



City Council Work Session

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

June 2, 2025 at 6:00 PM

Agenda

Please register for City Council Work Session https://zoom.us/webinar/register/WN_AlrC-BslRNiigokU1E5K4w

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

City Council - Planning Commission Joint Work Session

1. Third Street & Mesa Ln (Kaess) Major Subdivision Conceptual Review
2. 5-H LLC Spruce Street Annexation, Zoning, Planned Development, and Subdivision Conceptual Review
3. Granzella - City of Salida Annexation and Zoning Conceptual Review

Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

City Council Work Session Memo

Department	Presented By	Date
Community Development	Carolyn Poissant - Senior Planner	June 2, 2025

Agenda Item

Conceptual Plan for Kaess Major Subdivision – Donald Kaess Owner

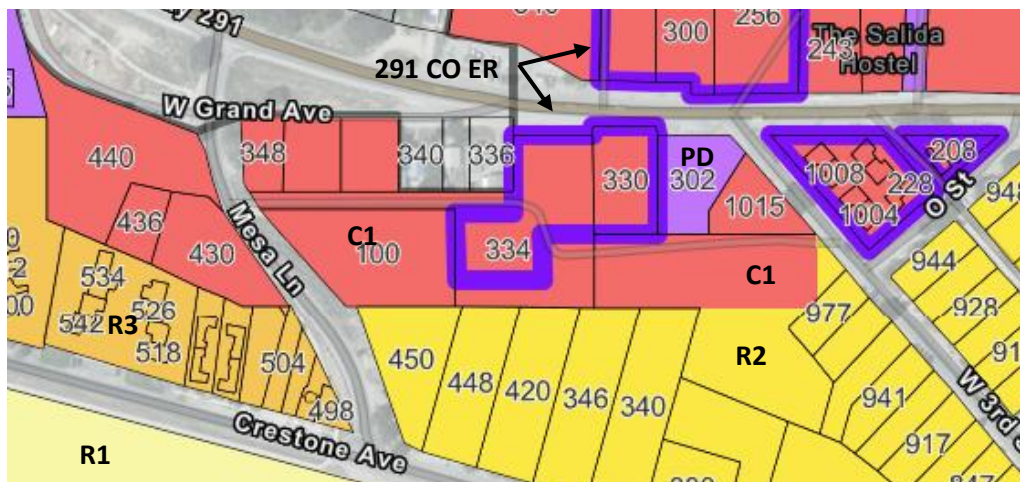
Background

The subject property consists of three parcels totaling 4.78 acres located between Mesa Lane and West Third Street. A portion of the property has frontage on West 1st Street (Hwy 291). Two of the parcels are zoned C-1 Commercial and one parcel is split-zoned R-2 Medium Density Residential and C-1 Commercial due to previous lot line adjustments which did not result in any rezoning. A portion of the property is currently subject to the State Highway 291 Overlay.

Subject Property



Existing Zoning



City Council Work Session Memo

Department	Presented By	Date
Community Development	Carolyn Poissant - Senior Planner	June 2, 2025

The concept plan (see attached) includes a total of 22 lots, comprised of 9 single-family, 9 duplex, one multiple-family lot, and one commercial lot (to be determined), plus 3 outlots designated for stormwater detention and access. All lots would be served by public streets to be built to city standards, except for a portion of the street fronting Lots 14 – 19 and the commercial lot, which would not include a sidewalk along the north side of the street abutting existing residential development, requiring an administrative variance from the Public Works Director. Lots 1-7 are accessed via an alley, while lots 8-18 would require curb cuts for driveway access. The presumed commercial lot has frontage on SH 291. The multi-family lot will be accessed via a 28-foot wide access strip located between Lots 16 and 17.

Requested Direction from Council

Staff requests input from Planning Commission and City Council regarding the proposed subdivision layout and concept plan. The applicant may wish to discuss the potential composition of inclusionary housing units and a request for park and open space fee-in-lieu of dedication of park land.

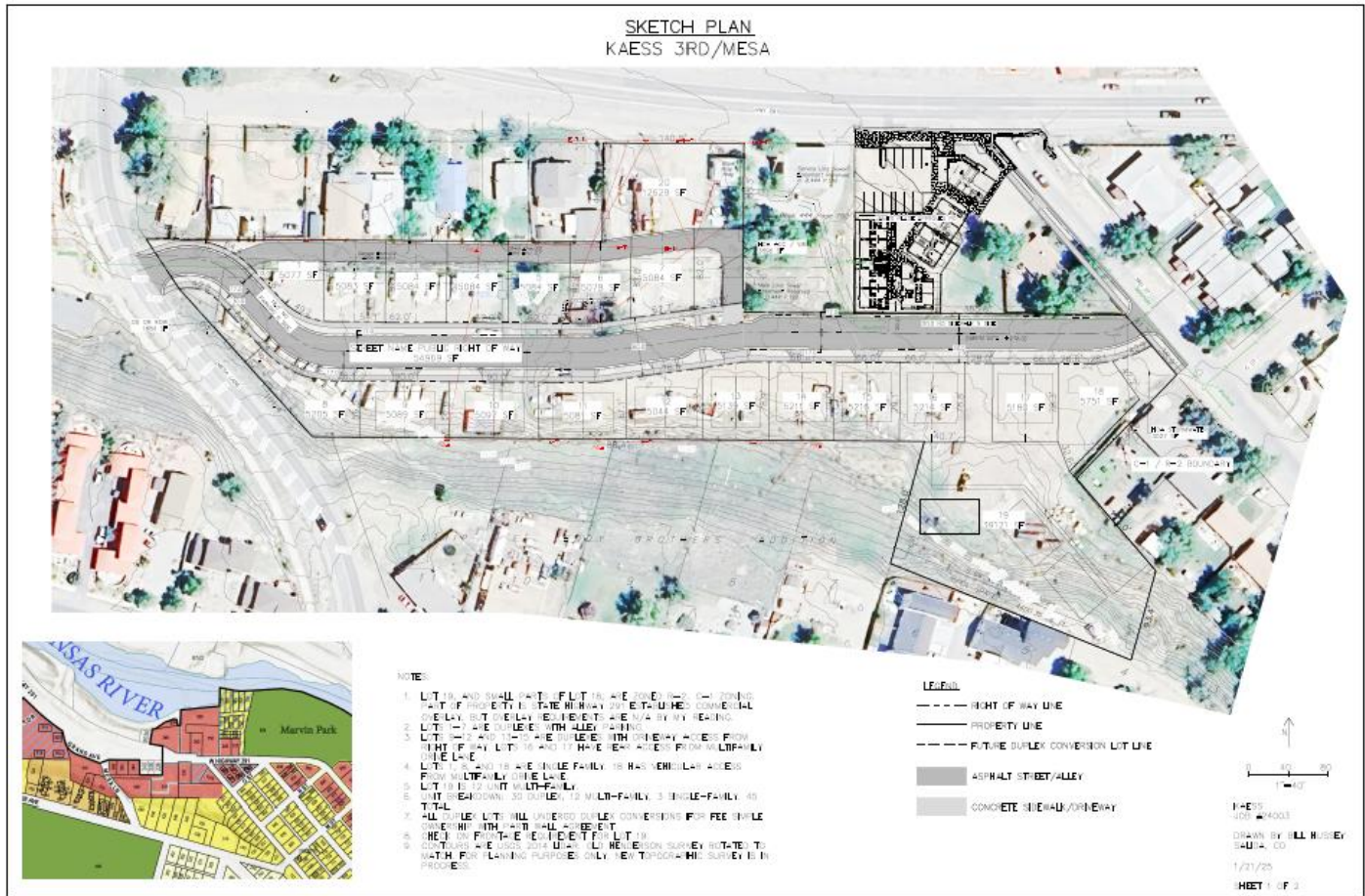
City Council Work Session Memo

Department
Community Development

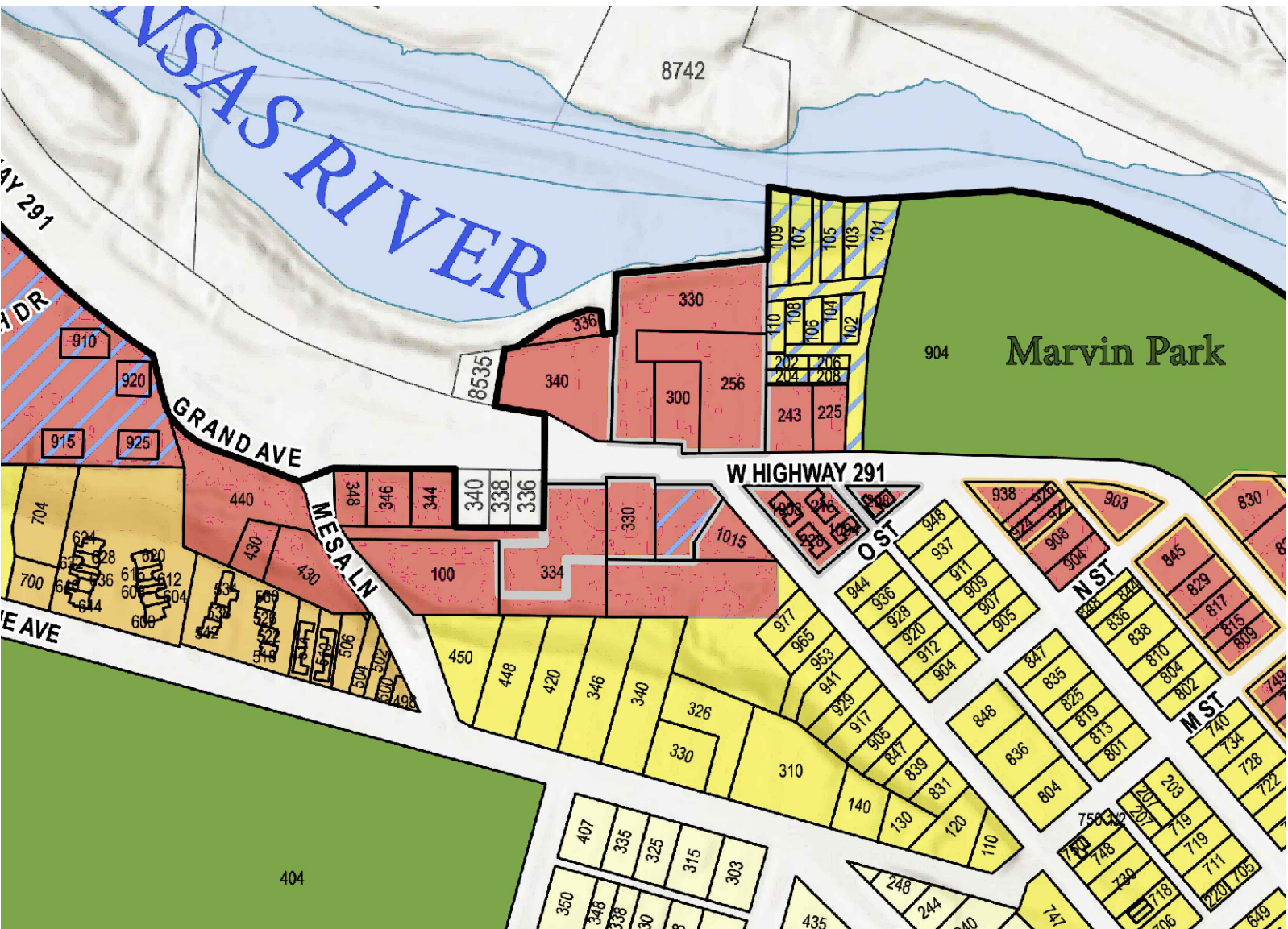
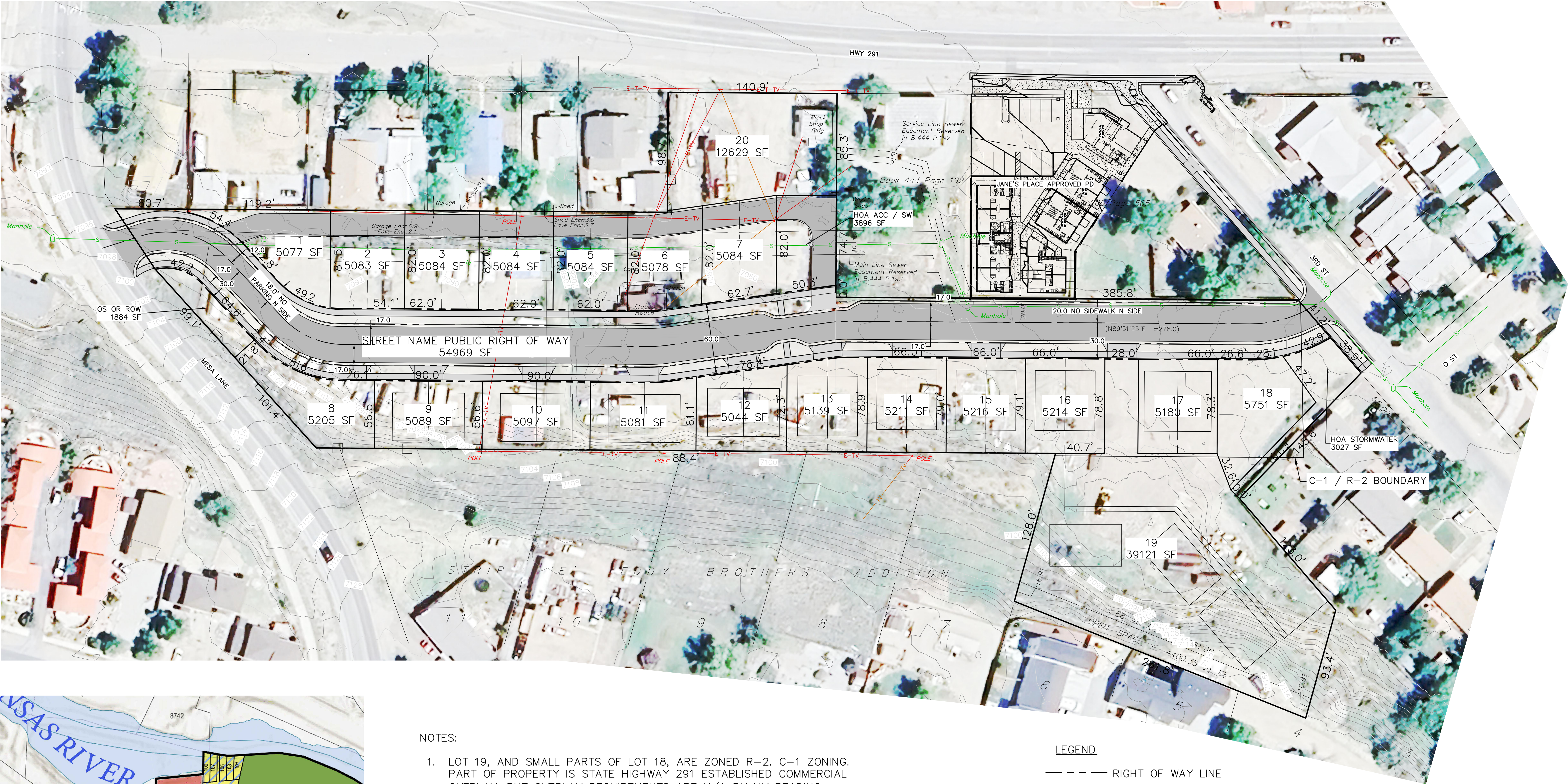
Presented By
Carolyn Poissant - Senior Planner

Date
June 2, 2025

Concept Plan



SKETCH PLAN
KAESS 3RD/MESA

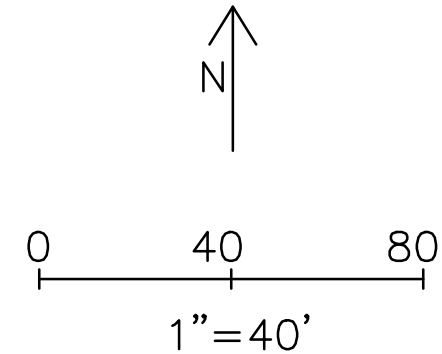


NOTES:

1. LOT 19, AND SMALL PARTS OF LOT 18, ARE ZONED R-2. C-1 ZONING. PART OF PROPERTY IS STATE HIGHWAY 291 ESTABLISHED COMMERCIAL OVERLAY, BUT OVERLAY REQUIREMENTS ARE N/A BY MY READING.
2. LOTS 1-7 ARE DUPLEXES WITH ALLEY PARKING.
3. LOTS 9-12 AND 13-15 ARE DUPLEXES WITH DRIVEWAY ACCESS FROM RIGHT OF WAY. LOTS 16 AND 17 HAVE REAR ACCESS FROM MULTIFAMILY DRIVE LANE.
4. LOTS 1, 8, AND 18 ARE SINGLE FAMILY. 18 HAS VEHICULAR ACCESS FROM MULTIFAMILY DRIVE LANE.
5. LOT 19 IS 12 UNIT MULTI-FAMILY.
6. UNIT BREAKDOWN: 30 DUPLEX, 12 MULTI-FAMILY, 3 SINGLE-FAMILY. 45 TOTAL.
7. ALL DUPLEX LOTS WILL UNDERGO DUPLEX CONVERSIONS FOR FEE SIMPLE OWNERSHIP WITH PARTI WALL AGREEMENT.
8. CHECK ON FRONTAGE REQUIREMENT FOR LOT 19.
9. CONTOURS ARE USGS 2014 LIDAR. OLD HENDERSON SURVEY ROTATED TO MATCH. FOR PLANNING PURPOSES ONLY. NEW TOPOGRAPHIC SURVEY IS IN PROGRESS.

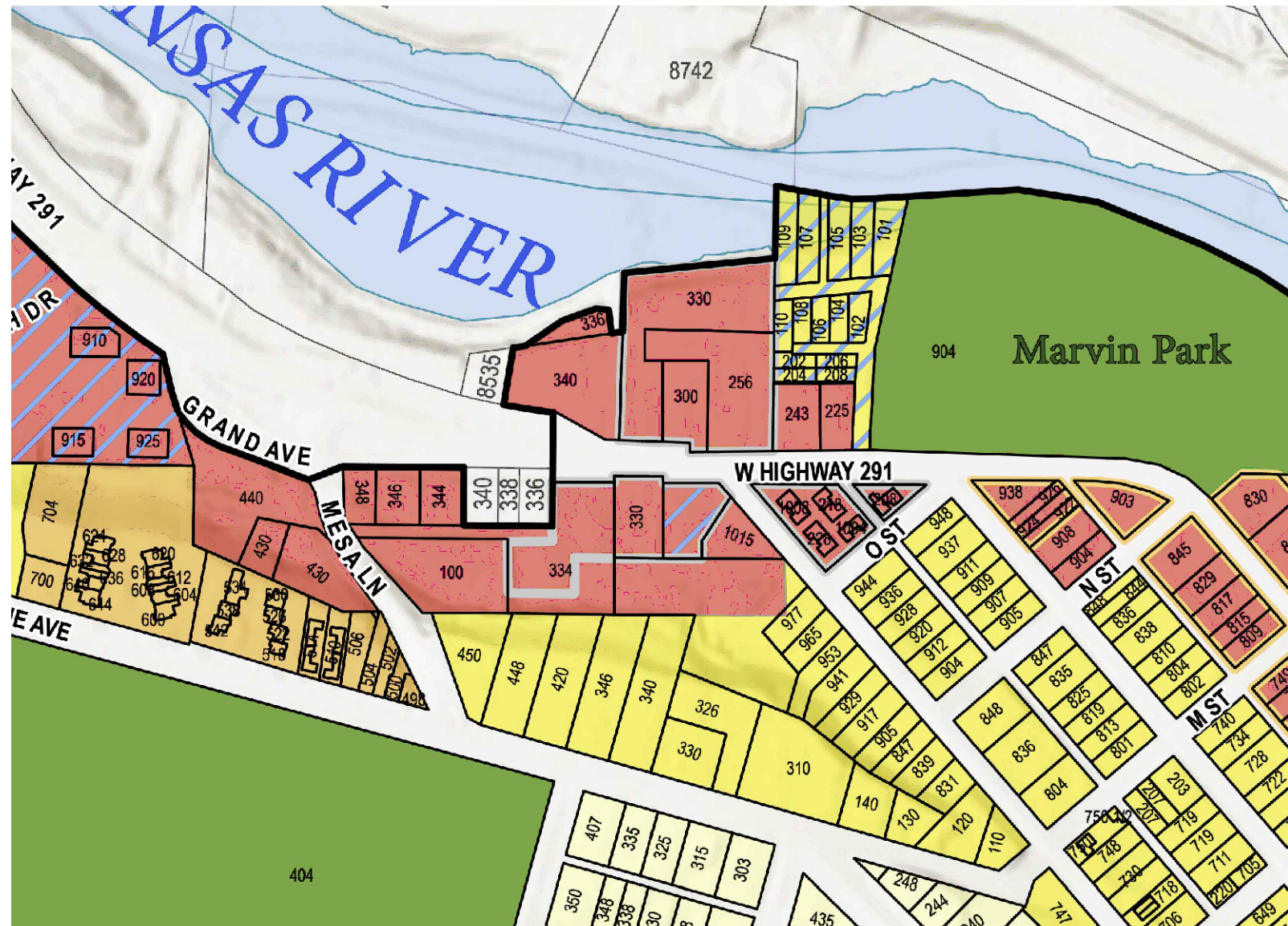
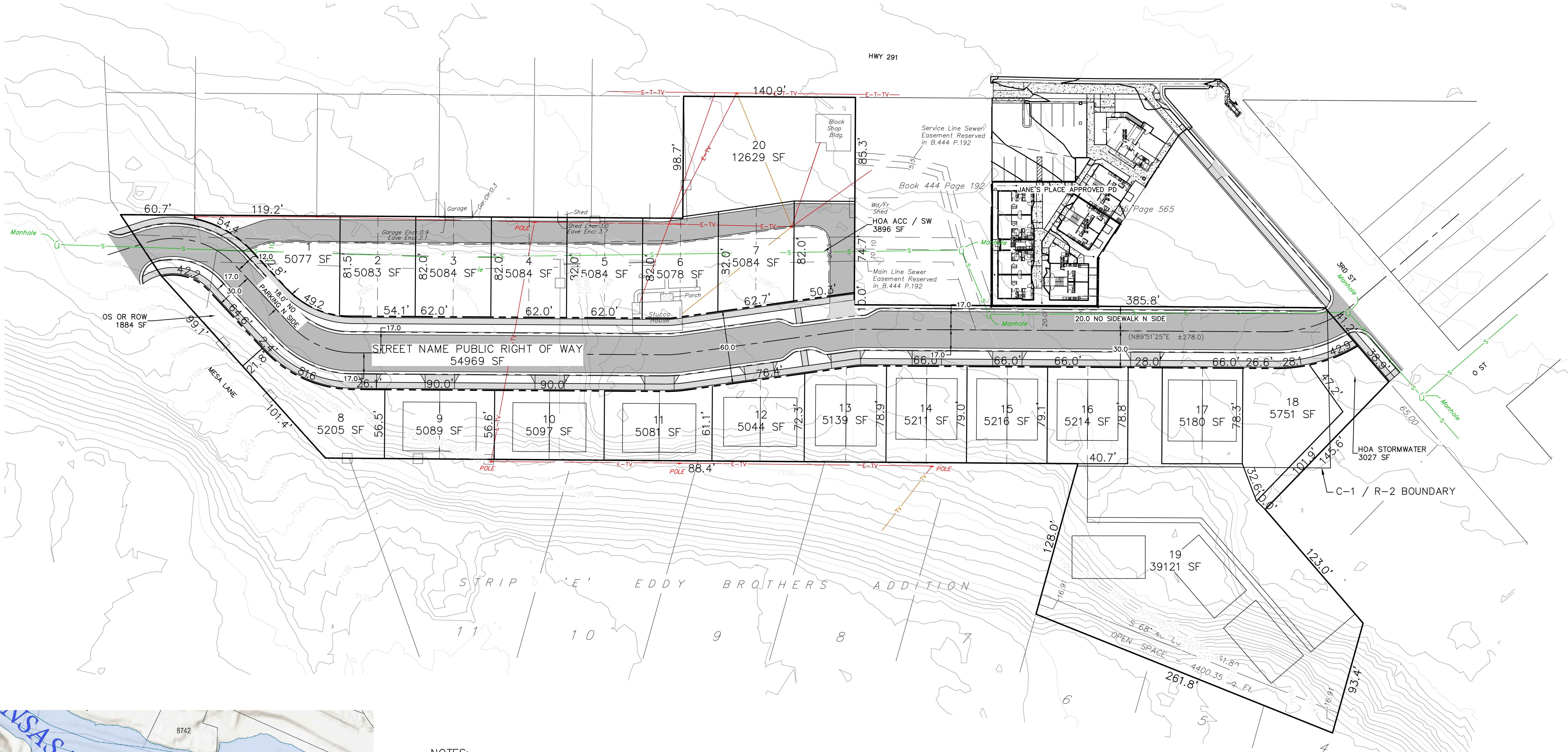
LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- - - FUTURE DUPLEX CONVERSION LOT LINE
- ASPHALT STREET/ALLEY
- CONCRETE SIDEWALK/DRIVEWAY



KAESS
JOB #24003
DRAWN BY BILL HUSSEY
SALIDA, CO
1/21/25
SHEET 1 OF 2

SKETCH PLAN
KAESS 3RD/MESA

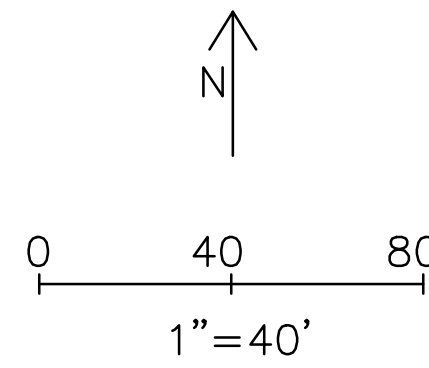


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LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
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KAESS
JOB #24003
DRAWN BY BILL HUSSEY
SALIDA, CO
1/21/25
SHEET 2 OF 2



City Council Work Session Memo

Department	Presented By	Date
Community Development	Carolyn Poissant - Senior Planner	June 2, 2025

Agenda Item

Concept Plan for 5-H LLC Annexation and Zoning, Planned Development and Major Subdivision

Background

The subject property consists of a tract totaling approximately 15.6 acres (out of the total parcel of 18.32 acres) located between Crestone Avenue and Airport Road, south of Crestone Mesa and Cottonwood Green subdivisions. Portions of the property are adjacent to the Salida Golf Club, West Ouray Avenue, and Spruce Street. The property meets the 1/6 contiguity requirement for annexation and lies within the City of Salida Municipal Services boundary. The petitioner's intent is to complete the annexation and zoning and either subsequently or concurrently submit an application for a Planned Development and Major Subdivision.

Subject Property

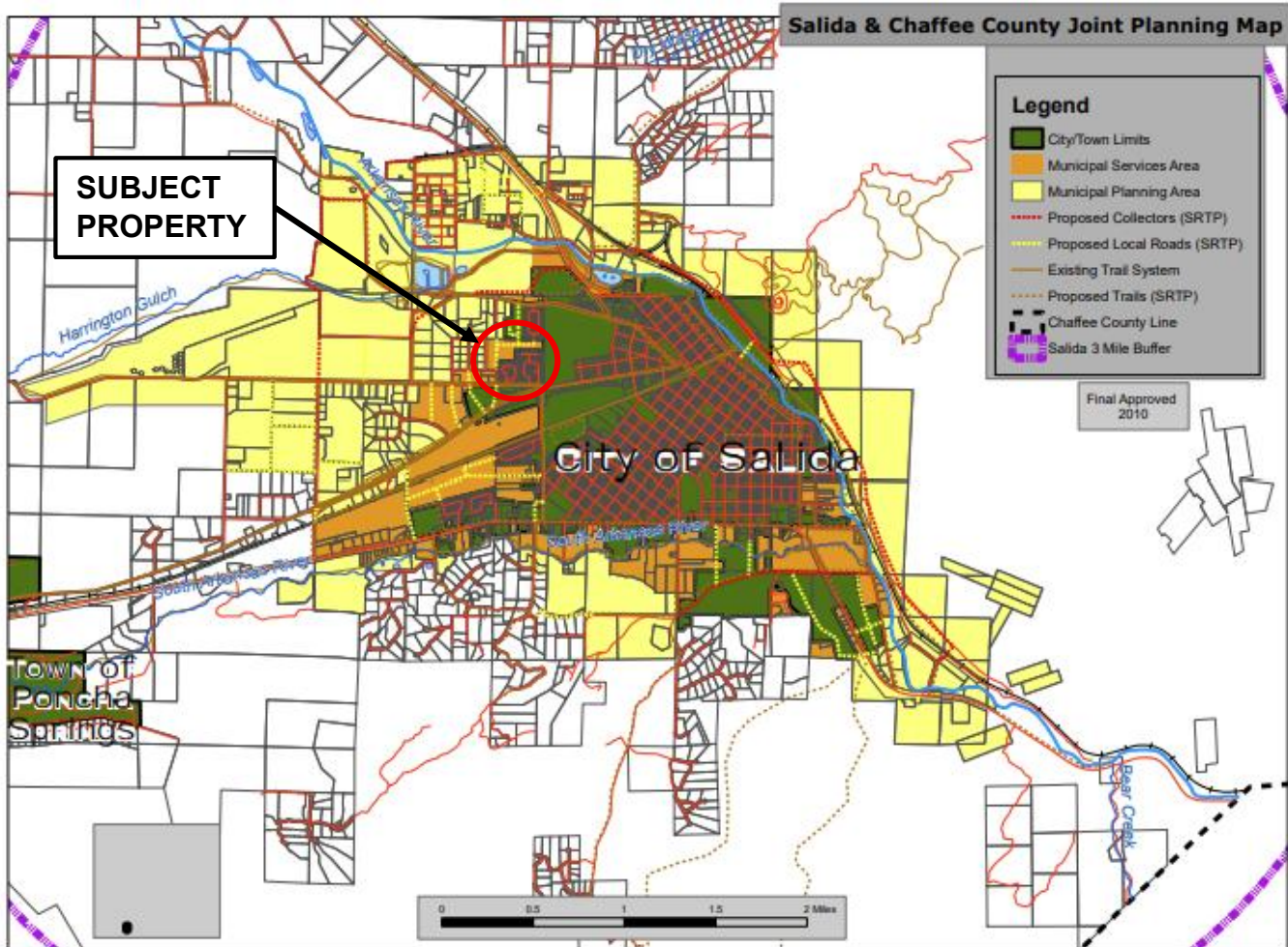




City Council Work Session Memo

Department Community Development	Presented By Carolyn Poissant - Senior Planner	Date June 2, 2025
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Municipal Services Boundary



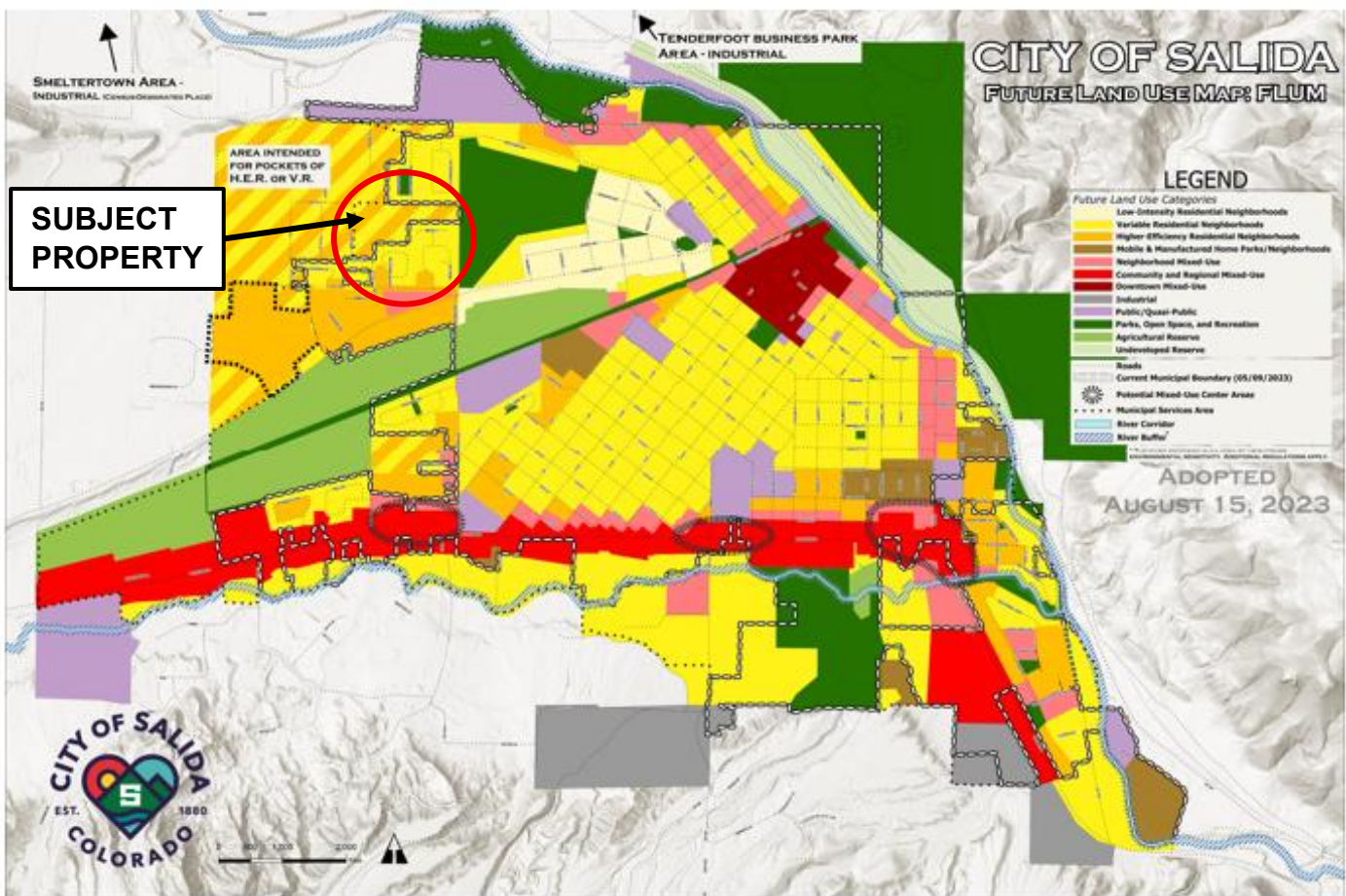
The property is within the Salida Municipal Services area. The Future Land Use Map designates the area for higher-efficiency residential, which translates to either R-2 or R-3 zoning.



City Council Work Session Memo

Department Community Development	Presented By Carolyn Poissant - Senior Planner	Date June 2, 2025
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Future Land Use Map



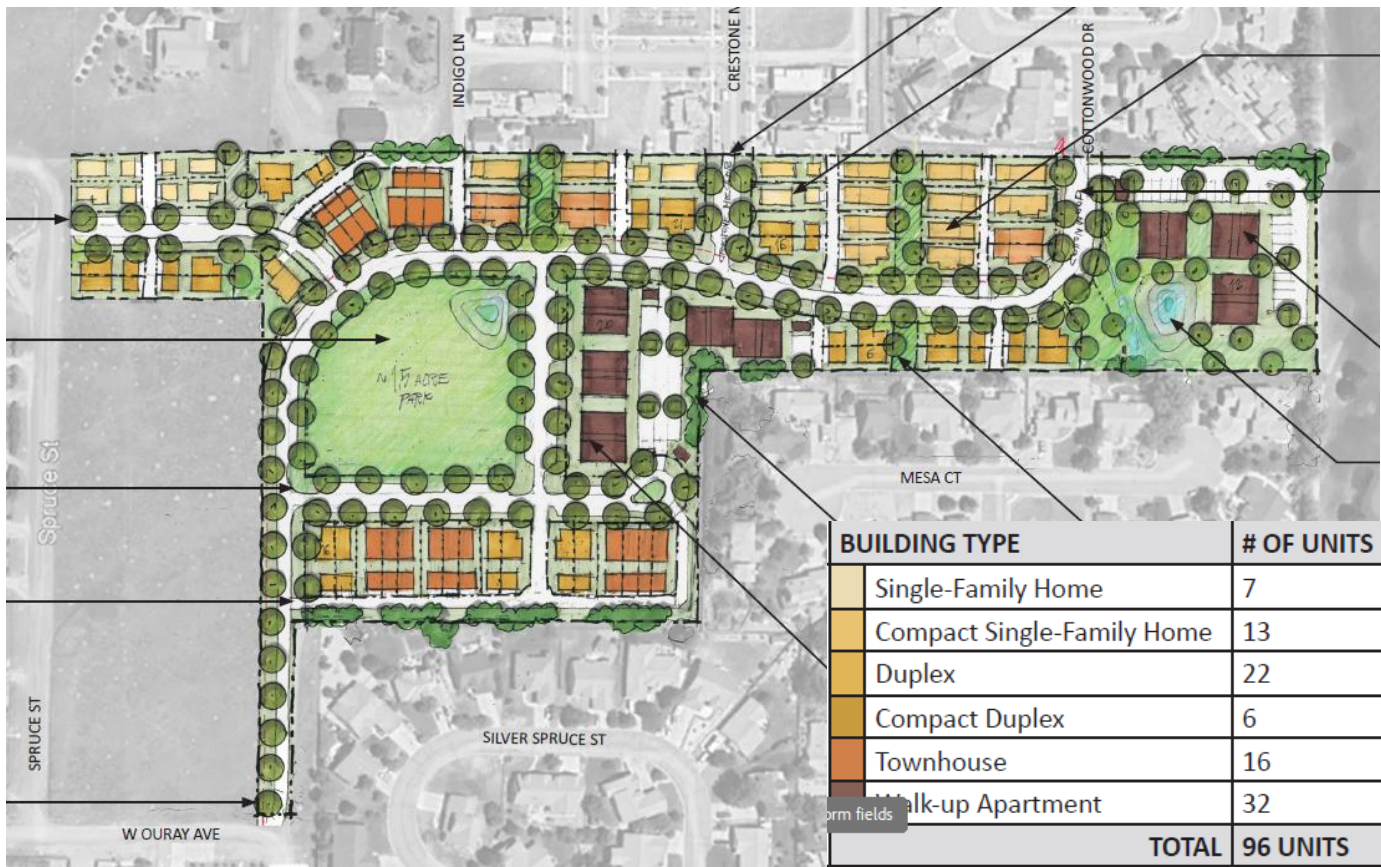
The proposed zoning would be R-3 High Density Residential, which is consistent with the Future Land Use Map.



City Council Work Session Memo

Department Community Development	Presented By Carolyn Poissant - Senior Planner	Date June 2, 2025
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Concept Plan



The concept plan includes a diverse mix of single-family homes, duplexes, townhomes, and walk-up apartments providing a total of 96 units on the site. The building types are sited to respond to the adjacent existing residential context with the proposed highest density sited near existing apartments and at the center of the site. A combination of outdoor spaces and a 1.5-acre public park are proposed. The homes have either private outdoor space in the form of backyards or face onto common greens.

Representatives of the petitioner will provide additional details with their presentation.



City Council Work Session Memo

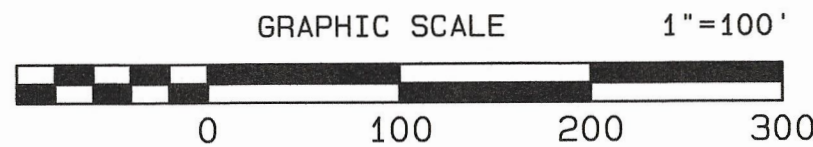
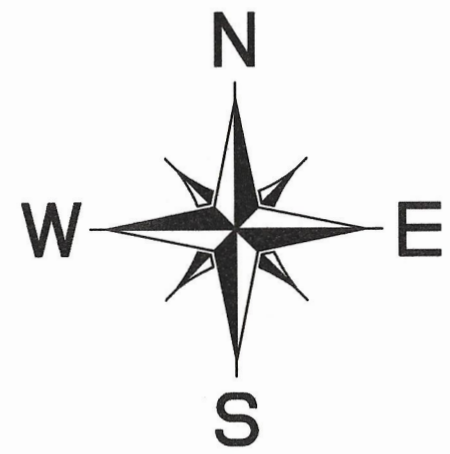
Department	Presented By	Date
Community Development	Carolyn Poissant - Senior Planner	June 2, 2025

Requested Direction from Council

Staff requests input from Planning Commission and City Council regarding the proposed plan with the assumption that it will be brought forward as a Planned Development. The applicant may wish to discuss the proposed composition of inclusionary housing units and the requirements for park land dedication and park and open space fee-in-lieu contribution.

5-H LLC LAND SURVEY PLAT

FOR A TRACT LOCATED IN THE
SW1/4 SE1/4 & SE1/4 SW1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING N89°48'00"E BETWEEN REBAR SURVEY MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF COTTONWOOD GREEN, AS SHOWN AND DESCRIBED ON THIS PLAT.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

LEGEND:

- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "LS 16117"
- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "LANDMARK LS 37937"
- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "487"
- Denotes a Recovered 5/8" Rebar with a 1 3/4" Steel Disc Stamped: "6793"
- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "BEAR LS 31544"
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "MK CLARK LS 4542"
- Denotes a Recovered 1 1/2" Pipe.
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "CC FLS 26296"
- Denotes a Recovered 5/8" Rebar with a 2 1/2" Aluminum Cap Stamped: "LS 16117", 6 as Shown Hereon this Plat.
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap, Cap Flipped 180°
- Denotes a Recovered 5/8" or 1/2" Rebar without a Cap.
- Denotes a 5/8" x 24" Steel Reinforcing Rebar Driven into the Ground with a 1 1/2" Aluminum Cap Stamped: "LS 16117", to be set for this Survey.
- Denotes a "Caution Underground Gas Line Buried Nearby" Warning Sign.
- Denotes Approximate Location of a Water Line.
- Denotes a Fence.
- Denotes a Water Shut-off Valve.
- //// Denotes City of Salida Corporation Line.

SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED RETRACEMENT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID PLAT AND THE SURVEY ON WHICH IT IS BASED ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

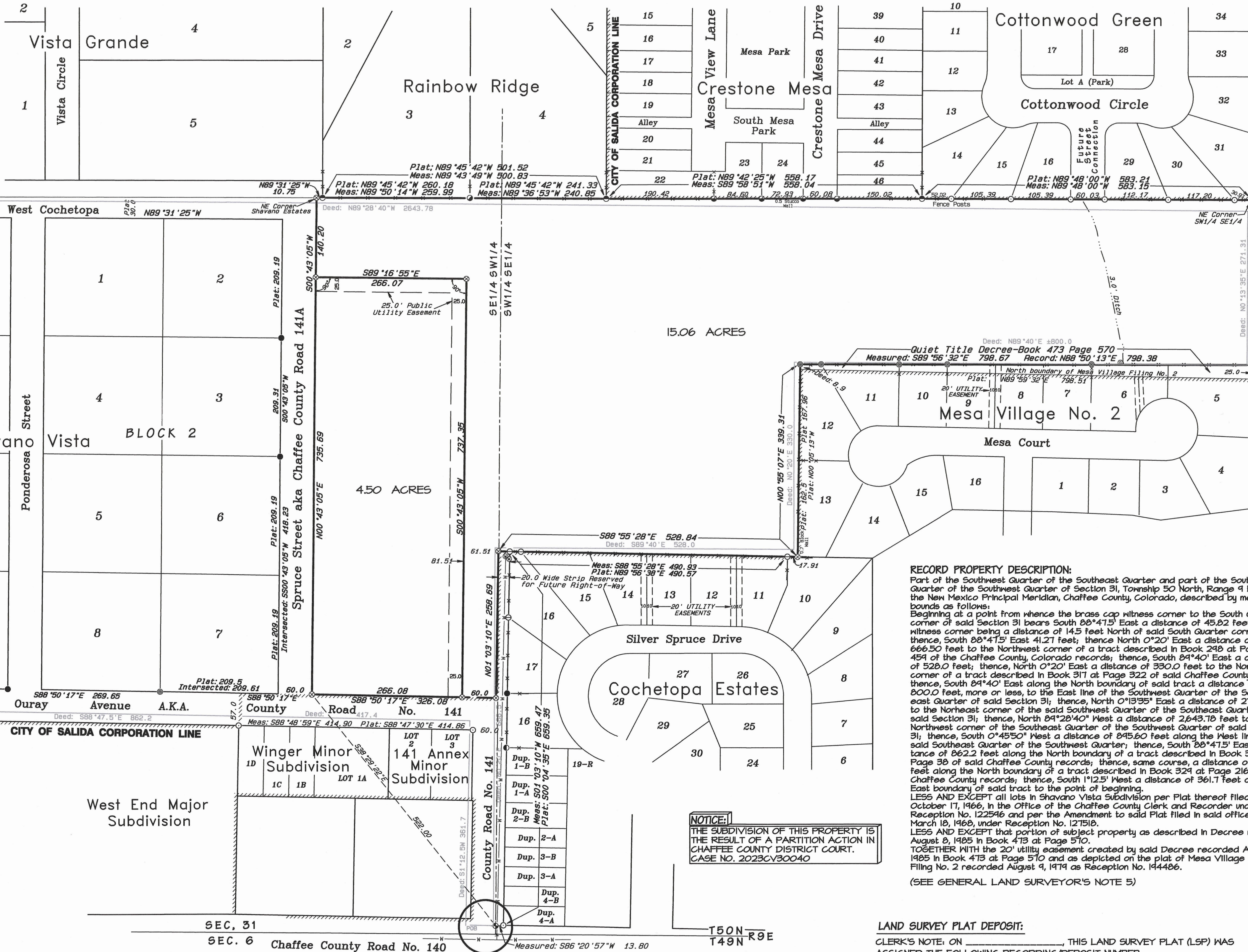


MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION IS BASED ON SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 486816 OF THE CHAFFEE COUNTY RECORDS.
- 2) NO TITLE COMMITMENT WAS PROVIDED BY THE CLIENT AND RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY VISUAL INSPECTION OF THE PROPERTY.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON AND ON THE FOLLOWING FILED ADJOINING SUBDIVISION PLATS:
BOUNDARY LINE ADJUSTMENT AND REPLAT (COCHETOPA ESTATES); RECEPTION NO. 304631.
COCHETOPA ESTATES SUBDIVISION; RECEPTION NO. 284761.
MESA VILLAGE SUBDIVISION FILING NO. 2; RECEPTION NO. 144486.
COTTONWOOD GREEN; RECEPTION NO. 348394.
CRESTONE MESA SUBDIVISION; RECEPTION NO. 420423.
AMENDED PLAT OF RAINBOW RIDGE; RECEPTION NO. 308820.
SHAVANO VISTA SUBDIVISION; RECEPTION NO. 122546 SHAVANO VISTA AMENDED; RECEPTION NO. 127518.
WINGER MINOR SUBDIVISION; RECEPTION NO. 444348.
- 4) ROADS AND STREETS IN SHAVANO VISTA SUBDIVISION WERE PERPETUALLY DEDICATED TO THE PUBLIC USE AND SHOULD BE EXCEPTED FROM THE HISTORIC LEGAL DESCRIPTION ALONG WITH THE LOTS IN SAID SUBDIVISION.
- 5) NEW LEGAL DESCRIPTIONS WILL BE PREPARED TO MORE ACCURATELY DESCRIBE THE PROPERTY, AS WELL AS THE NEW 4.5 ACRE TRACT, BASED ON THE RESULTS OF THIS SURVEY.
- 6) THE PROPERTY IS SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE, MAINTAIN, INSPECT AND REPAIR THE IRRIGATION DITCH CROSSING THE PROPERTY PURSUANT TO COLORADO LAW RELATIVE TO DITCH RIGHTS.
- 7) THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 486816 AND TO ESTABLISH A NEW 4.5 ACRE TRACT TO BE EXCLUDED FROM SAID TRACT.

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



RECORD PROPERTY DESCRIPTION:

Part of the Southwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described by metes and bounds as follows:
Beginning at a point from whence the brass cap witness corner to the South Quarter corner of said Section 31 bears South 88°47'13" East a distance of 45.82 feet (said witness corner being a portion of 14.5 feet North of said South Quarter corner); thence, South 88°47'13" East 41.27 feet; thence North 0°20' East a distance of 666.50 feet to the Northwest corner of a tract described in Book 248 at Page 454 of the Chaffee County, Colorado records; thence, South 84°40' East a distance of 528.0 feet; thence, North 0°20' East a distance of 330.0 feet to the Northwest corner of a tract described in Book 317 at Page 322 of said Chaffee County records; thence, South 84°40' East along the North boundary of said tract a distance of 800.0 feet, more or less, to the East line of the Southwest Quarter of the Southeast Quarter of said Section 31; thence, North 0°13'35" East a distance of 271.31 feet to the Northeast corner of the said Southwest Quarter of the Southeast Quarter of said Section 31; thence, North 84°28'40" West a distance of 2,643.18 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 31; thence, South 0°45'50" West a distance of 845.60 feet along the West line of the said Southwest Quarter of the Southwest Quarter; thence, South 88°47'13" East a distance of 862.2 feet along the North boundary of a tract described in Book 337 at Page 38 of said Chaffee County records; thence, same course, a distance of 417.4 feet along the North boundary of a tract described in Book 524 at Page 216 of said Chaffee County records; thence, South 1°12'15" West a distance of 361.7 feet along the East boundary of said tract to the point of beginning.
LESS AND EXCEPT all lots in Shavano Vista Subdivision per Plat thereof filed October 17, 1966, in the Office of the Chaffee County Clerk and Recorder under Reception No. 122546 and per the Amendment to said Plat filed in said office March 18, 1968, under Reception No. 127518.
LESS AND EXCEPT that portion of subject property as described in Decree recorded August 8, 1985 in Book 473 at Page 570.
TOGETHER WITH the 20' utility easement created by said Decree recorded August 8, 1985 in Book 473 at Page 570 and as depicted on the plat of Mesa Village Subdivision Filing No. 2 recorded August 4, 1974 as Reception No. 144486.

(SEE GENERAL LAND SURVEYOR'S NOTE 5)

LAND SURVEY PLAT DEPOSIT:

CLERK'S NOTE: ON _____, THIS LAND SURVEY PLAT (LSP) WAS ASSIGNED THE FOLLOWING RECORDING/DEPOSIT NUMBER _____ BY THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE. THIS SURVEY HAS NOT BEEN REVIEWED OR ACCEPTED BY THE CHAFFEE COUNTY SURVEYOR. THIS LSP WAS ORIGINALLY RECEIVED IN THE OFFICE OF THE CLERK AND RECORDER ON _____, AND IS CONSIDERED TO BE AVAILABLE FOR INFORMATIONAL PURPOSES ONLY.

CHAFFEE COUNTY CLERK & RECORDER

Added tie to witness corner: 12/23/24 M.K.H.
Additions: 12/19/24 M.K.H.
Revised 4.5 Ac. tract w/90° angles at SE & NE corners: 11/18/24 M.K.H.
Corrected 10/15/24 4.5 Ac. tract boundary dimensions: 11/14/24 M.K.H.
Revised 4.5 Ac. tract boundary: 10/15/24 M.K.H.

5-H LLC LAND SURVEY PLAT

In the SW1/4 SE1/4 & SE1/4 SW1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, CHAFFEE COUNTY, NEW MEXICO PRINCIPAL MERIDIAN, COLORADO

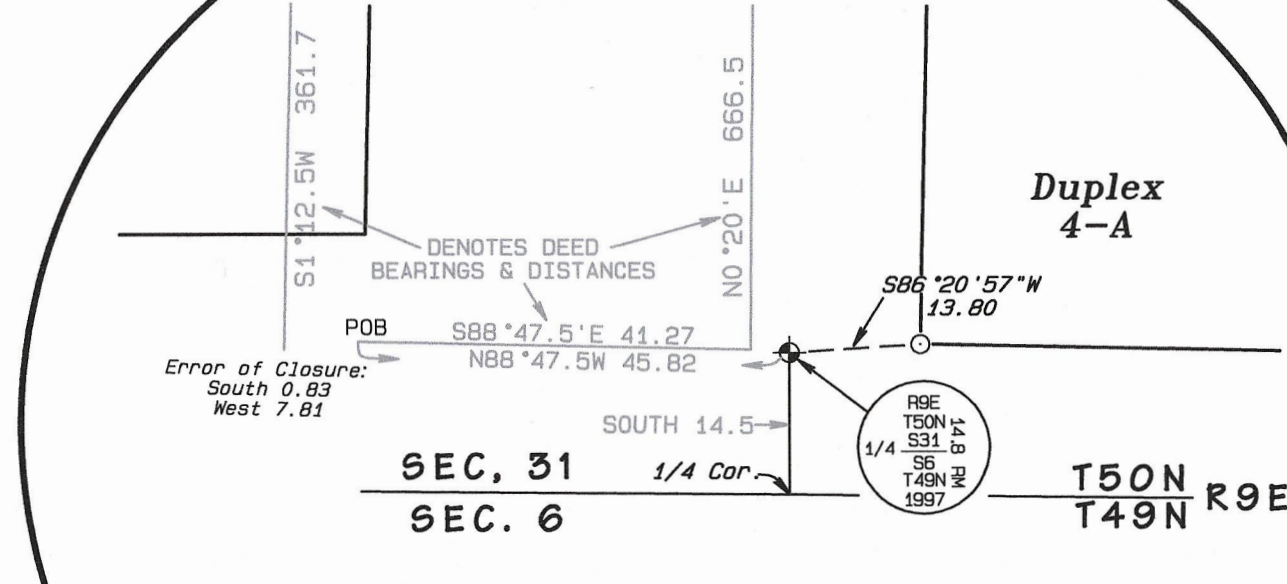
Job Number: J-24-122
DESIGNED BY: B. S. H.
DRAWN BY: TWD GDD
CHECKED BY: N. K. H.

DATE: 8/1/24
DRAWING NO. L-24-38

Field Book: 5346 Pages 62-69

DETAIL

SCALE: 1 INCH = 20 FEET



BUILDING TYPE	# OF UNITS
Single-Family Home	7
Compact Single-Family Home	13
Duplex	22
Compact Duplex	6
Townhouse	16
Walk-up Apartment	32
TOTAL	96 UNITS

A spur road with lower density single-family homes connects to Spruce Street.

A 1.5-acre neighborhood park is central to the plan and is adjacent to the highest density building types.

Tree-lined streets help to slow cars and create a welcoming and safe entrance to the neighborhood and allows for future development to the west.

Alley-loaded homes have front porches that face the street and park vehicles at the rear. This design strategy prioritizes the pedestrian and public realm between the sidewalk and front door.

A multi-use trail runs along Cottonwood Drive and extends north to Cottonwood Circle.



Crestone Mesa Drive connects to the proposed neighborhood.

Backyard homes have private outdoor space between the garage and back door.

Compact homes typically face onto common greens that are shared with immediate neighbors and provide connectivity through the site.

Cottonwood Drive extends into the proposed neighborhood becoming the primary spine road through the site.

Walk-up apartments are sited adjacent to existing multi-family buildings to the north.

A detention pond sits at the low point of the site, creates a buffer to the south, and is adjacent to additional open space.

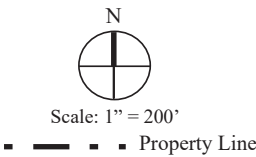
Common greens provide open space throughout the site.

Trees buffer the backs of buildings from existing residential uses.

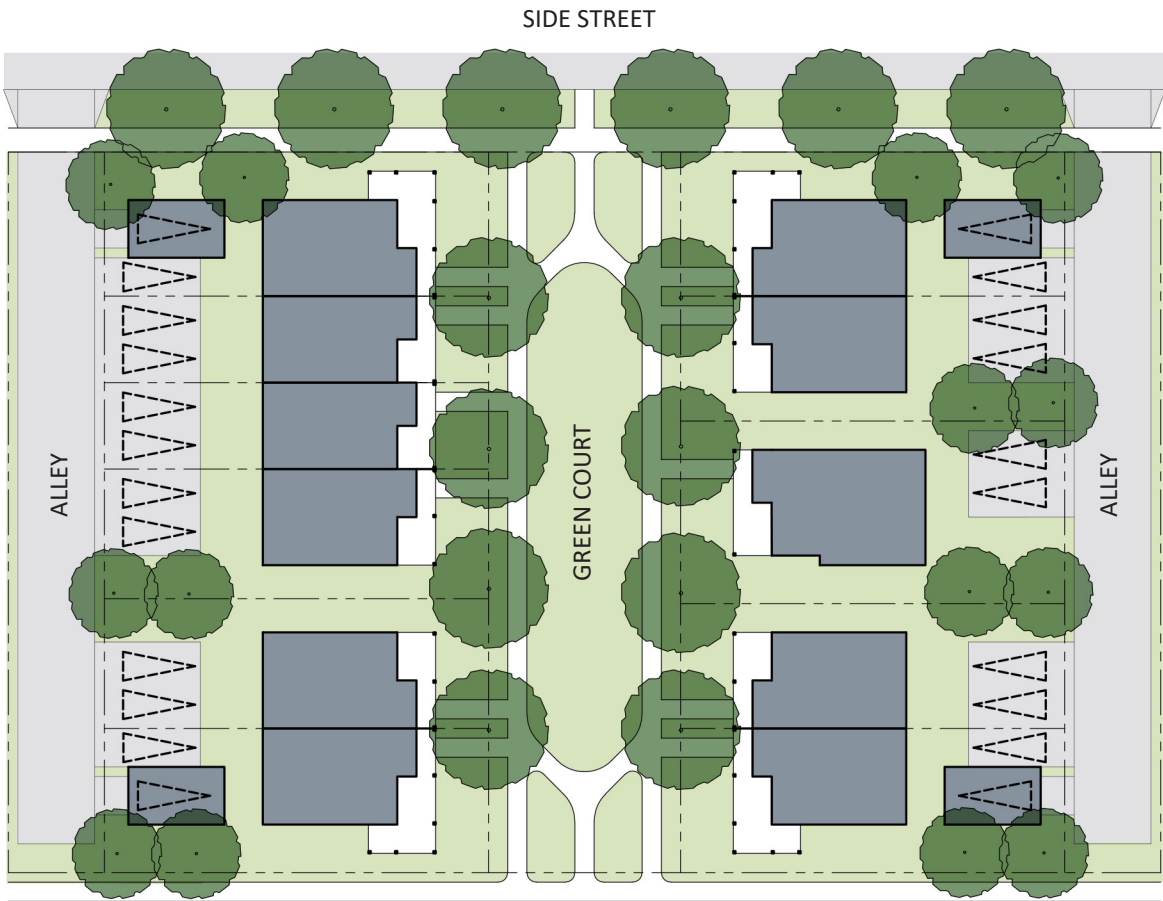
2-story walk up apartments face onto green space and have parking hidden in the rear.

All single family, duplex and townhome buildings have a minimum of 2 parking stalls on their lots.

A diverse mix of single-family homes, duplexes, townhomes, and walk-up apartments provide 96 units on the site. The building types are sited to respond to the adjacent existing context with the proposed highest density sited near existing apartments and concealed at the center of the site. A variety of outdoor spaces give residents and neighbors options for outdoor activities. A 1.5-acre park creates a meaningful center to this compact and walkable neighborhood. Common greens allow permeability throughout the site and provide additional open space for users to enjoy. Homes either have private outdoor space in the form of backyards or face onto common greens.

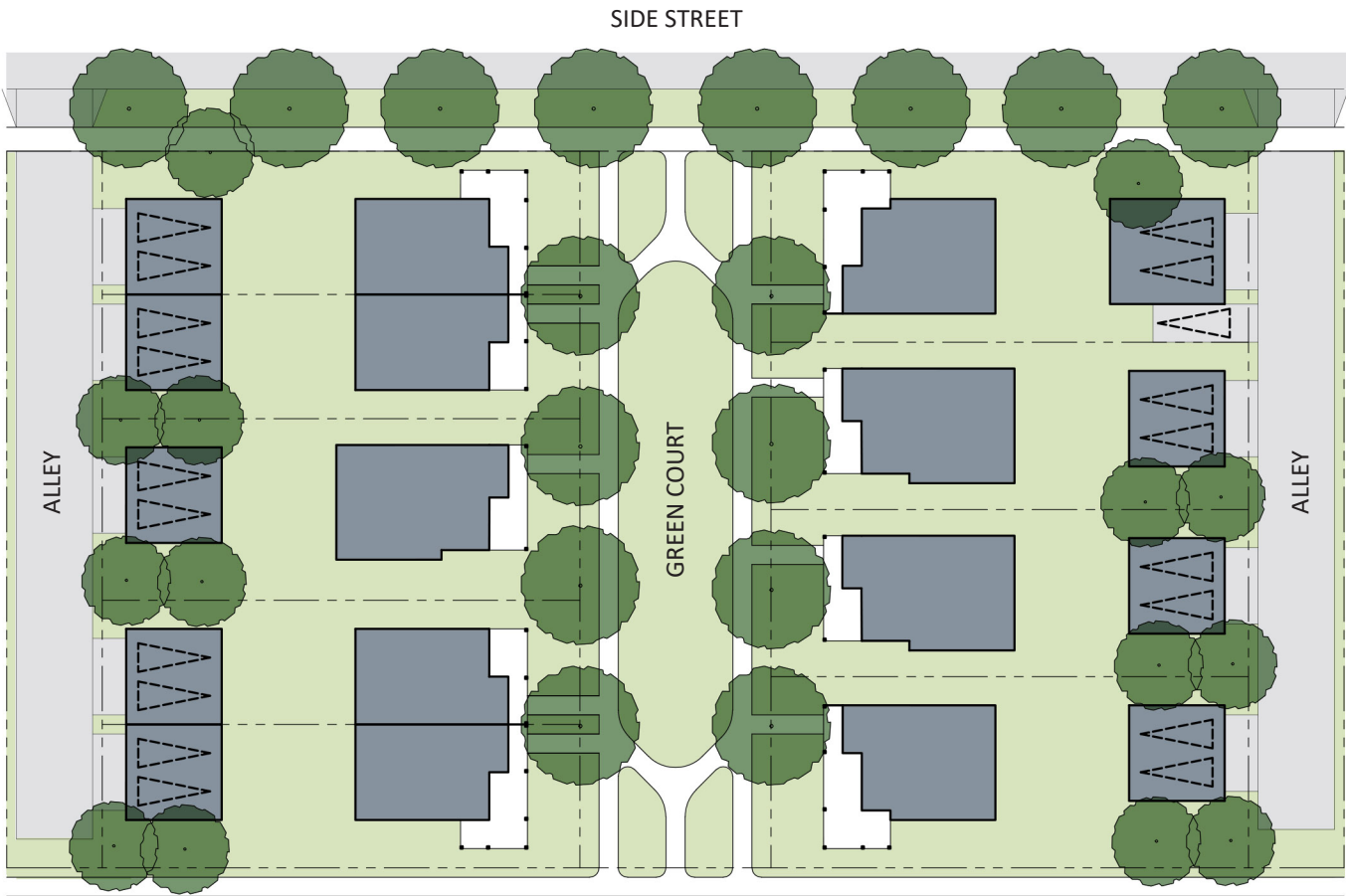


80’ LOT GREEN COURT PROTOTYPE



80’ deep green court lots can host cottages, duplexes, and townhomes. All variations are shown above. Alley-loaded homes have porches that face onto a common green court. Private outdoor space is limited in size at the rear of the lot. Corner lots are encouraged to have porches and building articulation that face the side streets. Additionally, corner lots are encouraged to have garages to help conceal surface parking at the alley.

100’ LOT GREEN COURT PROTOTYPE



100’ deep green court lots can host cottages, duplexes and townhomes. Cottage and duplex variations are shown above. Alley-loaded homes have porches that face onto a common green court. Generous private outdoor space is available at the rear of the lot. Corner lots are encouraged to have porches and building articulation that face the side streets. Additionally, corner lots are encouraged to have garages to help conceal surface parking at the alley. Ancillary dwelling units and a third parking space are options for most single family lots.

COTTAGE UNIT TYPE

LOT:	
Minimum street or green frontage:	
Corner lots:	35 feet
Interior lots:	30 feet
Minimum lot size:	2,400 s.f.
SETBACKS:	
Building at front:	15 feet min.
Porch at front:	10 feet min.
Building at side street:	10 feet min.
Porch at side street:	4 feet min.
Building at side:	5 feet min.
Rear:	5 feet min.

DUPLEX UNIT TYPE

LOT:	
Minimum street or green frontage:	
Corner lots:	30 feet
Interior lots:	25 feet
Minimum lot size:	2,000 s.f.
SETBACKS:	
Building at front:	15 feet min.
Porch at front:	10 feet min.
Building at side street:	10 feet min.
Porch at side street:	4 feet min.
Building at side:	0 - 5 feet min.
Rear:	5 feet min.

TOWNHOME UNIT TYPE

LOT:	
Minimum street or green frontage:	
Corner lots:	28 feet
Interior lots:	18 feet
Minimum lot size:	1,440 s.f.
SETBACKS:	
Building at front:	15 feet min.
Porch at front:	10 feet min.
Building at side street:	10 feet min.
Porch at side street:	4 feet min.
Building at side:	0 - 5 feet min.
Rear:	5 feet min.



CITY COUNCIL WORK SESSION MEMO

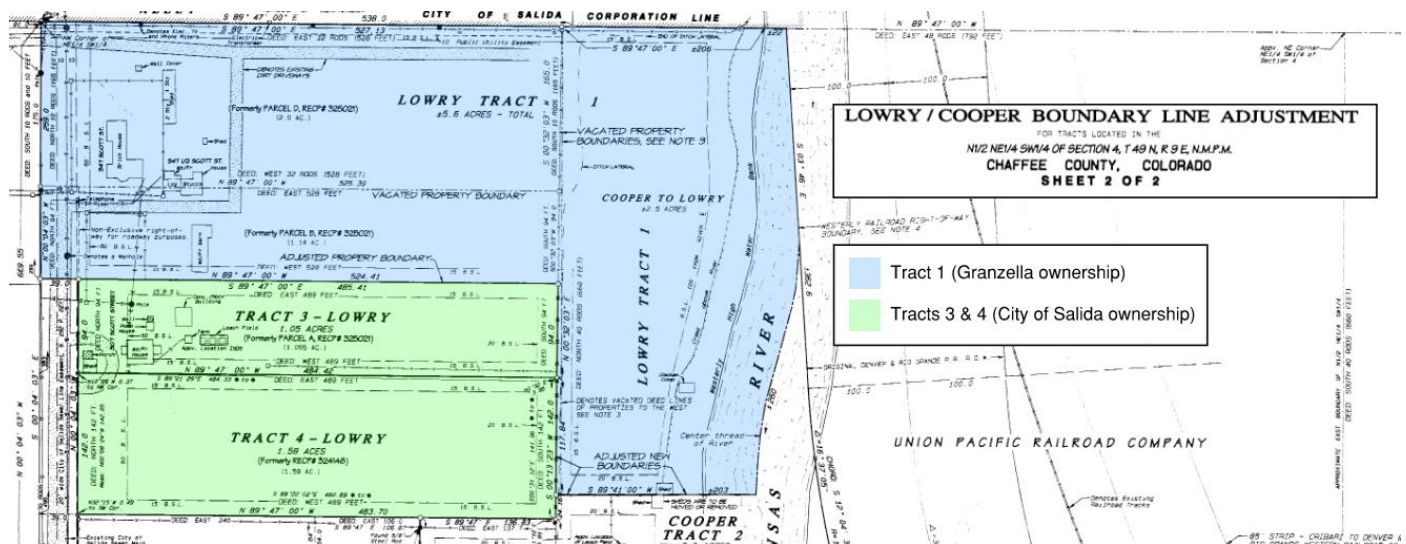
DEPARTMENT	PRESENTED BY	DATE
Community Development	Kristen Hodges - Associate Planner	June 2, 2025

AGENDA ITEM

Joint Work Session with Planning Commission, Conceptual Review: Granzella-City of Salida Annexation & Zoning

BACKGROUND

Applicants, the City of Salida with Rusty and Tangie Granzella, have submitted applications for the annexation and zoning of 3 properties totaling to approximately 8.2 acres: Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street (owned by the Granzellas), and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street (owned by the City of Salida).



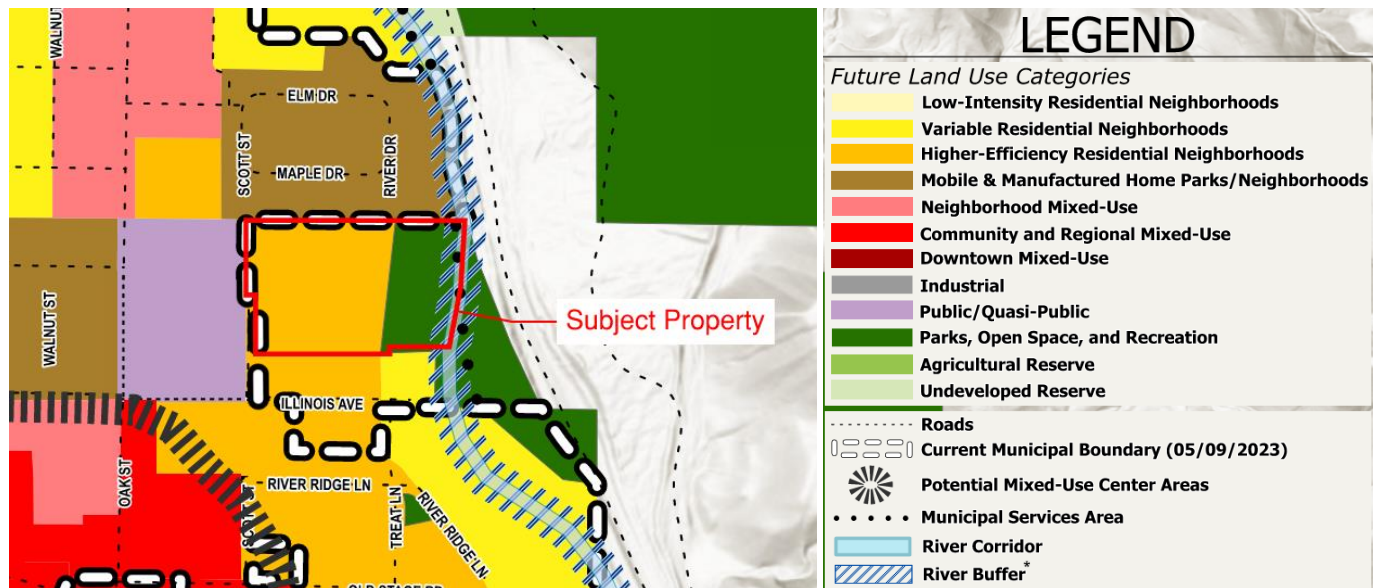
The City of Salida received a Landbanking Grant through the Colorado Housing and Finance Authority (CHFA) to purchase Tracts 3 and 4 from the Granzellas to support a future Senior Affordable Housing project through the Low-Income Housing Tax Credit Program (LIHTC) and public park. The Sales Agreement stipulated that the City would bring forward an annexation and zoning request for the properties soon after the completion of the sale.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristen Hodges - Associate Planner	DATE June 2, 2025
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These properties are within the Municipal Services Area (MSA) and show as Higher-Efficiency Residential Neighborhoods and Parks, Open Space, and Recreation on the Future Land Use Map (FLUM) below. The park space is proposed to move adjacent to Scott Street to increase accessibility to the neighborhood and nearby school.



The requested annexation of the sites is for Tract 1 to be R-2 Medium Density Residential zoning designation and Tracts 3 & 4 to be R-3 High Density Residential zoning designation. The current intent is for Tracts 3 & 4 to serve Senior Affordable Housing and a City-owned Park. There is no current development plan for Tract 1.

Additionally, the completed Sales Agreement includes the since-completed dedication of Scott Street which allows access to the properties and provides enhanced rear access to/from the Fire Station. The annexation plat includes dedication of a 70' tract for right-of way north of Tract 3, a 40' tract for right-of way east of Tracts 3 & 4, and a 15' stormwater dedication south of Tract 1.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristen Hodges - Associate Planner	DATE June 2, 2025
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REQUESTED DIRECTION FROM COUNCIL AND PLANNING COMMISSION

Staff requests any feedback that City Council and Planning Commission may have on this proposal. Please provide any initial comments to the City regarding the annexation and zoning of the properties located at 507 and 547 Scott Street. Please indicate if the city should pursue the project as proposed or with any modifications.

GRANZELLA—CITY OF SALIDA
ANNEXATION TO THE CITY OF SALIDA

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA ARE THE OWNERS OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNERS DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO AND DOES HEREBY DEDICATE TO THE CITY OF SALIDA THAT PORTION OF PROPERTY TO BECOME THE RIGHT-OF-WAYS OF NELSON WAY AND RIVER DRIVE AND THE 15' DRAINAGE EASEMENT AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2025.

OWNERS:

RUSSELL R. GRANZELLA TANGIE J. GRANZELLA

CITY OF SALIDA (MAYOR)

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY RUSSELL R. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY TANGIE J. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY CITY OF SALIDA (MAYOR). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR GRANZELLA-CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2025, AND IS DULY RECORDED.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

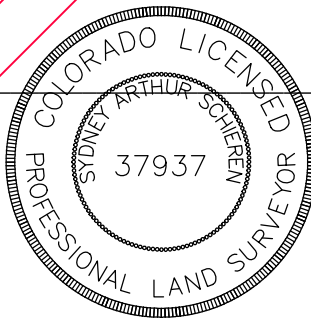
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____.M. ON THIS ____ DAY OF _____, 2025 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

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

SYDNEY A. SCHIEREN
COLORADO REG. 37937



CERTIFICATION OF TITLE

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

DATED THIS ____ DAY OF _____, 2025.

TITLE AGENT

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON C.P.S. OBSERVATIONS ALONG THE SOUTH BOUNDARY OF TRACT 4 BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 16117 AND A 1 1/2" ALUMINUM CAP STAMPED LS 37937 HAVING A BEARING OF NORTH 89°24'25" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CENTRAL COLORADO TITLE AND ESCROW, COMMITMENT NO. 24-24188, DATED OCTOBER 3, 2024
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____
- 5) BUILDING SETBACKS AND RAILROAD RIGHT-OF-WAY SHOWN PER PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781
- 6) BUILDINGS SHOWN ARE TO THE EAVES

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPT PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1), C.R.S.; AND WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____ 20____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____). DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTIONS 31-12-107 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____ 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING **GRANZELLA—CITY OF SALIDA ANNEXATION**. NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE **GRANZELLA—CITY OF SALIDA ANNEXATION** AS DESCRIBED HEREIN, TO WIT:

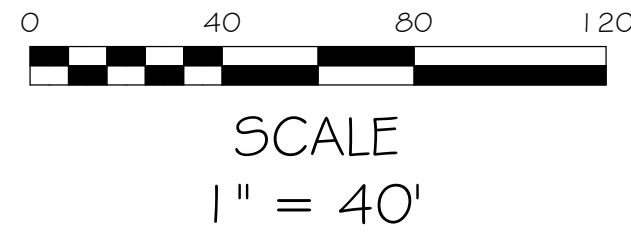
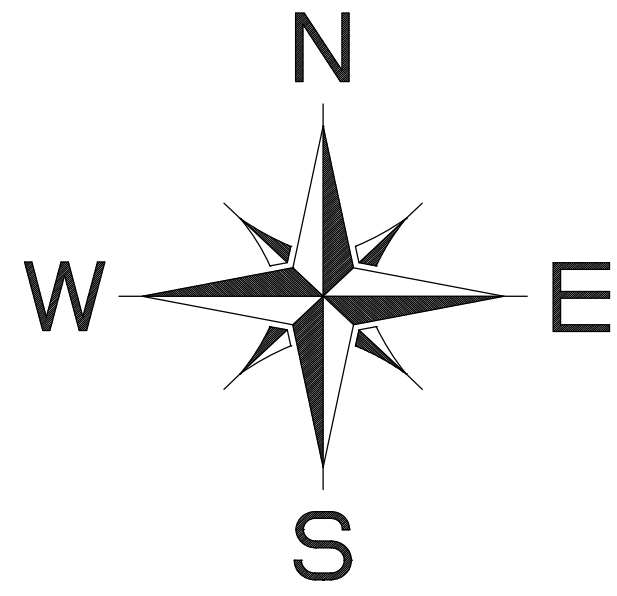
A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, INCLUDING TRACTS 1, 3 AND 4 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE SOUTH 89°21'55" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 755.13 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY BOUNDARY AS SHOWN ON SAID PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT; THENCE SOUTH 03°20'39" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 223.94 FEET TO A POINT ON THE CENTER THREAD OF THE ARKANSAS RIVER; THENCE SOUTHWESTERLY ALONG THE CENTER THREAD OF THE ARKANSAS RIVER, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE NORTH 89°53'39" WEST, ALONG SAID SOUTH BOUNDARY OF TRACT 1, A DISTANCE OF 213 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID TRACT 4; THENCE SOUTH 00°41'25" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 24.07 FEET; THENCE NORTH 89°24'25" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, A DISTANCE OF 483.70 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET; THENCE NORTH 00°21'20" EAST, ALONG THE SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 220.41 FEET; THENCE NORTH 89°21'33" WEST, A DISTANCE OF 38.81 FEET TO THE WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT; THENCE NORTH 00°19'13" EAST, ALONG SAID WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING. CONTAINING 8.25 ACRES

SIGNED THIS ____ DAY OF _____, 2025

MAYOR OF THE CITY OF SALIDA

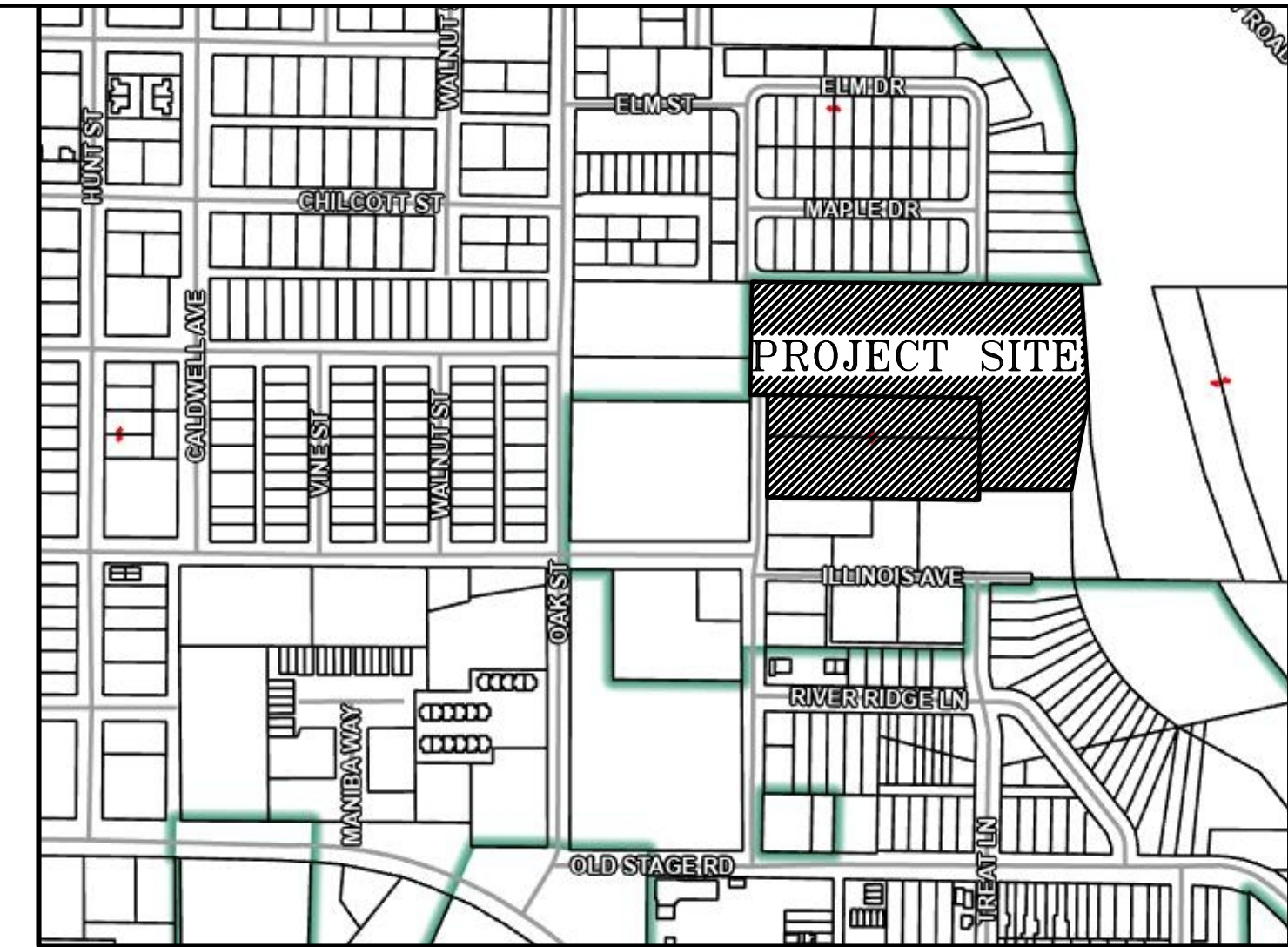
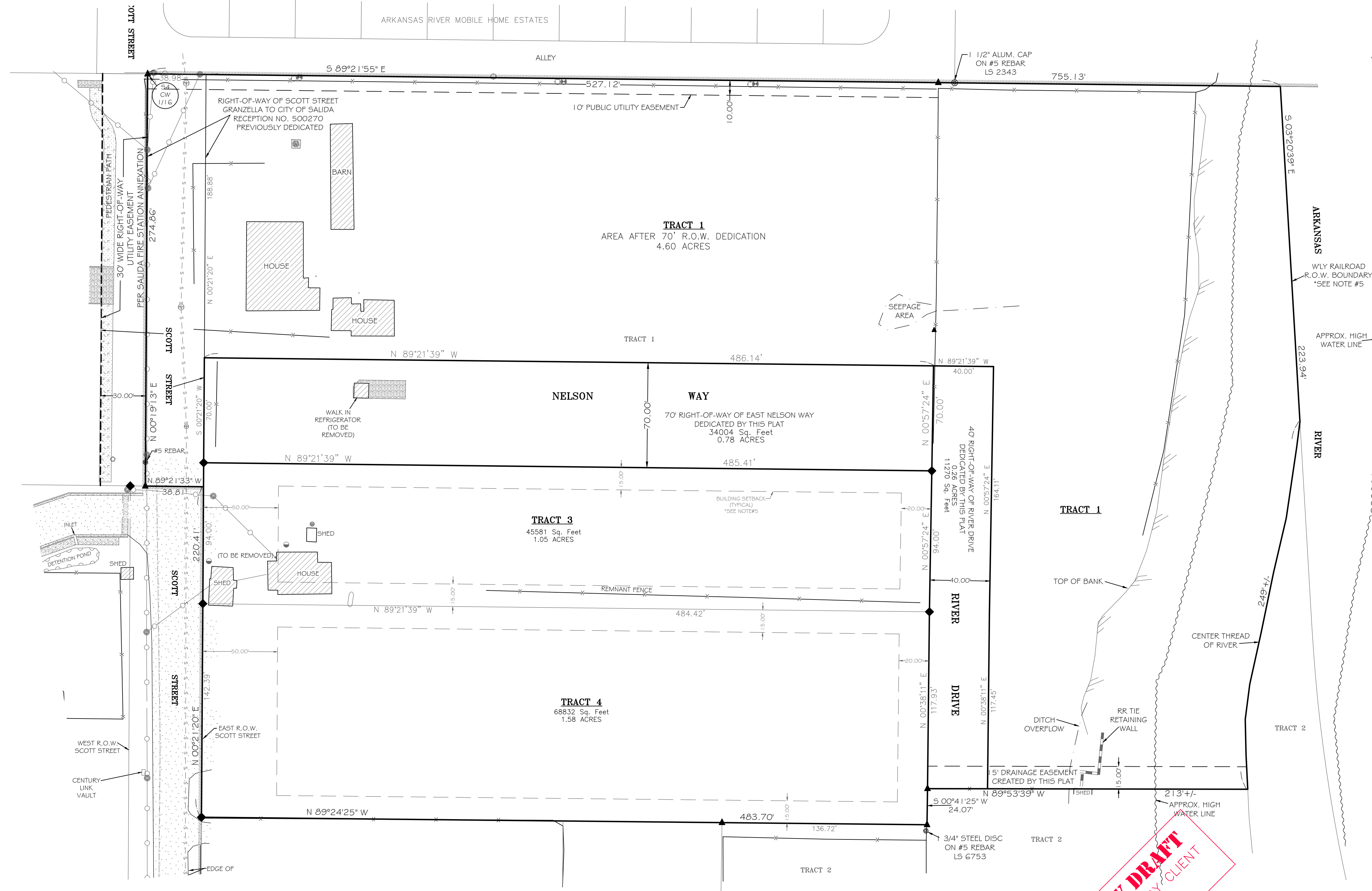
TOTAL PERIMETER OF LAND TO BE ANNEXED	2483.04'
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	1289.21'
CONTIGUOUS BOUNDARY REQUIREMENT 1/6=16.7%	51.9%

REVISED: DATE: MAY 21, 2025	GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA
	LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO
JOB # 24092	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MAY 20, 2025	
SHEET 1 OF 2	



GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA

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



VICINITY MAP
NOT TO SCALE

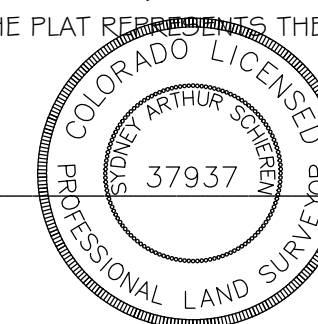
LEGEND

- FOUND MONUMENT AS NOTED
- ◆ 1 1/2" ALUMINUM CAP LS 37937
- ◆ 1 1/2" ALUMINUM CAP LS 16117
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ SEWER CLEAN OUT
- ⊙ WELL
- ⊙ SEWER MAN HOLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- SALIDA CITY LIMITS
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND WATER LINE
- CONCRETE

LAND SURVEYOR'S CERTIFICATE

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

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	
DATE: MAY 21, 2025	
DATE: MAY 27, 2025	
JOB # 24092	
DATE: MAY 20, 2025	
SHEET 2 OF 2	
GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA	
LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO	
LANDMARK SURVEYING & MAPPING	
P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	

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