

Project Narrative

Hope Springs PUD

Introduction

The 43.42 acre site is located at the northeast corner of 32nd Street and 29th 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 32nd Street; and a commercial subdivision (Plaza Commercial Park) and vacant ground to the west. A Planned Unit Development (PUD) is being proposed on Tracts A-E, Kirk-Watson Subdivision. The site currently consists of vacant farm ground with three different types of zoning (C-L, C-H and R-H). The goals of this development are to promote affordable housing with a high level of community value.

Proposed Development

Proposed with this PUD is a mix of single-family medium density development (16.28 acres), multi-family high density development (12.48 acres), and a small amount of commercial development (1.04 acres). The single-family medium density development (Planning Area 1) will consist of single-family detached and two-family homes. The density range for Planning Area 1 is 7-14 dwelling units per acre. The density range for the multi-family high density development (Planning Area 2) is 16-26 dwelling units per acre. Planning Area 1 makes up 37.49% of the overall site and Planning Area 2 makes up 28.74% of the overall site. The commercial development (Planning Area 3) makes up 2.40% of the overall site. The PUD also proposes a 0.92 acre recreational area (Planning Area 4) in the south-central portion of the site, which makes up 2.12% of the site. It's anticipated that this recreational area will include sports courts/fields. The PUD proposes 5.57 acres of open space/stormwater detention area (Planning Areas 5 and 6), which makes up 12.82% of the site. A sanitary sewer lift station (Planning Area 7) will be situated on 0.27 acre, which makes up 0.62% of the site. The remainder of the PUD consists of 6.86 acres of public right-of-way, which makes up 15.80% of the site.

Development Standards

The development standards 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.

- **Lot Standards/Setbacks/Building Height (Planning Areas 1 and 2)**

- The minimum lot size for Planning Area 1 is 2,000 square feet. This lot size is 1,000 square feet smaller than the City standard lot size for small lot detached homes. The minimum lot size is consistent with the City's standard for medium and standard multi-unit homes.

- The lot widths within Planning Area 1 will be 30'-60'. By comparison, the City standard lot width for small and medium lot detached and multi-unit homes is 35'-59'.
 - The minimum lot open space requirement for both Planning Areas 1 and 2 is 20%. This minimum open space requirement is consistent with the City's standard for small lot detached homes, medium lot multi-unit homes, and large lot apartments. Additionally, Planning Area 2 will be allowed to count usable open space within Planning Area 5 towards its minimum lot open space requirement.
 - The minimum setbacks for Planning Area 1 are as follows: Front – 10', Interior Side – 5', Corner Side – 10', Rear – 10'. These minimum setbacks are consistent with the City's standard for small lot detached homes, except the City's standard rear setback for small lot detached homes is 20'. The PUD will allow a 0' interior side setback for two-family homes being platted for individual ownership of the unit and lot.
 - The minimum setbacks for Planning Area 2 are 20' for the front, interior side, corner side, and rear. These minimum setbacks align most closely with the City's standard for large apartment complexes. The only difference is that the City's minimum front and rear setbacks for large apartment complexes is 25' instead of 20'.
 - The maximum building height within Planning Area 1 is 30'. This is consistent with the City's standard for detached and multi-unit homes.
 - The maximum building height within Planning Area 2 is 60'. This is consistent with the City's standard for large apartment complexes.
- **Residential Accessory Structures (Planning Area 1)**
 - Requirements for residential accessory structures shall be in accordance with City Development Code standards, and Code standards as amended, except that the street side setback for secondary buildings (detached accessory buildings) shall be 10'. Current City standard requires a 20' street side setback for secondary buildings.
- **Residential Housing Diversity (Planning Areas 1 and 2)**
 - Planning Area 1 will consist of a mix of single-family detached and two-family attached housing (duplexes).
 - Planning Area 2 will consist of apartment housing.
- **Residential Fences & Walls (Planning Areas 1 and 2)**
 - Requirements for residential fences and walls shall be in accordance with City Development Code standards, and Code standards as amended.
- **Applicability (All Planning Areas)**
 - For site improvements on less than 50% of the lot, PUD standards shall only apply to the 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. This requirement is consistent with City standards.
 - For site improvements on 50% or more of the lot, all site improvements for the entire lot shall be brought into compliance with the PUD standards. This requirement is consistent with City standards.

- For 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 shall 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. This requirement is consistent with City standards.
 - For new primary structures; 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. This requirement is consistent with City standards.
 - For ordinary maintenance, PUD standards shall not apply, 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 standards. This requirement is consistent with City standards.
- **Residential Frontage Design Standards (Planning Area 1)**
 - Front entry feature requirements shall be in accordance with City Development Code standards, and Code standards as amended.
 - The maximum front driveway width shall be 15' for individual driveways and 30' for shared driveways. City standards have varying maximum widths for driveways based on lot widths, but generally vary between 20'-27' max.
 - Garage limitation requirements shall be in accordance with City Development Code standards, and Code standards as amended.
 - The minimum amount of front yard landscaping shall be 50% of the area between the front lot line and the front building line. This requirement is consistent with the City's standard for suburban frontages.
- **Building Design Standards (Planning Areas 1 and 2)**
 - Building design requirements shall be in accordance with City Development Code standards, and Code standards as amended.
- **Neighborhood Features (Planning Areas 1 and 2)**
 - The number of required neighborhood features shall be in accordance with the City Development Code standards, and Code standards as amended.
 - In addition to those neighborhood features and common areas stated in the City Development Code, the following features shall be allowed within the PUD:
 - Recreation Field/Court: Fields/Courts shall be a minimum of 3,000 square feet in size and each field/court shall count as 1 feature point.
 - Disc Golf Course: Course shall be a minimum of 5 acres in size and each course shall count as 2 feature points.

- **Perimeter Landscaping Design (Planning Areas 2, 5, 6)**
 - Perimeter landscaping equivalent to City Development Code Type II shall be applied along the north and east boundaries of Planning Area 2 with the development of Planning Area 2.
 - Perimeter landscaping equivalent to City Development Code Type III shall be applied along the north side of 32nd Street with the construction of Planning Areas 5 and 6.
- **Parking (Planning Areas 1, 2, 3)**
 - Parking requirements shall be in accordance with City Development Code standards, and Code standards as amended, except for the following:
 - Dwellings (Detached, Manufactured): 2/Unit
 - Dwellings (Attached, Multiple, or Mixed): 2/Unit (Duplexes)
1/Bedroom (Apartments)
 - Bicycle Parking for Multi-Unit Residential Buildings: 50% of the units or 33% of the bedrooms, whichever is greater

Design Intent

The primary goal of the PUD is to provide affordable housing. Habitat for Humanity is a partner in this project and plans to develop single-family and duplex lots within Planning Area 1. The affordable housing development requires the smaller lot sizes proposed by the PUD. To help offset the smaller lot sizes, large open spaces are planned at the south end of the overall site. A portion, but not all, of these large open spaces are intended to serve as the stormwater detention for the development. Planning Area 5 has been designed to only hold stormwater in larger events, so this area should be usable open space the vast majority of the time. Additionally, a disc golf course is anticipated within Planning Areas 5 and 6.

The design intent of the PUD is consistent with the following goals and objectives of the City's *Imagine Greeley* Comprehensive Plan adopted 2/6/18:

- **Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.**
- **Goal IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.**
 - *Objective IN-2.1 Multi-Functionality*
Incorporate deliberate and attractive multi-functionality into drainage and detention areas, open space, natural areas, pedestrian and other corridors so that infrastructure, and public investments in it, may provide multiple benefits to the community.
- **Goal NR-3: Demonstrate stewardship of the environment.**
 - *Objective NR-3.10 Coordinated Management*
Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g. drainage areas, water acquisitions, Poudre Trail, parks, and trail system).

Site Access/Parking/Traffic/Circulation

The site will provide four vehicular access points: 27th Avenue to the north, 30th Street to the west, and two accesses off 32nd Street to the south. Existing 27th Avenue will be extended south with this project to 32nd Street. Existing 30th Street will be extended east with this project into the site. Proposed 25th Avenue, 26th Avenue, 29th Street Road, and 31st Street will be constructed with this project to serve the proposed multi-family, single-family and duplex units. The majority of the duplex units will have parking in the rear with alley access which gives a stronger community feel providing street facing front porches. The multi-family will have access from 32nd Street and 27th Avenue. A traffic impact study has been provided with this application that addresses the traffic impacts associated with the proposed development.

Stormwater and Utilities

Stormwater runoff will generally follow the historical drainage pattern from north to south towards 32nd Street. Stormwater detention and water quality capture volume will be provided for the 100-year storm. Stormwater from the detention pond will be released into the existing stormwater system in 32nd Street.

The proposed onsite detention is composed of two detention areas that will be hydraulically connected by a pipe under 26th Avenue. The primary detention area will be the east pond. This pond will be able to detain most of the small rain events. During larger events, stormwater will backup into the west pond. The west pond has been graded so that the stormwater ponding only occurs in the southern third of Planning Area 5. The majority of the time, the entire Planning Area 5 will be usable open space.

City of Greeley Lift Station #15 will be relocated with this project to the southeast corner of the site. Existing sanitary sewer flows that currently go to Lift Station #15, as well as all sanitary sewer flows from this site, will gravity flow to the new Lift Station #15. A force main from the lift station will convey sanitary sewer flows offsite to an existing 8" sewer main in a private road to the east. Ultimately, the sanitary sewer flows are conveyed to 23rd Avenue, then north in the City of Greeley sanitary sewer system. The lift station has also been sized to accept flows from the undeveloped property to the west.

Three potable water main connections are proposed with this project. A connection will be made to an existing 12" water main in 27th Avenue to the north; an existing 8" water main in 30th Street to the west; and an existing 8" water main in the southeast corner of the property.