



Planning Commission Regular Meeting

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

September 22, 2025 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

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

To watch live meetings: <http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman

Roll Call

Amendment(s) to Agenda

Approval of the Minutes

1. Approve Minutes of September 9, 2025

Unscheduled Citizens

Unfinished Business

New Business

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Major Impact Review and Recommendation on Proposed South Ark Major Subdivision

Updates

Commissioners' Comments

Adjourn

Alternate Notice

**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.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

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Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
September 9, 2025 at 6:00 PM

Draft Minutes

Email public comments to: planning@cityofsalida.com

Zoom meeting online participation registration must be submitted no later than 12:00 PM the day of the meeting at: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

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

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Call to Order by Chairman – 6:00 PM

Roll Call

Present: Follet, Bomer, Kriebel, Derwingson, Layton, Riggs (online – alt.)

Absent: Bush, Walsh (alt.)

Staff: Almquist, Poissant, Hodges, Sherwood

Approval of the Minutes

1. Approve Minutes of August 25, 2025

Motion by Bomer, second by Derwingson to approve the Minutes of August 25, 2025

MOTION APPROVED 5-0

Unscheduled Citizens – None

Amendment(s) to Agenda – None

Unfinished Business

New Business

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Recommendation on Proposed City of Salida 2.17 Acre South Ark Annexation

Motion by Bomer, second by Kriebel to recommend City Council approve the proposed City of Salida 2.17 Acre South Ark Annexation

MOTION APPROVED 5-0

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530- 2628 at least 48 hours in advance.

3. Recommendation on Proposed R-2 Zoning for the City of Salida 2.17 Acre South Ark Annexation

Motion by Bomer, second by Layton to recommend City Council approve the proposed R-2 zoning for the City of Salida 2.17 Acre South Ark Annexation

MOTION APPROVED 5-0

Updates

Commissioner Comments

Adjourn – 6:41 PM

Motion by Bomer, second by Derwingson to adjourn the meeting

MOTION APPROVED 5-0

Alternate Notice

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 22, 2025

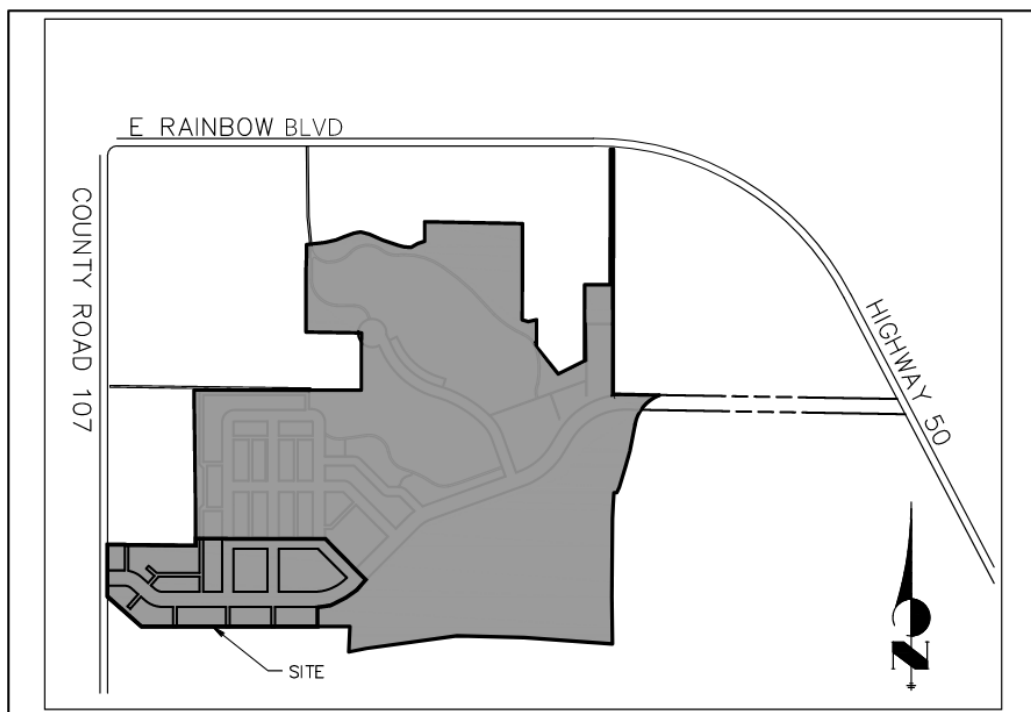
AGENDA ITEM TITLE: Major Impact Review for the Proposed South Ark Neighborhood Major Subdivision & Replat

AGENDA SECTION: Public Hearing

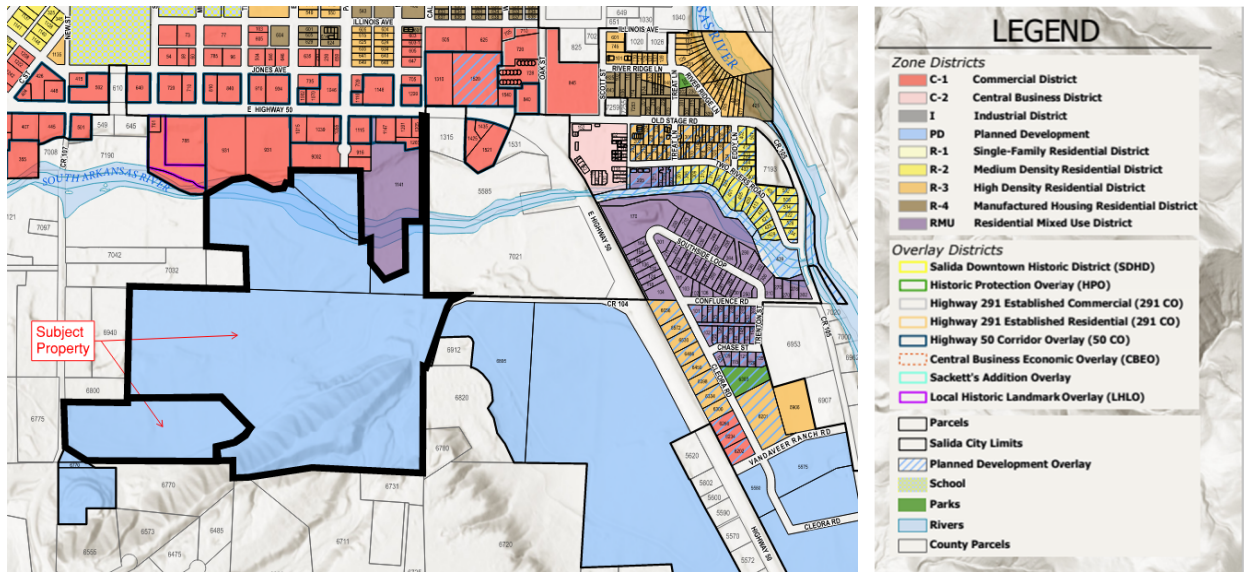
REQUEST / BACKGROUND

The property owner and applicant is the City of Salida. This property is within the Vandaveer Ranch Overall Development Plan (ODP), originally approved in 2006 (Ordinance 2006-19). General Planned Development (PD) modifications were approved in 2011 with Ordinance 2011-16. In 2019, the ODP was further amended for the Confluent Park PD, approved under Ordinance 2020-01. The latest modification to the ODP was for the South Ark Neighborhood in 2023 (Exhibit A) approved under Ordinance 2023-16. This Major Subdivision is the first phase to implement the South Ark Neighborhood Master Plan.

The area to be subdivided as part of this first phase is in the far southeastern portion of the Vandaveer Ranch ODP, with access off County Road 107, and future access to CR-104.

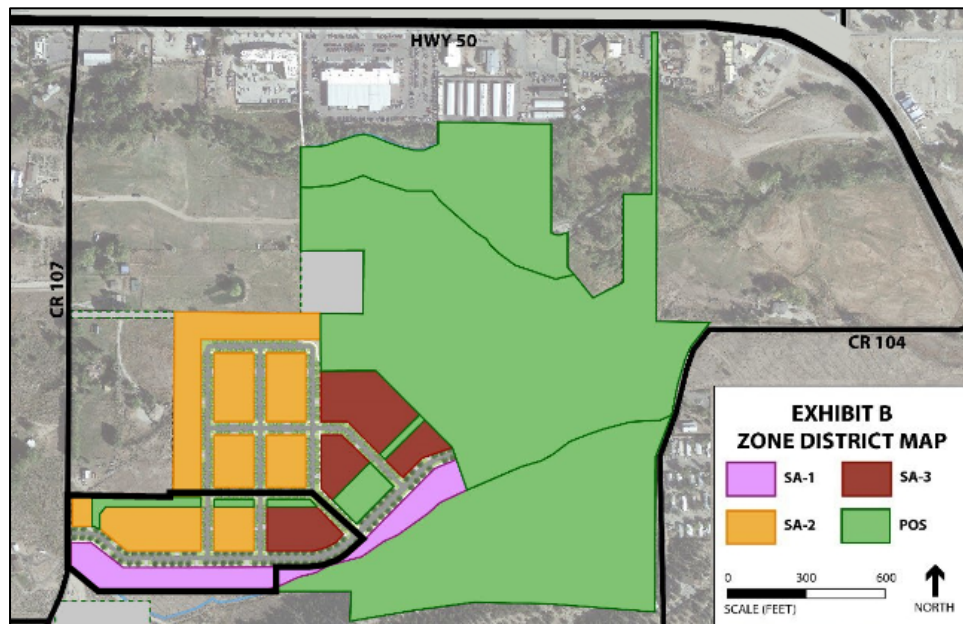


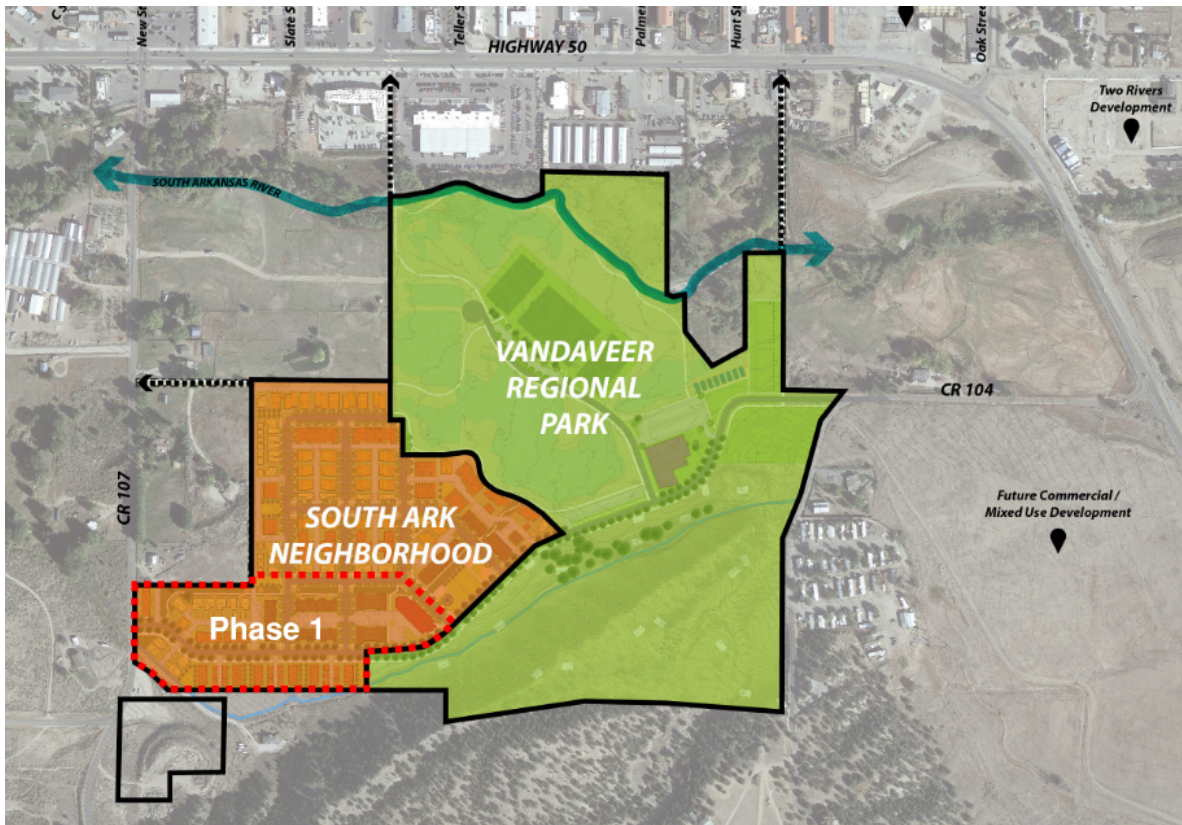
Vicinity Map



Zoning Map

Land Use and Zoning: The property was originally zoned under the Vandaveer Ranch Overall Development Plan (ODP). This ODP classified different areas as “Vandaveer Planning Areas” (VPAs). The subject property was originally defined as VPA-1 for residential uses, and VPA-7, 8, & 9 for parks and open space uses. The South Ark Neighborhood PD Modification updated the ODP for the subject areas to more accurately reflect the proposed uses for the future neighborhood. As such, the zoning designation for these areas was modified and further divided into subareas within the residential South Ark Neighborhood (known as SA-1, SA-2, and SA-3) reflecting varying levels of development intensity. In general, SA-1 allows for a variety of low-to-mid-density residential development, SA-2 allows for a variety of mid-to-high-density residential development, and SA-3 allows for primarily high-density residential development, along with some limited commercial uses including public, institutional, and recreational uses via administrative review. The remainder of the property is reserved for Parks & Open Space.





PROCESS

A major subdivision is considered a project requiring “Major Impact Review,” which must be reviewed by both the Planning Commission and City Council at noticed public hearings. The Commission makes a recommendation for 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.

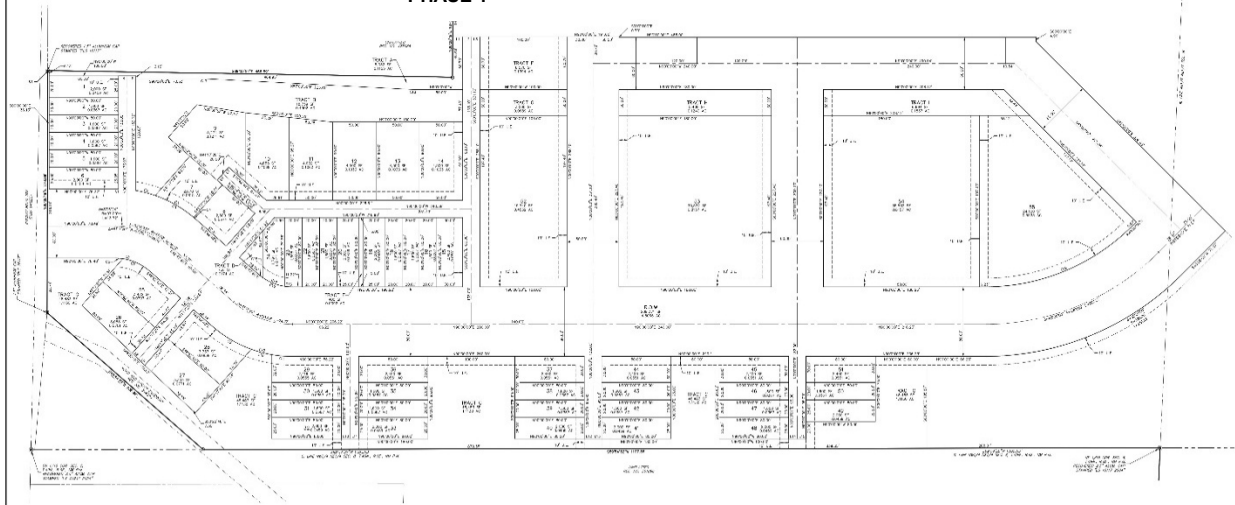
DETAILS OF REQUEST

This request is to subdivide the first phase of the City’s South Ark Neighborhood property in conformance with the provisions of the Vandaveer Ranch ODP as amended per Ordinance 2023-16 (“PD” - Attachment A) and the approved South Ark Neighborhood and Vandaveer Regional Park Master Plan (“Master Plan” - Attachment B). It is necessary to plat the subdivision in order to create legal parcels and proceed with infrastructure construction, eventual development of the individual lots, and development agreements and other entitlements with partnering entities.

The first phase of the subdivision focuses on the southwest corner of the site where the property is adjacent to CR 107. This Major Subdivision proposes 55 total lots; 10 tracts for open space, drainage, and stormwater; and public street rights-of-way on 4.8 acres

SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO

PHASE 1



ZONING SUMMARY CHART

LOTS/TRACTS	PD ZONING SUBAREA
LOTS 25-51, TRACT C, J	SA-1
LOTS 1-24, 52 AND 53, TRACTS D,E, J	SA-2
LOTS 54 AND 55, TRACT J	SA-3
TRACTS A, B, F, G, H, I, J	POS

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	
A	5,032	0.1155	GS	
B	18,739	0.4302	DR/OS	
C	48,483	1.1130	OS/GS	
D	756	0.0174	GS	
E	400	0.0092	OS	
F	6,070	0.1393	SW/GS	
G	3,000	0.0689	DR/OS	
H	5,400	0.1240	DR/OS	
I	6,694	0.1537	DR/OS	
J	3,615,789	83.0071	OS	
TOTAL TRACT AREA	3,710,363	85.1782	LEGEND: OS - OPEN SPACE, DR- DRAINAGE, SW-STORM WATER, UT- UTILITIES, GS- GREEN SPACE	
TOTAL LOT AREA	233,971	5.3712		
TOTAL ROW AREA	209,371	4.8065		
TOTAL AREA	4,153,705	95.3559		

REVIEW STANDARDS FOR SUBDIVISIONS (Section 16-6-120):

- (1) Comprehensive Plan. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform with all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.

- ✓ The Major Subdivision is consistent with the City's Comprehensive Plan as it provides variable levels of density within the southwestern portion of the site

and retains many of the remaining areas primarily for parks, open space, and recreation. It also focuses new development within the Municipal Services Area to ensure adequate provision of services and to limit sprawl development outside the City, among many other objectives related to affordability. This is the first phase in a planned approach to subdivide the southwestern portion of the property.

- (2) Zone District Standards. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for the uses.
 - ✓ The site is controlled by a Planned Development (PD) Amendment to an existing Overall Development Plan (ODP) which specifies the purposes and standards of individual subareas. This application is the first phase to implement the South Ark Neighborhood master plan.
- (3) Improvements. The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90.
 - (i) Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - (ii) Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - (iii) Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - ✓ All applicable city design standards and provisions of the Salida Municipal Code will be satisfied. Streets are planned to connect to future phased streets and encourage circulation within the neighborhood development.
- (4) Natural Features. The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
 - ✓ The South Ark Neighborhood portion of the property is a fallow field comprised of grasses and low shrubs and is categorized as "Other Habitat" on Chaffee County's GIS map. Key natural features including wetlands and high-quality riparian habitat on the remainder of the property will be protected. The South Ark Neighborhood was intentionally planned to avoid these areas.
- (5) Floodplains. Tracts of land or portions thereof lying within the 100-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
 - ✓ The northern portion of the property within the 100-year floodplain will remain as park and open space in keeping with the Master Plan.

- (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. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.

✓ The property does not border a highway.

- (7) Future Streets. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.

✓ The proposed parcels are logically arranged.

- (8) Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, 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 is developed and preserved as the community grows.

✓ The property is city-owned and includes Vandever Regional Park, which comprises approximately 60.8-acres of the 93.5-acre property. The South Ark Neighborhood subarea comprises approximately 32.7 acres of the total, and this phase is roughly 12 acres of that subarea.

- (10) Lots and Blocks.

- (i) Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
- (ii) Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
- (iii) Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
- (iv) Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
- (v) "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
- (vi) Solar energy. For purposes of protecting and enhancing the potential for utilizing solar energy in the proposed subdivision, detached single-family lots are encouraged to be laid out in such a manner that the houses will be oriented so

that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.

- ✓ This first phase of the South Ark Neighborhood Major Subdivision keeps with the Master Plan and generally complies with these standards.

(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.

- ✓ Specific architectural designs have not yet been completed for the housing, however all future development will comply with these standards.

(12) Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.

- ✓ All applicable standards will be satisfied and will be confirmed at building permit.

(13) Inclusionary Housing. Minor and major subdivisions, and condominium plats must meet the requirements of Article XIII, Inclusionary Housing.

- ✓ The primary focus of the South Ark Neighborhood Master Plan is to work with the Chaffee Housing Authority, Chaffee Housing Trust, and Colorado Mountain College as partners in providing affordable housing. Private developers are also responsible for meeting the PD Inclusionary Housing requirements.

AGENCY REVIEWS

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No response was received.
- Salida Parks and Recreation Department: No response was received
- Public Works Department and City Engineering Consultants: No response was received
- Salida Finance Department: System development fees for water and wastewater are required to be paid upon building permit.
- Salida School District: The School District and City Staff are in conversation about how to move forward.
- Xcel Energy: See attached response.
- Atmos Energy: See attached response.

- Chaffee County Planning Department: No response was received.
- Chaffee County Building Department: No concerns at this time.
- Visionary Broadband: No response was received.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed major subdivision as it is consistent with the comprehensive plan and is in conformance with the Vandaveer Ranch Overall Development Plan as amended and the South Ark Neighborhood and Vandaveer Regional Park Master Plan.

RECOMMENDED MOTION:

"I move to recommend City Council approval of the South Ark Neighborhood Major Subdivision Phase 1 as proposed as it meets the applicable review standards for a subdivision and is in conformance with the Vandaveer Ranch Overall Development Plan as amended and the South Ark Neighborhood and Vandaveer Regional Park Master Plan."

Attachments:

- A. Exhibit A: South Ark Neighborhood and Vandaveer Regional Park Master Plan
- B. Ordinance 2023-16 Vandaveer Ranch Overall Development Plan Modification
- C. South Ark Major Subdivision Draft Plat – Phase 1
- D. Publication Notice
- E. Agency Review Letters

MASTER PLAN



FOR THE SOUTH ARK NEIGHBORHOOD AND VANDAVEER REGIONAL PARK

JANUARY 2024

Master Plan should reference Ordinance 2023-16 - Overall Development Plan Amendment



MASTER PLAN CONTENTS

INTRODUCTION	1
PLANNING PROCESS	9
PREFERRED MASTER PLAN	15

ACKNOWLEDGMENTS

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1 INTRODUCTION

MASTER PLAN PURPOSE

This Master Plan shall serve as the City of Salida's blueprint for implementing the South Ark Neighborhood and Vandaveer Regional Park ("SITE" on Exhibit A.) It represents the community's vision, explains the planning process, and outlines the desired implementation for building out the site over time. The plan provides room for flexibility while focusing on the programming goals and guiding principles for the site as a foundation.

This document should be used for the following purposes:

- By **City of Salida** leadership, staff and citizens to reference as people and politics may shift over the years of implementing the site, as well as to secure funding;
- By **developer(s)** of the site to ensure that the community's vision, primary goals, and essential elements of the plan are built as intended; and
- By **community partners** who might invest in the plan.

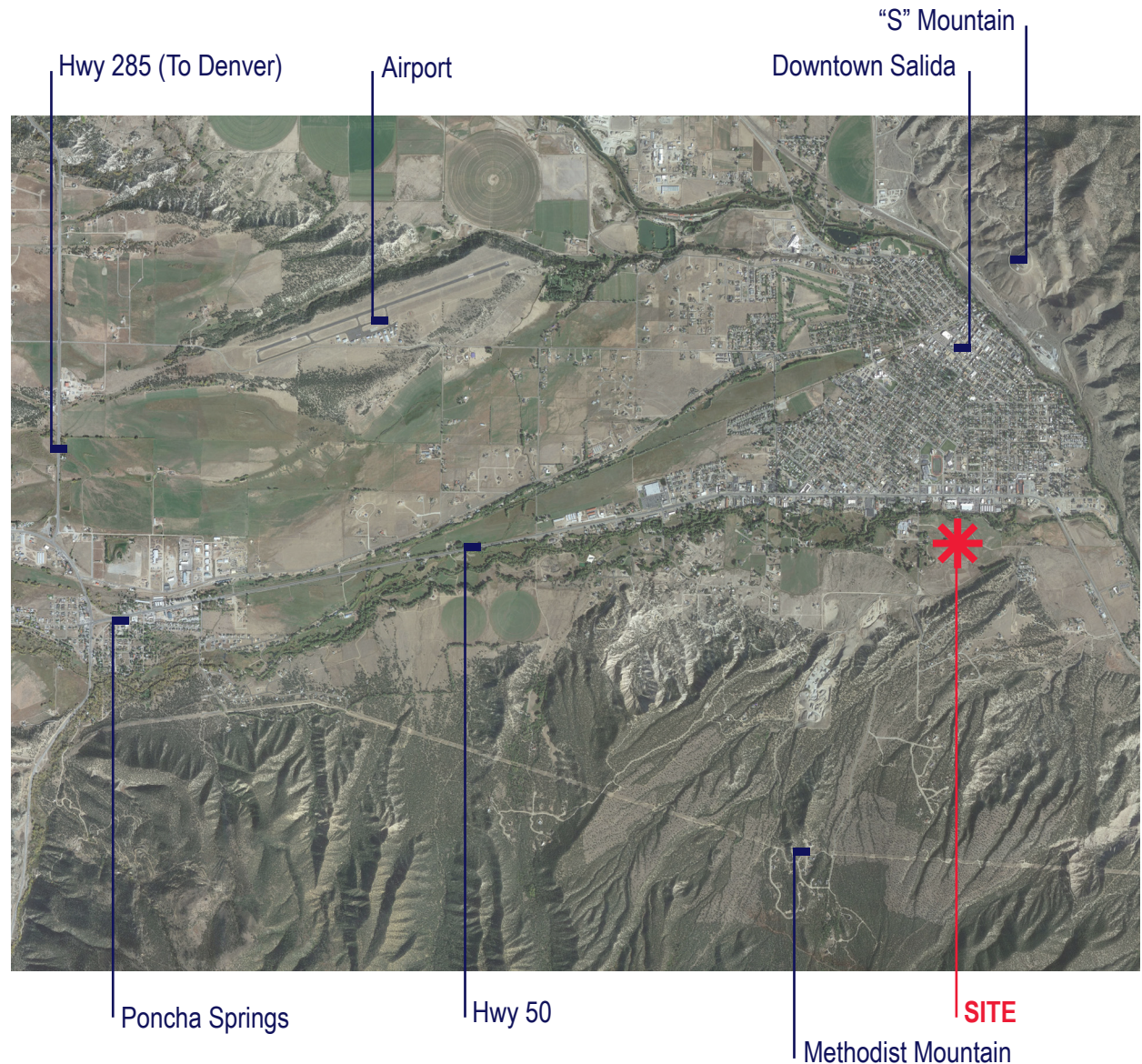


Exhibit A - Vicinity Map

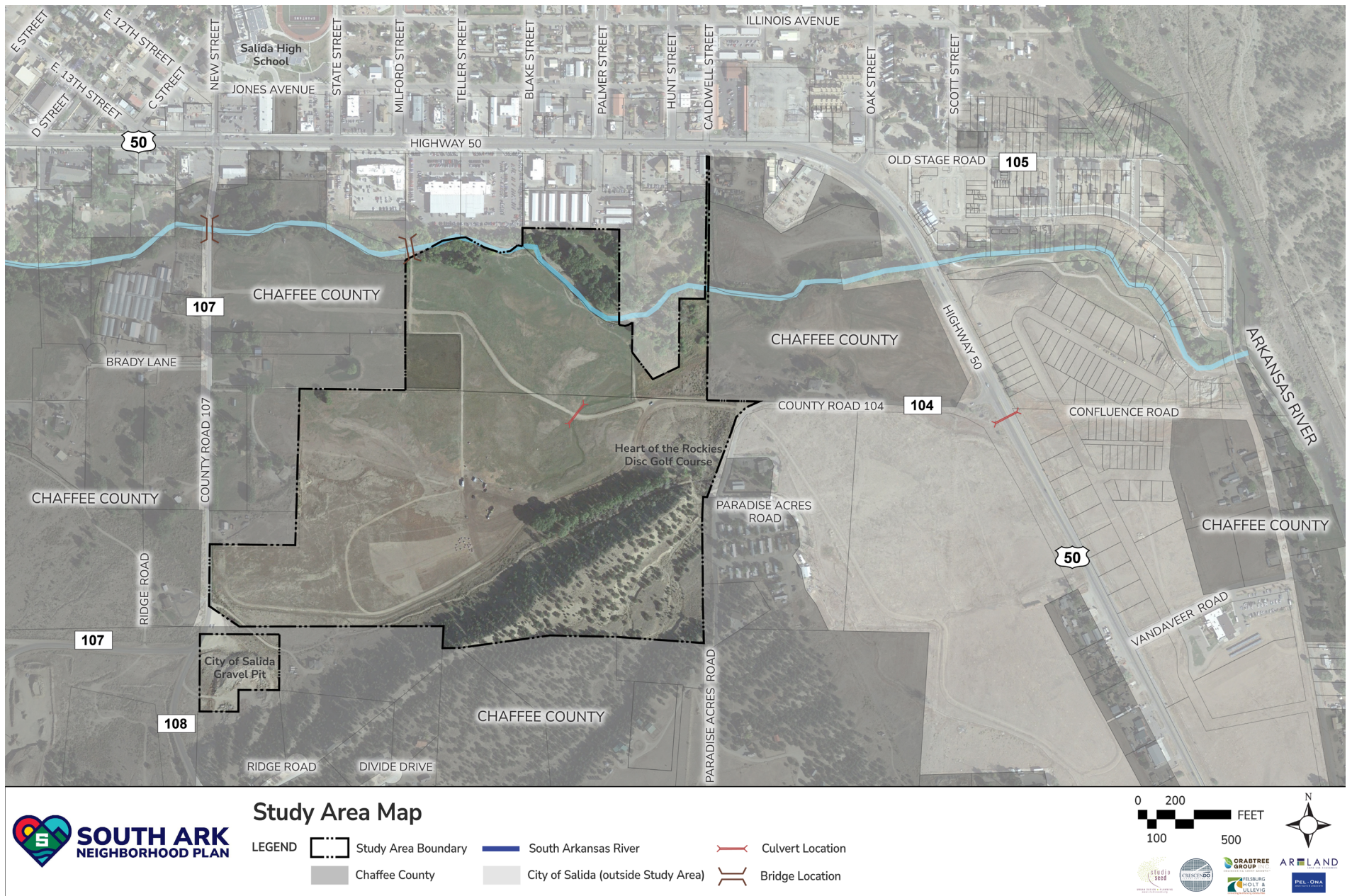


Exhibit B - Study Area Map

ABOUT THE SITE

The site is located about a mile from Downtown Salida just south of Highway 50 along the South Arkansas River. It consists of approximately **100-acres** of city-owned land (see Exhibit B), the majority of which was acquired as part of a larger land purchase of the former “Vandaveer Ranch” in 2004. In 2006, an Overall Development Plan (ODP) was created for the entire 191.6 acres which includes land to the east of the site along Highway 50. The rest of the land has been sold to private developers and much of the original ranch east of Highway 50 is being developed. This planning process updated the ODP for the purposes of implementing this master plan (refer to Appendix and Ordinance 2023-16.)

The site is accessible by vehicular travel via County Road 104 today but one must park and walk into the site. It is also accessible via a pedestrian bridge over the South Arkansas River as well. It has been used for various community purposes over the years:

- In 2016, a **large concert** was held on the site, for which the existing pedestrian bridge was built.
- The **Heart of the Rockies Disc Golf Course** is a popular destination in the southeast corner of the site along the ridgeline.
- The semi-improved trails along the South Arkansas River and throughout the rest of the site are used for **dog-walking, nature-viewing, and cross-country events**.
- Other, community events like “**Touch a Truck**” are also held on the site.

NATURAL FEATURES

There are multiple natural features on the site where development opportunities are impacted, but natural and ecological opportunities are realized (see Exhibit C). They include:

- **South Arkansas River, Floodway, and 100-year Floodplain** – The South Arkansas River is a natural amenity that should be celebrated and preserved, including the riparian areas around the waterway. This includes the Floodway and 100-year Floodplain, which have been left primarily untouched. A 175-foot buffer from the centerline of the river shall be protected from any vertical or horizontal development impacts, except the need to install essential utilities.
- **Fluvial Hazard Buffer** – this area was mapped in 2020 with the South Arkansas River Stream Health Assessment report. This area indicates erosion-prone land where the South Arkansas River could flood during large events. This mapping should be taken into consideration for grading of the site to alleviate the major flooding event impacts on developed areas.
- **2023 Wetland Delineation** – in the spring of 2023, a wetland delineation mapping showed wetland species present in these areas. Some areas – including the 2-acre property within the South Ark Neighborhood Plan boundary, but outside the current VPA boundaries – are thought to be potentially non-jurisdictional (not tied to the South Arkansas River stream) however this was not determined by the US Corps of Engineers and should be further studied in the future. They have been preserved in the

master plan and planned to be incorporated as open space amenities.

- **Steep Slopes** – these areas include the hillside in the southeast triangle where the Heart of the Rockies disc golf course is located as well as the area within the site that is north of the South Arkansas River. These areas should be kept clear of intensive development but may grow as recreation and open space opportunities in the future.
- **Natural Spring and Ditches** – there is a natural spring present in the center of the site that shall be kept as a natural open space amenity. The existing culvert is preserved in its existing location as well. A few irrigation ditches are also present on the site and have been left untouched.

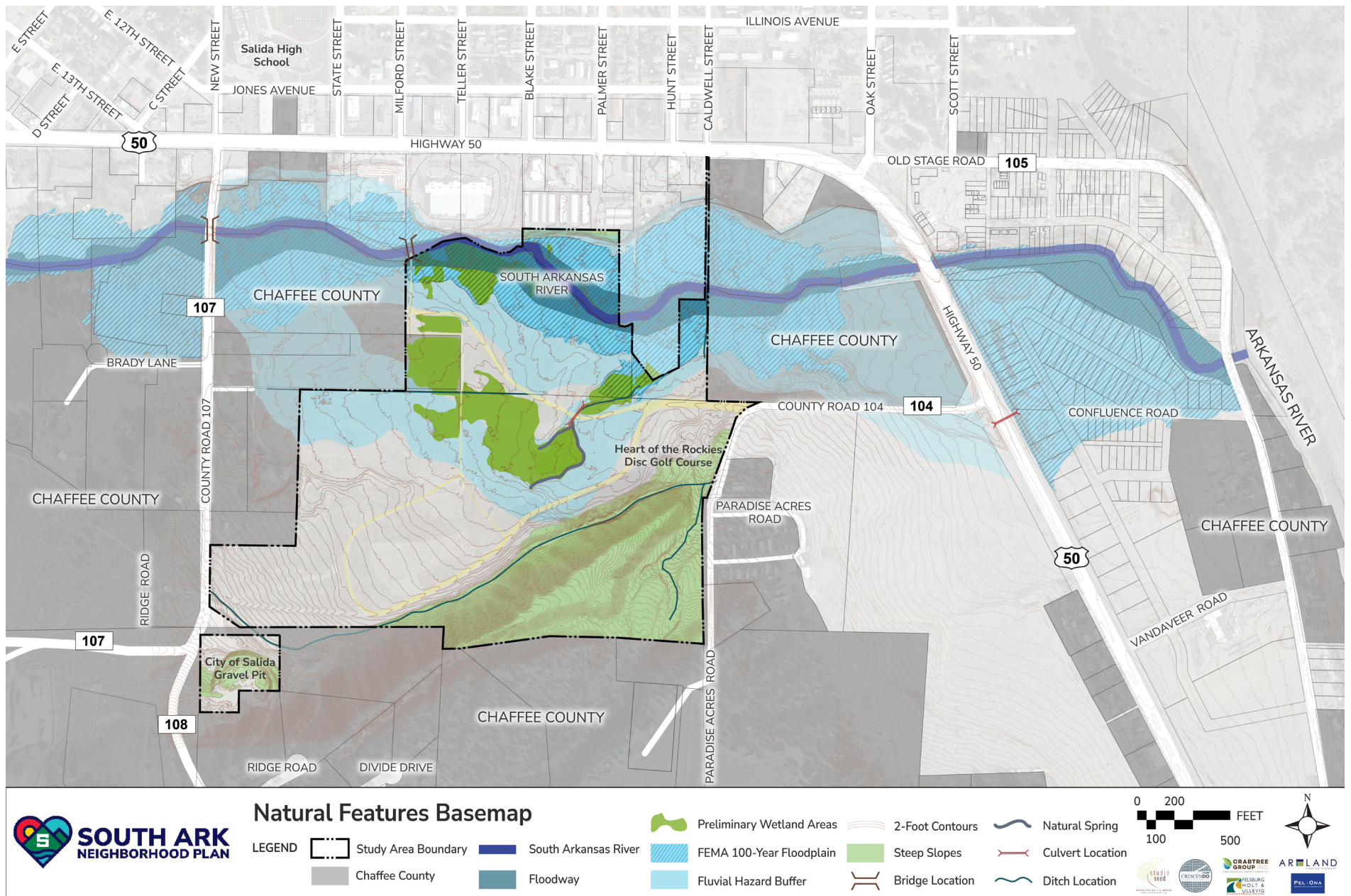


Exhibit C - Natural Features Map



Natural spring and wetlands area and culvert.



South Arkansas River in winter.



South Arkansas River in spring.



Gate and parking area at CR 104 entrance to site.



South Arkansas River in summer.



South Arkansas River in fall.



Spring ponding and wetlands area north of access road.



Alluvial fan and debris flow area near start of disc golf course.



Mowed trail along river.



View of Sangre de Cristo Range from pedestrian bridge access from Highway 50.



*Top: picnic table and disc golf course start.
Bottom: View of "S" Mountain from hole 16 of disc golf course.*



*Top: view of cottonwoods in winter.
Bottom: view of cottonwoods in summer.*



View of Collegiate Peaks from County Road 104 entrance.



Aerial view of the site from atop the Heart of the Rockies Disc Golf Course.

SITE PROGRAMMING GOALS

When the City of Salida initiated the master planning process, there were four primary programming goals for the site - see list on this page, listed in no particular order. 100 acres is a lot of land, but when you take into consideration the natural constraints for development, as evidenced in Exhibit C, the site became a lot smaller. Fitting in all of these goals was ultimately achieved, but there were tradeoffs.



AFFORDABLE AND WORKFORCE HOUSING

Utilizing city-owned land to provide housing that is affordable to a variety of household sizes and incomes as well as to serve the local workforce is a primary goal of the South Ark Neighborhood.

Photo (above): Northern Lights Duplex in Boulder, CO



RECREATION

Growing the city's recreation facilities has been a goal for the site since the original ODP in 2006 was created. Outdoor multi-use recreation fields and pickleball courts were the primary needs identified in this process, although there may be other opportunities that may be identified by the Parks Open Space Recreation and Trails (PROST) Board as they continue to implement their master plan.

Photo (above): Pleasant View Soccer Complex in Boulder, CO
Source: Cheri K. on foursquare.com



OPEN SPACE AND TRAILS

Preserving some of the natural open space and adding more trails for walking and to provide pedestrian and bicycle connectivity through the site was also a primary goal. A large amount of open space is preserved, including surrounding the South Arkansas River, wetlands, and ridgeline.

Photo (above): Huntley Meadows in Fairfax, VA
Source: Fairfax County Park Authority



CIVIC AND/OR EDUCATIONAL USE

Providing a civic and/or educational use such as a recreation center, senior center, school, daycare, or other similar use that serves the greater community of Salida is desired.

Photo (left): Community Center in Gypsum, CO
Source: Vail Daily

GUIDING PRINCIPLES

A set of guiding principles were developed to help acknowledge the community's vision and primary goals. These guiding principles should serve as the framework for any project or development - big or small - that occurs on the site.

#1 - This site should leave a legacy for the City of Salida.

In 100 years, people should look back and thank the City of Salida for having the vision and foresight to utilize city-owned land for public benefit.

#2 - Celebrate what makes the site so special.

The master plan should maintain and celebrate: the majestic views, public access to open space and the South Arkansas River, the ability to host community events, wildlife viewing and habitat, and the disc golf course.

#3 - Help solve the housing crisis.

This site alone cannot solve the housing crisis, but it can contribute to the solution by providing a variety of housing types and price points that are focused on serving the local workforce and aging populations of Salida.

#4 - Add recreation needs for a growing population.

This site is one of few publicly-owned lands currently available to help serve a growing population that cherishes healthy lifestyles and recreation.

#5 - Be environmentally-conscious and climate-responsive.

The people of Salida understand the importance of planning for a sustainable and resilient future. This master plan should respond by delivering a legacy project that highlights sustainability as a core component.



PHASE 1 - VISIONING

In the first phase, we heard from about 1,000 community members to help set the stage for the project goals and vision for the site. The in-person meeting on January 31, 2023 had approximately 250-300 attendees and the subsequent online survey had about 750 respondents. The key takeaways are presented below. For more detailed information, refer to the Appendix.

OVERALL SITE USE:

- Most people use the site **weekly or less**, and primarily for **exercise and dog walking**.
- **Disc golf and mountain biking** are the most frequent active recreation uses.
- People access the site both by **walking** across the pedestrian bridge and by **driving** to the site.

PRIORITIES AND CONCERNS:

- **Adding to the City's recreation amenities (#1) and protecting environmental assets (#2)** were the biggest priorities. These topics were also top concerns - that the master plan **wouldn't provide enough recreation (#3)** and would have **too much environmental impact (#2)**.
- On housing, approximately 35% of people indicated that **housing should be a top priority (#3)** while the highest concern was that **housing would be too tall/dense (#1)**.

RECREATION:

For recreation we asked respondents to select the favored location in the community for a variety of sports and recreation amenities:

South Ark was the #1 desired location for:

- Athletic Fields (baseball, football, soccer, lacrosse, etc.); and
- Mountain bike/pump track

South Ark was the #2 desired location for:

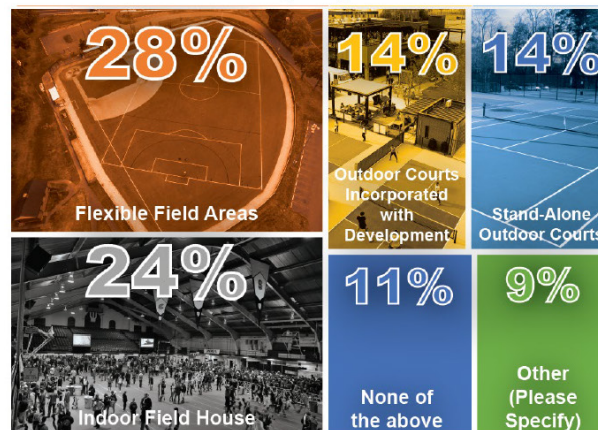
- Amphitheater/Pavilion (Marvin Park #1)
- Indoor Sports Courts (Centennial Park #1)
- Flexible Community Gathering Space (Other Location #1)
- Indoor Training Facility (Centennial #1)
- Outdoor Sports Courts (Centennial #1)
- Fitness Center (Centennial #1)

It should be noted that while Centennial Park may be the #1 desired location for many of these amenities, it is landlocked and may be difficult to add all of these facilities.



Flexible outdoor athletic fields were the top desired recreation amenity for the master plan.

ONLINE SURVEY RESPONDENTS (749)



Respondents voted in favor of flexible outdoor fields, outdoor courts, and indoor field house as primary recreation amenities desired for the site.

OPEN HOUSE RESPONSES (139)



HOUSING:

For housing, we asked respondents who housing in the South Ark neighborhood should serve and what types of housing are appropriate. The answers, as shown in the graphics below, were mixed - meaning the housing **should serve ALL demographics/age groups and should be made up of a VARIETY of housing types.**

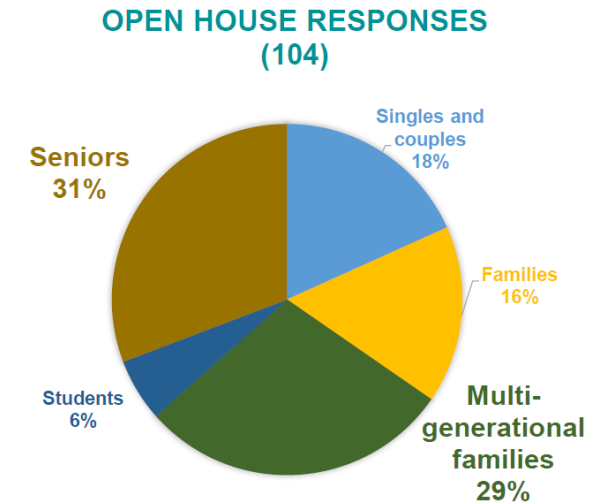
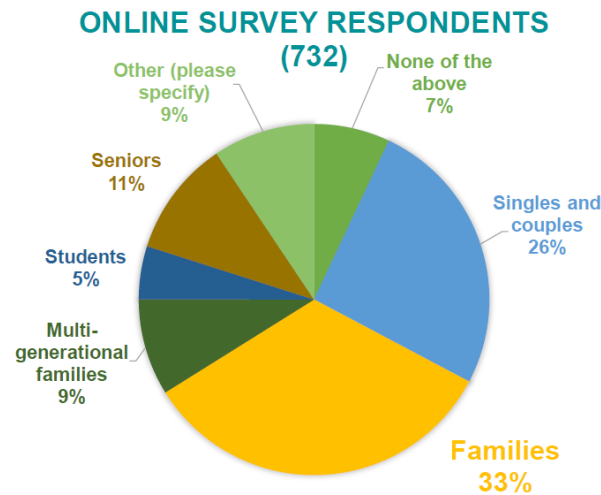
OTHER USES:

When asked what “other” types of uses would be appropriate in the South Ark Neighborhood, the top answers included an **education facility, a small/ local retailer, or a food/beverage destination.**

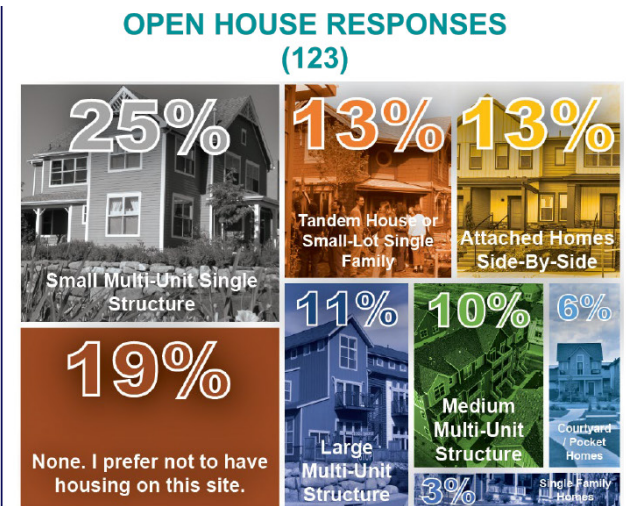
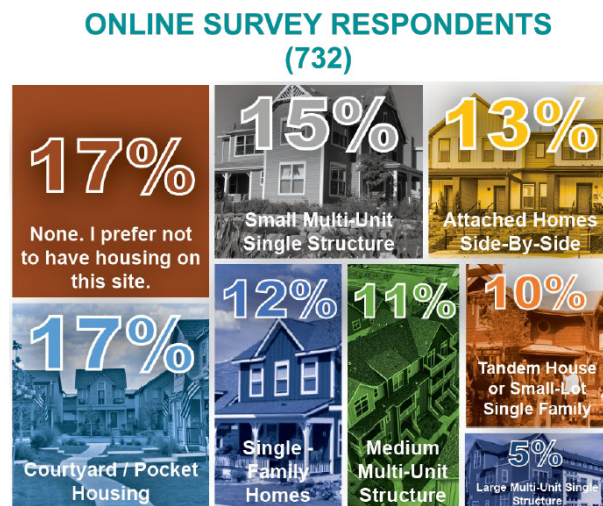
ENVIRONMENTAL PREFERENCES:

Environmental and sustainable design strategies was a key desire from the community. Themes included (in no particular order):

- **Environmental design of buildings** (geothermal, solar, passive design, heat pumps, greywater systems, etc.)
- **Less car use** (walkable/bikeable, transit use)
- **Natural landscapes** (biochar, xeriscape, native plants)
- **Healthy living** (community gardens, exercise areas, trails, etc.)
- **Eco-conscious living** (recycling, composting, electric car charging, etc.)
- **Protecting wildlife habitat** (protect river and wetlands as natural, incorporate stormwater drainage into site design)
- **Environmental education** (collaborate with community partners like GARNA, Trout Unlimited, CMC, etc. to provide environmental education opportunities on-site)



Respondents thought that housing should serve a variety of people and incomes.



Respondents thought that housing types should be diverse.

PHASE 2 - ALTERNATIVES

In phase two, the community was invited to participate in a three-day design charrette on March 27-30, 2023 that started with site tours and a design-your-own site plan exercise and culminated in an open house to review three refined site plan alternatives and provide feedback.

The three site plan alternatives were also posted on an online survey for community members who couldn't attend the design charrette to weigh in. The in-person tours and charrette had about 75 attendees and the online survey had 456 respondents.

Common design themes that emerged through this process included:

- Placing the **densest housing near the core** of the site.
- Keeping **single family homes to a minimum**.
- A **neighborhood greenway and central park**.
- Allowing a **diversity of housing options** that support lower-income earners and first-time homebuyers.
- Maintaining as much **open space on the east side** of the site as possible.
- Placing **recreation fields and courts as far away from housing as possible** so noise and lights are not an issue.
- Minimizing infrastructure/roads and maintaining **recreation access from CR 104 and residential access from CR 107**.



A group gathers around to discuss their site plan design.

It should also be noted that following the design charrette, two significant things happened that affected the site layout:

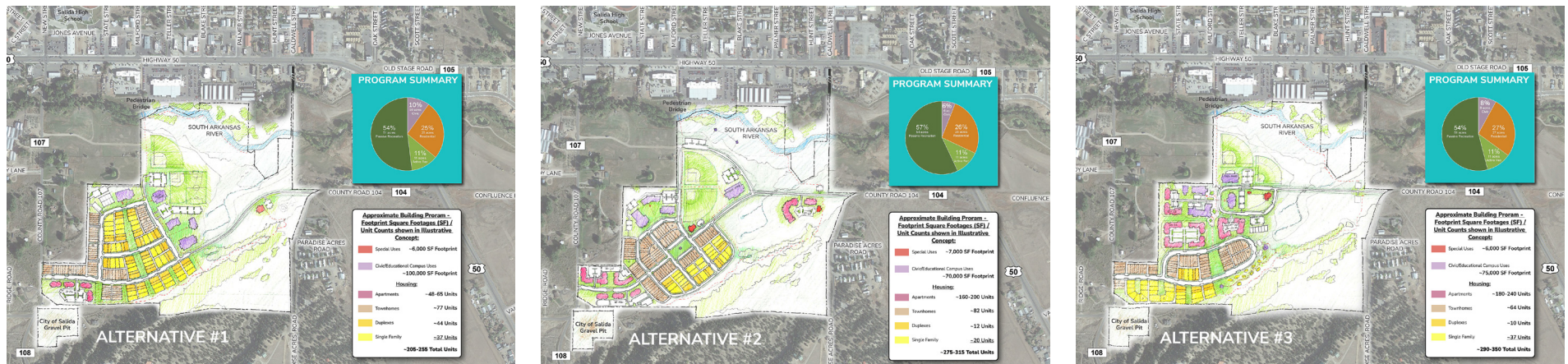
- **Colorado Mountain College** decided to maintain their campus at the Kesner Building and therefore a CMC educational facility for the site was no longer envisioned (at least in the short-term.) CMC maintained interest in building workforce housing on the site, however.
- In the spring of 2023, **wetland surveying** took place and found wetland species on much of the central area where ball fields had been envisioned. This modified the recreation programming and layout and drove the design for the eastern half of the site, due to the need to work around the wetlands.



A renters focus group was convened during the charrette to hear from more renters since online survey respondents tended to be homeowners.



A sampling of site plans from the “build your own site plan” activity.



Three site plan alternatives were generated from the charrette site plans to test different site configurations. There was no strong “winner” out of these designs and therefore, the common design themes drove the final design.

PHASE 3 - DRAFT PLAN REFINEMENT

Phase three included refining the site plan into a preferred alternative to present to the community. As mentioned previously, the wetland delineation process was conducted following the charrette in May 2023 which required **significant reworking of the recreation programming** and layout to work around the wetlands. The recreation programming changed from baseball/softball fields to soccer/lacrosse/football fields due to having less space to work with. Ultimately, two site plan alternatives were presented to the community on August 30, 2023. The final preferred site plans differed slightly in the placement of the “civic/education/recreation” facility, neighborhood park, and housing types/unit counts.

Participants at the open house voted to advance Preferred Site Plan #1 in favor of a “civic/education/recreation” facility closer to the recreation fields, more housing units, and a larger, more centralized neighborhood park.



PREFERRED SITE PLAN #1

Site Plan #1 (left) placed the “civic/education/recreation” facility (purple building) along the spine road at the CR 104 entrance to the site and closer to the recreation fields. This allowed for more housing units (approx. 400 units) in the southwest corner of the site and a larger neighborhood park.

PREFERRED SITE PLAN #2

Site Plan #2 (right) placed the “civic/education/recreation” facility (purple building) central to the neighborhood. Doing so allowed the entire eastern half of the site to be undeveloped of vertical structures but the trade off was less housing units (approx. 350 units) and a smaller neighborhood park because that facility and parking took up a good portion of land within the neighborhood.

Both site plans included the same street layout and circulation patterns, a neighborhood stormwater greenway through the site, and primary views were maintained in both options.



3 PREFERRED MASTER PLAN

THE COMMUNITY'S PREFERRED MASTER PLAN

Once a Preferred Master Plan was selected, an amendment to the Overall Development Plan (ODP) was created to codify entitlements, zone districts, allowed uses, affordable housing requirements, and development and design standards to ensure the build-out of the site will be as intended. The ODP Amendment was adopted by City Council in November 2023 (refer to Appendix).

This chapter presents a more graphic and descriptive explanation of the community's preferred Master Plan whereas the ODP Amendment in Ordinance 2023-16 is intended for a more technical audience. This chapter goes into more detail about the relationship between the South Ark Neighborhood and Vandaveer Regional Park, the views that are prioritized in the design of the neighborhood, the intended circulation and phasing of the development, and the mix of housing types that are incorporated into the Master Plan layout.



A rendering looking west over the hillside where the disc golf course is.

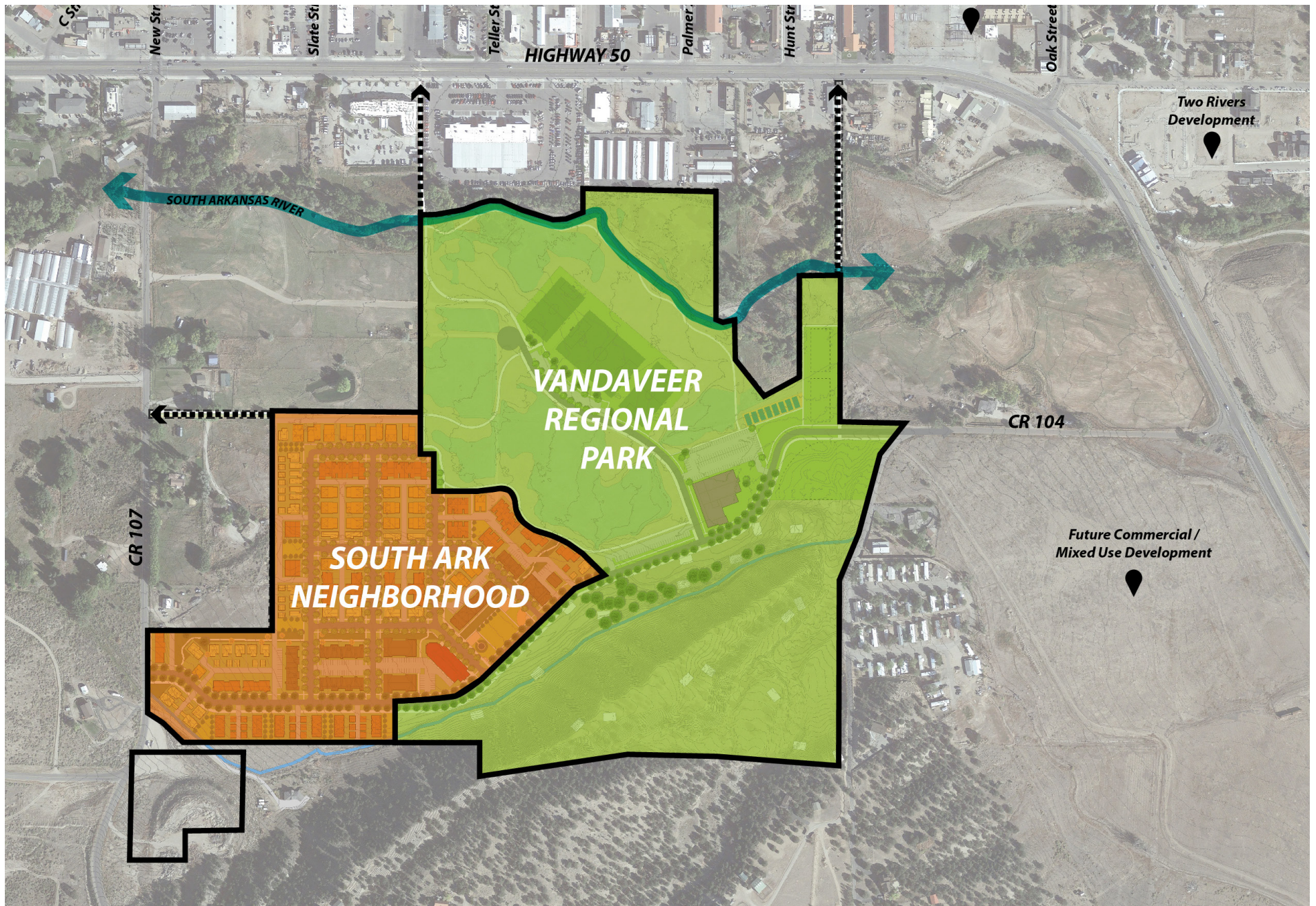


Exhibit D - Subareas Map

SUBAREAS

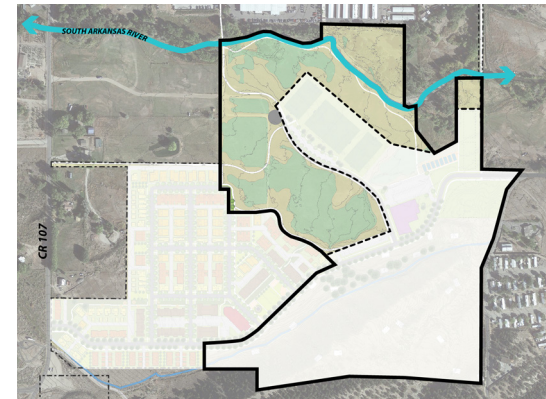
The preferred Master Plan envisions that the 93.5 acre site is divided into two distinct, but interconnected, subareas - the **South Ark Neighborhood** and the **Vandaveer Regional Park** (see Exhibit D). The Vandaveer Regional Park is designed to retain a large amount of the site's natural open space, while serving the broader Salida community - as well as new residents in the South Ark Neighborhood - with enhanced active and passive recreation opportunities.

- The **South Ark Neighborhood subarea** is 32.7 acres, and is designed to be a compact, walkable neighborhood, in keeping with the form and scale of historic Salida neighborhoods. It will be comprised of a mix of housing types, and is designed to incorporate a small-scale neighborhood park and a greenway amenity that will also help convey stormwater runoff to the natural wetlands and spring on site.
- The **Vandaveer Regional Park** is 60.8 acres, and will continue to be a popular and unique community gathering place that allows for recreation and connection with nature just outside of the downtown core.

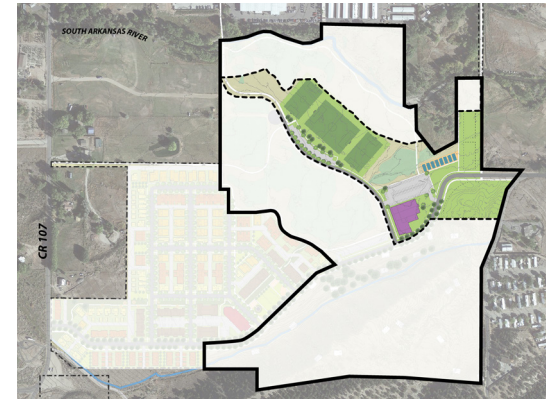
VANDAVEER REGIONAL PARK PROGRAM

The Vandaveer Regional Park is divided into three specific program areas (see callout maps to the right). They include:

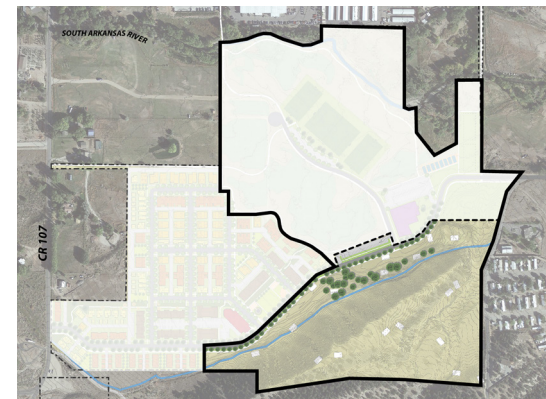
- **River Corridor and Wetlands Area** – This ~24 acre portion of the site is intended to be largely undisturbed and kept as natural open space. It is intended to be the backbone of a South Arkansas River sanctuary, in which natural habitats and features are preserved and supplemented, where possible, with environmentally sensitive trails. Key connections to these areas are the 15' North-South easement extending to Hwy. 50 and the existing pedestrian bridge connecting to Hwy. 50 near Milford St.
- **Active Recreation Area** – This ~19 acre portion of the site is the best opportunity for the City to expand its footprint of City-serving active recreational opportunities and needed community facilities, which could include a future civic/education facility up to 40,000 SF. Appropriate active recreation and supplementary uses are outlined in the approved ODP Amendment.
- **Ridgeline/Wash Area** – This portion of the site - also ~19 acres - is the current home of the Heart of the Rockies Disc Golf course, which is intended to remain as a use in this area. Uses in this area should leverage the natural topography and mature vegetation, while minimizing the disturbance of each. Appropriate uses in this area are also outlined in the approved ODP Amendment.



River Corridor and Wetlands Area



Active Recreation Area



Ridgeline/Wash Area

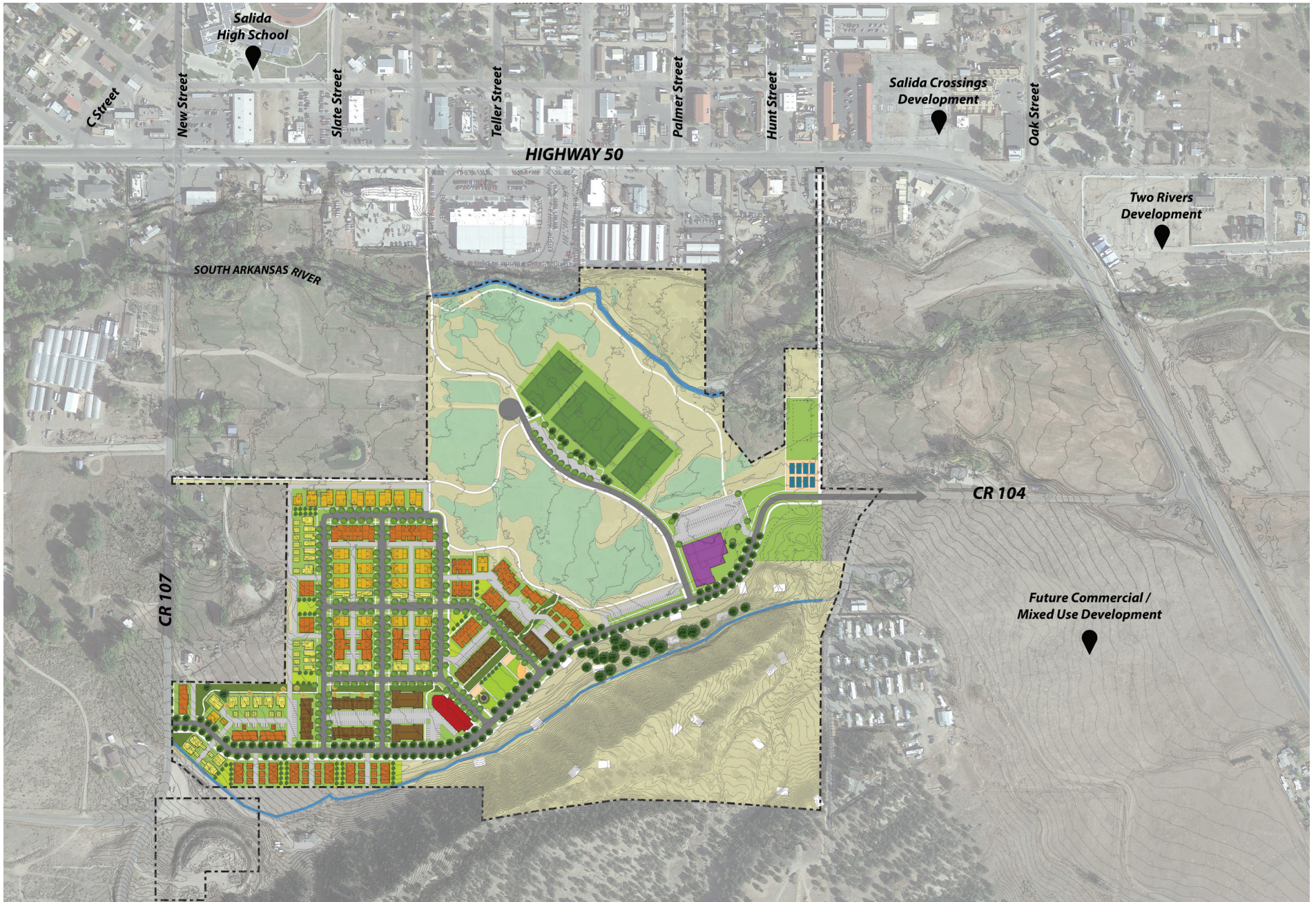


Exhibit E - Preferred Site Plan Illustrative

PREFERRED SITE PLAN

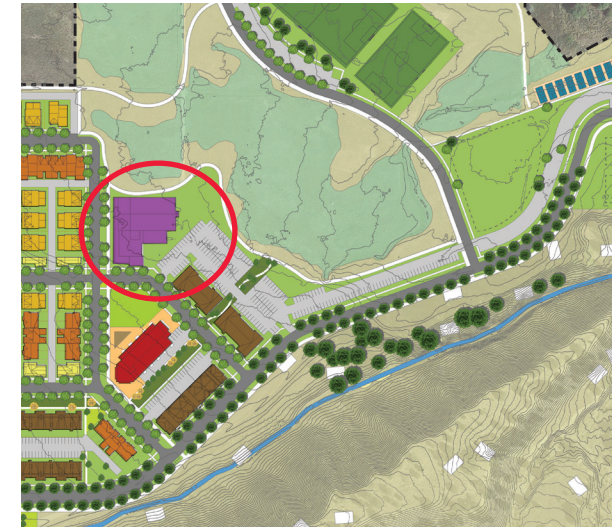
The preferred Master Plan resulted in the Illustrative Site Plan shown in Exhibit E. What is illustrated in the master plan design is a large **Regional Park complex** - respecting the history, existing uses of the site, and the natural beauty that exists, while also adding new active recreation opportunities; complemented by a **compact, highly walkable, and alley-loaded neighborhood**, in keeping with the form and scale of historic Salida neighborhoods - helping to address the countywide housing shortage.

The preferred site plan responds sensitively to the topography across the site, finding opportunities to help address stormwater issues in a manner that becomes an amenity to the neighborhood, while also proposing housing types that sensitively engage the hillside on the south of the site. The neighborhood is designed to balance a mix of densities, accommodating up to 400 housing units.

The site plan leverages its vehicular access points off of CR 104 and CR 107, helping to strengthen its regional connectivity, while intentionally creating bike and pedestrian connections to help encourage movement to/from the Downtown, and ultimately south into the Methodist Mountain trail system. The plan also intentionally lays out its road and alley network to allow the neighborhood to extend westward at some point in the future, should the need and desire exist.

Outside of residential and recreation uses, the site plan includes the potential for a mixed-use building at the SW corner of the neighborhood park, as well as a civic/educational facility, serving as an eastern gateway into the site and specifically, the Vandaveer Regional Park.

ALTERNATIVE CIVIC/ EDUCATION BUILDING LOCATION



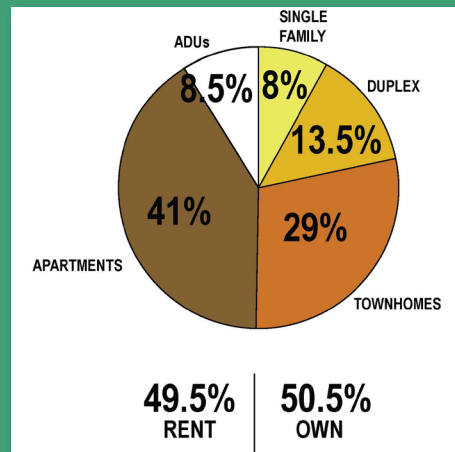
During the public master planning process, an alternative location for the potential civic/ educational facility was explored, and although it was not ultimately the preferred location, it also received positive support from the community. Community members who preferred and supported this location generally did so in an effort to leave as much of the eastern portion of the site as undeveloped as possible.

The tradeoffs associated with retaining additional open space were a lower overall unit yield, the loss of the formal South Ark Neighborhood-serving park space, and parking lots fronting the Wetlands/ Spring area, as opposed to housing. This concept is viable, however, and leaves the majority of the South Ark Neighborhood subarea design intact.

Key Design Elements

While there are a wide variety of design elements that resonated with the community in this preferred site plan, the following were seen as differentiators that led to this alternative emerging as the community's preference:

- Over 60 acres of natural, passive & active recreational open space with potential future recreation center adjacent to fields.
- Up to 400 total residential units, at a 50/50 rental/ homeownership mix (as shown at right).
- A larger neighborhood-serving park in addition to Vandaveer Regional Park.
- A civic/educational building at the eastern gateway of the site



HOUSING UNITS - OWNERSHIP



SMALL LOT SINGLE FAMILY / COTTAGES



DUPLEXES



TOWNHOMES

HOUSING UNITS - RENTALS



ACCESSORY DWELLING UNITS



WALK-UPS (4-16 UNITS)



APARTMENTS (16+ UNITS)



SENIOR HOUSING

MIXED USE BUILDING



SMALL-SCALE MIXED USE



COMMUNITY "HUB"



SMALL BUSINESS INCUBATOR



DISTINCTIVE ARCHITECTURE



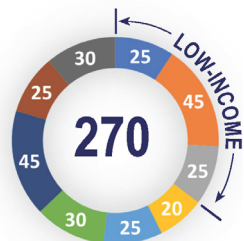
PLACEMAKING

Mix, Scale & General Character Supported by the Community in the Master Plan

Salida's Housing Need & What the South Ark Neighborhood Can Help To Deliver

50%
OWNERSHIP

SALIDA NEEDS:



**SOUTH ARK
COULD
PROVIDE:**
200

50%
RENTALS

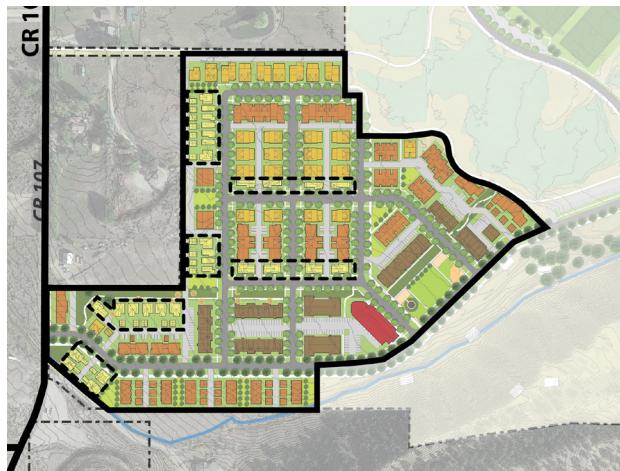
SALIDA NEEDS:



**SOUTH ARK
COULD
PROVIDE:**
200

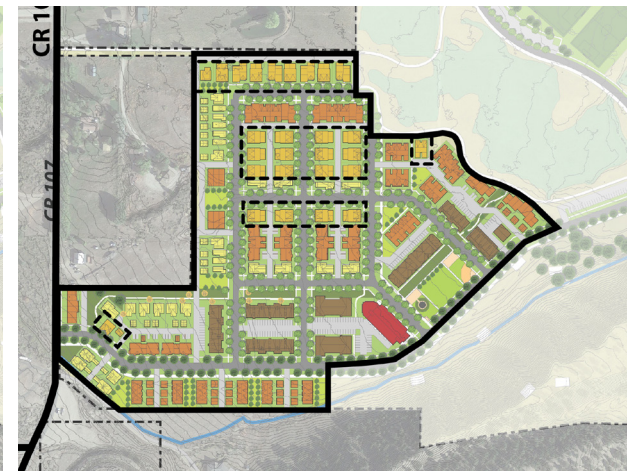
NOTE: These numbers are what Salida needs by 2027. The need will grow!

PLANNED MIX OF HOUSING TYPES & DENSITIES



Single Family Homes:

- Generally located on small lots
- Typically found on block corners, "gateway" lot locations, and/or fronting greenways



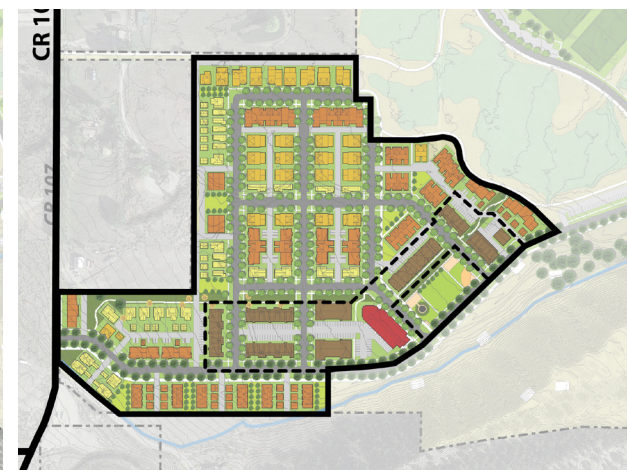
Duplexes:

- Generally clustered in the core/northern portion of the neighborhood
- Located, in some instances, on constrained lot geometries



Townhomes:

- Clustered as Courtyard Home types on the south edge of the neighborhood
- Otherwise, serving as opportunities for sensitive density along key frontages



Apartments & Mixed-Use:

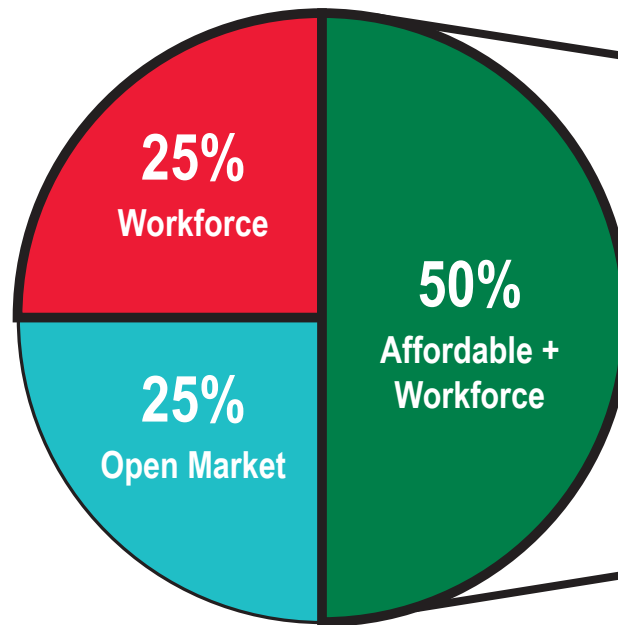
- Generally clustered adjacent to the "spine road" and neighborhood park
- Mixed-Use opportunity at the SW corner of the park to help in activating the space and providing visibility

AFFORDABLE AND WORKFORCE HOUSING

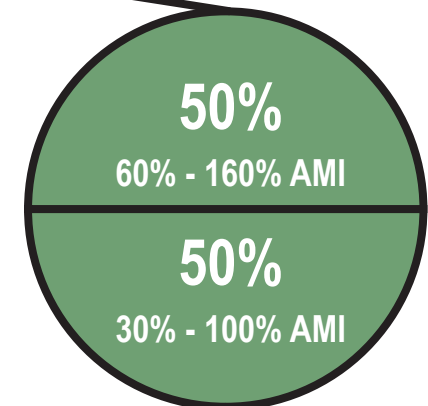
The neighborhood is designed to support the local workforce. A minimum of 75% of all housing units constructed will be either “affordable workforce” or “non-income-based workforce” as follows:

- A minimum of 50% shall be permanently deed-restricted affordable workforce housing at between 30%-100% AMI as defined by the Colorado Housing Finance Authority (CHFA.) Additional requirements for a mix of rental and ownership opportunities are defined in the ODP Amendment.
- A minimum of 25% shall be reserved for the local workforce through a first right of refusal sale offer, meaning locals will have priority to purchase these units over out-of-towners. This would require the purchaser to meet the definition of “Chaffee County local workforce” (refer to ODP Amendment) but would not be required to qualify by income. This stipulation would be required every time one of the homes in this category is sold.
- The remaining 25% of units are allowed to be open market.

TOTAL HOUSING BREAKDOWN:



AFFORDABLE HOUSING BREAKDOWN:





View from main "spine road" by neighborhood park.



View of neighborhood greenway adjacent to the street.



View from Heart of the Rockies Disc Golf Course looking over neighborhood and park.



View from Heart of the Rockies Disc Golf Course looking over the Vandaveer Regional Park and future recreation center.

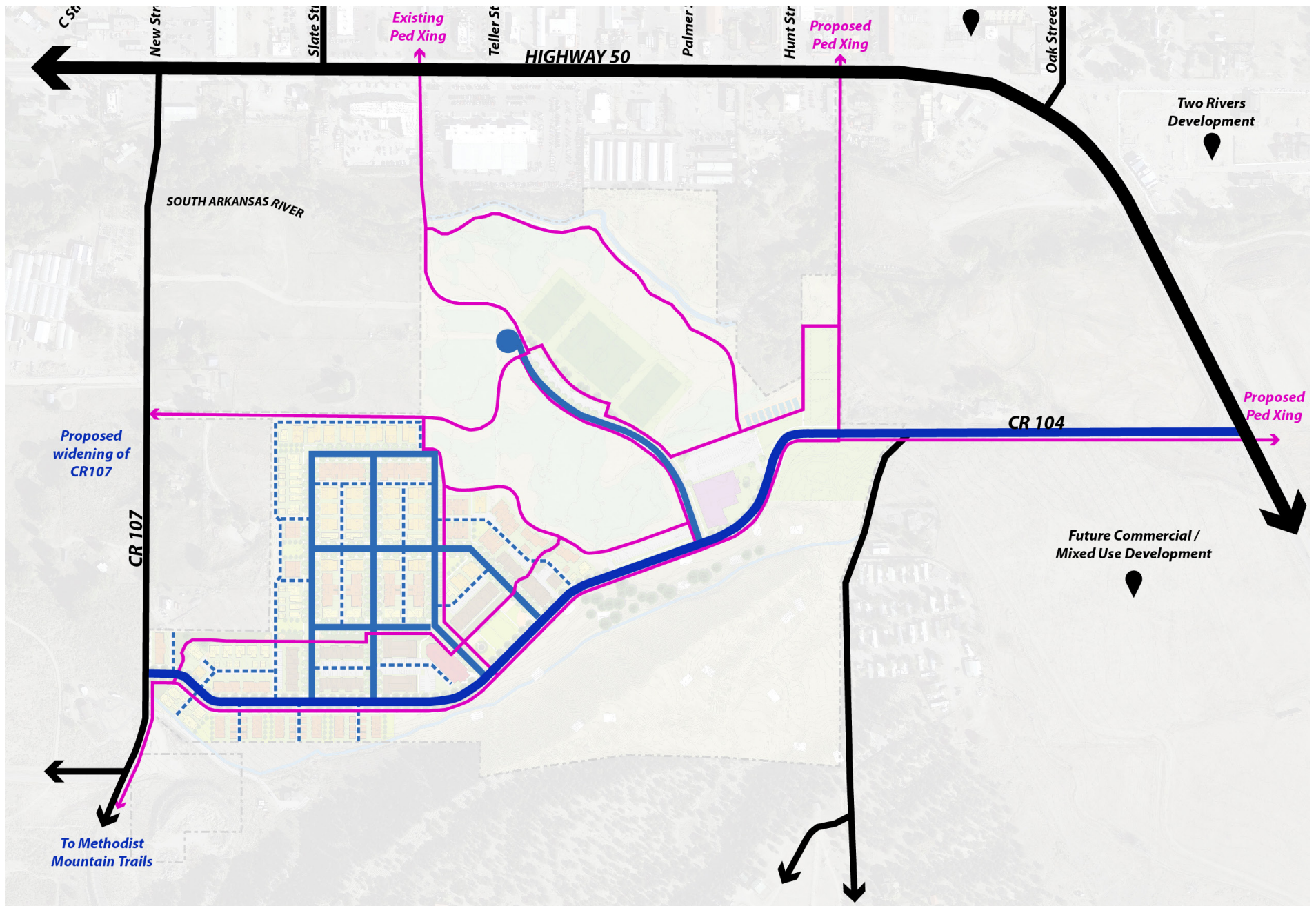


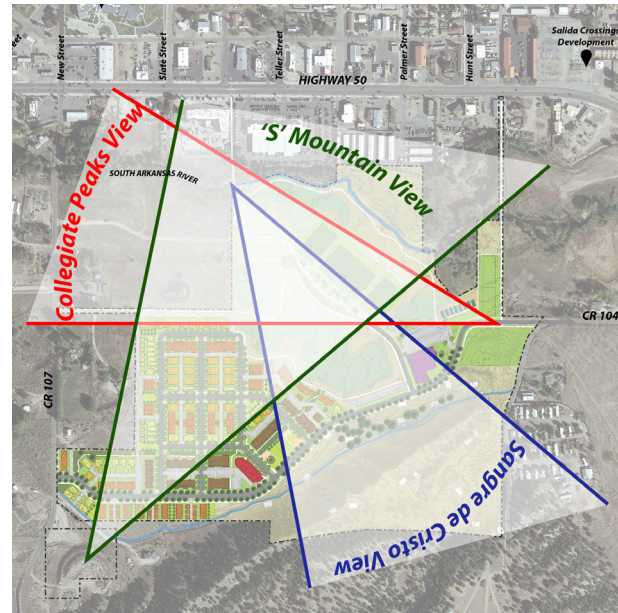
Exhibit F - Circulation Map

CIRCULATION

A priority in this master planning process was to enhance connectivity through and to/from the site, while also creating intuitive circulation patterns within any new development. As seen in Exhibit F, a “spine road” is proposed to create a direct connection from CR107 to CR104, and ultimately out to Highway 50. This important connection will serve new neighborhood residents and users of the Regional Park, while also providing an important emergency access route for those living south of the site, in instances that CR107 is not navigable (flooding or other event.) Additional pedestrian connections are proposed throughout the site as well as an additional pedestrian crossing across Highway 50 at Caldwell Street. This new pedestrian/bike signal and crossing will occur when a pedestrian connection is made possible to the site using the 15' easement that extends south to the site in that location.

Within the Master Plan, great effort was put into creating a system of trails, alleyways, and a slow-design speed hierarchy of streets to encourage residents and visitors to travel around the site without a vehicle, whenever possible.

VIEW CORRIDORS TO MAINTAIN



Another important consideration in the master planning process was to design with intention around **preserving the natural view corridors** extending from the site. As shown in the images to the right, the site is surrounded by stunning mountain views.

The diagram above highlights the **three view corridors** that were prioritized in the master plan. The view of the Collegiate Peaks is most expansive at the eastern portion of the site, where there will be primarily active and passive recreational uses and very little vertical development. The view back to Downtown and “S” Mountain was prioritized from the City’s Gravel Pit south of the site, and helped to limit the proposed building heights. Finally, the Sangre de Cristo view, was prioritized from the bridge over the South Arkansas River, looking back through the Wetlands area, where there will also be very little vertical development.



View of the Collegiate Peaks from eastern portion of the site.



View of “S” Mountain from the City of Salida Gravel Pit.



View of the Sangre de Cristo mountains from the South Arkansas River corridor area.

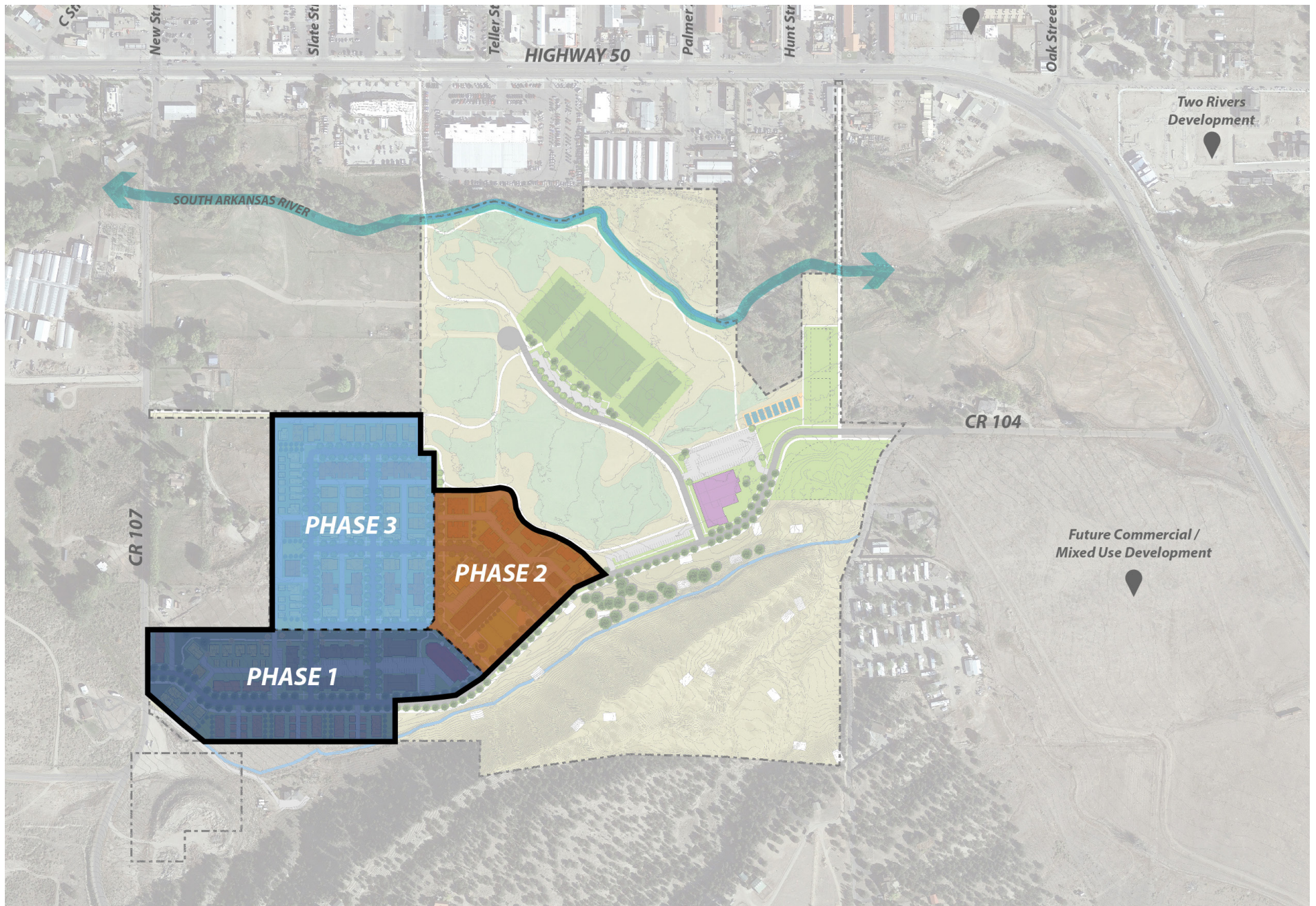


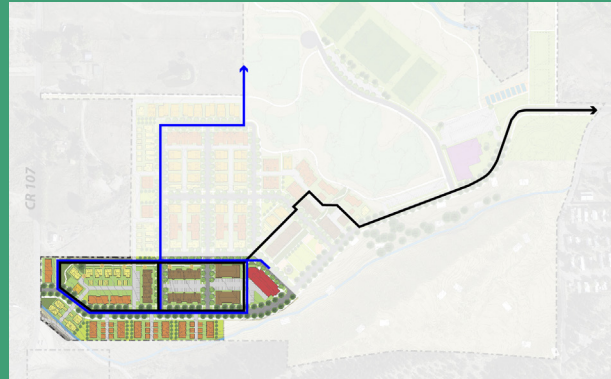
Exhibit G - Proposed Phasing Map

PHASING

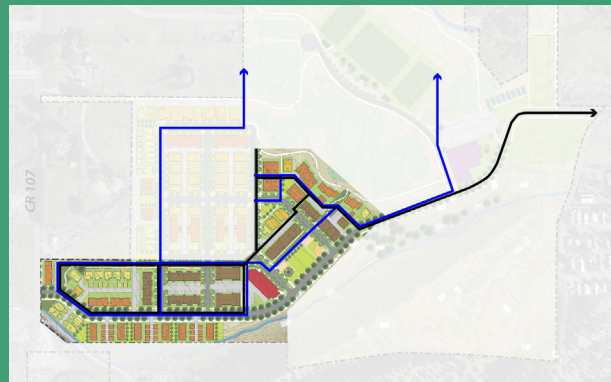
Three phases are envisioned for the construction and implementation of the South Ark Neighborhood, largely calibrated to the level of investment that would be required to run the necessary utilities and infrastructure to the site. The master plan process included a planning-level proforma analysis and engineering report to inform the order of magnitude costs of development and infrastructure investment.

Proposed phases of the neighborhood start at the southwest corner of the site, prioritizing the establishment of a connection to CR107 in Phase 1. Phase 1, which would include the largest investment of the three phases, is envisioned to deliver an intentional mix of housing types early in the implementation of the neighborhood, while also bringing critical utility access into the site. Phase 2 prioritizes the development of the neighborhood park and surrounding uses so that the South Ark Neighborhood has a locally-serving amenity in addition to the more regionally-serving Vandaveer Regional Park. With the perimeter of the neighborhood largely established, Phase 3 completes the core of the neighborhood buildout.

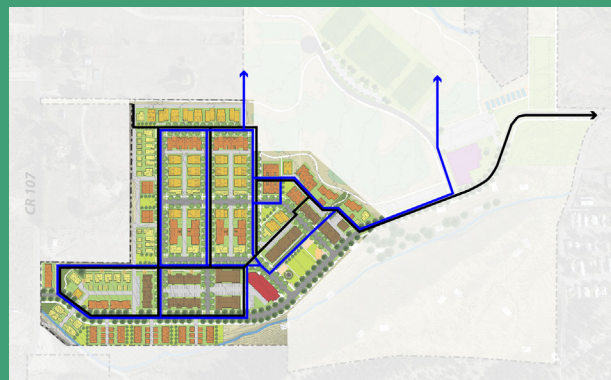
Additional detail for the program of each of the proposed phases, in addition to the utilities run to the site in each phase, is included in the diagrams to the right.



Envisioned Phase 1 of South Ark Neighborhood



Envisioned Phase 2 of South Ark Neighborhood



Envisioned Phase 3 of South Ark Neighborhood

Phase 1 (~Years 1-5)

- Major utilities brought into site
- Mix of market rate and deed-restricted units
- Mix of housing types / densities
- Approximately 180-190 units
- Accessory Dwelling Units (ADUs) would add additional units, if constructed

Phase 2 (~Years 5-7)

- Neighborhood Park constructed
- Mix of market rate and deed-restricted units
- Mix of housing types/densities
- Approximately 90-100 units
- Accessory Dwelling Units (ADUs) would add additional units, if constructed

Phase 3 (~Years 7-10)

- Neighborhood completed
- Mix of market rate and deed-restricted units
- Mix of housing types/densities
- Approximately 100-110 units
- Accessory Dwelling Units (ADUs) would add additional units, if constructed

MASTER PLAN IMPLEMENTATION

It is desired that the City maintain control of the land and development process, so long as it does not significantly delay the project. Substantial funding will be needed to deliver the master plan as envisioned and therefore, the City needs to be proactive in applying for grants and seeking out affordable housing development partners. The City is hopeful that they can find funding via grants and partnerships to deliver the Phase 1 infrastructure (at minimum) and will likely work with other partners/developers to build-out the vertical development. There may be an in-between arrangement for a public-private partnership as well.

A single point person, i.e. Project Manager, for this project is desired to ensure that it will have the focus it needs to be implemented as envisioned. The City should identify a staff or contractor Project Manager to lead this project. This person would work closely with master plan partners to begin implementation. These partners include:

- **City Leadership:** City Council, Mayor, City Manager
- **City Staff:** Directors of Planning, Public Works, Parks, and Finance
- **Affordable Housing Partners:** Chaffee Housing Authority, Chaffee Housing Trust, Chaffee County Economic Development Authority, Chaffee County Community Foundation

- **Boards and Commissions:** Parks, Recreation, Open Space and Trails (PROST) and Planning Commission
- **Other Potential Funding Partners/Developers:** Colorado Mountain College, Chaffee County, Fading West, other affordable housing developers, other housing trusts, local developers and builders, etc.

There are three primary components to implementing the master plan. They are as follows:

1 - UTILITIES & INFRASTRUCTURE

First, basic utilities and infrastructure will need to be brought onto the site, as none exist currently. Below is a list to focus on:

- **Initiate 100% design of horizontal development** (roads, utilities, essential trails, etc.) as soon as possible to kick-start the development process and to assist with securing grants and other funds to initiate the first phase of vertical development. Refer to the Planning Level Engineering Report by Crabtree Group, Inc. in the Appendix as a start.
- **Engage Chaffee County and CDOT** immediately to discuss CR 107, CR 104, and Highway 50 desired access and roadway improvements.
- **Engage US Corps of Engineers** to discuss placement of water line under South Arkansas River as well as other utilities that may need to cross and temporarily disturb identified wetlands.

- **Secure funding** to build out Phase 1 infrastructure, which may consist of but is not limited to:
 - » **Apply for grants** available through the Department of Local Affairs (DOLA) or other state, federal, or local entities for which the project meets grant requirements.
 - » Prioritize funding through **city budgeting** process, e.g. capital improvement projects (CIP), street fund, etc.
 - » **Partner with Chaffee County** to assist with the “spine road” as it will provide necessary emergency access.
 - » **Provide land dedications** (i.e. give land to an affordable housing developer in return for helping fund infrastructure)
 - » **Sell a portion of land to a developer** where market-rate units can help fund necessary infrastructure.
 - » **Identify philanthropic partners** who wish to be a part of the site’s legacy.
 - » **Other opportunities** may exist and should be sought out.

2 - SOUTH ARK NEIGHBORHOOD / HOUSING

Once Phase 1 infrastructure is funded and can begin construction, vertical development can soon follow. The ODP Amendment requires that affordable units be built at the same time as market-rate units. Some possibilities and assumptions for bringing affordable units to reality are listed below:

- It is assumed that the **Chaffee Housing Authority** would register and monitor all deed-restricted units for the City. CHA may also be interested in developing housing in the future as the organization grows in capacity and funding.
- It is assumed that the **Chaffee Housing Trust** will be involved as well, and hopefully will develop some of the affordable ownership units on the site. They could also work with a for-profit developer to be deeded the land after units are built.
- It is anticipated that the City will enter into an agreement with **Colorado Mountain College** to provide up to two acres for CMC to develop into affordable workforce housing units and potentially a mixed use building.
- It is possible that a **Low Income Housing Tax Credit (LIHTC)** project could be built on the site and the developer could receive tax credits through the state housing authority (CHFA.)
- The City could work with a **modular housing manufacturer** such as Fading West (local) or other company to purchase units or allow them to develop and sell units themselves.
- The growing **Senior Housing** group could fundraise and apply for grants to fund a Senior Housing facility.

- **Work with a developer** to build and sell deed-restricted units using profits from market-rate units to offset the cost of building affordable units.

3 - VANDAVEER REGIONAL PARK

It is assumed that Vandaveer Regional Park will be built out over-time with a variety of funding resources and partners. Some possibilities and assumptions for building out the park include:

- Multiple local partner organizations led by the Collegiate Peaks Chapter of Trout Unlimited (CPCTU) have applied for Colorado Water Conservation Board (CWCB) grant to design improvements to the **South Arkansas River** corridor through the site that could include a river trail and other amenities as defined in the master plan. After design, funding for construction will be sought out. The City and PROST should continue to work with these organizations on this effort.
- The City and PROST should **seek out funding opportunities and prioritize recreation, open space, and trail connections** for the community to be placed in the Vandaveer Regional Park as part of the PROST Master Plan. Funding opportunities to explore include but are not limited to:
 - » Great Outdoors Colorado (GoCo) Grants
 - » Philanthropic organizations
 - » A bond initiative
 - » Creation of a Recreation District
 - » Parks Fund
 - » Land and Water Conservation Fund
 - » Local recreation groups fundraising

- The City and PROST should work with **Heart of the Rockies Disc Golf Course** to redesign/rebuild necessary disc golf holes to work around the “spine road.”

A Note on Future Implementation

This Master Plan document is a snapshot in time with current assumptions using current market knowledge and cost estimates from 2023. It should be noted that as time passes, things may change and this master plan may be updated to reflect those changes. This implementation section is intended to provide the city with some next steps in order to get development started.

**ORDINANCE NO. 16
(Series 2023)**

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION OF PARCELS VPA-1, VPA-7, VPA-8, AND VPA-9 OF THE VANDAVEER RANCH PLANNED DEVELOPMENT TO MODIFY THE OVERALL DEVELOPMENT PLAN BY CHANGING VARIOUS MAPS, THE ENTITLEMENTS, DIMENSIONAL STANDARDS, AND OTHER STANDARDS REGARDING THE SOUTH ARK NEIGHBORHOOD

WHEREAS, the City Council approved the original Overall Development Plan for the Vandaveer Ranch Planned Development by Ordinance 2006-19 on December 22, 2006; and

WHEREAS, the Overall Development Plan was modified by changing the entitlements, zone district map, dimensional standards and adding new Article 10: Pinto Barn Parcel Standards for Parcel VPA-5 by Ordinance 2011-16 on October 18, 2011; and

WHEREAS, the Overall Development Plan was modified once again by changing the entitlements, zone district map, dimensional standards and Article 10: Pinto Barn Parcel Standards via the Confluent Park Planned Development Amendment; and

WHEREAS, Section 16-7-150 of the Salida Municipal Code (SMC) states substantial modifications to a Planned Development may be amended by the City Council after a public hearing and subject to certain criteria; and

WHEREAS, the City of Salida is the owner of all of Vandaveer Planning Area (VPA) parcels 1, 7, 8, and 9 which encompasses approximately 93.5 acres on the far western side of the Overall Development Plan area; and

WHEREAS, the City of Salida has made an application to amend the Planned Development in accordance with the SMC, to allow development of VPAs 1, 7, 8, and 9 in accordance with new land uses and development standards; and

WHEREAS, the City of Salida Planning Commission held a duly noticed public hearing on October 10, 2023 to review the proposed changes and made a recommendation that the City Council approve the proposed substantial modification of the Planned Development, with conditions, as it met the criteria stated in Section 16-7-150; and

WHEREAS, the proposal for the subject territory is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

The Entitlements Map of the Vandaveer Ranch Planned Development District Overall Development Plan shall be amended for VPAs 1, 7, 8, and 9 (only) as shown in Exhibit A attached hereto.

Section Two

The Zone Districts Map (Exhibit A of Confluent Park PD Amendment) shall be amended as shown in Exhibit B attached hereto.

Section Three

The South Ark Neighborhood portions (VPAs 1, 7, 8, and 9) only of the Circulation Map (Exhibit C of the 2011 Vandaveer Ranch PD Amendment) shall be amended as shown in Exhibit C attached hereto.

Section Four

The Open Space and Parks Map of the Vandaveer Ranch Planned Development District Overall Development Plan shall be replaced with Exhibit D Parks and Open Space Map attached hereto.

Section Five

Section 3.01, the Planning Area Entitlements Chart of Article 3 of the Vandaveer Ranch Planned Development District Overall Development Plan, shall be replaced in its entirety, to read as follows:

Planning Area Entitlements Chart

Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units ¹	Non-residential ² Development Square Footage
PROPOSED DEVELOPMENT	Corresponding Zone District	(Acres)	(up to and including)	(up to and including)
VPA-1	SA-1, SA-2, SA-3, POS per South Ark Neighborhood PD Mod	32.7	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 (includes commercial lodging units)	300,000
VPA-4	Mixed Use Village	21.7	125 (includes commercial lodging units)	100,000
VPA-5	R-3, RMU and C-1 per Article 10. Confluent Park ³	15	289 ³	125,000 ³
VPA-7	Open Space/Parks	19.4	0	2,500
VPA-8	Open Space/Parks	11.3	0	0
VPA-9	Open Space/Parks	30.1	0	40,000
Total		189.9	1,124 units	622,500 SF

¹ This represents the total number of units but does not specify if they are single family, attached, or stacked units.

² Non-residential square footage includes employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development

³ See Article 10, Confluence Park Standards

Section Six

Section 4.01 “Purpose of the Development Zones” of Article 4 of the Vandaveer Ranch Planned Development District Overall Development Plan shall be amended by replacing the paragraph beginning with “Vandaveer Neighborhood” in its entirety, to read as follows:

South Ark Neighborhood. This district is intended to provide an area for residential uses that will increase the range of housing types and choice of housing styles within the community. Site and dimensional requirements are more flexible than what is allowed under the City’s residential zone districts and are designed to promote innovative design and a greater choice of housing, promote housing affordability, and diverse home sizes to serve a mix of income levels. The size and location of the South Ark Neighborhood allows individual homes to be oriented to take advantage of views and solar access.

Section 4.01 “Purpose of the Development Zones” of Article 4 of the Vandaveer Ranch Planned Development District Overall Development Plan shall be further amended by replacing the paragraph beginning with “Open Space/Parks and Recreation” in its entirety, to read as follows:

Open Space/Parks and Recreation. Lands designated as Open Space or Parks and Recreation are shown on the zone district map as well as the Parks and Open Space Map. The areas within VPAs 7, 8, and 9 make up the proposed “Vandaveer Regional Park” and shall remain as permanent open space and parks unless alternative open space or parks acceptable to the City is substituted. No improvements other than recreational/civic/educational facilities, trails, roads, and drainage facilities may be constructed in such open space areas, as specified per planning area below.

Section 4.02.6 “Zone Districts Created” of Article 4 of the Vandaveer Ranch Planned Development District Overall Development Plan shall be replaced in its entirety to read as follows:

The following zone districts are hereby created for the Project: South Ark Neighborhood (along with the three subarea zone districts SA-1, SA-2, and SA-3); Transitional Residential; Mixed Use Village Center; Confluent Park (along with the three subarea zone districts R-3, RMU, and C-1); and Open Space/Parks and Recreation. The land areas are shown on the Vandaveer Planned Development Zone Districts Map Exhibit B along with the South Ark Neighborhood PD Modification Zone Districts Map Exhibit B.

Section 4.03, “Vandaveer Neighborhood” of Article 4 of the Vandaveer Ranch Planned Development District Overall Development Plan, shall be renamed and replaced in its entirety to read as follows:

4.03 South Ark Neighborhood

The three South Ark Neighborhood subarea zone districts (SA-1, SA-2, and SA-3, as described below and all within VPA-1) shall be reserved for a mix of residential types and sizes. Non-residential (commercial/mixed use/public) is allowed in SA-3 only. Single-family detached units are not allowed in SA-3. Short-term rentals shall not be allowed anywhere in the South Ark Neighborhood. All uses must meet parking and other use specific criteria of the Code unless stated otherwise in this PD. The following principal and accessory uses are allowed:

SA-1: South Ark Variable Residential

This subarea zone includes residential lots south of the primary east-west “spine” road connecting CR107 to CR104. These lots are arranged around common courtyards to preserve views and provide areas for water to naturally drain toward the South Arkansas River from the south. This zone allows for single unit and attached-unit residential types at slightly lower densities and heights compared to other zone districts. Vehicular access is provided via alleys or shared parking courts.

Principal Uses Permitted by Right:

- Single-family dwelling units

- Duplex dwelling units
- Residential Multi-Family (3-4 units)
- Attached townhomes with no more than eight (8) units per structure

Accessory Uses Permitted with Conditions (conditions in parentheses):

- Accessory dwelling units (shall comply with ADU dimensional requirements in code requirements and be located behind a principal use)
- Accessory buildings and structures (e.g., garage, shed, art studio, etc.)
- Home occupations (shall occupy no more than 30% of the gross floor area of the residence and have no exterior indication of nonresidential activity. The business owner or operator must reside within the dwelling unit in which the business is conducted.)

SA-2: South Ark Higher-Efficiency Residential

This subarea zone district includes residential lots along the western and northern edges of VPA-1 as well as the central four blocks. These lots orient onto the public streets or the neighborhood greenway and allow for single unit, attached unit, and small multi-unit residential types at medium densities and heights compared to other zone districts. Vehicular access is provided via alleys.

Principal Uses Permitted by Right:

- Single-family dwelling units
- Duplex dwelling units
- Residential Multi-Family (3-4 units)
- Attached townhomes with no more than eight (8) units per structure
- Residential Multi-Family (5-19 units)

Accessory Uses Permitted with Conditions (conditions in parentheses):

- Accessory dwelling units (shall comply with ADU dimensional requirements in code requirements and be located behind a principal use)
- Accessory buildings and structures (e.g., garage, shed, art studio, etc.)
- Home occupations (shall occupy no more than 30% of the gross floor area of the residence and have no exterior indication of nonresidential activity. The business owner or operator must reside within the dwelling unit in which the business is conducted.)

SA-3: South Ark Residential Mixed-Use Center

This subarea zone district includes the lots and blocks adjacent to the public park and regional park. These lots orient onto the public streets, neighborhood greenway, and the neighborhood park or regional park. Attached, multi-unit, and commercial/mixed uses are allowed at the highest densities and heights compared to other zone districts. Vehicular access is provided via alleys or shared parking courts. Single-unit housing is not allowed in this zone.

Principal Uses Permitted by Right:

- Duplex dwelling units
- Residential Multi-Family (3-4 units)
- Attached townhomes with no more than eight (8) units per structure

- Residential Multi-Family (5-19 units)
- Residential Multi-Family (20+ units)
- Eating and drinking establishments less than 10,000 SF
- Retail sales and rental establishments less than 10,000 SF
- Daycare facility

Accessory Uses Permitted with Conditions (conditions in parentheses):

- Accessory dwelling units (shall comply with ADU dimensional requirements in code requirements and be located behind a principal use)
- Accessory buildings and structures
- Home occupations (shall occupy no more than 30% of the gross floor area of the residence and have no exterior indication of nonresidential activity. The business owner or operator must reside within the dwelling unit in which the business is conducted.)

Uses Allowed by Administrative Review:

- Public/Institutional Uses (transit center, church/religious, clubs, community buildings, government administrative facility, group homes, park, public parking facility, recreation facility, school)
- Other Commercial Uses (e.g., offices, retail, etc.)
- Sports complexes and active recreational fields, whether public, semi-public or private which may include related commercial uses, such as snack bars and restroom facilities, instruction, equipment storage and maintenance facilities, including but not limited to ball fields and courts, playfields and playgrounds.
- Other uses not listed above that are deemed similar by the City Administrator or his/her designee.

POS: Open Space/Parks and Recreation

This zone district is intended to prohibit intensive development, to provide open space and civic/educational facilities (including potentially a recreation center) and to protect the floodplain and wetlands. Areas designated as either Parks or Open Space satisfies the Planned Development District requirement for open space dedication. The POS zone district exists within all four separate planning areas. The allowed uses for those planning areas are listed below and expand upon the uses outlined at Section 4.06 of the ODP:

VPA-1: South Ark Neighborhood**Principal Uses Permitted by Right:**

- Neighborhood Park with uses that support surrounding residences such as: playground, grilling areas, lawn space, plaza area, shade structure(s), benches, kiosks/signage, etc.
- Neighborhood Greenway designed to support the flow of stormwater through the neighborhood to VPA-9. This area may include passive recreation spaces such as overlooks, small plazas with seating, etc.
- Stormwater/Green Space areas that are intended to be preserved as open space in the short term but may be converted to street right-of-way in the future if redevelopment occurs to the west along CR 107.

VPA-7: Ridgeline/Wash Area

Principal Uses Permitted by Right:

- Trails, benches, kiosks/signage, disc golf, dog park, other active outdoor recreation, and public restrooms are allowed.

VPA-8: River Corridor

Principal Uses Permitted by Right:

- Trails, benches, kiosks/signage, outdoor education, and fishing are allowed.

VPA-9: Active Recreation Area

Principal Uses Permitted by Right:

- Active or passive recreational areas or facilities, both public and private, open or covered, (and which may include related recreational amenities such as, snack bars and restroom facilities, band shells, picnic areas, instruction, equipment storage and maintenance facilities), including, but not limited to fishing facilities, ballfields and courts, play fields and playgrounds, trails, dog park, community supported agriculture, community gardens, passive recreational and Open Space areas.
- A future daycare facility shall also be allowed.

Section 4.06 Open Space/Parks and Recreation shall be replaced in its entirety to read as follows, including the reference and incorporation of Exhibit D, Parks and Open Space Map, attached hereto:

Note that the original Vandaveer Ranch PD open space requirements were satisfied via the inclusion of VPAs 7, 8, and 9 and therefore no additional open space dedication or fees in lieu will be required. The Vandaveer Regional Park will be a City-owned and maintained public park of 60.8 Acres, with three distinct use zones, as described below. Trails within the site are to be provided by the City – 8’ minimum for paved and 5’ for unpaved – when feasible, and in locations generally aligned with the Exhibit C: Transportation Network Map.

A - Vandaveer Regional Park – River Corridor Area

This 11.3-acre area of open space in VPA-8 within the Vandaveer Regional Park is intended to be one of the most undisturbed and natural open spaces in the area. It should be the backbone of a South Arkansas River sanctuary, in which trees, naturally shifting channels, wetlands, beaver ponds, etc. are all preserved, and only supplemented with environmentally sensitive trails. This area should remain an area for birding and wildlife habitat and should include opportunities for environmental education along the river corridor. Initiatives by local environmental groups for grants to design and build river restoration projects should be encouraged.

The northeast portion of this area should leverage the connectivity opportunity presented by the 15' north-south easement extending up to Hwy 50. This easement can help to provide north-south bicycle and pedestrian access to the site – extending over the river with a future bike/pedestrian bridge – and should be accompanied by a safe crossing (RRFB and/or pedestrian refuge island) across Hwy 50 to Caldwell Street.

B - Vandaveer Regional Park – Wetlands Area

The approx. 12.7-acre Wetlands Area (as mapped in 2023) in VPA-9 within the Vandaveer Regional Park is intended to be kept natural/undisturbed. This area is distinct in that it should include trail connectivity to the broader Vandaveer Regional Park and the South Ark Neighborhood. However, any disturbance to the existing jurisdictional wetlands areas should be carefully considered and studied to minimize any detrimental impacts to the wetland habitats. Any future efforts to relocate/mitigate existing jurisdictional wetlands should be studied prior to implementation.

C - Vandaveer Regional Park – Active Recreation Area

The approx. 19.4-acre Active Recreation Area in VPA-9 within the Vandaveer Regional Park is the best opportunity for the City to expand its footprint of City-serving active recreational opportunities and needed community facilities. Appropriate active recreation and supplementary uses in this area include:

- Flexible fields for recreation and festivals
- Various sport courts
- Trails
- Small restroom facilities
- Public parking (to support active recreation uses and trailhead access)
- Additional active recreation uses as identified by the PROST Board and approved by the City Administrator
- Recreation center
- Daycare
- Educational facilities
- Maintenance facilities
- Civic facilities
- Non-profit space
- Dog park (separate from VPA-7)

It is highly recommended that this area consider well irrigation for maintenance and watering of the flexible field uses.

This area is also allowed to accommodate a future civic/education facility, as outlined in VPA-9 above, of up to 40,000 SF. If located in Active Recreation Area, such a building shall be sited in a location that maximizes access to the supporting recreation fields/courts, while minimizing the obstruction of view corridors.

D - Vandaveer Regional Park – Ridgeline/Wash Area

The 19.4 acre Ridgeline/Wash Area in VPA-7 within the Vandaveer Regional Park currently includes the Heart of the Rockies Disc Golf Course, which is intended to remain as a use in this

area (note that some tee boxes/hole locations may need to be moved over time to facilitate the implementation of the South Ark Neighborhood and other uses for the Vandaveer Regional Park, including corresponding infrastructure needs). Uses in this area should leverage the natural topography and mature vegetation, while minimizing the disturbance of each. Appropriate uses in this area include:

- Approximately 1-acre dog park, planned to be located under the cottonwood grove, adjacent to the spine road, and associated parking.
- Small picnic area(s)/restrooms
- Maintenance facility
- Disc Golf Course (existing Heart of the Rockies Disc Golf Course)
- Adventure Recreation, such as a zipline course, treehouses, etc.
- Trails (walking & biking)
- Pump Track/Bike Park
- Additional active recreation uses as identified by the PROST Board and approved by the City Administrator

E - Neighborhood Park

The Neighborhood Park within the South Ark Neighborhood/VPA-1 is intended to serve the surrounding neighborhood as a place for formal and informal community gathering among South Ark Neighborhood residents. Accordingly, the park area should include community amenities such as seating areas, shared grills, etc. This park area should include opportunities for shade and respite from the sun, whether through tree planting and/or a pavilion or shade structure as well as opportunities for small neighborhood events.

The construction of the park should occur prior to, or concurrently to, the immediate adjacent land uses, so that the park will become an active gathering space upon its completion. The park will be constructed to City Standard by the vertical developer of the adjacent land uses (to be determined through a developer's agreement) but it will be owned and maintained in perpetuity by the City following the completion of its corresponding development phase.

F - Stormwater Greenway

As noted in Section 7.2 below, a stormwater swale should be incorporated in the neighborhood greenway to convey storm events from the existing detention facility at the northeast corner of the County Road 107 / County Road 108 intersection. This stormwater greenway, while serving essential stormwater conveyance use, should be designed in a manner that also makes it an amenity to the South Ark Neighborhood. Where possible, a multi-use path should be incorporated into its design, so that connectivity across the site is further increased, and pedestrians and cyclists can utilize this corridor to move east-west across the site from the Vandaveer Regional Park through the South Ark Neighborhood to CR 107. The area should be well-planted with tree and plant species that will not disturb the stormwater conveyance functions of the greenway.

G - Stormwater/Green Space

A pair of small stormwater/green spaces are located on the western edge of the central part of the South Ark Neighborhood. These green spaces are strategically located to align with the roadways running east-west adjacent to them, to facilitate the potential for future roadway connections to CR 107. The need/desire for future connections from the neighborhood to CR107 is currently unknown, so they should be designed in a manner that allows near-term neighborhood use and informal gathering, but would not require extensive demolition (i.e., strategically planting any trees so that they would not require removal).

Section Seven

Article 5 of the Vandaveer Ranch Planned Development District Overall Development Plan, shall be amended by: (1) amendments to Section 5.03, "Vandaveer Neighborhood [VR-VN]"; (2) amendments to Section 5.06, "Table of Dimensional Standards," and; (3) the creation of a new Section 5.07, "Affordable and Workforce Housing Standards", as follows:

Section 5.03 within Article 5 of the Vandaveer Ranch Planned Development District Overall Plan, entitled Vandaveer Neighborhood [VR-VN] shall be re-named and replaced in its entirety to read as follows:

5.03 South Ark Neighborhood (VPA-1)

Dimensional Standards for the subarea zone districts of the South Ark Neighborhood (SA-1, SA-2, and SA-3) are listed in the columns of Section 5.06 Table of Dimensional Standards, within the section of the table titled "South Ark Neighborhood."

5.06 Table of Dimensional Standards

The column titled “Vandaveer Neighborhood,” within Section 5.06, “Table of Dimensional Standards”, of Article 5 of the Vandaveer Ranch Planned Development District Overall Plan, shall be replaced in its entirety to read as follows: “South Ark Neighborhood”

DIMENSIONAL STANDARD	SA-1	SA-2	SA-3
Minimum Lot Area	2,400 sq. ft. single family 1,600 sq. ft. attached	2,000 sq. ft. single family 1,200 sq. ft. attached	3,200 sq. ft. 5,000 non-res sq.ft.
Minimum Lot Width	30' single family 20' attached	25' single family 15' attached	15' attached N/A multi-family/non-residential
Minimum Front Setback**	15'	10'	10' residential 5' non-residential
Minimum Side Setbacks	3' accessory structure 5' primary structure	3' accessory structure 5' primary structure	3' accessory structure 5' primary structure
Minimum Rear Setbacks	5'	5'	5'
Maximum Lot Coverage (paved parking and structures)	60%	75%	90%
Maximum Height – single family	30', no more than 2-stories	30', no more than 2-stories	N/A
Maximum Height – multi-family, non-residential, and mixed use	30', no more than 2-stories	40', no more than 3 stories 30', no more than 2 stories fronting CR 107	40', no more than 3 stories
Maximum Height – accessory buildings	25'	25'	25'
Maximum unit size (above grade)	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.
Minimum Density (Max. lot SF per unit)	4,800 sq. ft./unit	4,000 sq. ft./unit	3,200 sq. ft./unit
Maximum Density (Min. lot SF per unit)	1,600 sq. ft./unit	1,200 sq. ft./unit	N/A

****Up to 5-ft. encroachment allowed for covered porches.**

A new Section 5.07, of Article 5 of the Vandaveer Ranch Planned Development District Overall Development Plan, Article 5, entitled “Affordable and Workforce Housing Standards”, shall be created to read as follows:

Affordable and Workforce Housing Standards

This South Ark Neighborhood PD modification shall ensure and require that a minimum of fifty percent (50%) of all housing units constructed within the PD modification area be “affordable

workforce housing” as defined herein and as further specified below. A minimum of an additional twenty-five percent (25%) of all housing units shall be prioritized for the local Chaffee County workforce, either through affordable workforce housing or non-income-based workforce housing (i.e., through reoccurring first-rights-of-refusal) to be agreed upon via future development agreements. The additional requirements listed below shall override and supersede the City of Salida’s Inclusionary Housing Ordinance requirements as found within the Salida Municipal Code:

“Chaffee County local workforce” shall be defined as those individuals earning their primary (80% or more) source of income at a business or employer within Chaffee County, as documented with the United States Internal Revenue Service and as further defined and certified by the City Administrator and his/her designee. Individuals over sixty (60) years of age shall be considered part of the Chaffee County local workforce if they have: (1) maintained their sole and primary residence within Chaffee County a minimum of 10 years; or (2) earned 80% or more of their primary source of income at a business or employer within Chaffee County, as documented with the United States Internal Revenue Service, for a minimum of four (4) years over the last ten (10) years; *and* if they otherwise qualify for the deed-restricted units (or otherwise-restricted units as defined herein).

“Affordable workforce housing” is housing that is available and affordable to very low-income, low-income and middle-income households where members of such households are part of the Chaffee County local workforce as defined herein, and further specified immediately below:

- **“Affordable workforce housing rental units”** shall be defined as permanently deed-restricted residential rental units which are affordable to households earning between thirty percent (30%) and one hundred percent (100%) of Area Median Income (AMI) for Chaffee County, as defined annually by the Colorado Housing Finance Authority (CHFA).
- **“Affordable workforce housing for-sale units”** shall be defined as permanently deed-restricted residential for-sale units which are affordable to households earning between sixty percent (60%) and one hundred sixty percent (160%) of Area Median Income (AMI) for Chaffee County, as defined annually by the Colorado Housing Finance Authority (CHFA).

“Non-income-based workforce housing” shall be defined as deed-restricted (or otherwise-restricted) housing that is available to individuals who are part of the Chaffee County local workforce as defined herein. Such housing shall not be based on income but shall be reserved only for members of the Chaffee County local workforce via reoccurring 90-day first-rights-of-refusal.

Additional Requirements:

- A minimum of fifty percent (50%) of the total residential units within the South Ark Neighborhood PD modification area shall be permanently deed-restricted affordable workforce housing as defined herein and as further specified immediately below:

- This requirement of a minimum of fifty percent (50%) of units permanently deed-restricted as affordable workforce housing shall apply to each phase of development.
- Of all the affordable workforce housing units, no fewer than forty percent (40%) shall be reserved for affordable workforce housing *rental* units, and no fewer than forty percent (40%) shall be reserved for affordable workforce housing *for-sale* units. This requirement shall apply to each phase of development.
- A minimum of half of the affordable workforce housing *rental* units must be deed-restricted affordable to households earning eighty percent (80%) or less of the AMI for Chaffee County, as defined annually by CHFA. This requirement shall apply to each phase of development.
- The average of all affordable workforce housing *for-sale* units must be deed-restricted affordable to households earning one hundred thirty percent (130%) or less of the AMI for Chaffee County, as defined annually by CHFA. Additionally, no more than fifteen percent (15%) of affordable workforce housing *for-sale* units shall be sold at prices affordable to households earning above one hundred forty percent (140%) of the AMI for Chaffee County, as defined annually by CHFA. This requirement shall apply to each phase of development.
- Any residential units within the South Ark Neighborhood PD modification area owned by public or non-profit entities, such as the Chaffee Housing Authority, Chaffee Housing Trust, Chaffee County, City of Salida, Colorado Mountain College, or Salida School District, are exempt from the AMI and deed-restriction requirements set forth herein, as long as the use of such units are restricted to the Chaffee County local workforce or students of a local educational institution, but such residential units may not count however toward the fifty percent (50%) overall and per-phase affordable workforce housing units requirement.

o The deed-restricted (or otherwise-restricted) affordable workforce housing units and non-income-based workforce housing units in each zone district (and phase) shall be built at substantially the same time as the non-deed-restricted residential units:

- Certificates of occupancy (COs) shall be given at a maximum of three (3) non-deed-restricted residential units for every one (1) deed-restricted or otherwise-restricted unit, as defined herein.

o Short Term Rental Unit(s) shall not be permitted anywhere in the South Ark Neighborhood PD modification area.

o Accessory Dwelling Units (ADUs) are encouraged but not required. They are permitted on attached and detached single family lots to assist in furthering the goals of serving the affordable and workforce housing needs of the County and City, but do not count towards the residential unit maximum or affordable or workforce housing requirements. See maximum ADU allotments further below.

Each of the zone districts include a minimum and maximum number of units allowed, as defined in the table below with the goal that the sum of deed-restricted (and otherwise-restricted) affordable units in total for VPA-1 is at least 50% as defined above.

Residential Minimums/Maximums

Zone District	Net Area (acres)	Units (min)	Units (max)	ADUs (max)
SA-1	3.9	20	30	10
SA-2	10	140	155	15
SA-3	6.4	190	215	5
Total	20.3	350	400	30

Section Eight

Section 8.02 of Article 8 of the Vandaveer Ranch Planned Development District Overall Development Plan, entitled “Vandaveer Neighborhood District: Development and Design Standards”, shall be replaced in its entirety to read as follows:

8.02 South Ark Neighborhood: Development and Design Standards

8.02.1 Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive features.

8.02.2 The design and siting of all structures shall protect and preserve wetlands and riparian areas, critical wildlife habitats, natural features and landmarks and shall minimize the visual impact from Highways 50 and CR 107.

8.02.3 All permanent buildings shall be set back a minimum of two hundred and fifty (250) feet from the edge of the South Arkansas River channel.

8.02.4 All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:

- Reduce the number of access points onto a collector or local street.
- Minimize adverse impacts on any existing or planned residential uses.
- Improve pedestrian or vehicle safety within the site and exiting from it.
- Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.

8.02.5 All development shall respect and complement existing development on abutting sites. This shall include:

- Provision for consolidating access points with abutting properties through joint access easements or other negotiated means;
- Provision for making sidewalks, trails and paths contiguous with abutting properties;
- Compatible massing and scale

8.02.6 A variety of housing styles is strongly encouraged; therefore, model types shall vary.

- A variety of roof forms is permitted, though low-sloping or “flat” roofs shall be limited to two for every eight structures.
- Natural materials such as wood siding and masonry are encouraged.
- Affordable units shall be designed with the same quality of exterior finishes as market-rate units.

8.02.7 Vehicular access and garages, carports, or other private vehicle storage shall be accessed from an alley or parking court.

- Provide either a building or a landscaped area at least ten (10) feet wide containing dense planting between the front property line of any use and an outdoor parking or service area.
- Surface parking lots are encouraged to use permeable surfaces (gravel, permeable paving, or other permeable surface.)
- No street-facing garages shall be allowed.

8.02.8 Parking Standards

- Commercial uses shall be required to provide a minimum of 1 parking space per 1,000 SF of the commercial use
- Residential uses shall be required to provide a minimum of 1 parking space per unit.

8.02.9 Orient buildings to take best advantage of solar access.

8.02.10 In order to create usable private open spaces for residences in this area, front yards shall be used for outdoor patio space or for a landscaped buffer space. It shall not be used for the storage of anything other than patio/porch furniture.

8.02.11 Primary building entrances should be oriented towards streets, parks, or pedestrian ways. Any multi-story building should have one clearly identifiable “front door.”

8.02.12 Ensure exterior walls are designed on a pedestrian scale by:

- Fragmenting them into smaller or multiple structures;
- Providing mature landscaping and manipulating the land form;
- Placing wall texture at eye-level;
- Clustering of small scale elements such as planter walls around the primary structure;
- Ensure that the ground floor uses are oriented toward the pedestrian with storefronts (where applicable), front porches, stoops, or patios that open onto the sidewalk as well as other pedestrian oriented spaces;
- Minimize the visual impact of service areas, refuse storage and mechanical/electrical equipment on streets, open space and adjoining development. For multifamily, mixed use, or commercial, civic, or education

facilities, storage and refuse containers must be screened with impervious fencing or plantings.

8.02.13 Courtyards or green spaces between residential uses shall be designed to accommodate a sidewalk/path and outdoor amenities such as, but not limited to: seating areas, garden beds (edible or aesthetic), pollinator gardens, small pavilions, stormwater gardens, or other amenity.

- Front doors and porches of residential units shall front onto the courtyard/common space.

GATEWAYS AND CIRCULATION DESIGN STANDARDS

8.02.14 Gateways:

- Gateway elements at entry points to the neighborhood (at CR 107 entry and Highway 50/CR 104 intersection) shall be provided and be primarily architectural elements and not signs, although graphic elements are allowed.

8.02.15 Transportation System/Vehicular Access:

- The “spine” road connecting CR 107 to CR 104 shall serve as a primary connection to the South Ark Neighborhood and shall be designed as a multi-modal street with ample space adjacent to the curb to promote healthy, long-term tree growth.
- The street network shall be laid out as shown in Exhibit C. Any modifications to the proposed street grid shall be presented with proper reasoning and determined appropriate by the Community Development Director.
 - Rectangular blocks shall be a minimum of 180-feet wide.
 - The street network shall consider opportunities for future connections to CR 107, as shown in Exhibit C.
- All subdivisions within the South Ark Neighborhood shall provide an adaptable and interconnected transportation system that encourages alternative modes of transportation, disperses traffic, and provides streets that accommodate multiple modes of transportation including motor vehicles, bicycles, and pedestrians.
- Safe and efficient movement of vehicles, pedestrians and bicyclists is an important attribute of the South Ark Neighborhood. Uninterrupted pedestrian ways shall be maximized in order to improve or support the subarea as a walkable neighborhood.
- The width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a planned pedestrian path or trail.
- Sharing of vehicle entries between two adjacent lots is strongly encouraged.
- Ensure all subareas have included a clearly defined connection to the regional trail system.

ENVIRONMENTAL DESIGN STANDARDS

Note that the model energy code and building codes shall supersede these standards, whichever is more stringent.

8.02.16 Orient buildings to take best advantage of solar access.

- Buildings should be designed to plan for the application of solar panels.
- Consideration of passive solar design opportunities should be provided.

8.02.17 Limit water use.

- Buildings should utilize water-saving fixtures and appliances.
- Landscaping should include water-wise, indigenous plant species.
- Consider the use of well irrigation for maintenance and watering of the flexible field uses.

8.02.18 Natural disaster preparedness.

- Buildings within the fluvial hazard buffer shall be elevated or the site shall be graded to alleviate the risk of flooding.
- Buildings shall include an appropriate buffer around their perimeter that does not include combustible materials.
- Stormwater detention elements should be considered in common areas such as courtyards, public parks, and yards to prevent the risk of flooding.

Section Nine

The Transportation Network Map shall be created as shown in Exhibit C, attached hereto, which shall amend the South Ark Neighborhood portion of Exhibit C "Circulation Map" as shown in the 2011 Vandaveer Ranch Overall Development Plan amendment.

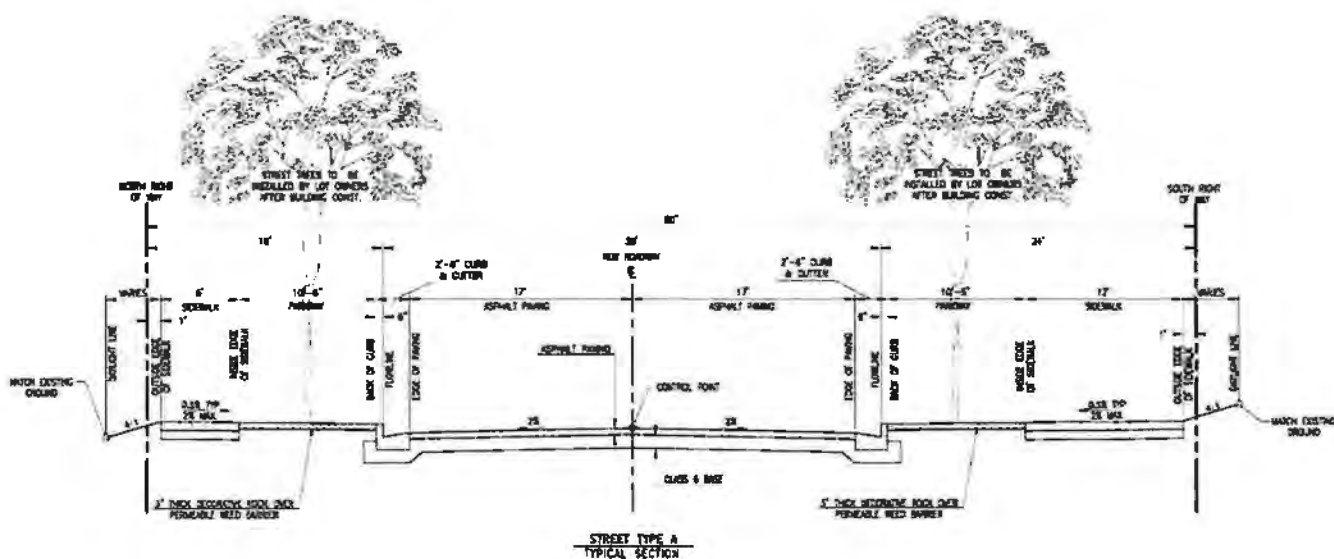
Additionally, Section 8.05.4 of Article 8 of the Vandaveer Ranch Planned Development District Overall Development Plan, entitled "Street and Streetscape Design," shall be amended to by the addition of subsection 8.05.4.1, to read in its entirety as follows:

8.05.4.1 Street and Streetscape Design Specific to the South Ark Neighborhood Planned Development Modification area:

- **Street Type 'A' (80' R.O.W.)** – An east-west "spine road" connecting CR107 at the west to CR104 to the east, provides two points of access to the South Ark Neighborhood and Vandaveer Regional Park, while also providing helpful emergency access in the case of a county roadway closure. While this roadway is primarily responsible for east-west circulation across the site for vehicles, it is still intended to have a slower design speed, with ample tree lawns, and a clear multi-modal emphasis by way of a well-separated multi-use path on the south side of the roadway. As shown in the street section below, the street type includes a 38' roadway (two 11' travel lanes, along with 8' parallel parking on each side of the roadway); an 11' tree lawn (6" curb and 10'-6" parkway) on each side of the

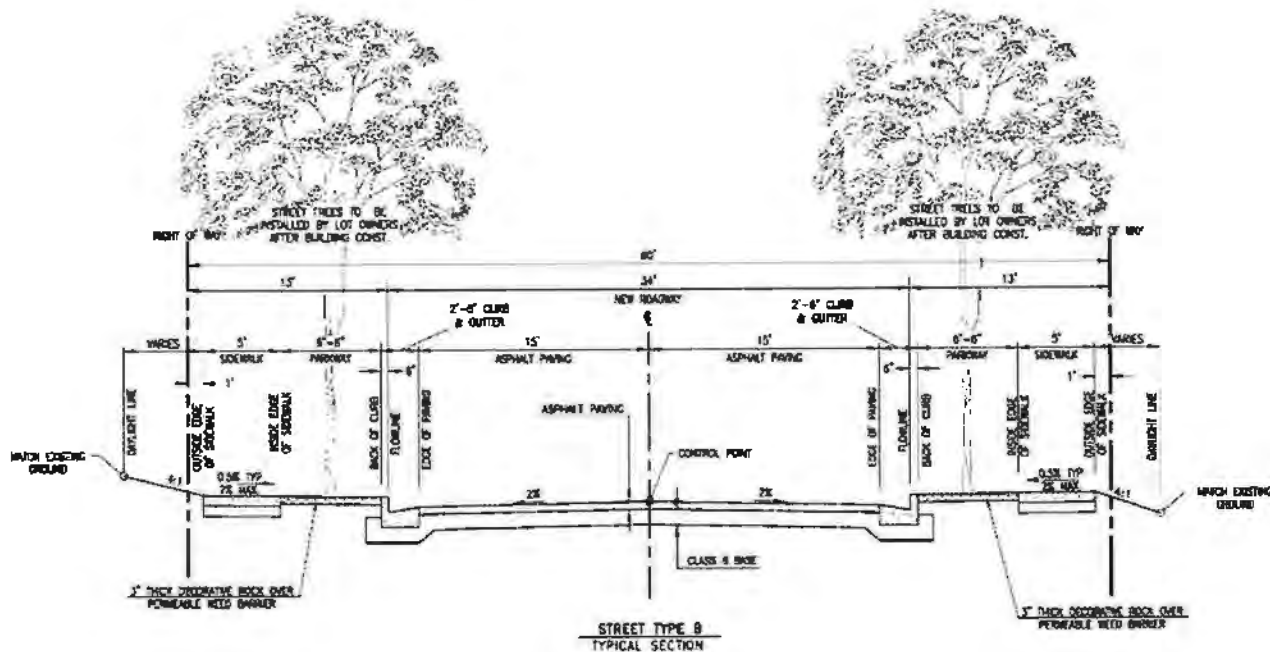
roadway; a 6' sidewalk on the north side of the roadway; a 12' multi-use path on the south side of the roadway; and a 1' buffer from back of sidewalk/multi-use path to the adjacent property line. Note that depending on parking demand estimated at time of development, the spine road could potentially eliminate the southern parking lane in some areas (especially where no residences are adjacent to the street) in lieu of more space for landscaping, bicyclists, and pedestrians. Final street section should be determined during final design.

- The full build-out of Street Type 'A' will likely be constructed in phases, to help distribute the infrastructure costs to the project over time. The interim condition of the roadway shall be similar to that of Street Type 'C,' outlined below, so that access is maintained across the site, and to the recreation amenities, but at a lesser infrastructure expense.
- The interim condition of the spine road (similar to that of Street Type 'C') shall be constructed to the specification of Street Type 'A' as the development advances from one phase into another, or whenever the City deems it to be necessary for the circulation and safety of the development.



- **Street Type 'B'** (60' R.O.W.) – The typical street type within the South Ark Neighborhood, Street Type 'B' is intended to be a pedestrian-friendly, lower design speed street, with ample tree lawns. As shown in the street section below, the street will include a 34' roadway (two 9' travel lanes, along with 8' parallel parking on each side of the roadway); a 7' tree lawn (6" curb and 6'-6" parkway) on each side of the roadway; a 5' sidewalk on each side of the roadway; and a 1' buffer from back of sidewalk to the adjacent property line.
- **Street Type 'B2'** (65' R.O.W.) – A slight variation of Street Type 'B' that would be applicable only to the north-south street shown on Exhibit C. This

variation expands the R.O.W. 5' to the east, in order to facilitate a 10' multi-use trail (in lieu of the 5' sidewalk in the typical Street Type 'B' section below) to provide enhanced connectivity from Street Type 'A' up to the pedestrian bridge over the South Arkansas River, and to the trail amenities in



Vandaveer Regional Park.

- **Street Type 'C'** (60' – 80' R.O.W.) – A more rural street type that will serve as a recreation access road and, as noted above, an interim condition for the spine road, until the full build-out to Street Type 'A.' The street will include a minimum of 11' wide travel lanes, surfaced with a minimum of four-inch compacted aggregate base with a dust control application; and shoulders that are a minimum of 8' wide, constructed with a compacted road base.
 - The 60' to 80' of dedicated R.O.W. is intended to provide flexibility to the City long-term, should there be a desire to build-out the roadway in a manner similar to that of Street Type 'A' or 'B' in the future.
- **Street Type 'D'** (20' R.O.W.) – While not technically a "street," this serves as the typical alley R.O.W. within the South Ark Neighborhood. There shall be a minimum width of 16' within the center of the R.O.W., and 20' of width is encouraged adjacent to commercial uses.

Connectivity to Surrounding Area

Hwy 50 – Comfortable bicycle and pedestrian connections to/across Hwy 50 will provide critical connectivity to the South Ark Neighborhood and Vandaveer Regional Park.

- The existing connection and pedestrian crossing at Hwy 50 and Milford Street, which connects to the pedestrian bridge at the northwest corner of the Vandaveer Regional Park should be retained and enhanced, if necessary.
- At the northeast corner of Vandaveer Regional Park, there is a 15' easement providing connectivity to/from Hwy 50. A trail should be constructed along this easement, along with an additional pedestrian bridge over the South Arkansas River at this location. At Hwy 50, a pedestrian crossing should be implemented - RRFB and/or pedestrian refuge island, similar to the crossing at Hwy 50 and Milford Street – to ensure a safe crossing from this new trail to/from Caldwell Street.

CR 104 – This is the main existing vehicular access point to Vandaveer Regional Park. It will continue to function in its current state until development of the adjacent parcels. CR 104 should be upgraded to include pedestrian and bicycle facilities when adjacent development allows for dedication of additional right of way. The utility highway crossing installed as part of the South Ark Neighborhood will make the large parcels on both sides of CR 104 more development-ready. The challenges to development of these adjacent parcels are entitlement (annexations or PD amendments are required) and highway access. A traffic signal will likely be required when the 48-acre parcel south of CR 104 develops.

CR 107 – This is the main vehicular connection between the City of Salida and South Ark Neighborhood due to proximity and the existing traffic signal at Highway 50. There are currently no pedestrian or bicycle facilities, and the addition of such is not currently feasible due to right of way constraints. Cooperation between adjacent private property owners, Tennessee Ditch water users, the City of Salida, and Chaffee County is needed to secure right of way for pedestrian and bicycle facilities as soon as possible. Until then, the existing ped/bike bridge will provide safe access to the South Ark Neighborhood and Vandaveer Regional Park for those who aren't comfortable using CR 107. In addition, the City of Salida and Chaffee County should follow up with SSG Holdings, LLC to the southwest of the site, to facilitate ped and bike access from South Ark Neighborhood to the Methodist Mountain trail system.

Future potential transit connections and locations should be explored in the future to provide additional connectivity and access to the South Ark Neighborhood and Vandaveer Regional Park from Hwy 50.

Section Ten

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

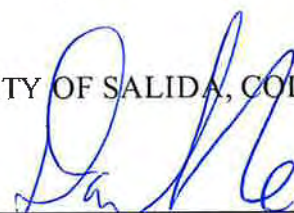
Section Eleven

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING, on November 7, 2023, ADOPTED and ORDERED PUBLISHED IN FULL, other than Exhibits A, B, C, and D described herein which shall be on record with the City Clerk's office, in a newspaper of general circulation in the City of Salida by the City Council on the 10th day of November, 2023 and set for second reading and public hearing on the 5th day of December, 2023.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on the 5th day of December 2023.

CITY OF SALIDA, COLORADO



Dan Shore, Mayor

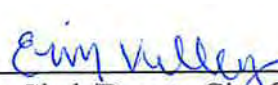
[SEAL]

ATTEST:




City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 10th day of November, 2023, and ~~BY TITLE ONLY~~, after final adoption on the 5th day of December, 2023.
IN FULL



City Clerk/Deputy City Clerk

Exhibit A: South Ark Neighborhood Entitlements Map

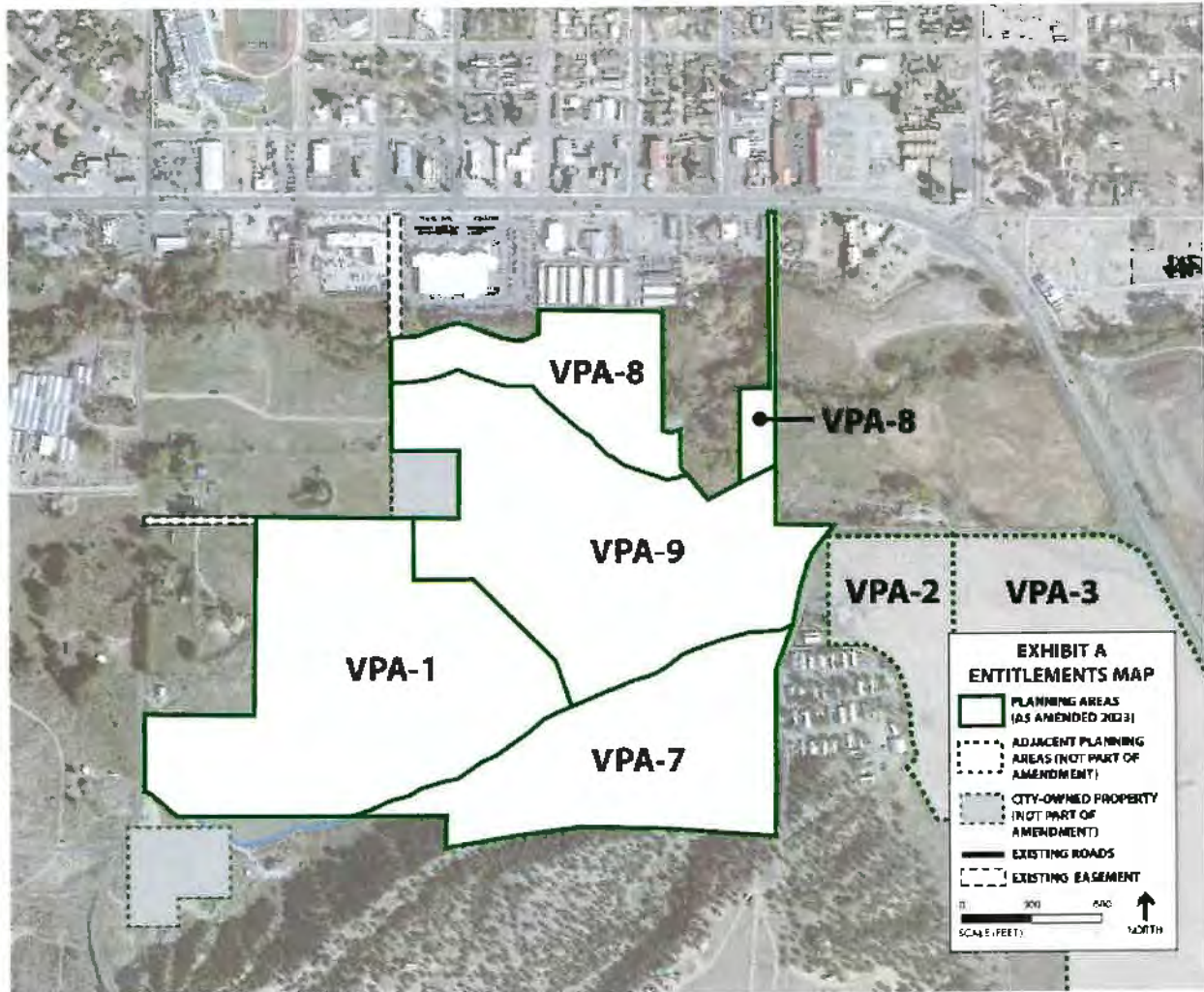


Exhibit B: South Ark Neighborhood Zone District Map

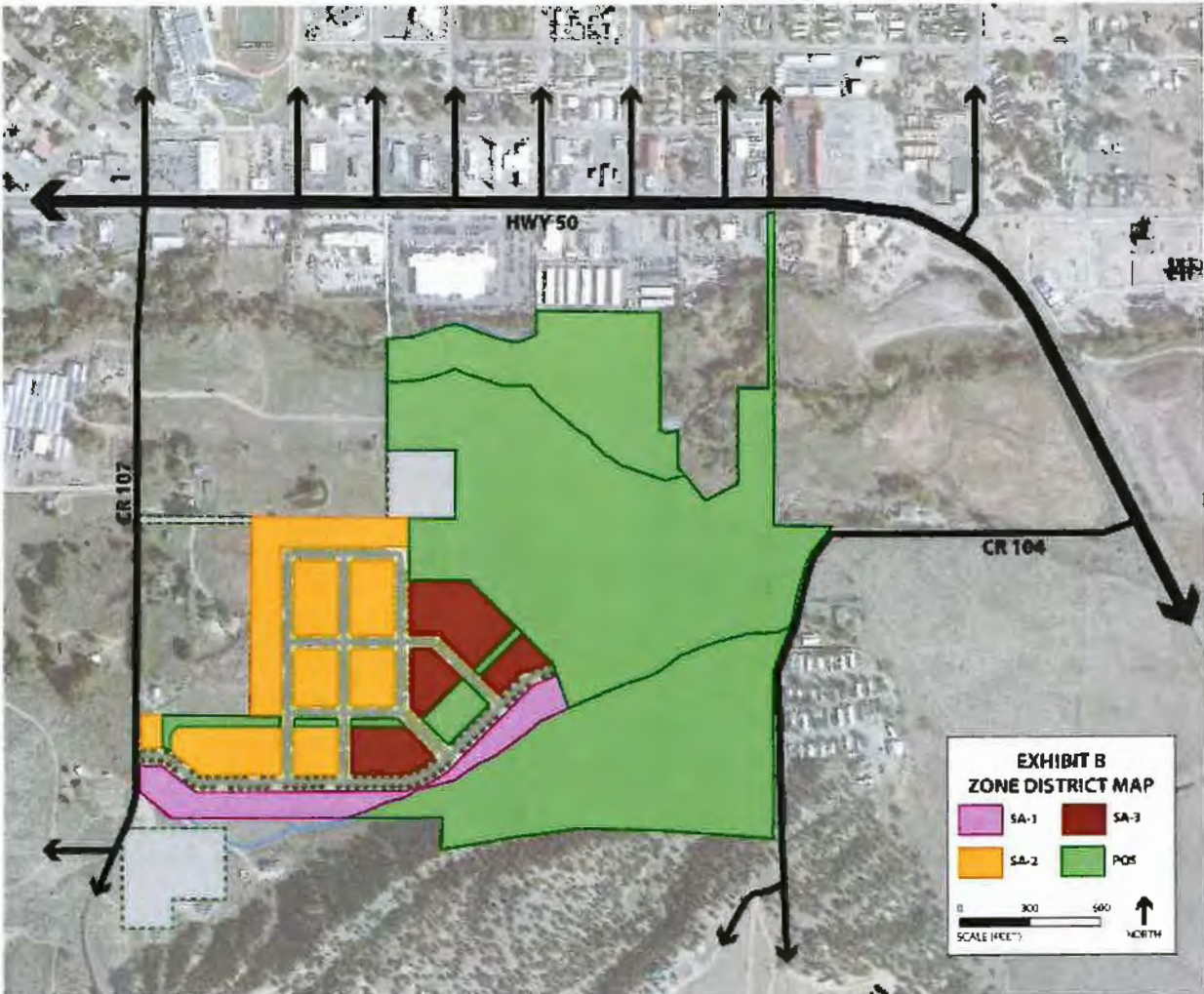


Exhibit C: South Ark Neighborhood Transportation Network Map

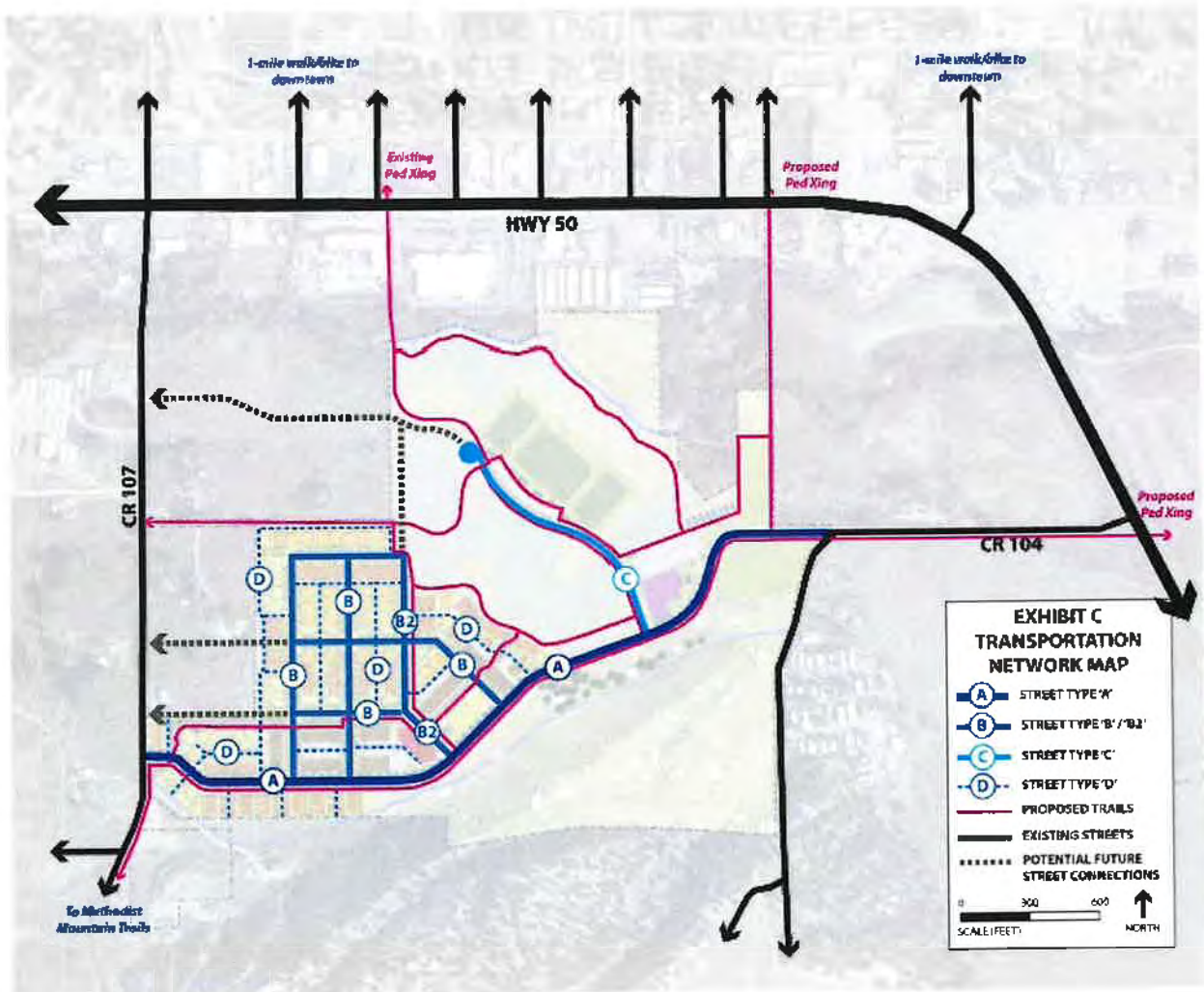
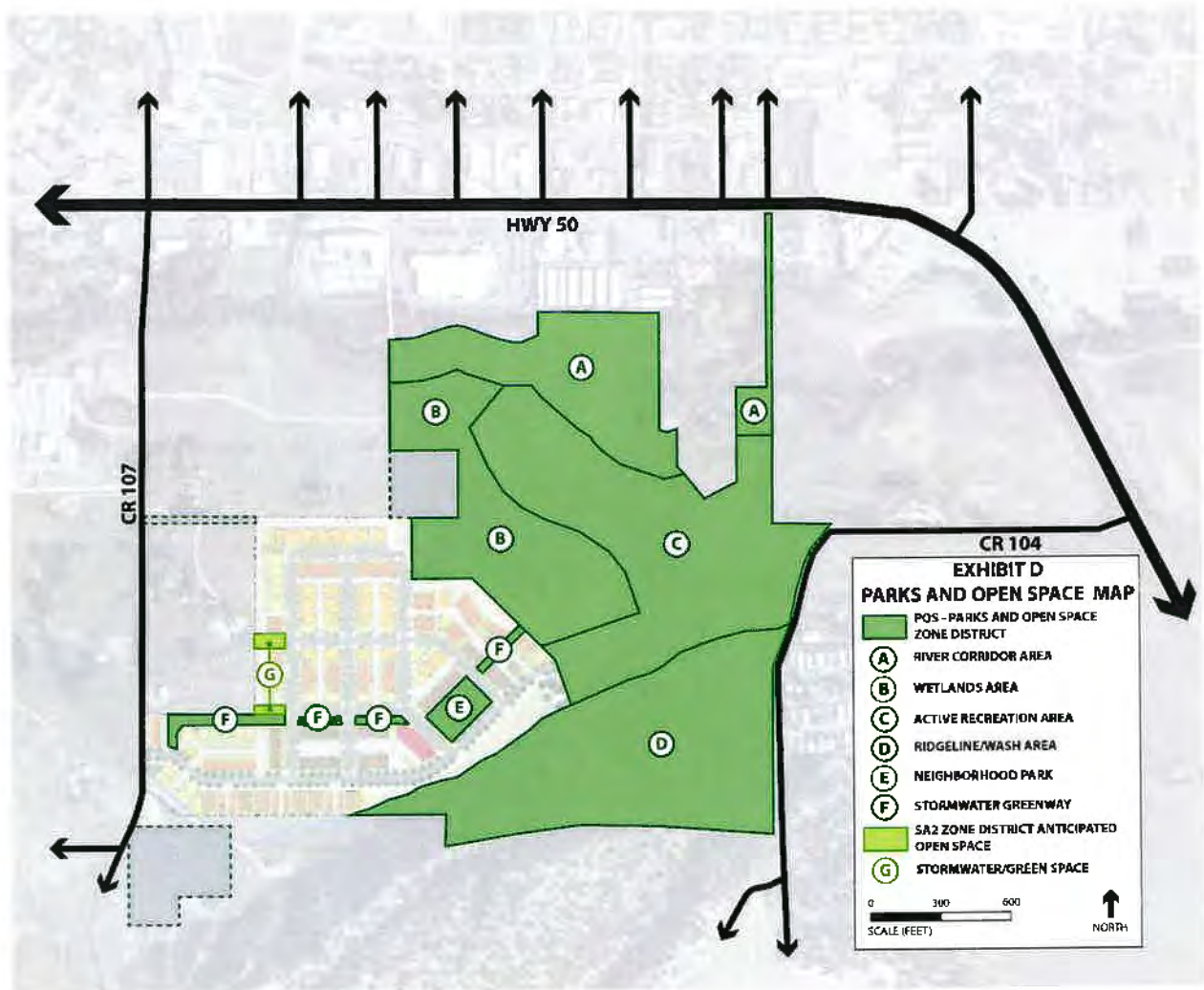


Exhibit D: South Ark Neighborhood Parks and Open Space Map



SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 9 EAST OF N.M. P.M.;

THENCE ON THE NORTH LINE OF SECTION 9, S88°48'43"E A DISTANCE OF 245.76 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S21°33'09"E, HAVING A RADIUS OF 208.13 FEET, A CENTRAL ANGLE OF 57°28'57" AND AN ARC LENGTH OF 208.81 FEET, TO A POINT OF TANGENT;

THENCE S10°57'55"W A DISTANCE OF 145.61 FEET;
THENCE S15°30'34"W A DISTANCE OF 83.10 FEET;
THENCE S17°04'14"W A DISTANCE OF 116.63 FEET;
THENCE S23°52'39"W A DISTANCE OF 31.09 FEET;
THENCE S89°17'57"W A DISTANCE OF 15.61 FEET;
THENCE S03°58'33"W A DISTANCE OF 65.29 FEET;
THENCE S02°48'05"W A DISTANCE OF 72.66 FEET;
THENCE S00°22'19"W A DISTANCE OF 334.21 FEET;
THENCE S00°21'30"W A DISTANCE OF 84.45 FEET;
THENCE S00°43'38"E A DISTANCE OF 245.96 FEET;
THENCE N85°51'26"W A DISTANCE OF 470.76 FEET;
THENCE N88°37'09"W A DISTANCE OF 355.34 FEET;
THENCE S82°07'33"W A DISTANCE OF 487.38 FEET;
THENCE S78°40'48"W A DISTANCE OF 93.85 FEET;
THENCE N02°36'21"E A DISTANCE OF 135.84 FEET, TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 8;
THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, S89°54'32"W A DISTANCE OF 1107.36 FEET;
THENCE N48°44'49"W A DISTANCE OF 238.96 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107;
THENCE ON SAID COUNTY ROAD, N00°08'19"E A DISTANCE OF 278.89 FEET, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY RECORDED UNDER RECEPTION NO. 475066 IN THE RECORDS OF THE CHAFFEE COUNTY CLERK AND RECORDER;
THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°03'54"E A DISTANCE OF 466.59 FEET, TO THE SOUTHEASTERLY CORNER;
THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N00°08'19"E A DISTANCE OF 187.23 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 364295;
THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N01°01'13"E A DISTANCE OF 653.18 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;
THENCE ON SAID NORTH LINE, S89°03'54"E A DISTANCE OF 868.54 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;
THENCE DEPARTING SAID NORTH LINE, N00°07'11"E A DISTANCE OF 303.32 FEET;
THENCE N89°03'53"W A DISTANCE OF 294.66 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 2, ARMSTRONG-CITY OF SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 483414;

THENCE ON SAID WESTERLY LINE THE FOLLOWING THREE(3) COURSES:

- 1. N00°08'24"W A DISTANCE OF 317.06 FEET;
- 2. N02°32'31"E A DISTANCE OF 79.62 FEET;
- 3. N00°09'31"E A DISTANCE OF 67.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE, THE FOLLOWING THIRTEEN (13) COURSES:

- 1. N83°39'51"E A DISTANCE OF 94.63 FEET;
- 2. N77°32'06"E A DISTANCE OF 64.04 FEET;
- 3. N67°34'21"E A DISTANCE OF 38.73 FEET;
- 4. N69°57'01"E A DISTANCE OF 61.77 FEET;
- 5. N79°10'37"E A DISTANCE OF 37.18 FEET;
- 6. S75°19'21"E A DISTANCE OF 49.39 FEET;
- 7. S65°34'44"E A DISTANCE OF 27.77 FEET;
- 8. S65°39'42"E A DISTANCE OF 47.32 FEET;
- 9. S71°40'50"E A DISTANCE OF 88.54 FEET;
- 10. S75°54'53"E A DISTANCE OF 31.25 FEET;
- 11. S84°44'20"E A DISTANCE OF 37.07 FEET;
- 12. N59°39'12"E A DISTANCE OF 40.63 FEET;
- 13. N71°45'53"E A DISTANCE OF 39.65 FEET, TO A POINT ON THE WESTERLY LINE OF THE SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 478321;

THENCE ON SAID WESTERLY LINE, N00°01'50"W A DISTANCE OF 103.14 FEET, TO THE SOUTHWESTERLY CORNER OF THE REPLAT OF LOTS 11-15 RIVER BEND ADDITION RECORDED UNDER RECEPTION NO. 267623;
THENCE ON THE SOUTHERLY LINE OF SAID REPLAT, S88°56'30"E A DISTANCE OF 519.25 FEET, TO A POINT ON THE EASTERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;
THENCE ON SAID EASTERLY LINE, S00°10'48"W A DISTANCE OF 510.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- 1. S72°56'28"E A DISTANCE OF 32.68 FEET;
- 2. N77°31'15"E A DISTANCE OF 45.97 FEET, TO A POINT ON THE BOUNDARY OF SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;

THENCE ON SAID BOUNDARY LINE, S00°11'24"W A DISTANCE OF 144.24 FEET;

THENCE ON THE NORTHERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT, THE FOLLOWING FOUR (4) COURSES:

- 1. S38°52'41"E A DISTANCE OF 184.36 FEET;
- 2. N63°36'14"E A DISTANCE OF 155.36 FEET;
- 3. N00°08'48"E A DISTANCE OF 404.72 FEET;
- 4. S89°51'13"E A DISTANCE OF 135.22 FEET;

THENCE ON A LINE BEING 16.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 5, N00°08'48"E A DISTANCE OF 719.17 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 50;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°03'47"E A DISTANCE OF 16.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 5;
THENCE ON SAID EAST LINE, S00°08'48"W A DISTANCE OF 1299.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,153,705 SQUARE FEET OR 95.3559 ACRES.

_____ HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE ____ OF THE RECORDS OF CHAFFEE COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER(S): _____ MORTGAGEE(S)/LIENHOLDER(S): _____

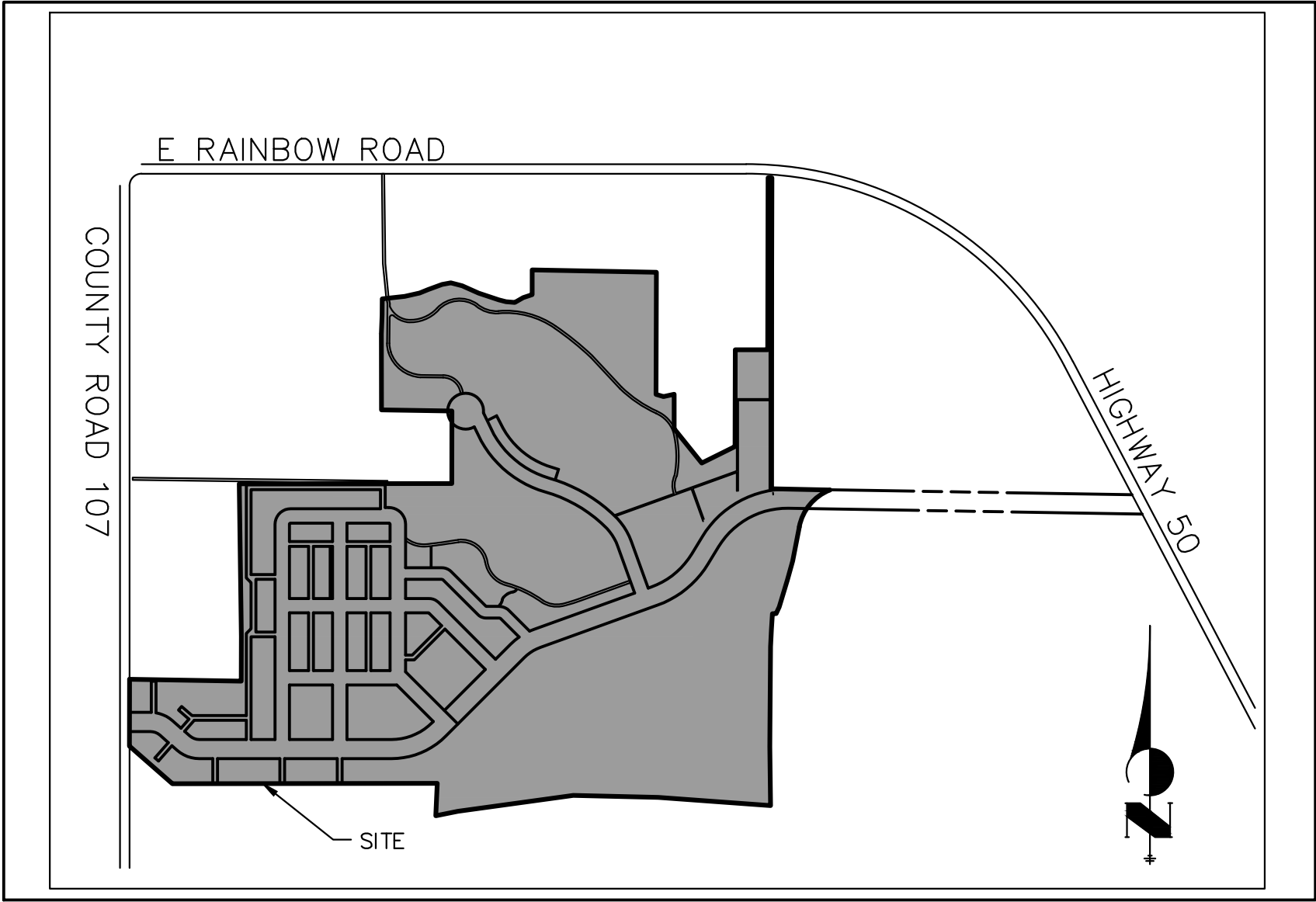
COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- 1. BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- 2. OWNER: CITY OF SALIDA, 448 E 1ST STREET, SALIDA, COLORADO 81201.
- 3. 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 BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 4. PER SECTION 16-6-120-11 OF THE SALIDA MUNICIPAL CODE, NO RESIDENTIAL FACADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET, NOR SHALL AN ELEVATION BE REPEATED DIRECTLY ACROSS THE STREET FORM THE SAME FACADE ELEVATION. MIRROR IMAGES OF THE SAME RESIDENTIAL FACADE SHALL NOT COUNT AS TWO DISTINCTLY DIFFERENT FACADES.
- 5. ANY BUILDING TO BE PERMITTED IN THE 100 YEAR FLOOD PLAIN SHALL COMPLY WITH APPLICABLE FLOODPLAIN STANDARDS.
- 6. ALL OPEN SPACE AREAS, INTERNAL TRAILS, PARKS AND STREET PARKWAYS TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE CITY OF SALIDA AS DELINEATED IN FUTURE DEVELOPMENT IMPROVEMENT AGREEMENT(S) APPROVED BY THE CITY COUNCIL.
- 7. TRACTS SUBJECT TO RESTRICTIONS AND RIGHTS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS REFERENCED ABOVE, AND THE DEVELOPER SHALL MAINTAIN ALL RIGHTS AS DESCRIBED THEREIN.
- 8. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

CERTIFICATE OF STREET & UTILITY MAINTENANCE.

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

SURVEYOR'S CERTIFICATE.

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

REGISTERED LAND SURVEYOR

TITLE CERTIFICATE.

I, _____, AN (ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OR A LICENSED TITLE INSURANCE AGENT REPRESENTING _____) IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS HELD BY _____

SIGNED THIS _____ DAY OF _____, 20____.

ATTORNEY AT LAW

CITY COUNCIL APPROVAL.

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

CITY OF SALIDA

BY: _____
MAYOR

RECORDER'S CERTIFICATE.

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY AT _____ M. ON

THE ____ DAY OF _____, 20____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	5,032	0.1155	GS		
B	18,739	0.4302	DR/OS		
C	48,483	1.1130	OS/GS		
D	756	0.0174	GS		
E	400	0.0092	OS		
F	6,070	0.1393	SW/GS		
G	3,000	0.0689	DR/OS		
H	5,400	0.1240	DR/OS		
I	6,694	0.1537	DR/OS		
J	3,615,789	83.0071	OS		
TOTAL TRACT AREA	3,710,363	85.1782	LEGEND: OS - OPEN SPACE, DR- DRAINAGE, SW-STORM WATER, UT- UTILITIES, GS- GREEN SPACE		
TOTAL LOT AREA	233,971	5.3712			
TOTAL ROW AREA	209,371	4.8065			
TOTAL AREA	4,153,705	95.3559			

ZONING SUMMARY CHART	
LOTS/TRACTS	PD ZONING SUBAREA
LOTS 25-51, TRACT C, J	SA-1
LOTS 1-24, 52 AND 53, TRACTS D,E, J	SA-2
LOTS 54 AND 55, TRACT J	SA-3
TRACTS A, B, F, G, H, I, J	POS

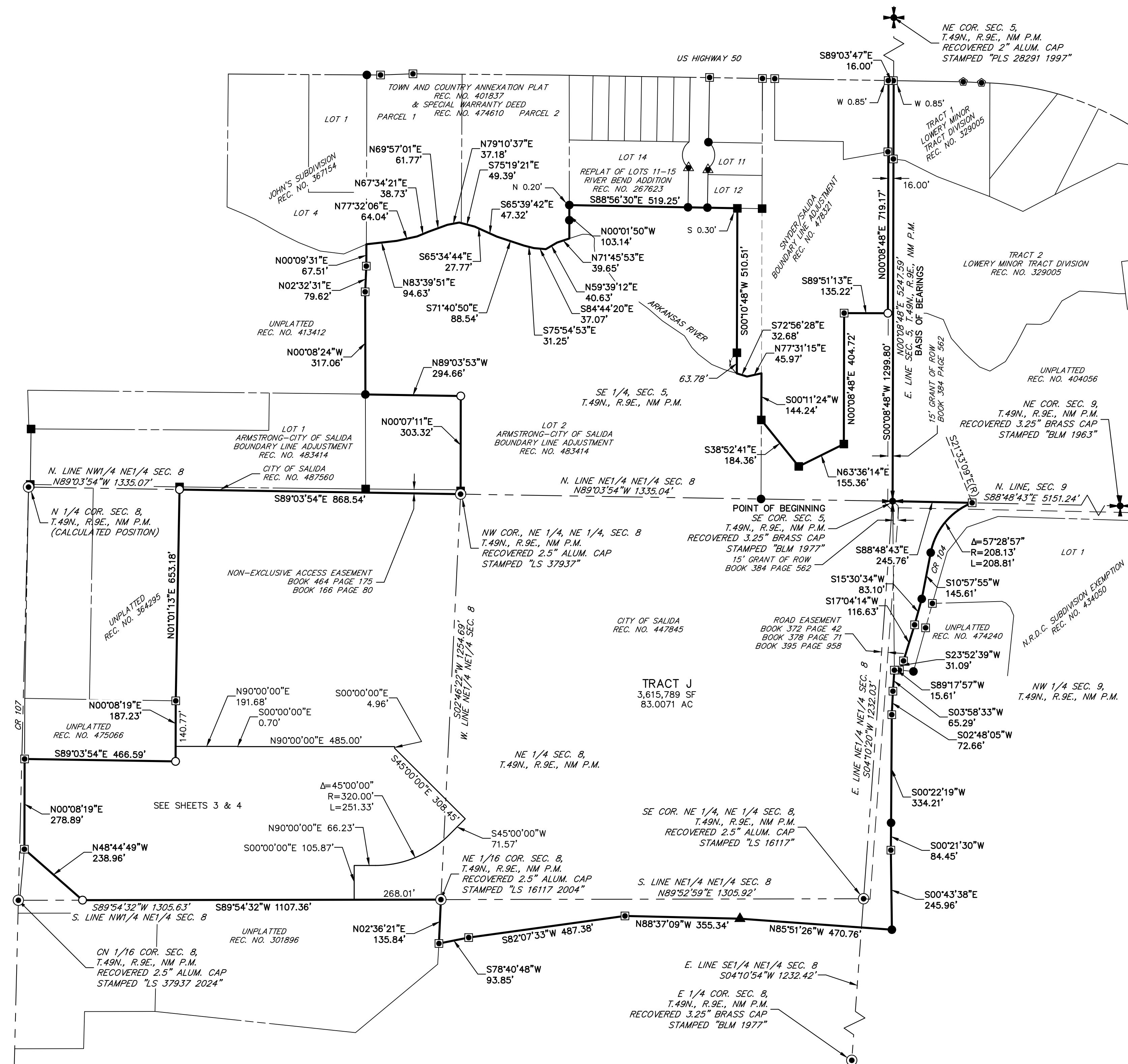
SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT
JOB NO. 25314.00
SEPTEMBER 2, 2025
SHEET 1 OF 4



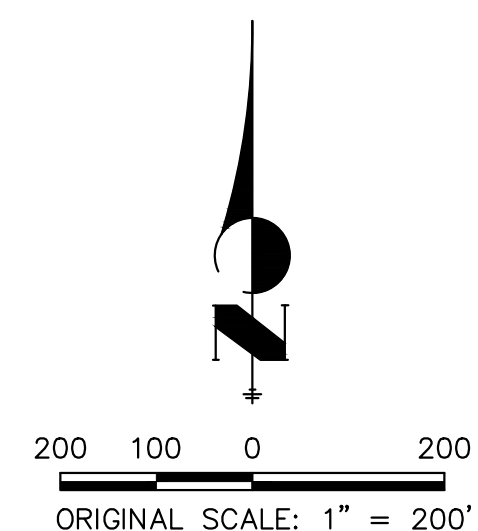
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SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT **PHASE 1**

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- LEGEND**
- RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 16117"
 - RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
 - RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 37937"
 - RECOVERED 1.25" ALUMINUM CAP STAMPED "PLS 7608"
 - RECOVERED 1.25" RED PLASTIC CAP STAMPED "PLS 26626"
 - RECOVERED 3.25" BRASS CDOT ROW MONUMENT
 - CARDINAL DIRECTION FROM BOUNDARY CORNER TO MONUMENT (NORTH, SOUTH, EAST, WEST)



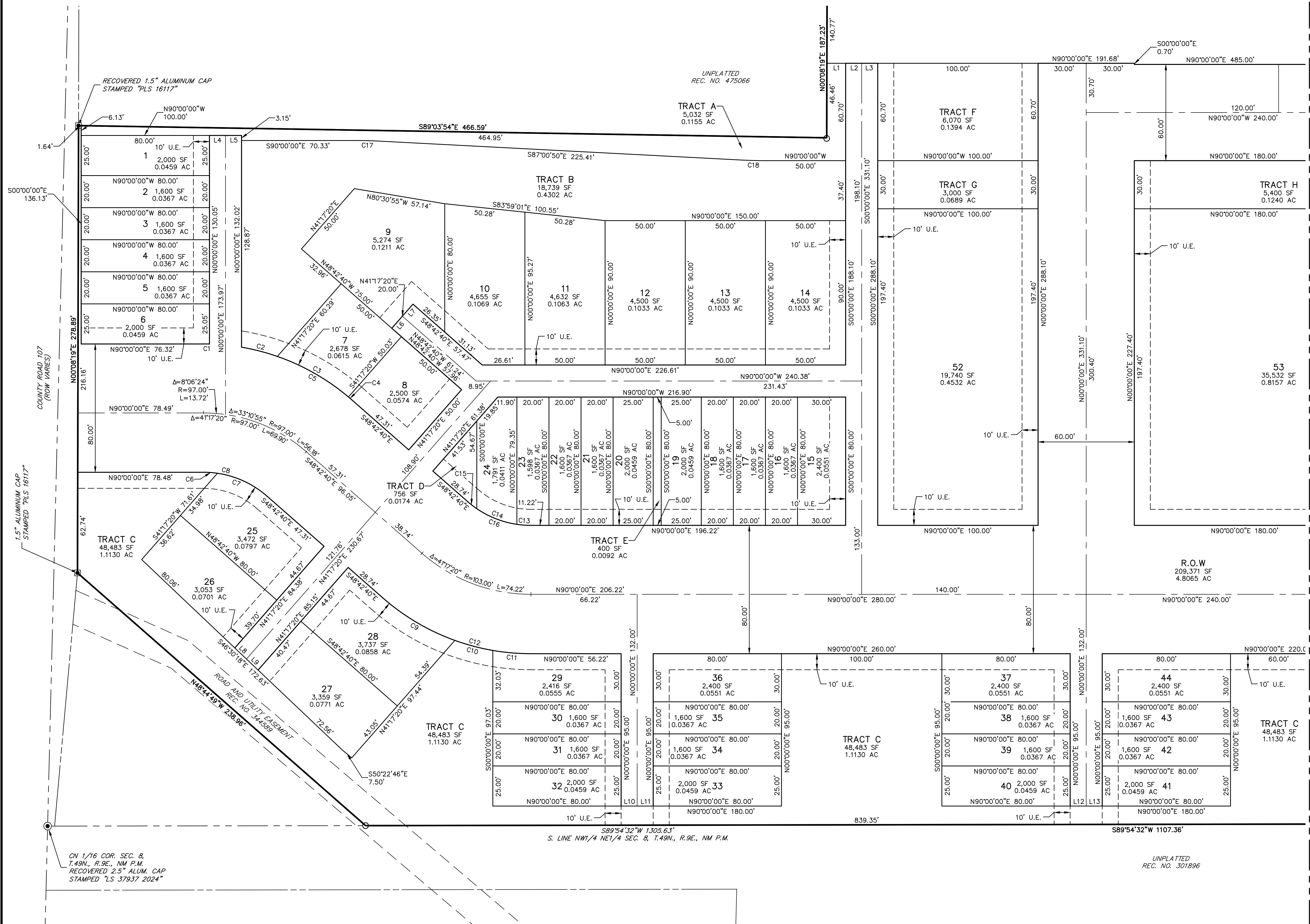
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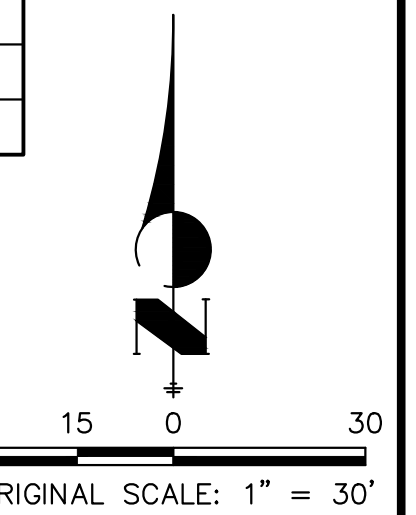
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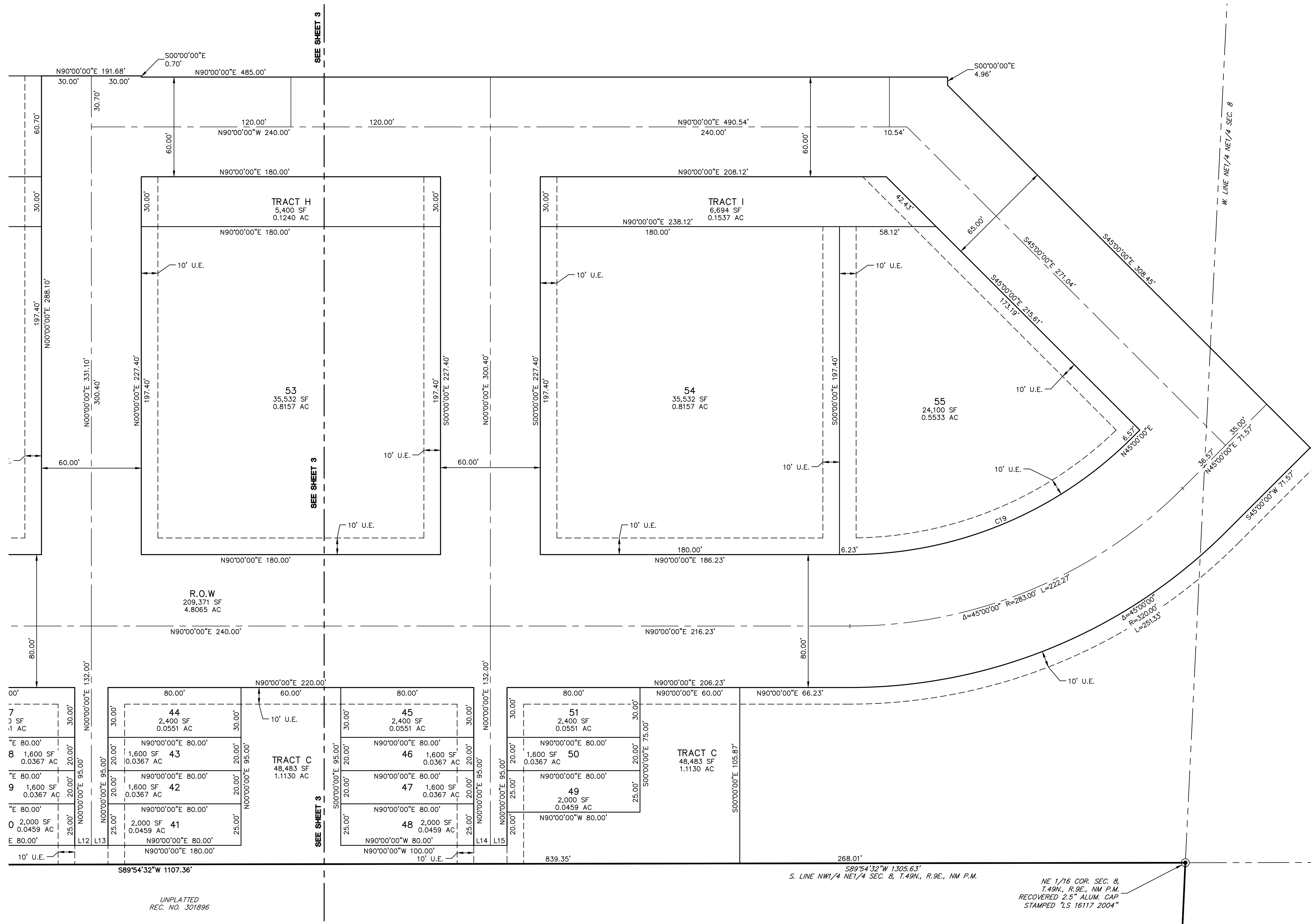
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SHEET 3 OF 4



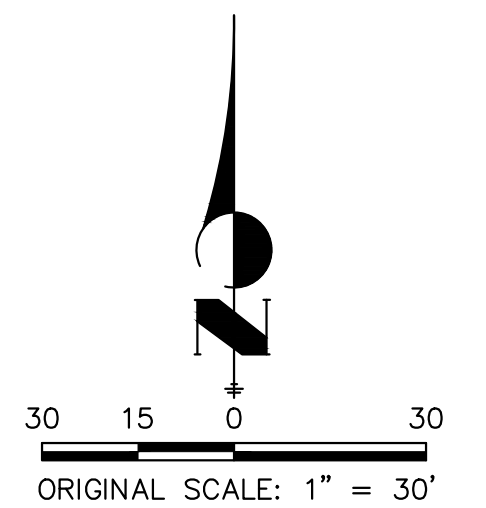
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SOUTH ARK NEIGHBORHOOD
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SHEET 4 OF 4

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PUBLIC NOTICE

Notice of Public Hearing Before the Salida Planning Commission and the City Council for the City of Salida Concerning a Major Impact Development Application for the City of Salida - South Ark Neighborhood Major Subdivision and Replat

To All Members of the Public And Interested Persons: Please Take Notice that on **September 22, 2025** 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://zoom.us/webinar/register/WN_xix49vp6TRKd4wWX5LzyUw

The hearing is regarding applications for the City of Salida South Arkansas Property Major Impact application for a Major Subdivision for the 93.50-acre property located between County Roads 104 and 107 south of Highway 50 (Parcel No. 380708100001). The City is considering the petition to subdivide the parcel into 55 development lots, 10 tracts for open space, drainage, and stormwater, and public street rights-of-way on 4.8 acres located in the southeast portion of the property. The property was previously annexed into the City and zoned R-3 high-density residential as part of the Vandever Ranch Planned Development.

The Planning Commission will review the subdivision plat and supportive information and make a recommendation to City Council. On **October 7, 2025** at or about the hour of 6:00 p.m., a public hearing will be conducted by the **City of Salida City Council** regarding the aforementioned petition at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: https://zoom.us/webinar/register/WN_lJlzcmlQTggcTEDom-hRz5A

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department by contacting kristen.hodges@cityof-salida.com (719) 530-2625.

*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 link so your comments can be made part of the record.

Published in The Mountain Mail September 5, 2025.

From: COEngServices <COEngServices@atmosenergy.com>
Sent: Thursday, September 4, 2025 11:09 AM
To: Kristen Hodges
Cc: Higgins, Dan
Subject: FW: Agency Review: South Ark Neighborhood Major Sub + Replat
Attachments: Agency Review Form.docx; SArk_MajorImpactApplication.pdf; 2531400FP01-PHASE 1.pdf; SitePlan_SouthArkMasterPlan.pdf

Kristen: Our comments below:

Atmos Energy Corporation has natural gas facilities in and around the project site. Please contact the Utility Notification Center of Colorado at 1-800-922-1987 or 811 prior to digging, staking or otherwise disturbing existing grade.

There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in utility easements. If easement is adjacent to zero-setback lot, then easement must be 15' wide (min.). Landscaping shall not substantially impair or impede access to Company facilities. Bushes and shrubs having a mature or controlled height of 36 inches or less are permitted within the easement, but shall not be placed or planted within 10 feet of any Company pipe. Decorative or ornamental trees having a mature or controlled height of 96" inches or less shall not be placed or planted within 15 feet of any Company pipe. The Company shall not be responsible for the condition of or damage to any landscaping within its easements.

Upon request, Customer shall provide non-exclusive 10'-wide (min.) utility easements to accommodate any/all Atmos facilities where none are otherwise called out and/or provided for by Recorded Plat, but are required to serve the project per Atmos designs. Any easements thusly created shall be provided for by separate document and recorded at the Weld County Clerk & Recorder's Office by the Customer and provided to Atmos prior to the start of installation.

To initiate gas service and design, please contact:

<https://www.atmosenergy.com/customer-service/builder-developer-resources/>

To register and create a Builder Portal account, call our Builder Services team at 866.332.8667 (available Monday - Friday 7 am to 6 pm, CST), or Email Builder Services at builderservices@atmosenergy.com

Thank you,

Juan A Prieto Arias P.E. | Manager Engineering Services | Atmos Energy Corporation | Colorado-Kansas Division | 303-831-5694 Office | Juan.PrietoArias@atmosenergy.com | www.atmosenergy.com

From: Kristen Hodges <Kristen.Hodges@cityofsalida.com>
Sent: Thursday, September 4, 2025 10:05 AM
To: Kristen Hodges <Kristen.Hodges@cityofsalida.com>
Subject: [EXT] Agency Review: South Ark Neighborhood Major Sub + Replat

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 17, 2025

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Kristen Hodges

Re: South Ark Neighborhood

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **South Ark Neighborhood** and requests that the yellow-highlighted easements on the attached pages below are added to the plat.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along the west side of the subject property, and underground electric distribution facilities in the southwest corner of the property. The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer/s), a Right-of-Way Agent will need to be contacted by the Designer.

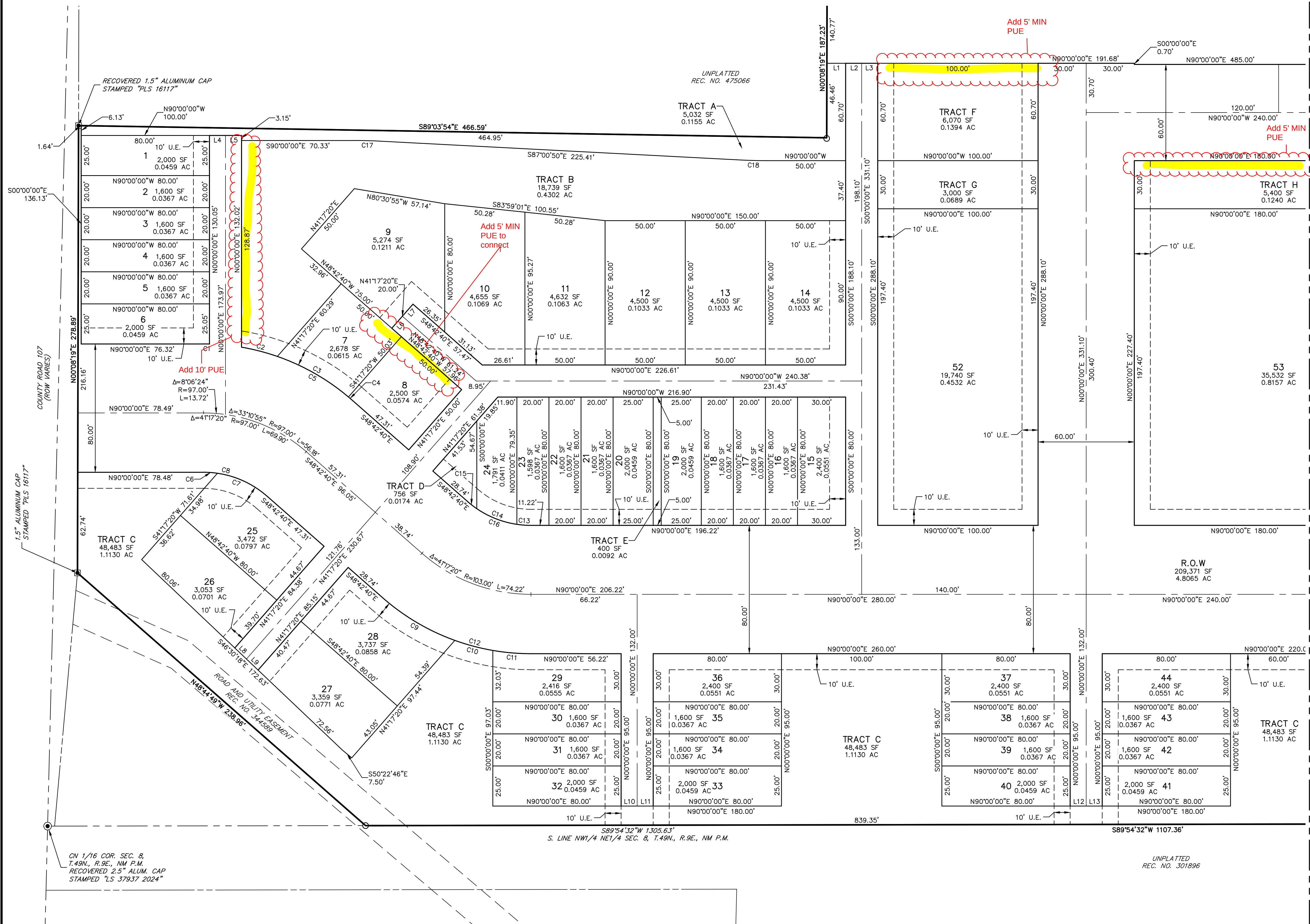
As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Although “branded” as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

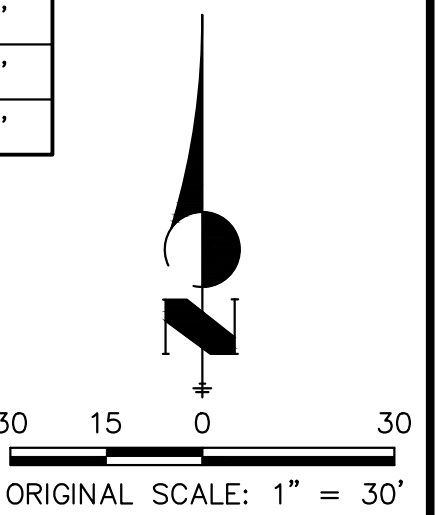
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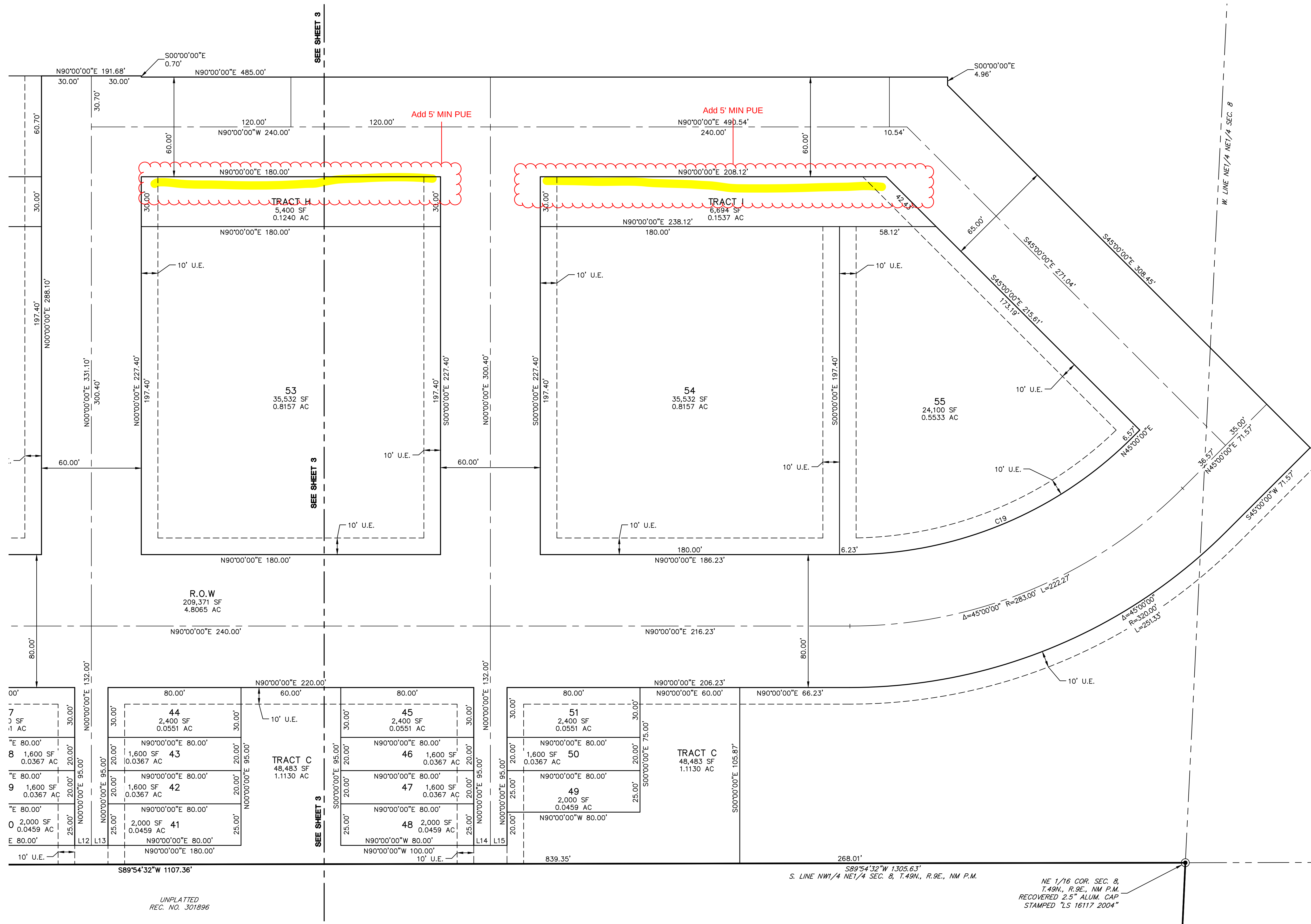
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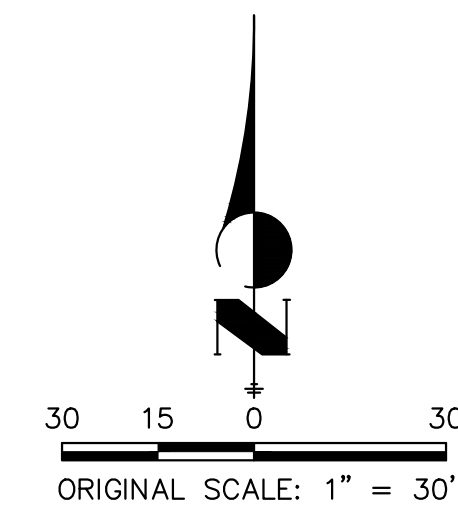
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