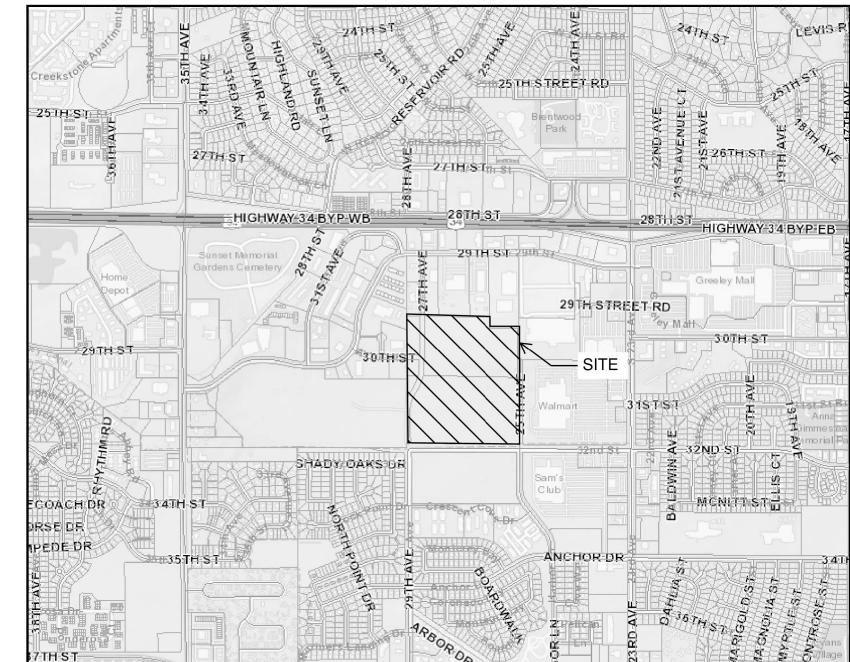
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HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 43.42 ACRES

PROJECT NUMBER: PUD2021-0012



# **VICINITY MAP**

DOCK OR

QUAIL ST

OWNER RICHMARK REAL ESTATE PARTNERS LLC **5200 W 20TH STREET** 

LANDSCAPE ARCHITECT **ROB MOLLOY** 980 NORWAY MAPLE DRIVE LOVELAND, CO 970-988-5301

GREELEY CO 80634

CIVIL ENGINEER WERNSMAN ENGINEERING AND LAND DEVELOPMENT LLC ERIC WERNSMAN 16495 ESSEX RD S PLATTEVILLE CO 80651 CELL 970-539-2656

#### **Sheet List Table** Sheet Title Sheet Number Cover Sheet 2 **Existing Conditions Map** Overall Master Development Plan 4 Development Standards Detail Plans and Public, and Community Facilities

### GENERAL PROVISIONS

#### A. CONFORMANCE

DEVELOPMENT OF THIS PLANNED COMMUNITY SHALL CONFORM TO ALL RESTRICTIONS, REGULATIONS AND PROCEDURES ADOPTED BY ORDINANCE BY THE CITY OF GREELEY, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS PLANNED UNIT DEVELOPMENT PLAN (PUD). THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMENDED SHALL APPLY.

## B. EFFECT OF THE CITY OF GREELEY ZONING ORDINANCE

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HOPE SPRINGS PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE CITY OF GREELEY ZONING ORDINANCE OR ANY OTHER APPLICABLE ORDINANCES, RESOLUTIONS OR REGULATIONS OF THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, SHALL PREVAIL.

IN NO EVENT SHALL THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS IN A PLANNING AREA BE EXCEEDED. THE TOTAL NUMBER OF DWELLING.UNITS ACTUALLY DEVELOPED IN A PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT PLAN.

#### D. PLANNING AREA BOUNDARIES

PLANNING AREA BOUNDARIES ARE SHOWN ON THE PUD, AND ARE GENERALLY DETERMINED BY THEIR RELATIONSHIP TO ROADS, OPEN SPACE, AND ADJACENT LAND USES. MODIFICATIONS IN PLANNING AREA BOUNDARIES AND STREETS ARE PERMITTED AND MAY OCCUR WITH PLANNING AND ENGINEERING REFINEMENT. FINAL PARCEL BOUNDARIES AND ROAD ALIGNMENTS SHALL BE DETERMINED AND SHOWN ON A PLAT. WITHOUT ANY AMENDMENT TO THE PUD BEING REQUIRED: PROVIDED THE CHANGES IN THE PLANNING AREA DO NOT EXCEED 20 PERCENT OF THE DEFINED PARCEL.

#### E. CONSTRUCTION STANDARDS

CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING AND MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, THE COLORADO PLUMBING CODE, AND OTHER SUCH CODES AND THE SUCCESSORS THEREOF, SETTING FOR THE CONSTRUCTION STANDARDS AS PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS OR OTHER STANDARDS-ESTABLISHING BODIES, AS ARE ADOPTED BY THE CITY OF GREELEY. ALL FUTURE BUILD OUT SHALL MEET ALL APPLICABLE CITY OF GREELEY CODES, ORDINANCES, RESOLUTIONS, DESIGN CRITERIA, ETC. IT IS ALSO HEREBY UNDERSTOOD THAT ALL FUTURE BUILD OUT IS SUBJECT TO ADDITIONAL FUTURE CITY OF GREELEY REVIEWS AND COMMENTS PRIOR TO FINAL APPROVAL AND/ OR ACCEPTANCE.

#### F. HOMEOWNER ASSOCIATIONS

HOMEOWNER ASSOCIATIONS (HOAS) COMPOSED OF PROPERTY OWNERS IN RESIDENTIAL AREAS MAY BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS, AND B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNED BY ITS MEMBERS IN PERPETUITY. HOMEOWNER'S ASSOCIATIONS SHALL BE CREATED IN RESIDENTIAL AND/OR COMMERCIAL ANDUSTRIAL AREAS WHERE COMMON LANDS OR FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

# G. ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS CONTAINED WITHIN THE PLANNED UNIT DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS EXPRESSED IN THE NARRATIVE PROVISIONS OF THE PUD. THEY ARE NOT INTENDED TO BE FINAL NOR TO REPRESENT THE ULTIMATE BUILD OUT OF HOPE SPRINGS, BUT RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILD OUT OF THE HOPE SPRINGS COMMUNITY. GIVEN THE SCALE OF THIS PROJECT, AND THE ASSOCIATED TIMELINE IT WILL TAKE TO DEVELOP, IT IS ESSENTIAL THAT THIS PUD BE APPROVED WITH AN UNDERSTANDING OF INHERENT FLEXIBILITY. IN GRANTING FINAL SITE PLAN AND/OR PLAT APPROVAL THE CITY SHALL ALLOW VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

# 1. FINAL ROAD ALIGNMENTS

- 2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES:
- 3. FINAL BUILDING ENVELOPES;
- 4. FINAL ACCESS AND PARKING LOCATIONS; 5. FINAL PARCEL DEFINITIONS;
- 6. FINAL SIGNAGE / MONUMENT DESIGN: AND 7. LANDSCAPING ADJUSTMENTS

H. ROADWAY DESIGN THE ROADWAYS SHALL COMPLY WITH THE CITY'S CURRENT ROADWAY STANDARDS.

# I. AMENDMENTS TO APPROVED PLANS

MAJOR AMENDMENTS TO THIS PUD SHALL BE CONSIDERED BY THE CITY WITH THE SUBJECT SITE PROPERTY OWNER ACTING AS THE SOLE APPLICANT. OTHER PROPERTY OWNERS WITHIN THE HOPE SPRINGS COMMUNITY SHALL NOT BE REQUIRED AS APPLICANTS, NOR SHALL THEY BE REQUIRED TO PROVIDE PRIOR APPROVAL FOR THE PUD AMENDMENT APPLICATION TO PROCEED. THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS WITHIN THE HOPE SPRINGS PUD BOUNDARIES AND THE ADJACENT OWNERS OF THE PROPOSED PUD AMENDMENT(S) UNDER CONSIDERATION. NOTIFICATIONS TO ADJACENT PROPERTY OWNERS SHALL OCCUR 500' FROM THE SUBJECT PROPERTY.

# LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK - WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF STATE OF COLORADO.

(PROVIDED BY THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED ON MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS)

THAT PARCEL DEDICATED AS 20.00 FEET PUBLIC RIGHT-OF-WAY, BEING THE 20.00 FEET ADJOINING THE EAST BOUNDARY OF TRACT A, PER THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS CONTAINING 0.270 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 43.42 ACRES, MORE OR LESS AND ARE SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

# SINGLE-FAMILY, DUPLEXES, MULTI-FAMILY, AND COMMERCIAL. SINGLE-FAMILY UNITS AND

DUPLEXES ARE PRIMARILY LOCATED ON THE NORTH HALF OF THE SITE. THE MULTI-FAMILY, DETENTION POND, AND MOST OF THE COMMON OPEN SPACE ARE LOCATED ON THE SOUTH HALF OF THE SITE. THE DETENTION POND HAS BEEN LOCATED ON THE SOUTHERN PORTION OF THE SITE FOR PRACTICAL PURPOSES, BUT ALSO TO PRODUCE A LARGE BUFFER BETWEEN THE MAIN THROUGHFARE (32<sup>ND</sup> STREET) AND THE MAJORITY OF THE RESIDENTIAL AREA. THE COMMERCIAL DEVELOPMENT IS LOCATED ALONG THE WEST PROPERTY BOUNDARY, JUST SOUTH OF THE PROPOSED EXTENSION OF 30 STREET, WHICH TIES IN WELL WITH THE EXISTING COMMERCIAL BUSINESSES TO THE WEST OF THE SITE. THE INCLUDED MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS ARE MEANT TO BE THE GUIDING PLANNING DOCUMENTS FOR THE DEVELOPMENT OF THE PROPERTY.

THE 46.04 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF 32 ND STREET AND 29 TH AVENUE AND IS BOUNDED BY VARIOUS COMMERCIAL AND INSTITUTIONAL USES TO THE NORTH; A LARGE RETAIL STORE (WALMART) TO THE EAST; VACANT GROUND TO THE SOUTH ACROSS 32 ND

STREET; AND A COMMERCIAL SUBDIVISION (PLAZA COMMERCIAL PARK) AND VACANT GROUND TO

SUBDIVISION. THE SITE CURRENTLY CONSISTS OF VACANT FARM GROUND WITH THREE DIFFERENT

THE WEST. THE HOPE SPRINGS PUD IS BEING PROPOSED ON TRACTS A-E, KIRK-WATSON

THE HOPE SPRINGS PUD IS DESIGNED TO PROMOTE A MIX OF LAND USES INCLUDING

THE GOAL OF THE PUD IS TO PROMOTE AFFORDABLE HOUSING WITH A HIGH LEVEL OF COMMUNITY VALUE. THE FLEXIBILITY OF THE PUD ALLOWS FOR SMALLER LOT SIZES, WHICH WILL MAKE THE SINGLE-FAMILY HOMES AND DUPLEXES MORE AFFORDABLE. AMENITIES MAY INCLUDE RECREATION FIELDS/COURTS, A DISC GOLF COURSE, CLUBHOUSE, POOL, COURTYARD, AND A COMMUNITY OPEN SPACE AREA IN THE SOUTHWEST PORTION OF THE SITE THAT WILL PROVIDE ADDITIONAL RECREATIONAL OPPORTUNITIES FOR RESIDENTS

### STANDARD NOTES

PROJECT NARRATIVE

TYPES OF ZONING (C-L, C-H AND R-H).

- 1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL
- 3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 4. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
- 5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVO 88 DATUM.

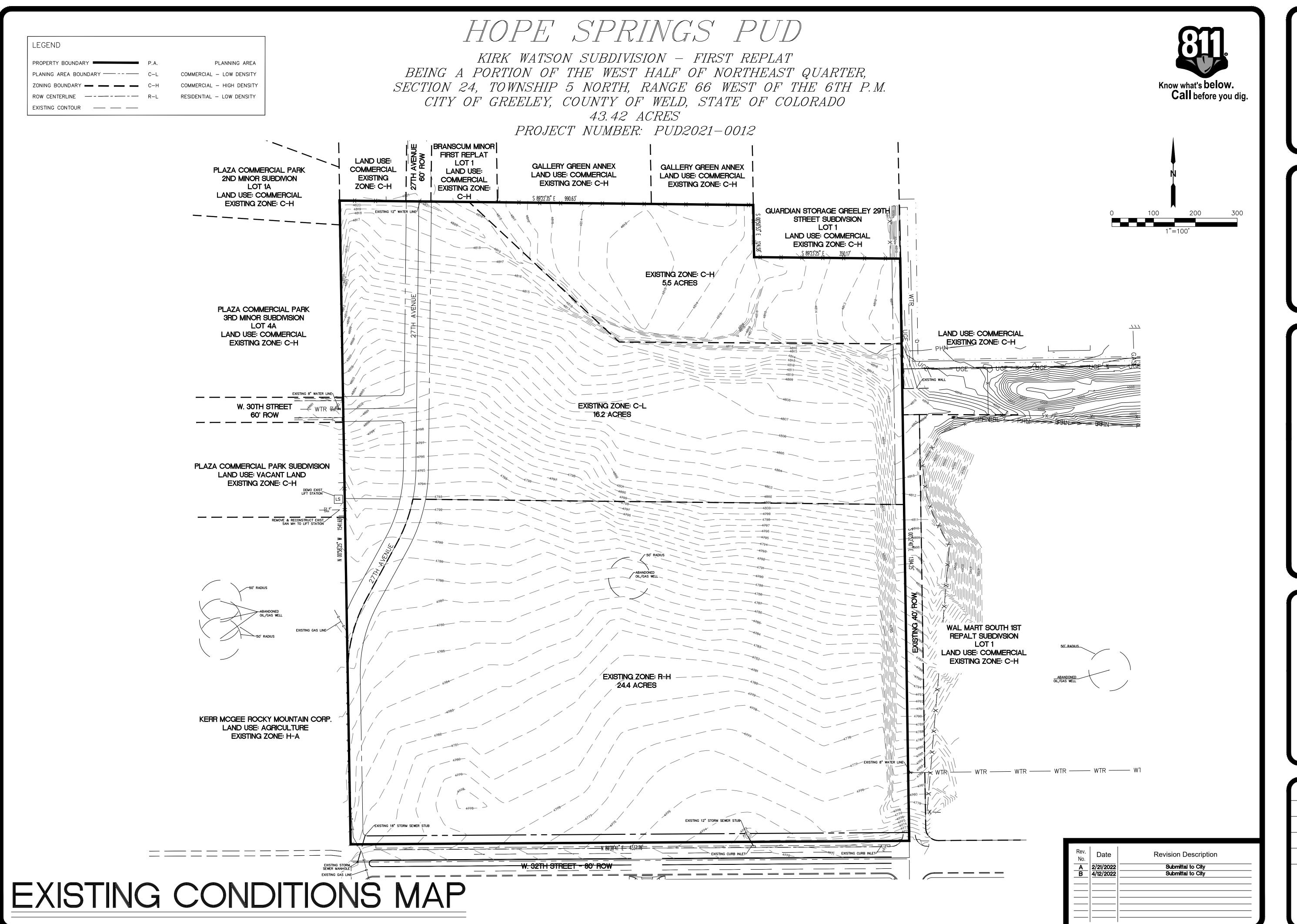
PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK	
INARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEW	ΝF
TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF	
VELOPMENT CODE REGULATIONS. THIS PRELIMINARY PLANNI	ΞD
ODMENT ADDDOMAL CHALL DE MALID EOD 2 MEADC EDOM THE	$\mathbf{D}$

AND F GREEL UNIT I	RELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BE OUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CLEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINANT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FOR APPROVAL BY CITY COUNCIL.	CITY OF RY PLANNED
	RK REAL ESTATE PARTNERS, LLC	
	RADO LIMITED LIABILITY COMPANY	
Ву: _	(Signature)	
Title:	(Signature)	
_		
Date: _		
ATTEST	:	
Secretary	Treasurer Treasurer	
	COMMUNITY DEVELOPMENT DIRECTOR	
Director	of Community Development	Date
	PLANNING COMMISSION RECOMMENDATION	
	nded / not recommended by the City of Greeley Planning Commission, 20	n, this day of

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_\_,

Rev. No.	Date	Revision Description
A	2/21/2022	Submittal to City
В	4/12/2022	Submittal to City



DRAWN FOR:
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2939 65TH AVENUE
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(970) 346-7900

SPRINGS PUD LEY, CO 80634

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656
ericwcivilenginger com

DRAWN

MEH

CHECKED

EJW

DATE

4/12/2022

SCALE

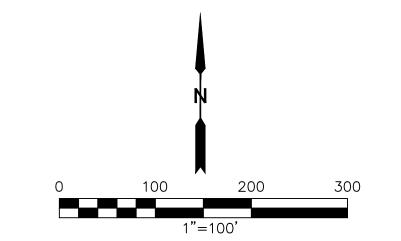
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PROJECT #
PUD2021-0012

SHEET

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION — FIRST REPLAT
BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER,
SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
43.42 ACRES





PROJECT NUMBER: PUD2021-0012

	S 8972	2'35" E	* * * * * * * * * * * * * * * * * * *	X 0050'53" E 124.58' X  X  X  X  X  X  X  X  X  X  X  X  X	\$ 89°23'25" E 350,17'	X X X X X X X X X X X X X X X X X X X
P.A. 3 COMMERCIAL MIXED-USE 1.04 ACRES	6.	ROW 86 ACRES	P.A. 1 SINGLE-FAMILY EDIUM DENSITY 16.28 ACRES  - 30th ST			PHN —
EX 8" N 00.2628200 N	HI	P.A. 2 ULTI-FAMILY GH DENSITY 2.48 ACRES	ABANDONED OIL/GAS WELL			\$ 00°52′40″ E 1394.25′
SPAC	P.A. 5 OPEN E/DETENTION 34 ACRES	P.A. 4 RECREATIONAL AREA 0.92 ACRES		OPEN SPAC	P.A. 6 EE/ DETENTION ACRES	P.A. 7 LIFT STATION 0.27 ACRES

OVERALL MASTER DEVELOPMENT PLAN

LEGEND

PROPERTY BOUNDARY

PLANNING AREA

	Site Summary						
Area	Use	Area (Acres)	Density Range (DU per Acres)	Dwelling Units (Maximum)	% of Site		
P.A. 1	Single-Family Medium Density	16.28	7-14	232	37.49%		
	Subtotal Single-Family	16.28		232	37.49%		
P.A. 2	Multi-Family High Density	12.48	16-26	325	28.74%		
	Subtotal Multi-Family	12.48		325	28.74%		
P.A. 3	Commercial	1.04			2.40%		
	Subtotal Commercial	1.04			2.40%		
P.A. 4	Recreational Area	0.92			2.12%		
P.A. 5	Open Space/Detention	3.34			7.69%		
P.A. 6	Open Space/Detention	2.23			5.13%		
	Subtotal Open Space/ Detention	6.49			14.95%		
P.A. 7	Lift Station	0.27			0.62%		
	Subtotal Lift Station	0.27			0.62%		
Right-Of-Way	R.O.W.	6.86			15.80%		
	Subtotal R.O.W.	6.86			15.80%		
TOTAL	Entire Property	43.42		557	100.00%		

# LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK — WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

AND

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	1		
Rev. No.	Date	Revision Description	
$\frac{100.}{A}$	2/21/2022	Submittal to City	
В	2/21/2022 4/12/2022	Submittal to City	

DRAWN FOR:
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	DRAWN
1	MEH
	CHECKED
1	EJW
	DATE
4/1	2/2022
	SCALE
AS	SHOWN
	PROJECT # 2021-0012
F 0D	2021-0012
	SHEET
	3

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

43.42 ACRES PROJECT NUMBER: PUD2021-0012



#### **RESIDENTIAL BUILDING TYPE & LOT STANDARDS**

		DEVELOPMENT STANDARDS									
PLANNING AREA	BUILDING/LOT TYPES	LOT STANDARDS			MINIMUM SETBACKS [3]				MAXIMUM	REAR LOAD	SHARED
PLANNING ARLA	BOILDING/LOT TIPES	AREA	AREA WIDTH		LOT OPEN FRONT		CORNER	REAR	BUILDING	(ALLEY)	DRIVEWAY
		AREA	WIDIR	SPACE	FROIVI	SIDE	SIDE	NLAN	HEIGHT [4]	ALLOWED	ALLOWED
PA 1	SINGLE-FAMILY DETACHED &	2K+ s.f.	30' - 60'	20%	10'	5' [1]	10'	10'	30'	YES	YES [2]
FAI	TWO-FAMILY HOMES	ZKT 3.1.	30 - 00	20%	10	2 [1]	10	10	30	11.5	113 [2]
PA 2	MULTI-FAMILY	N/A	N/A	20% [5]	20'	20'	20'	20'	60'	N/A	N/A

[1] TWO-FAMILY HOMES MAY BE PLATTED FOR INDIVIDUAL OWNERSHIP OF THE UNIT AND LOT, WITH A 0' INTERIOR SIDE SETBACK.

- [2] PARKING SPACES ON SINGLE-FAMILY DETACHED HOME SITES SHALL BE ALLOWED TO BE LOCATED IN FRONT OF THE DWELLING. IN SUCH CASES, THE FRONT SETBACK SHALL BE
- SUCH THAT REQUIRED PARKING DOES NOT ENCROACH ON PUBLIC SIDEWALKS.
- [3] SETBACK ENCROACHMENTS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED. [4] HEIGHT EXCEPTIONS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
- [5] USABLE OPEN SPACE WITHIN PA 5 SHALL BE ALLOWED TO COUNT TOWARDS THE LOT OPEN SPACE REQUIREMENT FOR PA 2.

### **RESIDENTIAL ACCESSORY STRUCTURES**

TYPE	QUANTITY	SIZE	HEIGHT	SETBACKS		
MINOR STRUCTURE (SMALL SHED AND SIMILAR STRUCTURES)	AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.					
SECONDARY BUILDING (DETACHED ACCESSORY BUILDING)	AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, <b>EXCEPT THAT THE SETBACK FROM STREET SIDE SHALL BE 10'</b> .					
OUT-BUILDING (LARGE STORAGE BUILDING, BARNS, ETC.)	AS ALLOWED		DEVELOPMENT CODE STAN DS AS AMENDED.	IDARDS, AND CODE		

# Residential Frontage Design Standards

Residential Frontage Design Sta	nesidentiai Fioritage Design Standards			
FRONT BUILDING LINE	10' +			
EDON'T ENITRY SEATURE	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
FRONT ENTRY FEATURE	STANDARDS AS AMENDED.			
MAXIMUM FRONT DRIVEWAY WIDTH	15' FOR INDIVIDUAL DRIVEWAYS			
	30' FOR SHARED DRIVEWAYS			
CARACELIMITATIONS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
GARAGE LIMITATIONS	STANDARDS AS AMENDED.			
LANDSCADE [1]	50% MINIMUM LANDSCAPE; AND			
LANDSCAPE [1]	50% MAXIMUM HARDSCAPE			

[1] LANDSCAPE REFERS TO ALLOCATION OF SPACE BETWEEN FRONT LOT LINE AND FRONT BUILDING LINE.

# **Building Design Standards**

Dullullig Design Standards	
WALL PLANE LIMITS	
BLANK WALL LIMITS	DED THE CITY OF CREELEY DEVELOPMENT CODE STANDARDS AND CODE
ROOF PANE LIMITS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
TRANSPARENCY	STANDARDS AS AMENDED.
MATERIALS	

# HOUSING DIVERSITY

Dianning Area 1	Shall consist of a mix of single-family detached and two-family attached
Planning Area 1	housing (duplexes).
Planning Area 2	Shall consist of apartment housing.

# **Residential Fences & Walls**

AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

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### Required Parking

USE CATEGORY/SPECIFIC USE	MINIMUM PARKING RATE			
RESIDENTIAL				
SECONDARY DWELLING	1/BEDROOM			
DWELLINGS (DETACHED, MANUFACTURED)	2/UNIT BLOCKS WITHOUT ON-STREET PARKING MAY REQUIRE GUEST PARKING WITHIN 250' OF UNITS			
DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)	2/UNIT (DUPLEXES)  1/BEDROOM (APARTMENTS)  GUEST PARKING SHALL BE PROVIDED BY ADJACENT, ON-STREET PARKING			
SENIOR LIVING (INDEPENDENT)	SAME AS DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)			
SENIOR LIVING (ASSISTED OR NURSING)	1/4BEDS + 2 PER 3 EMPLOYEES			
GROUP HOME (UP TO 8 UNITS)	SAME AS DWELLINGS (DETACHED, MANUFACTURED) + 2 PER 3 EMPLOYEES			
GROUP HOME (MORE THAN 8 UNITS)	1/2 BEDS + 2 PER 3 EMPLOYEES			
PUBLIC/CIVIC				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
COMMERCIAL				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
INDUSTRIAL				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
AGRICULTURE				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			

\*MAXIMUM PARKING AND PARKING REDUCTION STANDARDS SHALL BE PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

# Ricycle Parking

Bicycle Parking					
ACTIVITY	REQUIRED SPACES				
PRIMARY OR SECONDARY SCHOOL	10% OF THE STUDENT CAPACITY + 3% OF EMPLOYEES				
RETAIL OR OFFICE USES	10% OF THE REQUIRED VEHICLE SPACES				
RECREATION AND COMMUNITY	1EW OF THE DECIMED VEHICLE CDACES				
FACILITIES	15% OF THE REQUIRED VEHICLE SPACES				
OTHER INSTITUTIONAL, EMPLOYMENT, INDUSTRIAL OR ENTERTAINMENT USES	5% OF THE REQUIRED VEHICLE SPACES				
MULTI-UNIT RESIDENTIAL BUILDINGS	50% OF THE UNITS OR 33% OF THE BEDROOMS, WHICHEVER IS GREATER				

### **Applicability**

ACTIVITY	APPLICABILITY OF STANDARDS			
SITE OR LANDSCAPE WORK ON LESS THAN 50% OF THE LOT.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE.			
SITE OR LANDSCAPE WORK ON 50% OR MORE OF THE LOT.	ALL SITE AND LANDSCAPE IMPROVEMENTS FOR THE ENTIRE LOT SHALL BE BROUGHT INTO COMPLIANCE WITH THE PUD STANDARDS.			
REHABILITATION, REMODELING OR ADDITIONS TO BUILDINGS THAT ADD MORE THAN 200 SQUARE FEET TO THE BUILDING FOOTPRINT OR MASS, BUT LESS THAN 50%.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE. HOWEVER, STAFF MAY REQUIRE FULL COMPLIANCE FOR THE BUILDING AND LOT FOR ANY REHABILITATION, REMODEL OR ADDITION THAT IS GREATER THAN 75% OF THE ASSESSED VALUE.			
NEW PRIMARY STRUCTURE; OR REHABILITATION, REMODELING OR ADDITIONS TO THE BUILDING THAT ADD MORE THAN 50% TO THE BUILDING FOOTPRINT OR MASS.	ALL PUD STANDARDS FOR THE ENTIRE BUILDING AND LOT SHALL BE MET.			
ORDINARY MAINTENANCE	PUD STANDARDS SHALL NOT APPLY TO ORDINARY MAINTENANCE OF EXISTING BUILDINGS, EXCEPT THAT MAINTENANCE TO ANY BUILDING MAY NOT OCCUR IN A MANNER THAT BRINGS THE BUILDINGS OR SITE TO A GREATER DEGREE OF NON-CONFORMANCE WITH THESE PUD STANDARDS.			

### Required Neighborhood Features

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

# **Neighborhood Feature & Common Area Types**

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED IN ADDITION TO THOSE NEIGHBORHOOD FEATURES AND COMMON AREAS STATED IN THE CODE, THE FOLLOWING FEATURES SHALL BE ALLOWED WITHIN THE PUD. SIZE RECREATION FIELD/COURT 3K S.F. MIN. 1 PER FIELD/COURT **DISC GOLF COURSE** 5 ACRE MIN. 2 PER COURSE

# PERIMETER LANDSCAPING DESIGN

		PLANT REQUIREMENTS (PER 100 LINEAR FEET)			
ТҮРЕ	WIDTH	TREES	EVERGREEN	SHRUBS	
TYPE A	10'	2	N/A	16	
ТҮРЕ В	15'	2	2	16	
DESIGN DETAILS & ALTERNATIVES:	All landscape requirements may be reduced by 25% if used in combination with decorative walls, fences, or berms meeting applicable City of Greeley standards.				

**Revision Description** 

DATE 4/12/2022 AS SHOWN PROJECT # PUD2021-0012

DEVELOPMENT STANDARDS

#### HOPE SPRINGS PUD LEGEND KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. Call before you dig. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO EXISTING CONTOUR — — — 43.42 ACRES PROJECT NUMBER: PUD2021-0012 **Commitments Matrix** S 89°22'35" E 990.63' Plan Preparation Construction Construction Maintenance Improvement or Ownership and Approval Responsibility Responsibility Commitment ROW Dedication and Street Construction | Preliminary and Final Plat Upon approval of Final City of Greeley City of Greeley Construction Documents Recreational Area (P.A. 4) Preliminary and Final Plat Upon approval of Final HOA Developer S 89°23'25" E 350.17 Construction Documents Open Space/Detention (P.A. 5) Preliminary and Final Plat Upon approval of Final Construction Documents Open Space/Detention (P.A. 6) Preliminary and Final Plat Upon approval of Final Construction Documents Lift Station (P.A 7) City of Greeley City of Greeley Upon approval of Final Construction Documents SINGLE-FAMILY MEDIUM DENSITY 16.28 ACRES PRIMARY SITE ACCESS PO 34' FL-FL 40' FL-FL COMMERCIAL MIXED-USE |LSCP||PRKG||LANE | LANE |PRKG||LSCP| PRKG | LANE | LANE | PRKG | 1.04 ACRES WALK-6" VERTICAL CURB VERTICAL CURB 6" VERTICAL CURB WITH 2' PAN -ASPHALT PAVING —ASPHALT| PAVINĠ WITH 2' PAN WITH 2' PAN P.A. 2 MULTI-FAMILY LOCAL RESIDENTIAL ——— EXISTING LOCAL COMMERCIAL — HIGH DENSITY SCALE: NTS SCALE: NTS 12.48 ACRES 25TH AVENUE 30TH STREET (WEST OF 27TH AVENUE) 27TH AVENUE 29TH STREET ROAD 30TH STREET (EAST OF 27TH AVENUE) SHOŪLDER 2% MIN 8% MAX 2% MIN SLOPE VARIES-\_6" CONCRETE 2' WIDE SHOULDER -2' WIDE SHOULDER 2' WIDE SHOULDER WIDE SHOULDER \_6" CONCRETE 6"THICK CLASS 6 6"THICK CLASS 6 6"THICK CLASS 6 6"THICK CLASS 6 LIFT ROADBASE ROADBASE ROADBASE ROADBASE STATION P.A. 4 COMPACTED COMPACTED 0.27 ACRES RECREATIONAL SUBGRADE SUBGRADE P.A. 5 OPEN SEE SPECIFICATIONS SEE SPECIFICATIONS AREA 0.92 ACRES SPACE/DETENTION 3.34 ACRES P.A. 6 ALLEY SECTION -----ALLEY SECTION — — OPEN SPACE/DETENTION **2.23 ACRES** SCALE: NTS SCALE: NTS TYPE A PERIMETER TREATMENT TYPE B PERIMETER TREATMENT :====:: Rev. No. Date **Revision Description** Submittal to City Submittal to City DETAIL PLANS AND PUBLIC, AND COMMUNITY FACILITIES

DRAWN FOR:
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(970) 539-2656
ericwcivilengineer.com

DRAWN

MEH

CHECKED

EJW

DATE

4/12/2022

SCALE

AS SHOWN

PROJECT #
PUD2021-0012

SHEET