

Poudre Heights PUD

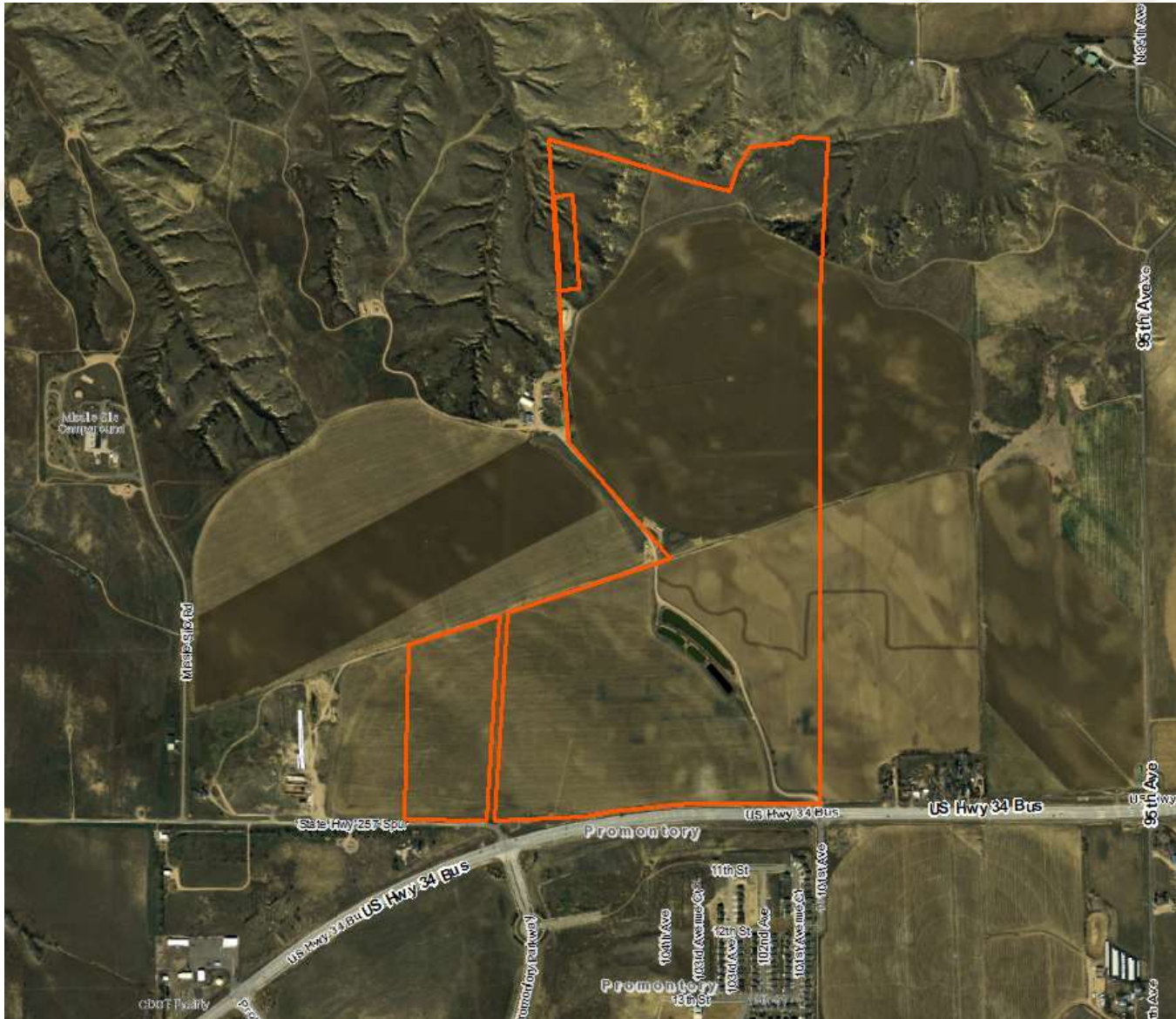
Rezoning and Preliminary Planned Unit Development (PUD) Plan

City Council

April 5, 2022

Brittany Hathaway, Planner III





- 1. Proposed rezoning from PUD (Lake Bluff – Expired) to PUD (Poudre Heights)**
- 2. Preliminary PUD Plan for Poudre Heights (PUD Document)**

↑
NORTH



Preliminary PUD Request

- **277.6 acre site**
- **Native wildlife theme**
- **Up to 1,185 residential units**
- **100 acres of residential**
- **108 acres of mixed-use**
- **30 acres of industrial**
- **Over 50 acres of open space**
 - **~40 acres of bluff preservation**
- **2 pocket parks and 1 amenity center**
- **1 community/neighborhood park**

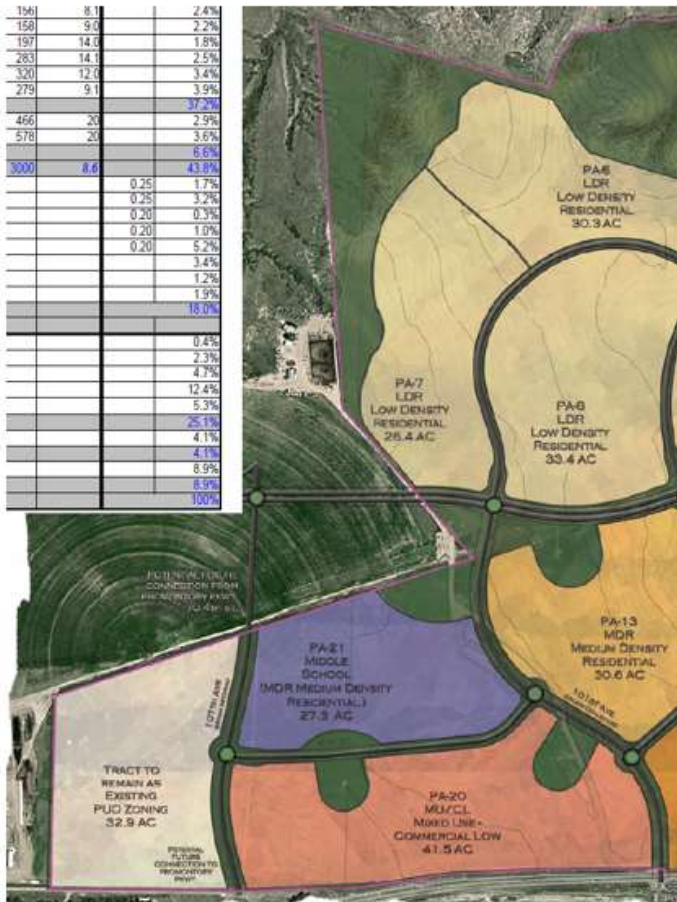




Proposed PUD Plan

PUD Land Use Comparison

194	8.1	2.4%
158	9.0	2.2%
197	14.0	1.8%
283	14.1	2.5%
320	12.0	3.4%
279	9.1	3.9%
		3.72%
466	20	2.9%
578	20	3.6%
		6.6%
3000	8.6	43.8%
	0.25	1.7%
	0.25	3.2%
	0.20	0.3%
	0.20	1.0%
	0.20	5.2%
		3.4%
		1.2%
		1.9%
		18.0%
		0.4%
		2.3%
		4.7%
		12.4%
		5.3%
		25.1%
		4.1%
		4.1%
		8.9%
		8.9%
		100%



2009 Lake Bluff - Expired



Poudre Heights - Proposed

1. Original Lake Bluff (2009) provided similar uses with existing industrial zoning permissions to remain on the west side
2. Mixed use areas in both PUDs allow for residential through density transfers
3. Medium and low density residential are provided to allow for a housing mix
4. Neighboring developments (2021 Lake Bluff and The Cache) provided required area school sites

Request

Variation of standards

- **Minimum lot size of 1,200 SF (range 1,200-4,500)**
 - **4,500 SF for low density residential**
 - **3,500 SF for medium density residential**
 - **1,200 SF for medium density, townhome and small lot residential, such as garden homes**
- **Setbacks – Overall reduction requested**
 - **Setback from home feature, such as garage, living space, bluffs etc.**
 - **Setbacks dependent on land use (LDR, MDR, SLR etc.)**



Variation of standards (cont.)

- **Trade off would be heightened design and architectural standards**
 - **2 different materials, 2 different colors, plus 2 additional treatments (such as dormers, shutters, lighting etc.)**
 - **Landscape requirements include buffering per City standards and use of native plants and water-wise practices**





Site Photos

Looking north from US 34-Business



Recommendation

Noticing

- Notice letters were mailed to property owners within 500 feet of site
- A sign was posted on the site & newspaper notice was published
- No citizen comments

Planning Commission unanimously recommended APPROVAL at its

February 22, 2022 meeting

- Proposed rezoning request complies with Section 625(c)(3) a, b, e and g
- Proposed Preliminary PUD Plan is in compliance with Section 24-625 a, b, e and g (with regards to rezoning) and Section 24-663(b)

