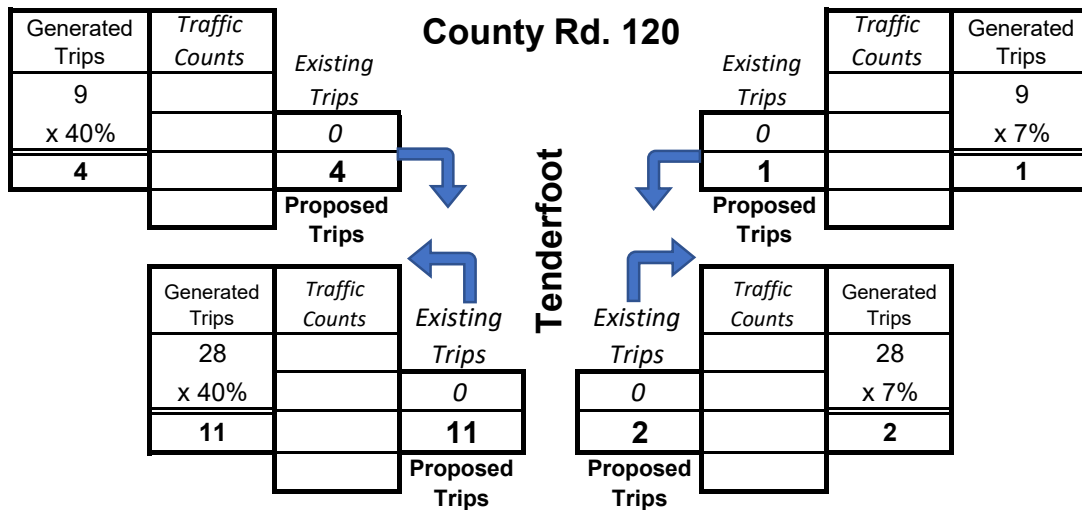


## Trip Distribution Worksheet

**PM Peak Hour** CR 120 & Tenderfoot



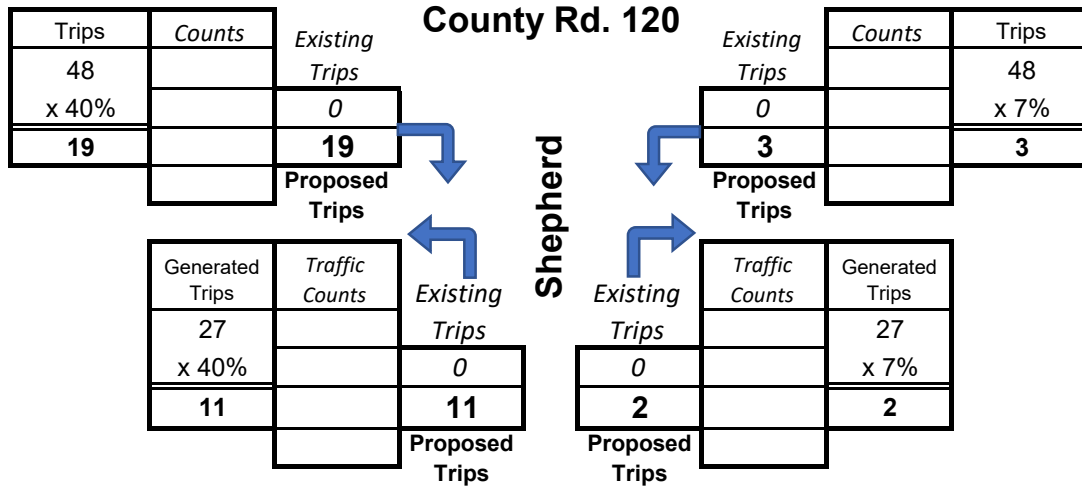
**AM Peak Hour** CR 120 & Tenderfoot



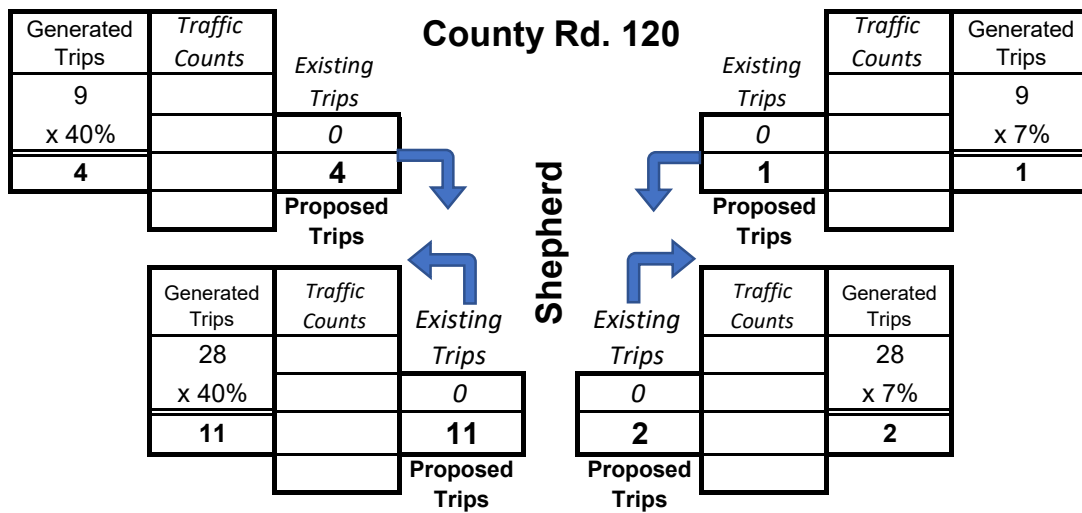


## Trip Distribution Worksheet

**PM Peak Hour** CR 120 & Shepherd Dr.



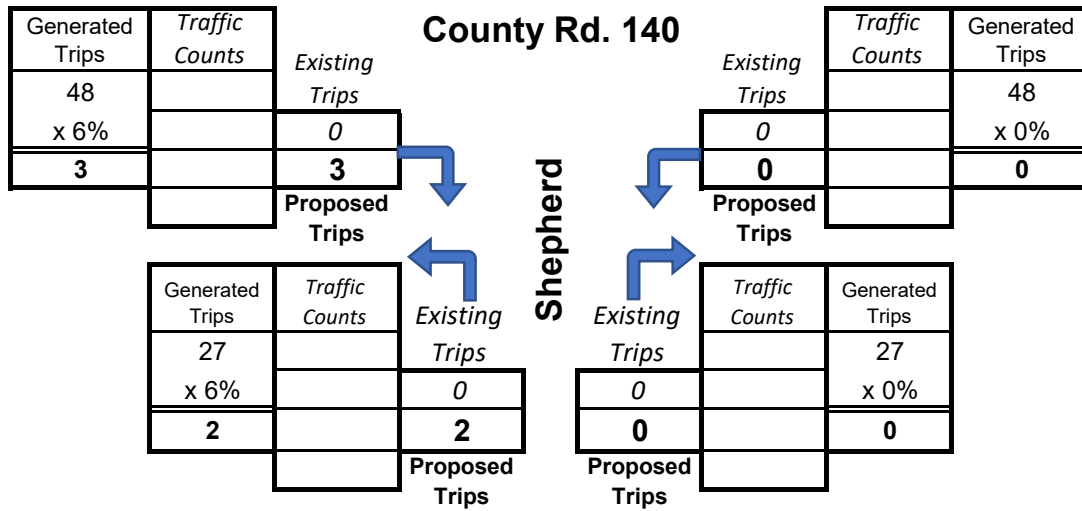
**AM Peak Hour** CR 120 & Shepherd Dr.





## Trip Distribution Worksheet

**PM Peak Hour** CR 140 & Shepherd Dr.



**AM Peak Hour** CR 140 & Shepherd Dr.

