



Planning Commission Regular Meeting

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

February 23, 2026 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

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Call to Order by Chairman

Roll Call

Approval of the Minutes

1. Approve Minutes

Approve the Minutes from the 1.26.2026 Regular Meeting

Unscheduled Citizens

Amendment(s) to Agenda

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. Review & Recommendation for the Amendment to the South Ark Neighborhood Planned Development Substantial Modification

Updates

Unfinished Business

New Business

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

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.

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.

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Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 26, 2026 at 6:00 PM

Minutes

Email public comments to: planning@cityofsalida.com

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Call to Order by Chairman

Roll Call

PRESENT

Commissioner, Co-Chair Francie Bomer
Commissioner Dan Bush
Commissioner Aaron Derwingson
Commissioner, Chairman Greg Follet
Commissioner Kenny Layton
Alternate Commissioner Salty Riggs
Alternate Commissioner Sara Walsh

ABSENT

None

Approval of the Minutes

1. Approve Minutes of January 13, 2026

Commissioner, Co-Chair Bomer moved to Approve the Minutes of the January 13 Regular Planning Commission Meeting, seconded by Commissioner Layton.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Alternate Commissioner Riggs, Alternate Commissioner Walsh

Voting Nay: None

Abstaining: None

MOTION PASSED.

Unscheduled Citizens

Amendment(s) to Agenda

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Public Hearings

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2. Recommendation on Proposed R2 Zoning for the 5-H LLC Annexation

Commissioner, Co-Chair Bomer moved to Recommend City Council to Approve the zoning of the 5-H LLC subject property to R2 Medium-Density Residential, as it meets the applicable review standards, seconded by Alternate Commissioner Riggs.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Alternate Commissioner Riggs, Alternate Commissioner Walsh

Voting Nay: None

Abstaining: None

MOTION PASSED.

3. Code Text Amendment to Implement State Requirements Related to the Prohibition Of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005

Commissioner, Co-Chair Bomer moved to Recommend City Council Approve the attached ordinance updating Section 16-4-80 of the Salida Land Use Code to comply with Senate Bill 24-005 related to nonfunctional turf, artificial turf, and invasive plant species, seconded by Commissioner Derwingson.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Alternate Commissioner Riggs, Alternate Commissioner Walsh

Voting Nay: None

Abstaining: None

MOTION PASSED.

Updates

Unfinished Business

New Business

Commissioners' Comments

Adjourn

Commissioner, Co-Chair Bomer moved to Adjourn, seconded by Alternate Commissioner Riggs.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Alternate Commissioner Riggs,

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Alternate Commissioner Walsh
Voting Nay: None
Abstaining: None

MOTION PASSED.

Alternate Notice

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: 2/23/2026

AGENDA ITEM TITLE: Review & Recommendation for the Amendment to the South Ark Neighborhood Planned Development Substantial Modification

AGENDA SECTION: Public Hearing

REQUEST OVERVIEW

The request is to amend the South Ark Neighborhood Planned Development (PD) Modification (Ordinance 2023-16) of the Vandaveer Ranch Overall Development Plan (ODP). The subject property is approximately 93.5 acres in size and consists of four Vandaveer Planning Areas (VPAs): 1, 7, 8, & 9. The property is owned by the City of Salida, which is the applicant, and is located south of Highway 50 east of CR 107 and west of CR 104.



South Ark Neighborhood Illustrated Master Plan

The PD modification request proposes a variety of general clarifications, as well as updates to architectural and dimensional standards, affordable (and other workforce) housing provisions, and review processes. Details of these proposed changes are described below under “Details of Request.”

PROCESS

An application for a substantial modification to an approved Planned Development must follow a two-step process. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.

The City Council has final decision-making authority in such applications. During the review of any proposed substantial modification to the PD, the City Council may require such new conditions of approval as are necessary to ensure that the development will be compatible with the current community standards and regulations. This shall include, but not be limited to, applying the portions of the PD which have not obtained building permits, or are subject to the proposed amendment, any new community policies or regulations which have been implemented since the PD was originally approved. An applicant may withdraw a proposed modification at any time during the review process. A request for a substantial modification shall be accompanied by the same type and quality of information as was necessary for the original PD Development Plan approval and shall include a map, if applicable, of the entire PD Development Plan area which clearly defines that portion which is proposed for modification and a written justification of the proposed modification, including a discussion of any changes in impact which would result from the modification.

BACKGROUND

In 2004, the City of Salida purchased approximately 200 acres of the former Vandaveer Ranch for the purposes of water rights and future development potential. An overall development plan (ODP) was created for the entire site in 2006 to provide for a variety of residential, commercial, recreational and open space opportunities and was subsequently updated in 2011.

Between 2016 and 2018, following additional planning efforts and projects that did not materialize, approximately half of the entire ODP area (east of the subject site) was sold off to a variety of private developers and other public entities. This left approximately 93.5 acres remaining on the western side of the ODP with the City of Salida.

The ODP was then amended again in 2020 via the Confluent Park PD Modification which affected only VPA-5.

In late 2022, City Council directed staff to initiate a new master planning process for the remaining city-owned property (the “South Ark Neighborhood”) to respond to the growing housing crisis in the city. The end result was the “South Ark Neighborhood PD Modification” (Ord 2023-16) which established a plan for primarily residential uses (up to 400 primary units) on the southwestern roughly 30-acre portion of the site, plus 60 acres of parks and open space uses on the rest of the site. A number of affordability requirements were also established for the property including:

- Minimum 50% affordable workforce units overall and per phase
- 25% non-income-based designated specifically for workforce
- Maximum rent and for-sale prices based on Chaffee County AMI’s
- Mix of affordable housing types
- Other parameters

Since adoption of the South Ark Neighborhood PD Modification, in fall of 2025, the city went to bid for the initial phase of infrastructure and selected a general contractor to begin work immediately. At the same time, the Major Subdivision for Phase 1 was also reviewed and approved by City Council. This consisted of 55 total lots with capacity for up to approximately 150 residential units; 10 tracts for open space, drainage, and stormwater; and public street rights-of-way on 4.8 acres. Shortly after the subdivision was processed, the City of Salida issued a Request for Proposal for an Owner's Representative (OR) for the South Ark Neighborhood. The primary role of the OR is to assist with strategic planning for the financial side of the development plans and to help identify developer(s) to build out Phase I residential.

The City has been successful in receiving multiple grants and local funding commitments to provide support for design of all three phases and construction of Phase 1 infrastructure. The City has been working with the OR to work towards this goal, and together, the team has identified language in the South Ark Neighborhood Planned Development that need updating in order to better reach these goals.

DETAILS OF REQUEST

The proposed modifications consist of mainly four categories:

1. General Clarifications.

- a. Streetscape design and modification language clarified
- b. Exhibit B has been updated to show a previous portion of SA-1 changing to POS as the land is too steep and not buildable
- c. Exhibit D has been updated to show the new POS portion, mentioned above, now a part of the Ridgeline/Wash Area
- d. Caps on ADUs eliminated (1 allowed on every lot with a principal use)
- e. Instances of "Single Family" change to "Single Family Detached" to clarify use and utilize more consistent nomenclature
- f. Other minor grammatical edits
- g. Street Type D language added from the Insubstantial Modification to the South Ark PD Modification approved administratively September 4th, 2025

Now that the infrastructure for Phase 1 is underway, there is more information on site regarding existing conditions and buildable areas. What was previously identified as SA-1 is too steep for feasible construction and is better suited to act as parks & open space. Additionally, Public Works Director has reviewed and approved infrastructure construction drawings which are accepted for this phase of development.

In late 2025, City Council directed staff to update the Land Use Code (LUC) to allow Salida to become an ADU Supportive Jurisdiction. As a result, 1 ADU shall be allowed on all residential lots, accessory to a principal dwelling unit. To align with the code updates, the caps on ADUs have been eliminated from the PD.

Uses of "Single Family" in the PD updated to "Single Family Detached" to create better distinction between stand-alone single family units and "Single Family Attached" which is used to specify townhomes and duplexes.

2. Architectural and Dimensional Standards Updated

- a. Side setbacks at attached units clarified
- b. Minimum Density for SA-2 increased per new Subdivision Plat needs

- c. Language around roof forms, courtyards, and front door design standards updated for greater flexibility and feasibility

For clarification for developers, specifically those unfamiliar with Salida's LUC, the side setbacks between attached units has been clarified.

Now that the Phase 1 Major Subdivision has been approved and recorded, details of the subdivision's implementation of the South Ark PD have become clearer. The minimum density of SA-2 needs to be slightly increased to allow lots identified in the Master Plan as intended for single-family detached homes to act as such. Similarly, some original language in the PD regarding orientations of courtyards and front doors also needs to be updated to respond to the layout of the subdivision.

Language around roof design is proposed to be changed to allow more design flexibility across lots and respond to larger multi-family structure needs. Additionally, this will relieve staff burden from administering the PD.

3. Affordable & Workforce Housing Provisions Updated

- a. Non-income-based workforce housing unit percentages decreased from 25% to 10% for entire development and per phase
- b. The minimum required share of affordable workforce housing units provided as for-sale and as rental units has been reduced from 40% to 25% each
- c. Total affordable workforce housing unit percentages for the entire development decreased from 50% to 33%; phasing language also reflects this change
- d. Timing of affordable workforce housing units clarified between phases
- e. Timing and concurrency between affordable workforce housing and market-rate units updated
- f. Refining eligibility of public and non-profit housing units towards affordable housing minimum requirements
- g. Certificate of Occupancy ratios of 1 in 3 restricted to market-rate unit timing updated to 1 in 6 for total residential units constructed within a bulk lot development by a single developer

Since adoption of the PD in 2023, market conditions and the practicalities of maintaining/enforcing high affordable housing requirements have evolved. The PD was approved during a period of lower construction costs and early-stage inclusionary housing policy implementation. As the project moves from concept into execution, updated cost estimates, infrastructure obligations, and financing conditions have highlighted the need to refine certain requirements to ensure development can proceed while still advancing the community's housing goals.

The proposed amendments adjust the unit mix and affordability framework by recalibrating workforce and affordable workforce housing requirements, including updates to the non-income-based workforce housing percentage, the for-sale and for-rent affordable workforce housing percentages, and the overall affordable workforce housing minimum. Additional revisions clarify how affordable housing requirements apply across phases, update timing and concurrency provisions to provide greater flexibility between development partners, and refine eligibility standards so that qualifying public and nonprofit housing units may count toward the minimum affordable housing requirements. Collectively, these changes are intended to improve clarity, strengthen implementation, and preserve a meaningful affordable housing commitment while supporting a development structure that can realistically move forward.

4. Review Procedures Clarified

- a. Procedure for principal uses permitted by right clarified
- b. Procedure for Administrative Review updated to reflect recent Land Use Code adoption language and process
- c. Review by other boards and commissions clarified
- d. Clarification of review processes for various use types and intensities in each residential district, including certain use types that were inadvertently omitted from the original PD Modification (e.g. multi-family in SA-2)

To better align with Salida’s recently adopted new LUC, language has been added to clarify review procedures. Additionally, for clarity for developers, specifically those unfamiliar with Salida’s LUC, general review procedures have been outlined directly in the PD language.

OTHER CLARIFICATIONS/UPDATES

The City will be working with the Owner’s Representative this year to initiate lot sales within the PD area. The City’s intent is to market and sell lots in bulk through a competitive Request for Proposals (RFP) process in order to attract qualified development partners and support timely implementation. As part of this process, the City anticipates further coordination and negotiation regarding the specific affordable workforce housing obligations, including how required units will be distributed to meet the current affordability framework. Based on updated percentages mentioned above, the overall affordable to market-rate unit mix is expected to fall within the range of approximately one affordable unit for every three to four total units, depending on how affordable workforce units are allocated at the time of conveyance. The RFP process will also provide an opportunity for the City and OR to confirm compliance with applicable architectural and design standards and to evaluate proposals for consistency with the intended character and quality of development within the PD.

REQUIREMENTS FOR APPROVAL OF SUBSTANTIAL MODIFICATIONS TO A PD:

Section 16-8-30(g) “Post-Decision Actions and Limitations,” Section (5) “Modification or Amendment of Approval” says that any substantial modifications to approved plans shall require a new application submitted and reviewed in accordance with the full procedure.

Section 16-8-40(b) “Rezoning to Planned Development Overlay” Section (3)e2a Rezoning to PD Approval Criteria: In reviewing a proposed PD, the Planning Commission and City Council shall consider whether and to what extent the PD:

Meets the general approval criteria in 16-8-30(f)(4):

- 1) Compliance with this Code: The proposed use and development shall comply with the applicable standards in this Code, including but not limited to zoning districts, use regulations, and development standards, unless the standard is lawfully modified.
 - ✓ The proposed modification use and development complies with the applicable standards in this Code and those defined in the PD Modification.
- 2) Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable standards or requirements of federal, state, or other local government control of the property or the current or proposed use of the property.
 - ✓ The proposed modification use and development complies with all other City regulations and with all applicable standards with the proposed use of the property.
- 3) Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat

approval for all or part of the property that is in effect and not proposed to be changed. This criterion includes consistency with approved development phasing plans and the installation of public improvements.

- ✓ The proposed modification use and development is consistent with the terms and conditions of the prior land use approvals for this property. This modification does not change the originally proposed phases or the planned installation of public improvements.
- 4) Consistency with Adopted Plans: The proposed use and development are consistent with applicable City policies of the Comprehensive Plan and other adopted City plans and policies.
- ✓ The proposed modification use and development is consistent with the applicable City Policies, including the Comprehensive Plan. The development works towards the City's goals including but not limited to affordable housing, open space, providing a variety of housing types, etc.

Meets the approval criteria for rezonings in 16-8-40(a)(3)e.2.a):

- 5) The proposed amendment is generally consistent with the Comprehensive Plan.
- ✓ The proposed modification is consistent with the Comprehensive Plan for the reasons mentioned in 4) above.
- 6) The proposed amendment is consistent with the purpose of the zoning district which the property is proposed to be designated.
- ✓ The proposed modification use and development is not changing the zoning designations identified within the PD.
- 7) The development allowed by the proposed zoning would be compatible with surrounding zoning districts, land uses, and neighborhood character of properties within City limits; or compatible with future anticipated zoning districts, land uses, and neighborhood character of properties within City limits.
- ✓ The proposed modification use and development retains its original compatibility with the surrounding zoning districts, land uses, and neighborhood character of properties within City limits.

And Meets the Following:

- 8) Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design that achieves a higher quality standard than could otherwise be achieved through strict application of a base zoning district.
- ✓ The South Ark Neighborhood is a unique property and provides substantial benefit to the City with its affordable housing efforts.
- 9) Meets all applicable standards of this Code not expressly modified by the PD application, including but limited to standards in Article 16-4, Development & Design Standards, and Article 16-9, Inclusionary Housing.
- ✓ The proposed modification use and development meets all other applicable standards of this Code not modified by the PD .
- 10) Provides a variety of housing types and densities, if residential is proposed as part of the PD.
- ✓ The proposed modification use and development provides adequate development space for single-family detached, attached (townhomes and duplexes) and several multi-family lots.

STAFF RECOMMENDATION:

The application is in compliance with the review standards for Substantial Modifications to a Planned Development and is consistent with the efficient development and preservation of the South Ark Neighborhood PD. The modification will accommodate appropriate development to support the housing goals of the city.

Staff recommends the Planning Commission approve the proposed substantial modification as it is consistent with the Code and findings have been met.

RECOMMENDED MOTION:

“I move to _____ the proposed Substantial Modification to the South Ark Neighborhood PD as proposed as it meets the intent of the applicable review standards for a Substantial Modifications to a Planned Development.”

Attachments:

- A. Redlined PD Text Modifications with amended exhibits
- B. Ordinance 2023-16 with all exhibits
- C. Application Materials
- D. Proof of Publication

NARRATIVE REQUEST
Proposed Amendments to the
“South Ark Neighborhood” PD Modification (Ordinance 2023-16)

Section Two

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

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Section Four

~~The South Ark Neighborhood Parks and Open Space Map shall be amended as shown in Exhibit D attached hereto. 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.~~

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Section Five

Planning Area Entitlements Chart

Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units¹	Non-residential² 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 detached, 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

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Section Six

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 detached dwelling units
- Duplex dwelling units
- Residential Multi-Family (3-4 units)
- Attached townhomes with no more than eight-four (84) units per structure

Principal Uses Allowed by Administrative Review:

- Attached townhomes with no more than 5-8 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 associated with 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 detached dwelling units
- Duplex dwelling units
- Residential Multi-Family (3-4 units)
- Attached townhomes with no more than eight-four (84) units per structure
- ~~Residential Multi-Family (5-19 units)~~

Principal Uses Allowed by Administrative Review:

- Attached townhomes with no more than 5-8 units per structure
- Residential Multi-Family (5-19 units)
- Residential Multi-Family (20+ units)

Accessory Uses Permitted with Conditions (conditions in parentheses):

- Accessory dwelling units (shall comply with ADU dimensional requirements in code requirements and be associated with ~~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-four (84) 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~~

Principal Uses Allowed by Administrative Review:

- Attached townhomes with no more than 5-8 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
- 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.)

Accessory Uses Permitted with Conditions (conditions in parentheses):

- Accessory dwelling units (shall comply with ADU dimensional requirements in code requirements and be associated with ~~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 also 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 a recreation center, fishing facilities, ballfields and courts, play fields and playgrounds, trails, dog park, community supported agriculture, community gardens, passive recreational and Open Space areas.
- Public/Institutional Uses (transit center, church/religious, clubs, community buildings, government administrative facility, group homes, public parking facility, school, etc.)
- A future daycare facility shall also be allowed.

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Section Seven

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

DIMENSIONAL STANDARD	SA-1	SA-2	SA-3
Minimum Lot Area	2,400 sq. ft. single family <u>detached</u> 1,600 sq. ft. attached	2,000 sq. ft. single family <u>detached</u> 1,200 sq. ft. attached	3,200 sq. ft. 5,000 non-res sq.ft.
Minimum Lot Width	30' single family <u>detached</u> 20' attached	25' single family <u>detached</u> 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 <u>detached</u>	30', no more than 2-stories	30', no more than 2-stories	N/A
Maximum Height – <u>attached</u> , 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	4,500 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.*

****No side setbacks for interior attached units*

...

5.07 Affordable and Workforce Housing Standards

This South Ark Neighborhood PD modification shall ensure and require that a minimum of ~~thirty-three~~ ~~fifty percent~~ (~~3350~~%) 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 ~~ten~~ ~~twenty-five~~ percent (~~1025~~%) 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:

o A minimum of ~~thirty-three~~ ~~fifty~~ percent (33~~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 ~~thirty-three~~ ~~fifty~~ percent (33~~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 ~~twenty-five~~ ~~forty~~ percent (25~~40~~%) shall be reserved for affordable workforce housing *rental* units, and no fewer than ~~twenty-five~~ ~~forty~~ percent (25~~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. ~~Regardless,~~ but such residential units shall may not count ~~however~~ toward the ~~thirty-three~~ ~~fifty~~ percent (33~~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 South Ark Neighborhood zone district (and phase) shall be delivered in a manner that is reasonably concurrent 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. a. Certificate of Occupancy shall be issued at a ratio of not less than one (1) restricted unit for every six (6) total residential units constructed within a bulk lot development by a single developer.

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 thirty-three (33.50%) as defined above.

Residential Minimums/Maximums

Zone District	Net Area (acres)	Units (min)	Units (max)	ADUs (max)
SA-1	3.9	20	30	40
SA-2	10	140	155	15
SA-3	6.4	190	215	5
Total	20.3	350	400	30

...

Section Eight

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 ~~encouraged permitted, though.~~ Low-sloping or “flat” roofs should be avoided but may be allowed when integrated into an overall architectural design that is consistent with the neighborhood character. 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, where site conditions, circulation patterns, and project design allow.

- Front doors and porches of residential units should generally be oriented toward adjacent courtyards or common spaces where feasible and appropriate. ~~shall front onto the courtyard/common space.~~

...

REVIEW PROCEDURES

8.02.19 Review and Approval

a. Residential single-family detached units, duplex dwelling units, attached townhomes with no more than four (4) total units, and multi-family with no more than four (4) units per lot that are permitted by right within a specific South Ark Neighborhood zone district do not require additional discretionary review and may proceed directly to the building permit application;

b. All other residential or commercial uses permitted by right or designated as “Principal Uses Allowed by Administrative Review” shall follow the review process of SMC Section 16-8-50(a) Minor Site Plan Review;

c. Minor Site Plan Review approvals shall be limited to a determination of compliance with this Planned Development, applicable provisions of the Salida Municipal Code, and any approved development agreements.

d. Upon Minor Site Plan Review approval, an applicant may proceed directly to building permit review and issuance, subject to compliance with applicable building, fire, engineering, and safety codes.

e. The City may require reasonable technical revisions/conditions as part of the Minor Site Plan Review process but shall not impose additional discretionary design requirements beyond those set forth in this Planned Development.

f. Planning Commission or City Council review shall only be required in cases involving:

- Amendments to this Planned Development;
- Requests for variances or deviations from approved standards that are not/cannot be approved via the Minor Modification process outlined in SMC Section 16-8;
- Modifications that materially alter approved entitlements, densities, or development standards; or
- Any open space dedications or dedications of public improvements.

Section Nine

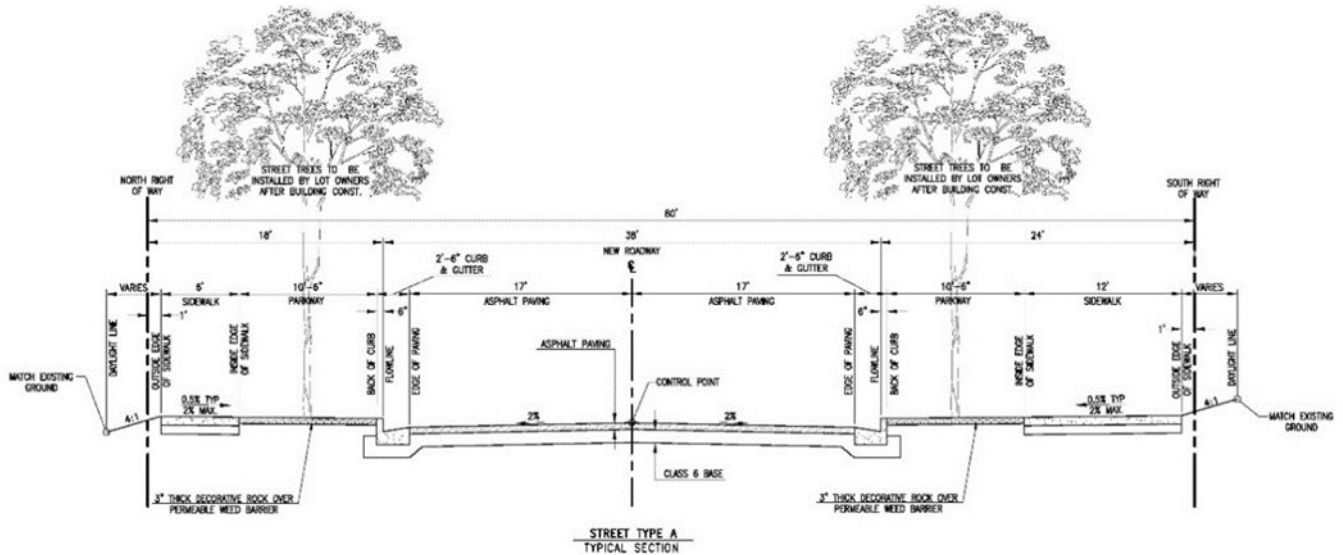
8.05.4 Street and Streetscape Design

Any modifications to the proposed street sections shall be presented with proper reasoning and determined appropriate by the Public Works Director.

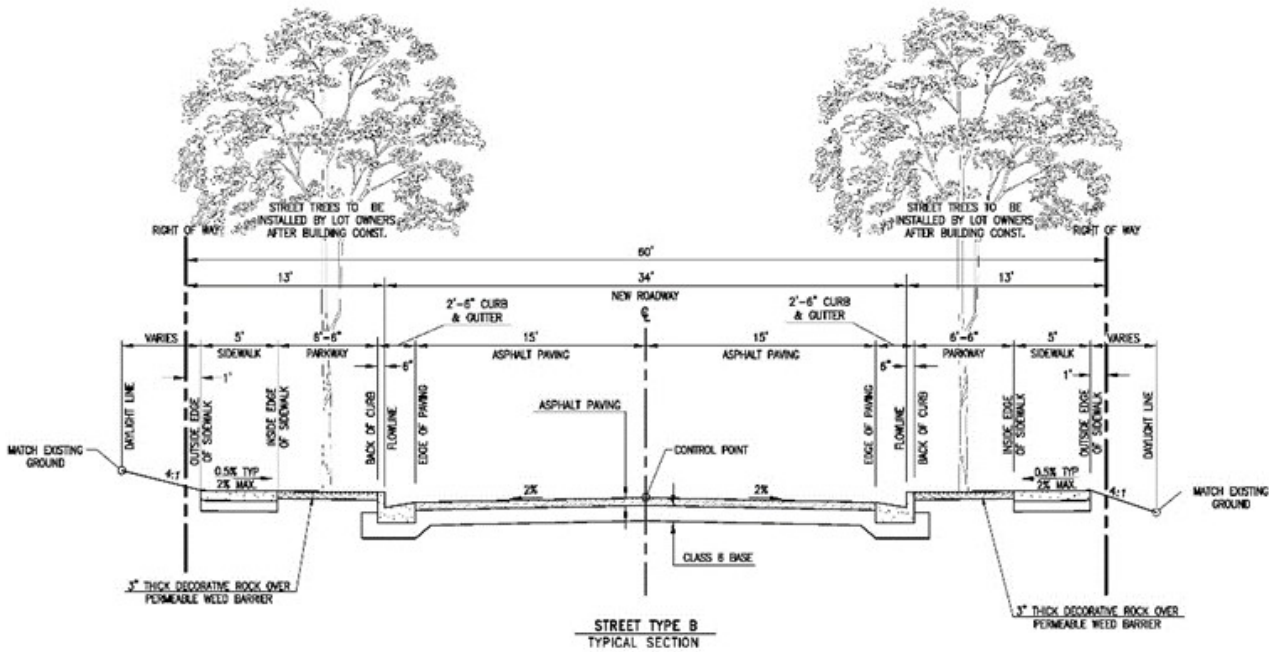
8.05.4.1 Street and Streetscape Design Specific to the South Ark Neighborhood Planned Development Modification area:

- **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. This road type may also serve as an approved street type to meet the frontage requirements of a lot.

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Exhibit B: South Ark Neighborhood Zone District Map

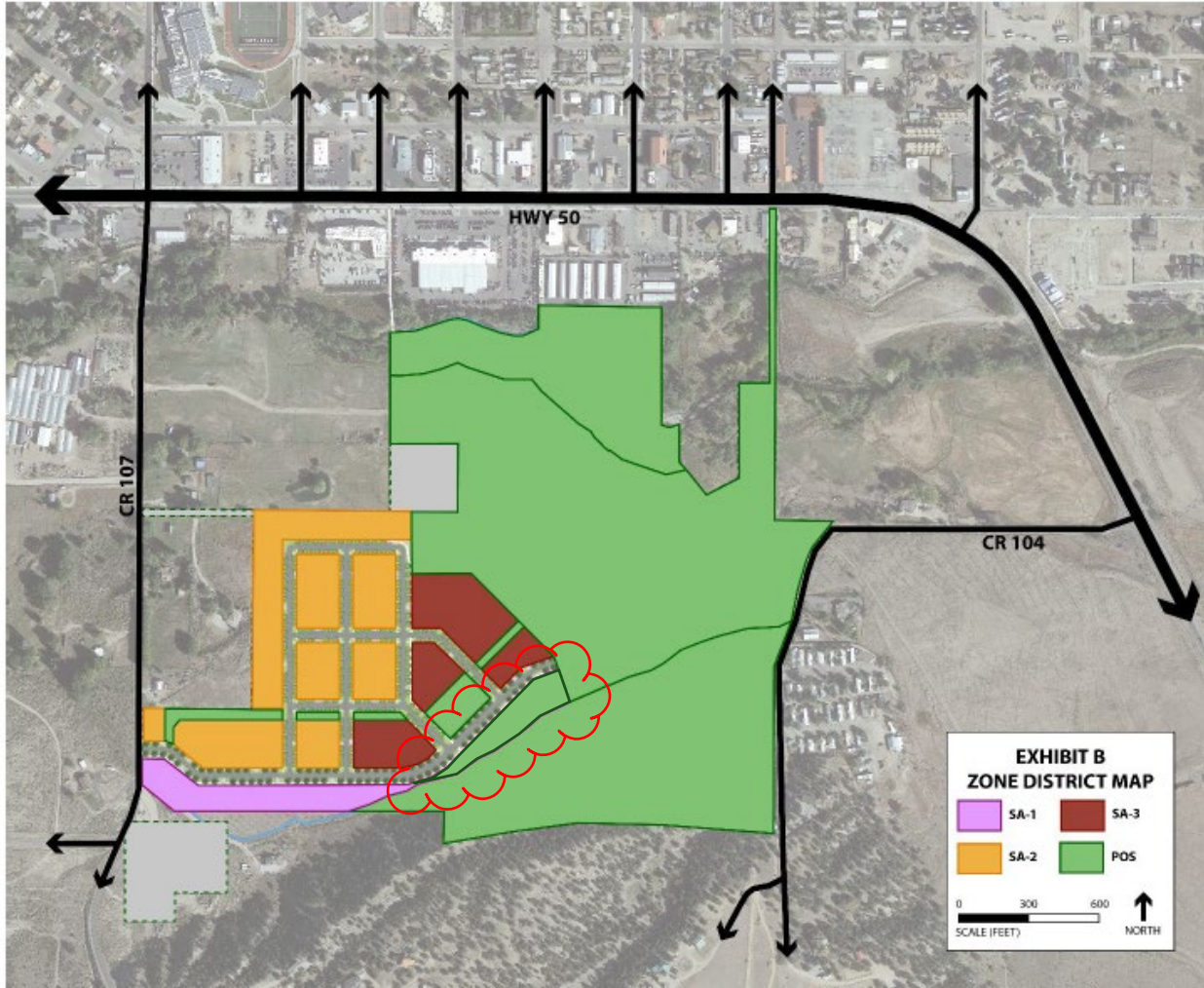
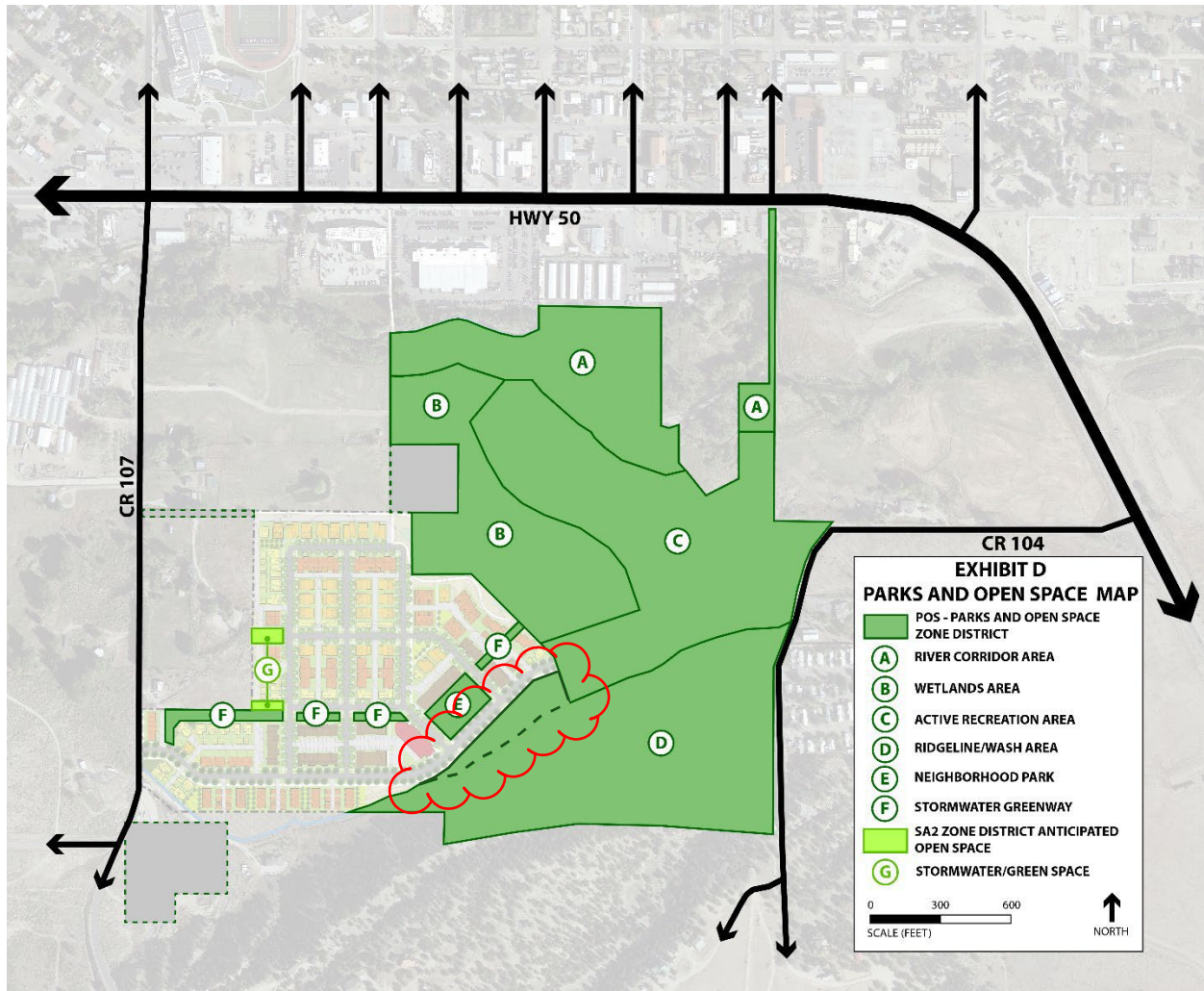


Exhibit D: South Ark Neighborhood Parks and Open Space Map



**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.

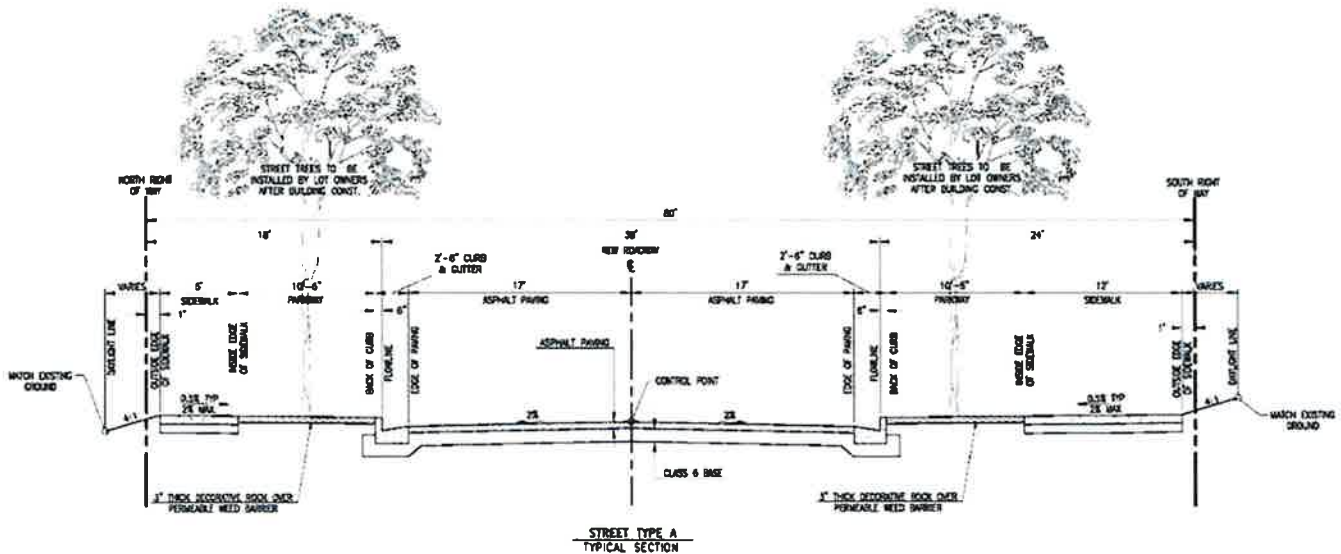
Additionally, Section 8.05.4 of Article 8 of the Vandaveer Ranch Planned Development District Overall Development Plan, entitled “Street and Streetscape Design,” shall be amended to by the addition of subsection 8.05.4.1, to read in its entirety as follows:

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

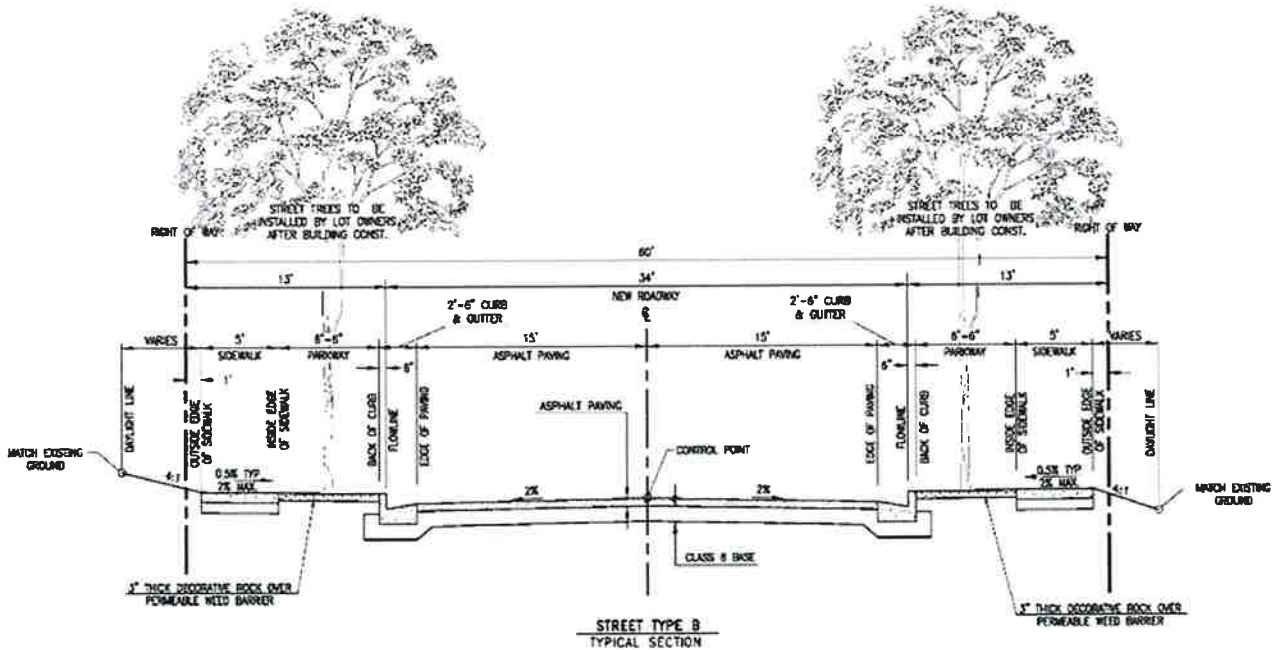
roadway; a 6' sidewalk on the north side of the roadway; a 12' multi-use path on the south side of the roadway; and a 1' buffer from back of sidewalk/multi-use path to the adjacent property line. Note that depending on parking demand estimated at time of development, the spine road could potentially 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 curb 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:

Erin Kelley

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

Erin Kelley

City Clerk/Deputy City Clerk

Exhibit A: South Ark Neighborhood Entitlements Map

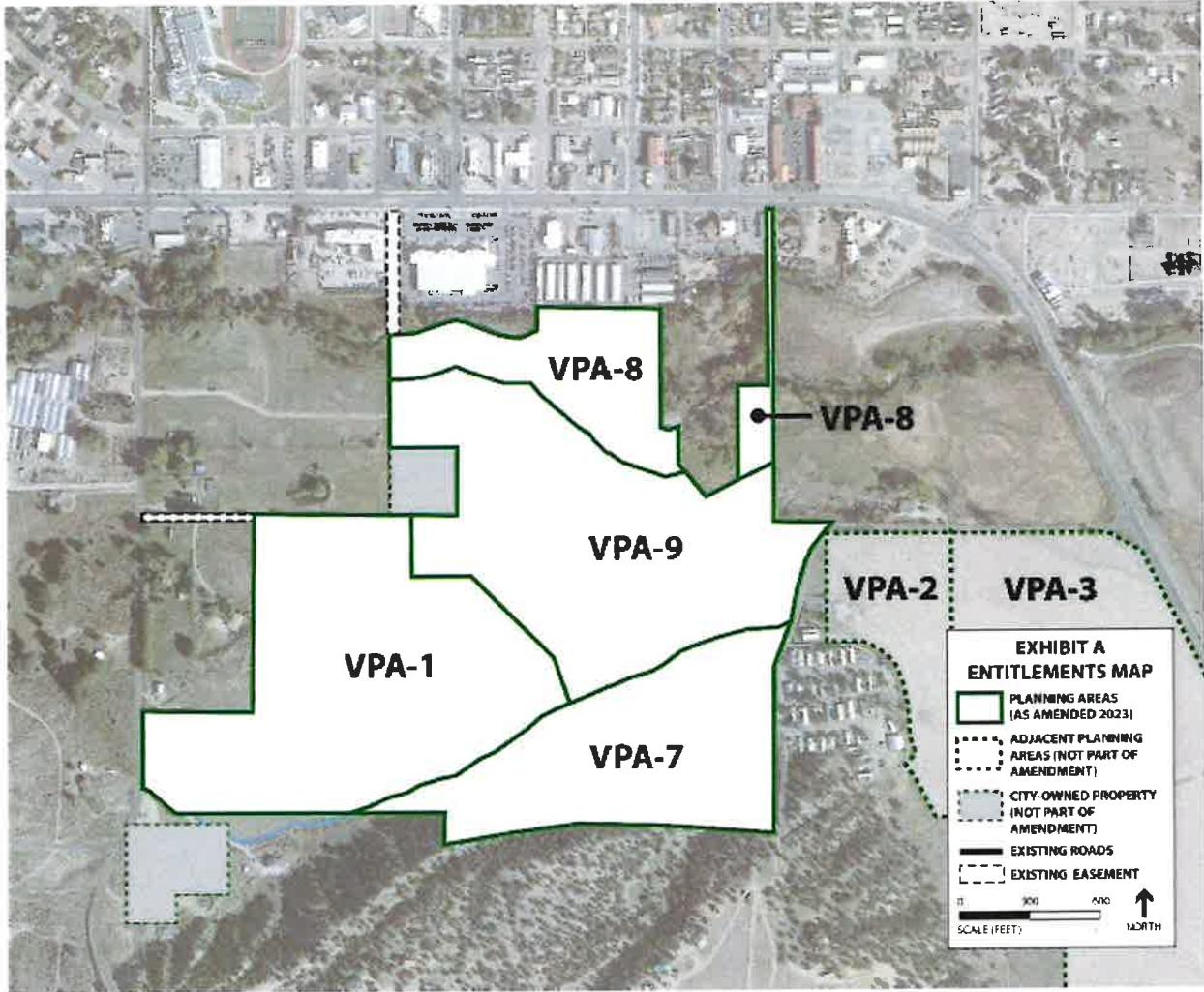


Exhibit B: South Ark Neighborhood Zone District Map

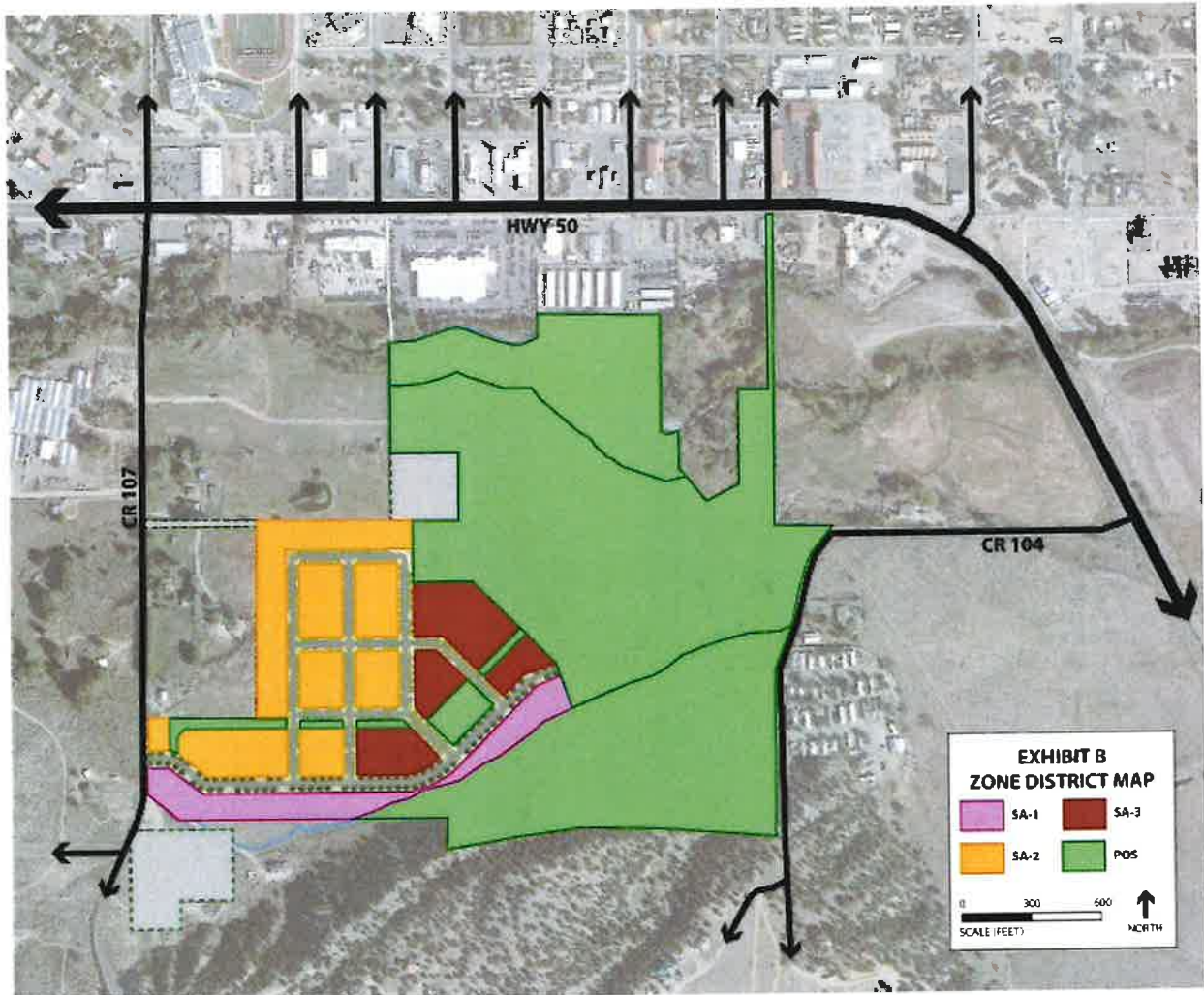


Exhibit C: South Ark Neighborhood Transportation Network Map

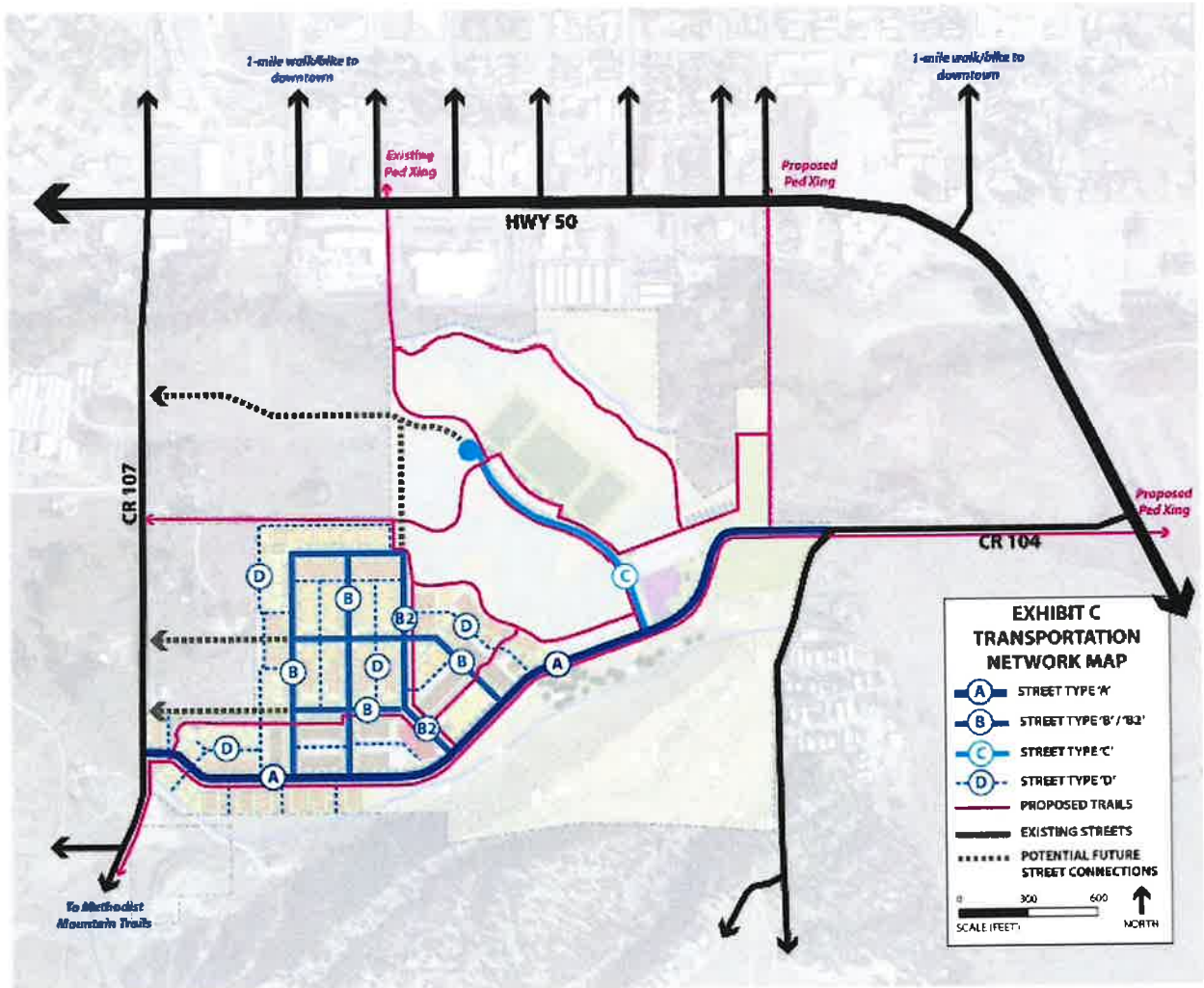
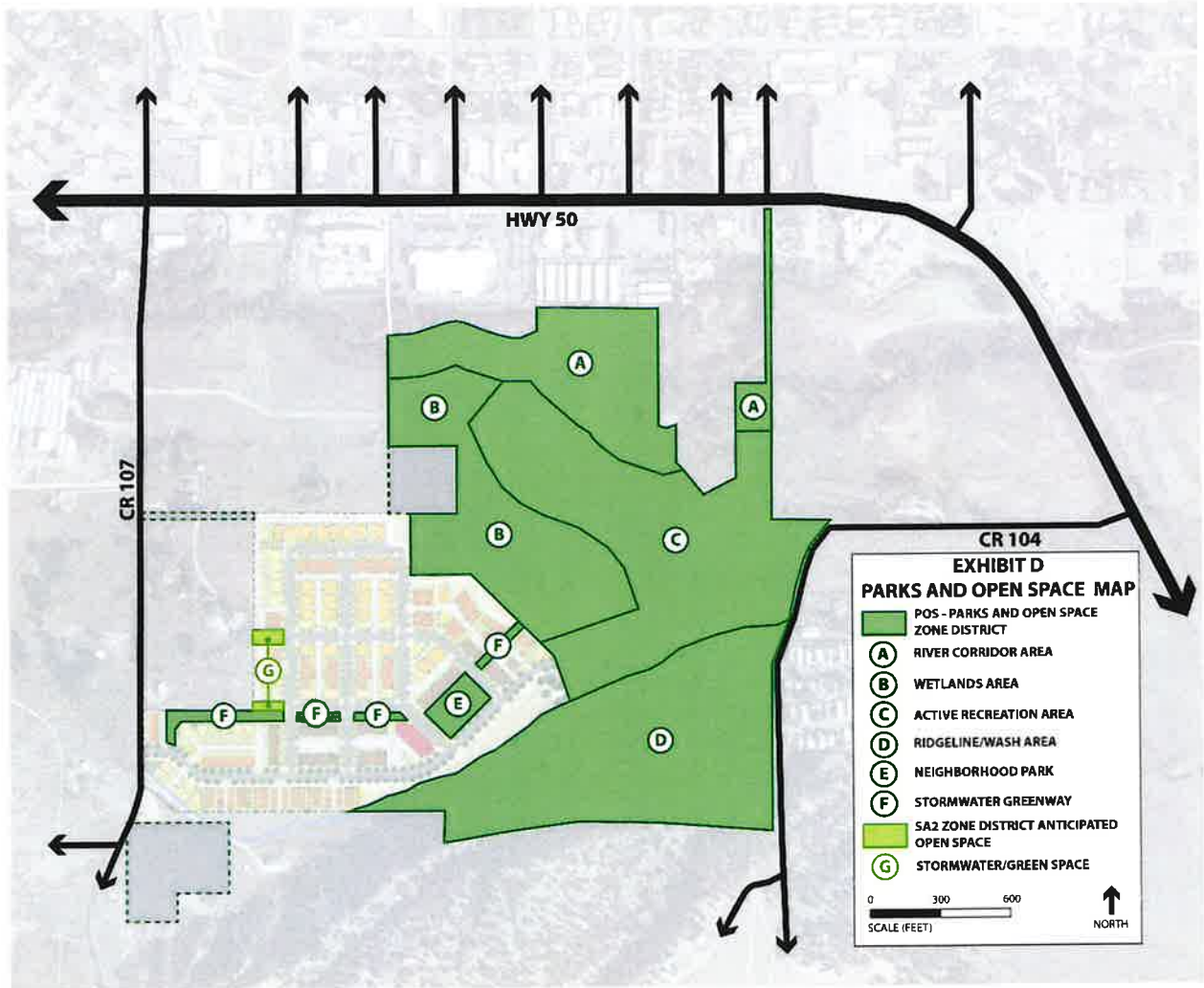


Exhibit D: South Ark Neighborhood Parks and Open Space Map





Amendment to a Planned Development Overlay

448 East First Street, Suite 112
Salida, CO 81201

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

Email: planning@cityofsalida.com

Applicant Information

Name of Applicant: City of Salida

Mailing Address: 448 E 1st St, Suite 112, Salida CO 81201

Telephone Number: 719-530-2625

Email Address: _____

A. Owner Information (if different from the applicant)

Name of Owner: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

B. Site Data

Name of Development: South Ark Neighborhood PD

Street Address: 1 South Ark Drive

Parcel number: 380708100035

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

Signature of applicant/agent _____ Date _____

Signature of property owner Christy Boen _____ Date 2/4/26



D. DEVELOPMENT PROCESS (City Code Section 16-8-40)

Please indicate which type of amendment you are applying for below (See 16-8-40(f)4 for thresholds;

- Substantial Amendment to an existing Planned Development
- Minor Amendment to an existing Planned Development

D. DEVELOPMENT PROCESS (City Code Section 16-8-40)

1. Pre-Application Conference. Required for Substantial Amendment. Optional for Minor Amendment.
2. Submit Application
3. Staff Review
4. Public Notice (Substantial Amendment only)
5. Public Hearing with Planning Commission (Substantial Amendment only)
6. Public Notice (Substantial Amendment only)
7. Public Hearing with City Council (Substantial Amendment only)

F. APPLICATION CONTENTS (City Code Section 16-8-40(b))

- 1. Amendment to a Planned Development Overlay Application**
- 2. Resubmittal of any recorded Planned Development documents that will change as a result of the Amendment.** Planned Development Overlay narrative and/or Planned Development Plan with any changes from the original submittal clearly identified (i.e. redlined.) Include any relevant dimensional standards or development standards that will be changed.
- 3. Public Notice Materials (For Substantial Amendment only)**
 - a. Postage Paid Envelopes. A list will be provided by staff to the applicant of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201. Staff will provide the notice, stuff, and send envelopes.
 - b. Staff will provide the notice to be posted on site by the applicant. Applicant is responsible for picking up and posting the notice on the property. The notice shall be visible from the closest right-of-way. Applicant is also responsible for submitting photo evidence of posting the public notice a minimum of 15 days prior to the public hearing.
- 4. Written Statement.** Describe all changes from the original submittal and how the application continues to meet the general approval criteria 16-8-30(f)(4) and the approval criteria for Rezoning 16-8-40(a)(3)e.2.a. as well as the specific Rezoning to a Planned Development Criteria, 16-8-40(e)(2)(a).
- 5. Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the application such as updated construction schedule, phasing information, Drainage Study/Plan, Traffic Impact Study, Grading Plan (If required by Public Works Director)
- 6. Application Fee** (Per Fee Schedule, cash or check made out to City of Salida)
- 7. Special Fee and Cost Reimbursement Agreement completed (For Substantial Amendment only).**



February 4, 2026

City of Salida
448 E 1st St, Ste 112
Salida, CO 81201

Narrative: Substantial Modification to the South Ark Neighborhood Planned Development

On behalf of the City of Salida,

City staff, in collaboration with the South Ark Owner's Representative, Civistruct Strategy + Development, has submitted a request for the substantial modification to the South Ark Neighborhood Planned Development. Proposed changes are solely within the Planned Development Narrative, and a redlined version of the original Ordinance 2023-16 has been provided as a part of the application materials.

The proposed amendments generally include updates to clarify standards and definitions for single-family detached and attached units, including associated dimensional requirements. Additional revisions address affordable and workforce housing provisions, including rental and for-sale requirements, to improve project feasibility while maintaining the intended neighborhood character and purpose. Amendments also include allowing qualifying public and nonprofit housing units to count toward affordability requirements, adjusting the timing and delivery of affordable and workforce units, and incorporating minor design and development standard refinements to provide greater flexibility. Finally, the amendments clarify applicable review procedures and approval processes.

These amendments do not change the original application's ability to meet the general approval criteria 16-8-30(f)(4) and continues to meet the approval criteria for Rezoning 16-8-40(a)(3)e.2.a. as well as the specific Rezoning to a Planned Development Criteria, 16-8-40(e)(2)(a).

For any questions regarding these changes, please reach out to Senior Planner Kristen Hodges at Kristen.Hodges@cityofsalida.com and Civistruct Principal david@civistructsd.com

Thank you,

City of Salida Staff & Civistruct Strategy + Development

