

3.6 | Salida Sub Area Plan



VISION & CHARACTER

- The Salida Sub Area, surrounding the **largest municipality** in the County and the County Seat, attracts and balances a higher percentage of growth and development than other areas.
- Its major thoroughfares efficiently and safely bring people to town in all forms of transport, including a **well-connected system of trails** that allow one to ride a bike from the Main Street to the mountaintop.
- A **diverse mix of places to live and work** within and outside of town coupled with a milder climate than found elsewhere, the Salida community thrives year round.
- Cultural identity is strong in this Sub Area, from its **historic ranches and rural art studios** to energetic sporting events and a busy restaurant scene.
- Salida, being the County Seat, is at the center of Chaffee County's administrative and governing activity.

SUB AREA FUTURE LAND USE

- **Mixed Use Corridor** is designated for the community gateways and transportation corridors along Highways 50, 285, and State Highway 291. These areas are intended to support existing commercial uses such as business and industrial parks similar to the County’s current COM and IND zones.
- **Industrial** includes the area near and surrounding Harriet Alexander Field Airport to accommodate future aviation business and/or facilities.
- **Rural Commercial** includes the area surrounding the businesses and Smelertown industrial park south of State Highway 291.
- Tiered residential development is accommodated in **Mixed Residential** in areas covered by the County – Salida Intergovernmental Agreement, particularly west of the municipal boundaries, where future development and annexation into the municipality is desired due to existing or future utility services. The next tier includes **Suburban Residential** uses which surround Mixed Residential uses.

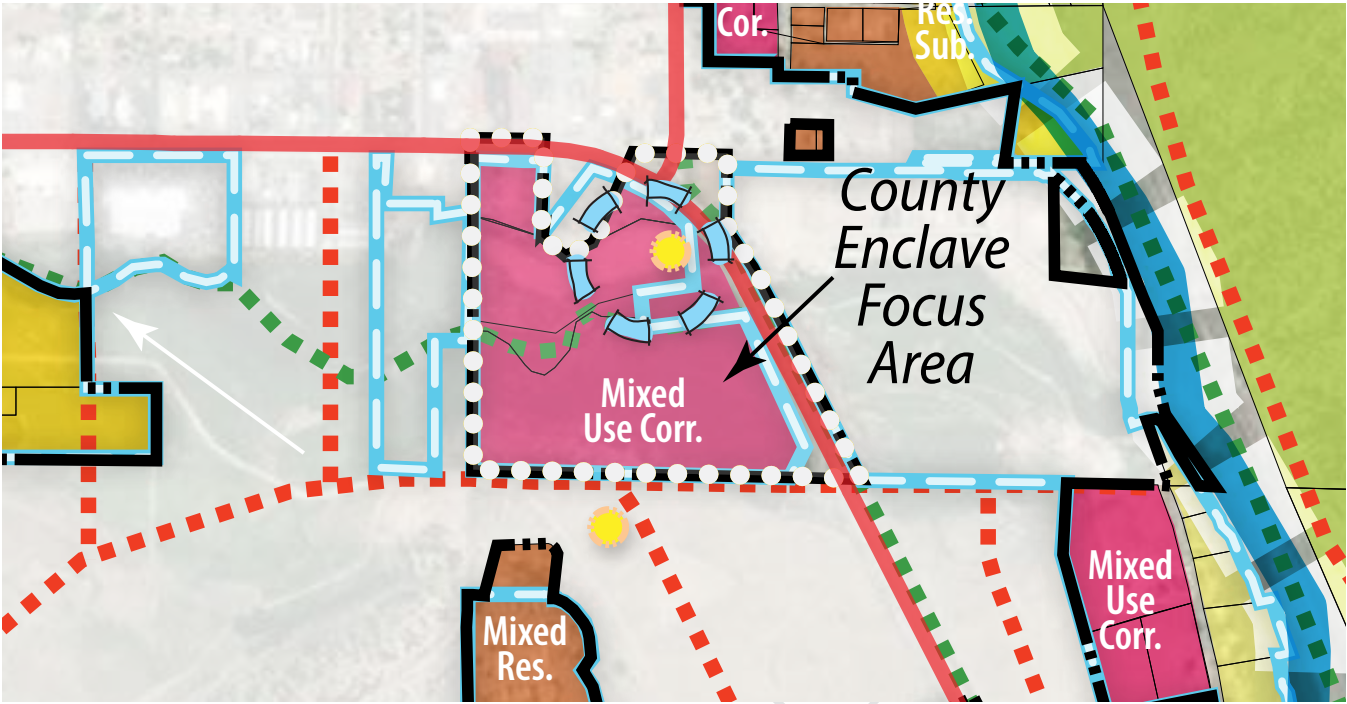
SUMMARY OF KEY ISSUES

- Development constraints – floodplains, steep slopes, and public land – have resulted in development in the unincorporated county on the Mesa and along Highway 50 along the South Arkansas moving towards Poncha Springs. It is also going out along Highway 291. The land west of Salida along the South Arkansas and between Salida and Poncha Springs along Highway 50 has conservation easements including the Hutchinson Ranch which acts as a community buffer between the two municipalities.

- The average lot size in Salida is .73 acres although parcels are being split to create more development potential in town.
- Water and sanitation capacity in the City of Salida is about 50% of capacity during peak summer months.
- Affordable housing in Salida is the least available throughout the County.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Build on existing policy for stub roads to ensure all new developments include road and trail easements that allow for connection between existing and future subdivisions.
 - Coordinate with the City of Salida to assess the need for policy balancing short term rentals and full-time residences in the Sub Area.
 - Extend the community buffer concept between Salida and Poncha Springs to include low density development onto the Mesa for the neighborhood between CR 140 and 145 to CR 120 and Airport Road.
 - Collaborate with the City of Salida on the Highway 50 Corridor Plan.
 - Collaborate with the City of Salida to accommodate new development in desired areas of growth with appropriate infrastructure based on the City’s service capacity.
 - Develop a plan for managing increased access and traffic along CR 120.



COUNTY ENCLAVE FOCUS AREA

This roughly 30-acre focus area is a wholly-surrounded by the City of Salida and is located at the southern gateway to the City at the junction of US Highway 50 and State Route 291. Further master planning is warranted here due to the strategic location for commercial use and the adjacency to the Vandever Ranch master planned development. A future master plan of this area should anticipate annexation into the municipality.

Considerations for future master planning in this Focus Area should include:

- Ensure future land use consistency with City.
- Evaluate infrastructure provision to potential development in anticipation of annexation.
- Alignment of new rights-of-way including trail and pathway connections as proposed in future transportation plans.
- Feasibility of supplying affordable housing.
- Opportunities for gateway features.
- Floodplain mitigation.

