

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development), and a PUD Plan

FILE NUMBER: ZON2022-0007 & PUD2021-0012

PROJECT: Hope Springs PUD

LOCATION: Northeast corner of 32nd Street and 29th Avenue

APPLICANT: Derek Glosson on behalf of Tyler Richardson, Richmark Real Estate Partners LLC

CASE PLANNER: Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: June 28, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Sections 24-625(c)(3) and 24-663(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Derek Glosson on behalf of Tyler Richardson to rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and a PUD Plan for approximately 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue.

A. REQUEST

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development

- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

On-site open areas would incorporate native seed mix, areas for detention and a disc golf course. The recreational area includes two soccer courts with off-street parking.

The Hope Springs PUD proposes specific development standards to encourage smaller lot sizes and products to be offered by Habitat for Humanity, the intended builder. Parking standards are also modified to support the variety of single-family product types and potential multi-family options. In instances where the PUD is silent or as appropriately noted on the PUD plan, the City's Development Code regulations shall govern.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: C-H (Commercial High Intensity) / *Frontier Academy K-5 School, commercial and industrial users*

South: City of Evans – R-3 (Multi-family Residential District) / *Undeveloped lands and residential developments*

East: C-H (Commercial High Intensity) / *commercial users*

West: H-A (Holding-Agricultural) and C-H (Commercial High Intensity) / *undeveloped lands, commercial and industrial users*

Site Characteristics:

The site is undeveloped land surrounded by current and future development areas that include a mix of commercial, industrial, institutional and residential uses. The property slopes south towards 32nd Street and the City of Evans municipal boundaries.

The property contains one abandoned oil and gas well located approximately in the center of the site. There are three abandoned oil and gas wells located approximately three hundred (300) feet west of the property and one abandoned oil and gas well located approximately five-hundred (500) feet east of the property.

Additional existing site features include a small non-jurisdictional wetland in the southwest corner of the property, an abandoned irrigation ditch along the northern portion of the property and tilled farmland throughout.

BACKGROUND

The site was annexed in 1987 and zoned in the current configuration at that time. The current lot and right-of-way configuration was platted in 2012 under the name Kirk-Watson Subdivision. The subject site includes three different zone districts, R-H (Residential High Density), C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) that generally follow existing lot lines, with the exception of the C-H designation located at the northeastern most portion of the property area.

D. APPROVAL CRITERIA

Standards for Rezoning:

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625(c)(3) of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code regulations.

a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

Staff Comment: The subject property has remained undeveloped and in agricultural use since it was annexation in 1987 and originally subdivided in 2012.

The surrounding area and land uses have evolved significantly in the past few years. Property to the south, in the City of Evans, is currently developing and planned as a mix of medium- and high-density residential uses. Areas to the east provide a mix of local and regional commercial users ranging from neighborhood services to big box retailers. Property south and west of the site are currently undeveloped and are anticipated to develop with a similar mix of uses. Properties north and northwest of the site serve a mix of uses including a K-5 school, commercial users and light industrial users.

The proposed Hope Springs PUD would incorporate additional affordable residential uses to support area businesses and places of employment. The on-site open space and recreational areas provide amenities for residents, while the one-acre mixed-use commercial parcel on the west could serve area residents and families.

The request complies with this criterion.

b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?

Staff Comment: The existing R-H, C-L and C-H zoning has been in place since the property was annexed in 1987.

The request complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site, and which may not have been considered during the original zoning of the property?

Staff Comment: The PUD plan identifies one on-site abandoned oil and gas well site that will require development to be appropriately designed around the fifty (50) foot buffer. This detail will be most applicable with the platting and site plan process, as applicable. The applicant is working closely with staff from both the City of Greeley and the City of Evans to design their drainage system in compliance with local regulations and requirements.

A portion of the property is identified in an Area of High Ecological Significance. Based on the Biologist Report, there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The documented on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all on-site tree removal to be completed between July 31st and February 1st, outside the potential nesting/courtship period of migratory birds. The report also notes that the mapping for the Area of Ecological Significance may be in error due to existing site conditions.

This request complies with this criterion.

e. Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The City's Comprehensive Plan has been updated since the property was annexed and zoned in 1987. The Comprehensive Plan designates the subject area as "employment, industrial and commercial areas," which allow residential land uses in instances where adjacent uses are compatible and would not negatively impact residents' quality of life or safety. The Hope Springs PUD plan provides a variety of residential housing options and includes a one-acre parcel for commercial and mixed-uses to support future residents in the area. The property is adjacent to Frontier Academy's K-5 school and serves as a transition to the residential neighborhoods to the south in the City of Evans.

In addition, the City worked with the applicant and their builder, Habitat Humanity in receiving a state housing grant under HB21-1271 to support the development of affordable housing opportunities on the property.

The request complies with this criterion.

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?

Staff Comment: The proposed PUD would have an impact on city services upon development of the site.

As part of the overall development, 27th Avenue and W. 30th Streets need to be extended and improved to serve the property. Additionally, 32nd Street along the southern boundary of the site will need to be improved.

The applicant will be required to extend all necessary utilities to the site to serve the proposed uses. Drainage, water, and sewer infrastructure are being addressed through the subdivision process.

Impact to the City as a whole may include noise and other impacts, such as impacts to Police and Fire due to an increased residential population and commercial activity.

The PUD proposes open space and recreational amenities to support the development. All impacts and improvements are continually being reviewed and addressed through the entitlement processes.

g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

Staff Comment: The subject property was reviewed against the policies regarding rezoning requirements. This criterion is similar to specific criteria governing the PUD. The proposal generally complies with the City's Comprehensive Plan Land Guidance Map and is consistent with the Goals and Objectives of the Comprehensive Plan.

The request complies with this criterion.

h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: As the property was zoned at the time of annexation in 1987, there is not an approved zoning suitability plan for the property.

This criterion is not applicable.

Standards for PUD establishment (PUD2021-0012):

Per Section 24-663, in reaching recommendations and decisions as to establishing the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code.

Area Requirements. *The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.*

Staff Comment: The proposal meets this requirement with an overall PUD area of 43.42 acres in size.

Consistency with the Land Use Chapter of the Comprehensive Plan. *A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.*

- The following Comprehensive Plan goals are met with this PUD proposal:
 - EH-2: Integrate healthy living into community planning and development.
 - The proposal provides open space and recreational amenities for future residents of the development.
 - EH-4: Support and collaborate with the City's school districts.
 - The project was referred to the Weld County School District No. 6 for review. In addition, the applicant has been in contact with the district to confirm cash-in-lieu payment versus school site dedication requirements.
 - GC-1: Manage growth effectively.
 - The project serves as an infill with many of the surrounding properties either already developed or slated for development. Incorporating a mix of residential densities encourages an appropriate use of the land near commercial and employment centers where many residents can use multiple modes of transportation.
 - CG-2: Promote a balanced mix and distribution of land uses.
 - The proposed PUD offers a mix of residential product types and sizes, as well as a mixed-use commercial parcel. Commercial offerings could provide nearby amenities for future residents and families.
 - CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - The Hope Springs PUD is envisioned as mix of residential uses, supporting adjacent commercial and employment centers. The site is located in walking distance to many of these businesses, as well as nearby transit stops.
 - HO-2: Encourage a broad diversity of housing options.
 - The proposal would provide a variety of housing types including multi-family, single family detached and single-family attached housing.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

A plugged and abandoned oil and gas well is identified in the center of the site with a fifty-foot setback shown on the plans. This setback will need to be maintained as the applicant subdivides the property for residential use. Staff is unaware of any other hazards on the property.

WILDLIFE

In accordance with Section 24-160(b)(16) of the 2021 Municipal Code, a biologist's report was submitted for the development.

The report summarized that there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all on-site tree removal to be completed between July 31st and February 1st, outside the potential nesting/courtship period of migratory birds.

FLOODPLAIN

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which would be designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices as utilized as the project progress.

TRANSPORTATION

The subject property has frontage on 32nd Street. There is also a planned connection to 30th Street and the adjacent property to the west. 27th Avenue will be extended from north of the property to 32nd Street as well, providing circulation between the adjacent parcels.

All roadway improvements would be determined at time of development and will be routed to the appropriate agencies for review and comment.

Subdivision of the property will require the dedication of public rights-of-way as necessary to support the development.

The City of Greeley Traffic Division, along with Engineering Development Review and the City of Evans have reviewed the Traffic Study and have no significant concerns at this point.

G. SERVICES

WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from 30th Street to the west, 27th Avenue to the north, and from an existing line to the east at the southeast corner of the property.

SANITATION

The City of Greeley will provide sanitary services to the area. An existing sanitary sewer lift station (Lift Station No. 15) will be moved from the adjacent property to the west and relocated to the southeast corner of this property in order to serve this development, the existing developments that the lift station served in its previous location, and an existing property to the west that is currently vacant.

The Water and Sewer Department for the City of Greeley, along with Engineering Development review and the City of Evans, have reviewed the Hydraulic Report and proposed improvements and have no concerns at this time.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located at 2323 Reservoir Road, approximately 1.5 miles to the northeast.

PARKS AND OPEN SPACES

The proposal includes a 0.94 recreational area and approximately 5.50 acres of open space along the southern portion of the site. The open space areas would include a disc golf course for area residents.

SCHOOLS

The subject property is located within the Weld County School District No.6. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

METROPOLITAN DISTRICT

No metropolitan district is being proposed for the project.

H. NEIGHBORHOOD IMPACTS

VISUAL

The applicant is proposing perimeter landscape design criteria for the property, found on page four of the PUD plan. Overall visual impacts resulting from the project are being reviewed as part of the subdivision process.

NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

- Neighborhood Meeting was held virtually May 5, 2022 - Notices were mailed to surrounding property owners on April 19, 2022, per Development Code requirements. There were no concerns raised during the meeting. Staff received one email of support from a resident (Attachment D)
- Public Notice - Signs were posted on-site on June 13, 2022. As of June 20, 2022, no additional written comments have been received.
- Mineral Rights Notifications – were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) and therefore recommends **approval**.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **approval**.

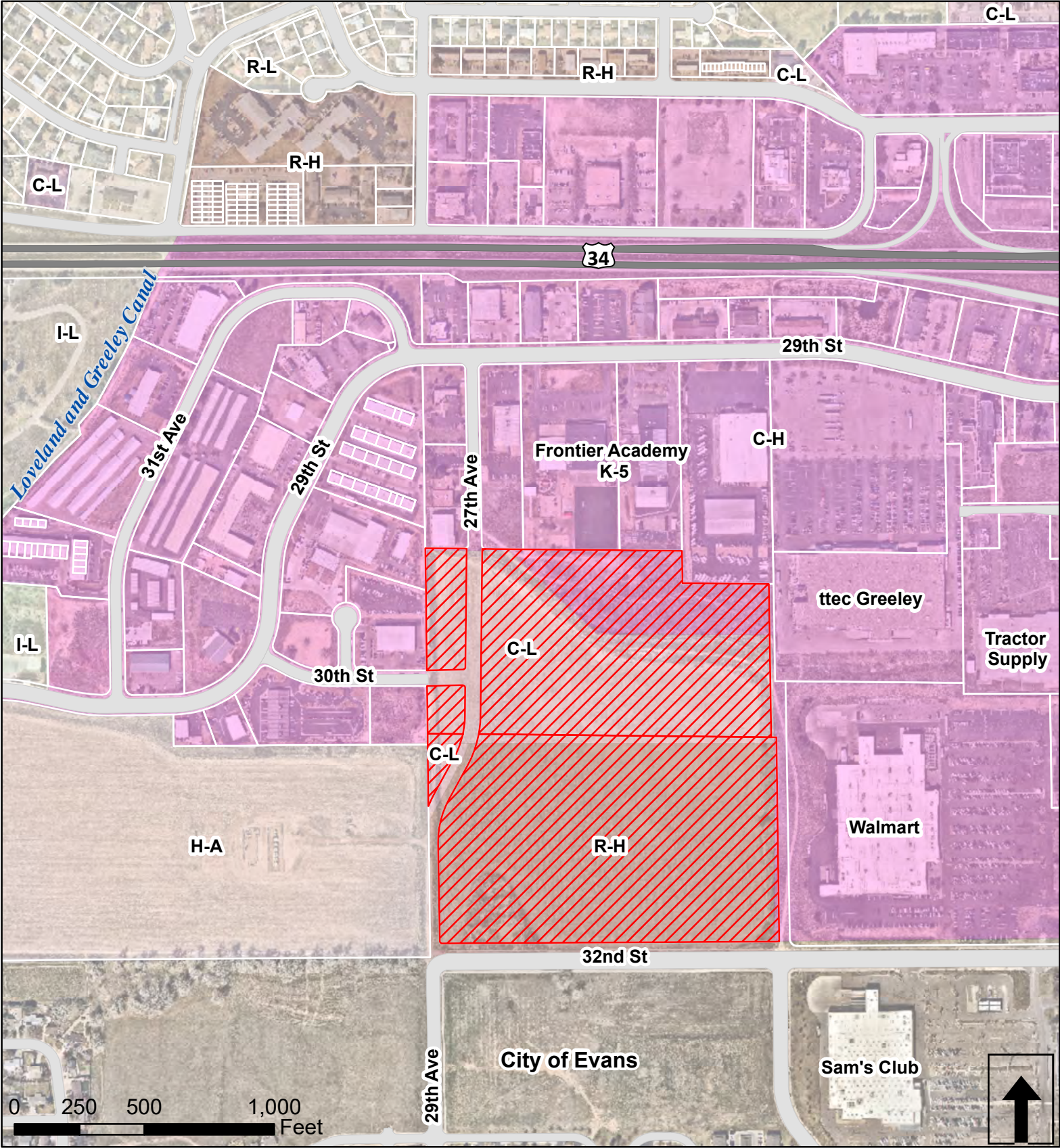
Alternative motion:

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is not in compliance with Development Code Section 24-625(c)(3) and therefore recommends **denial**.
2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is not in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **denial**.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – PUD Document
Attachment D – Email in Support of the Project

Hope Springs Vicinity Map - Current Zoning
PUD2021-0012 and SUB2022-0005



- | | | | |
|------------------|---------------------------------|-----------------------------------|----------------------------------|
| Hope Spring Site | Conservation District (C-D) | Industrial Low Intensity (I-L) | Residential Estate (R-E) |
| Greeley Parcels | Commercial Low Intensity (C-L) | Industrial Medium Intensity (I-M) | Residential Low Density (R-L) |
| | Commercial High Intensity (C-H) | Industrial High Intensity (I-H) | Residential Medium Density (R-M) |
| | Holding Agriculture (H-A) | Planned Unit Development (PUD) | Residential High Density (R-H) |
| | | | Residential Mobile Home (R-M) |

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.

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

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.

C. DENSITY VARIATIONS

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/INDUSTRIAL 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 COMMITMENT 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.

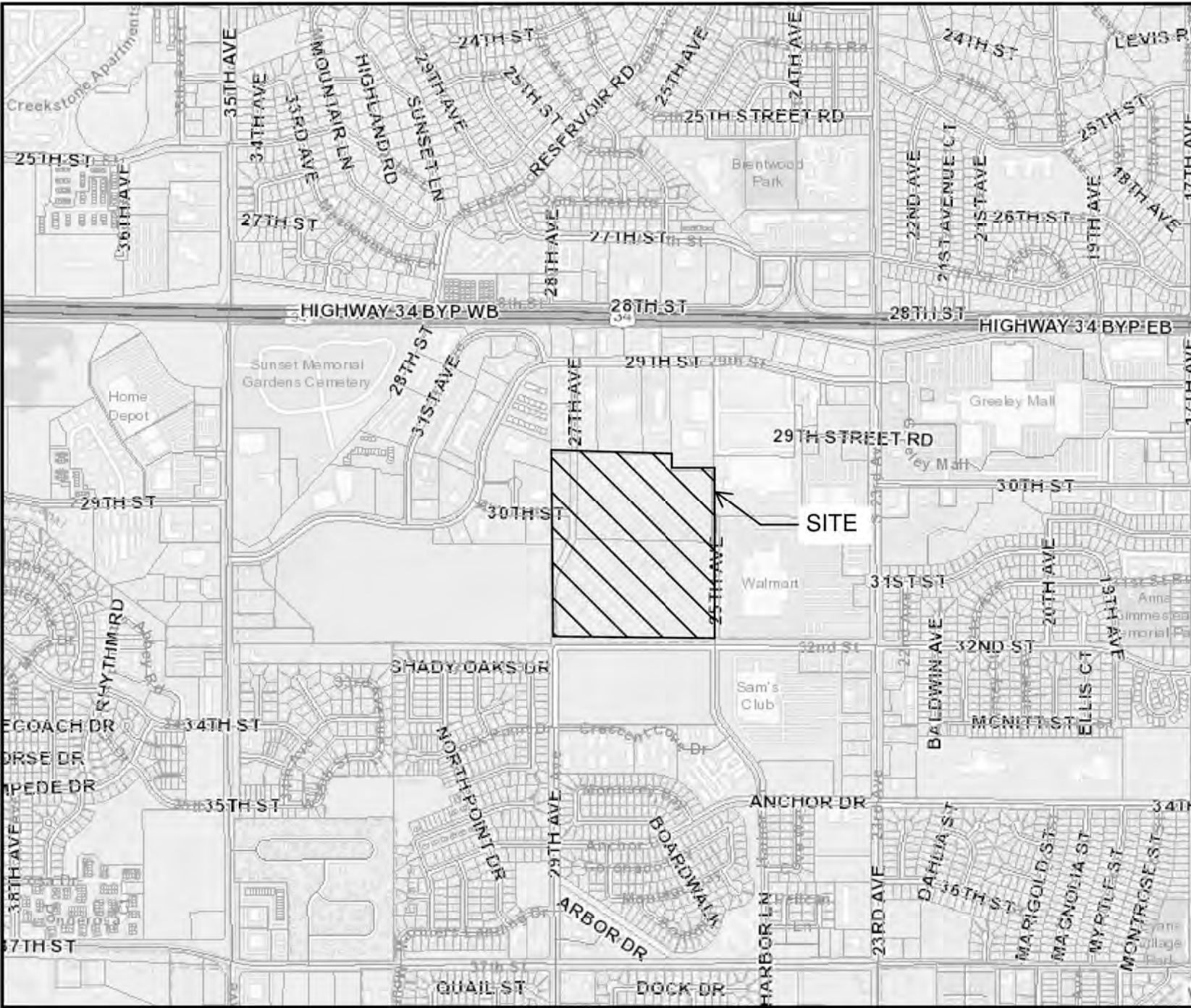
AND

(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.

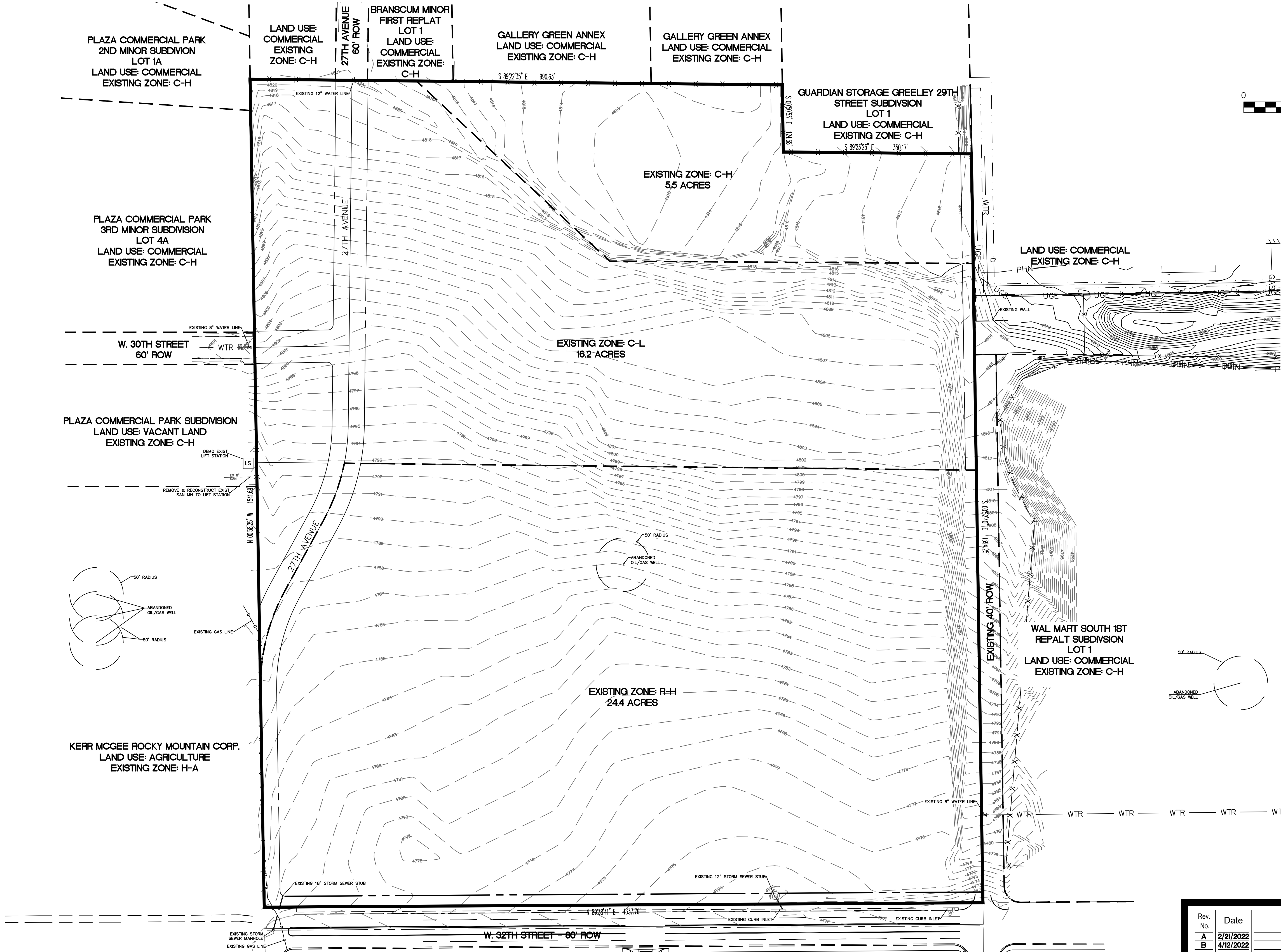
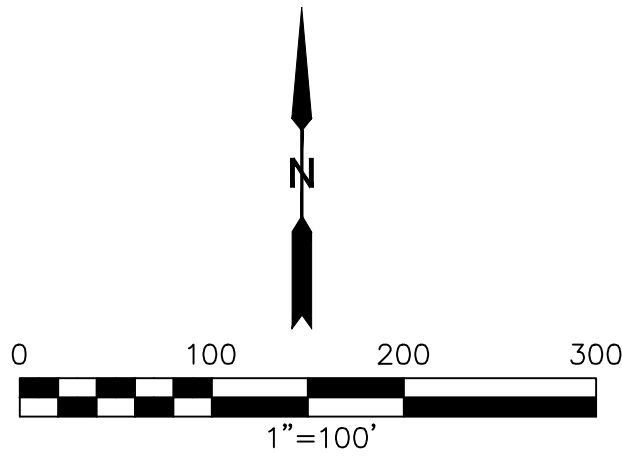
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LEGEND			
PROPERTY BOUNDARY	———	P.A.	PLANNING AREA
PLANING AREA BOUNDARY	- - - - -	C-L	COMMERCIAL - LOW DENSITY
ZONING BOUNDARY	———	C-H	COMMERCIAL - HIGH DENSITY
ROW CENTERLINE	———	R-L	RESIDENTIAL - LOW DENSITY
EXISTING CONTOUR	———		

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



EXISTING CONDITIONS MAP

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

HOPE SPRINGS PUD
 GRELLEY, CO 80634

WERNISMAN ENGINEERING
 AND LAND DEVELOPMENT LLC
 16488 ESSEX RD S
 PLATTEVILLE CO 80651
 (970) 539-2656
 ericw@wernismandevelopment.com

DRAWN	MEH
CHECKED	EJW
DATE	4/12/2022
SCALE	AS SHOWN
PROJECT	PUD2021-0012
SHEET	2

LEGEND

PROPERTY BOUNDARY ——— P.A. PLANNING AREA

PLANNING AREA BOUNDARY - - - - -

ZONING BOUNDARY - - - - -

ROW CENTERLINE - - - - -

EXISTING CONTOUR - - - - -

HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION – FIRST REPLAT

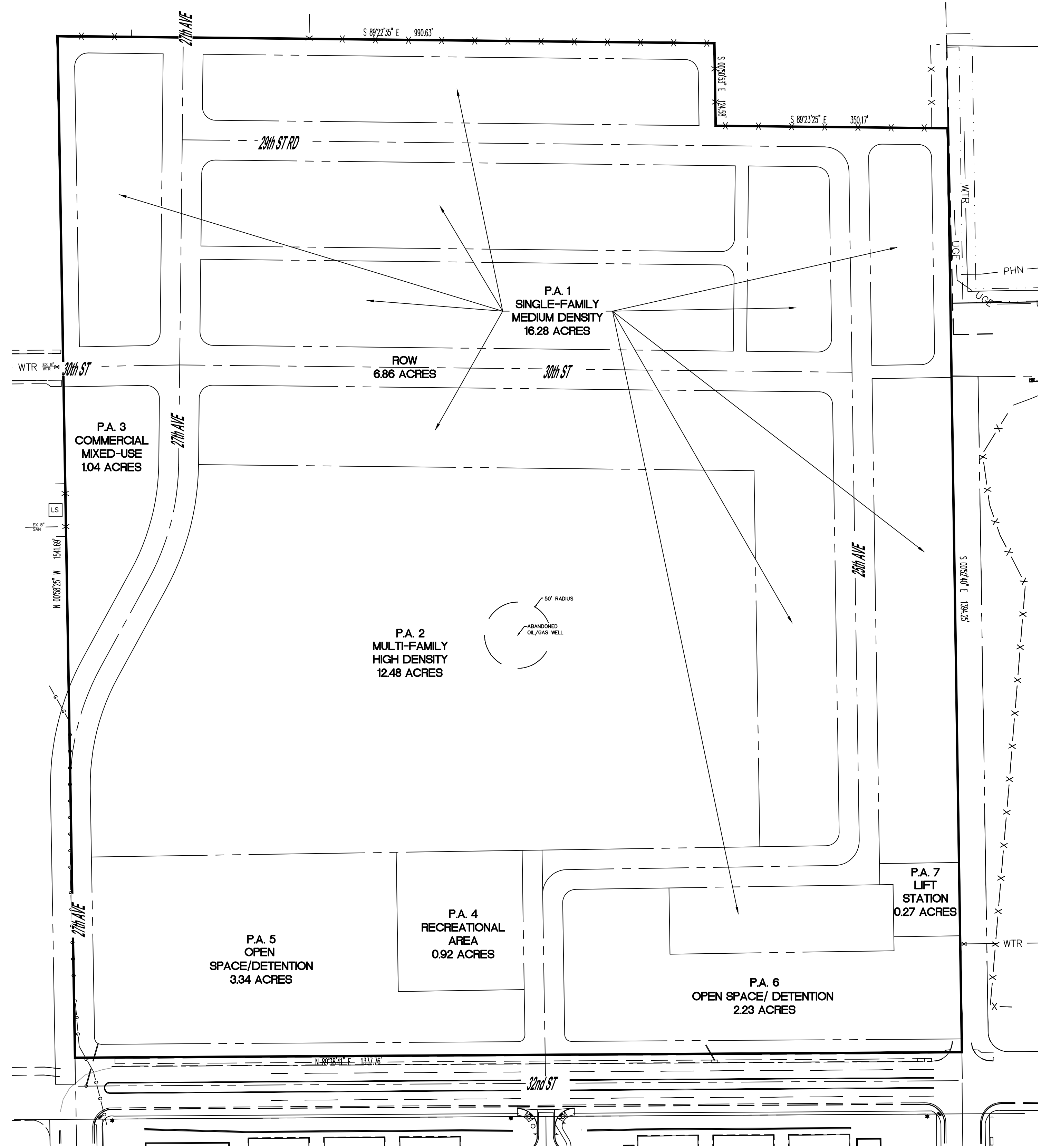
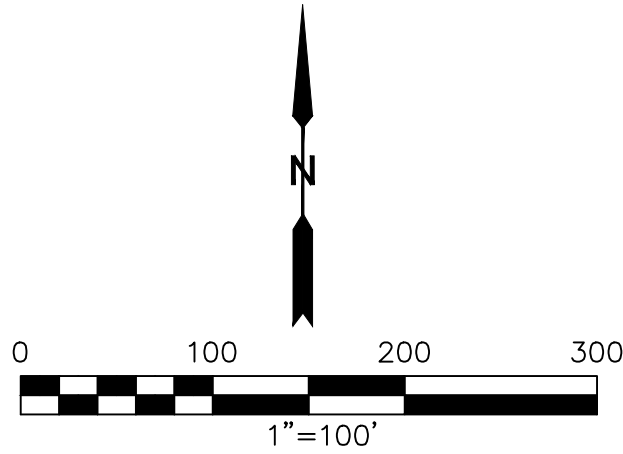
BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER,

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



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 COMMITMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

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

OVERALL MASTER DEVELOPMENT PLAN

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

DRAWN FOR:
RICHMARK REAL ESTATE
PARTNERS LLC
2939 65TH AVENUE
GREELEY, CO 80634
(970) 346-7900

HOPE SPRINGS PUD
GRELLEY, CO 80634

WERNISMAN ENGINEERING
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SHEET

3

3 OF 5 SHEETS

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



DRAWN FOR:
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RESIDENTIAL BUILDING TYPE & LOT STANDARDS

PLANNING AREA	BUILDING/LOT TYPES	DEVELOPMENT STANDARDS									
		LOT STANDARDS			MINIMUM SETBACKS [3]				MAXIMUM BUILDING HEIGHT [4]	REAR LOAD (ALLEY) ALLOWED	SHARED DRIVEWAY ALLOWED
		AREA	WIDTH	LOT OPEN SPACE	FRONT	INTERIOR SIDE	CORNER SIDE	REAR			
PA 1	SINGLE-FAMILY DETACHED & TWO-FAMILY HOMES	2K+ s.f.	30' - 60'	20%	10'	5' [1]	10'	10'	30'	YES	YES [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, EXCEPT THAT THE SETBACK FROM STREET SIDE SHALL BE 10'.			
OUT-BUILDING (LARGE STORAGE BUILDING, BARN, ETC.)	AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			

Residential Frontage Design Standards

FRONT BUILDING LINE	10' +
FRONT ENTRY FEATURE	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
MAXIMUM FRONT DRIVEWAY WIDTH	15' FOR INDIVIDUAL DRIVEWAYS 30' FOR SHARED DRIVEWAYS
GARAGE LIMITATIONS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
LANDSCAPE [1]	50% MINIMUM LANDSCAPE; AND 50% MAXIMUM HARDSCAPE

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

Building Design Standards

WALL PLANE LIMITS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
BLANK WALL LIMITS	
ROOF PLANE LIMITS	
TRANSPARENCY	
MATERIALS	

HOUSING DIVERSITY

Planning Area 1	Shall consist of a mix of single-family detached and two-family attached 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.

NOTE

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.

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.

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 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

THE DESIGN STANDARDS OF THIS PUD SHALL APPLY TO THE FOLLOWING CIRCUMSTANCES:	
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.

TYPE	SIZE	FEATURE POINTS
RECREATION FIELD/COURT	3K S.F. MIN.	1 PER FIELD/COURT
DISC GOLF COURSE	5 ACRE MIN.	2 PER COURSE

PERIMETER LANDSCAPING DESIGN

TYPE	WIDTH	PLANT REQUIREMENTS (PER 100 LINEAR FEET)		
		TREES	EVERGREEN	SHRUBS
TYPE A	10'	2	N/A	16
TYPE B	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.			

DEVELOPMENT STANDARDS

HOPE SPRINGS PUD
GRELLEY, CO 80634

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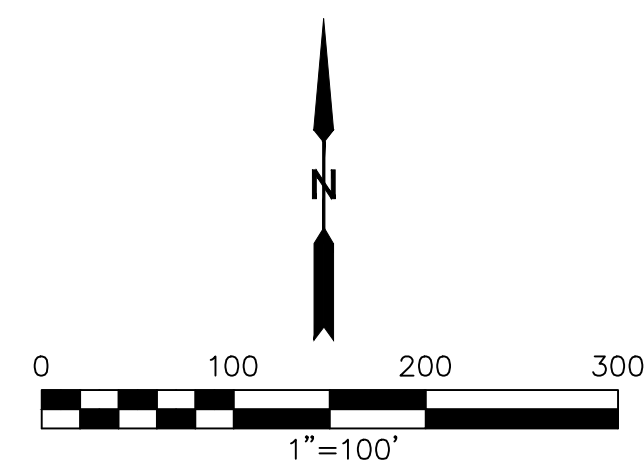
4 OF 5 SHEETS

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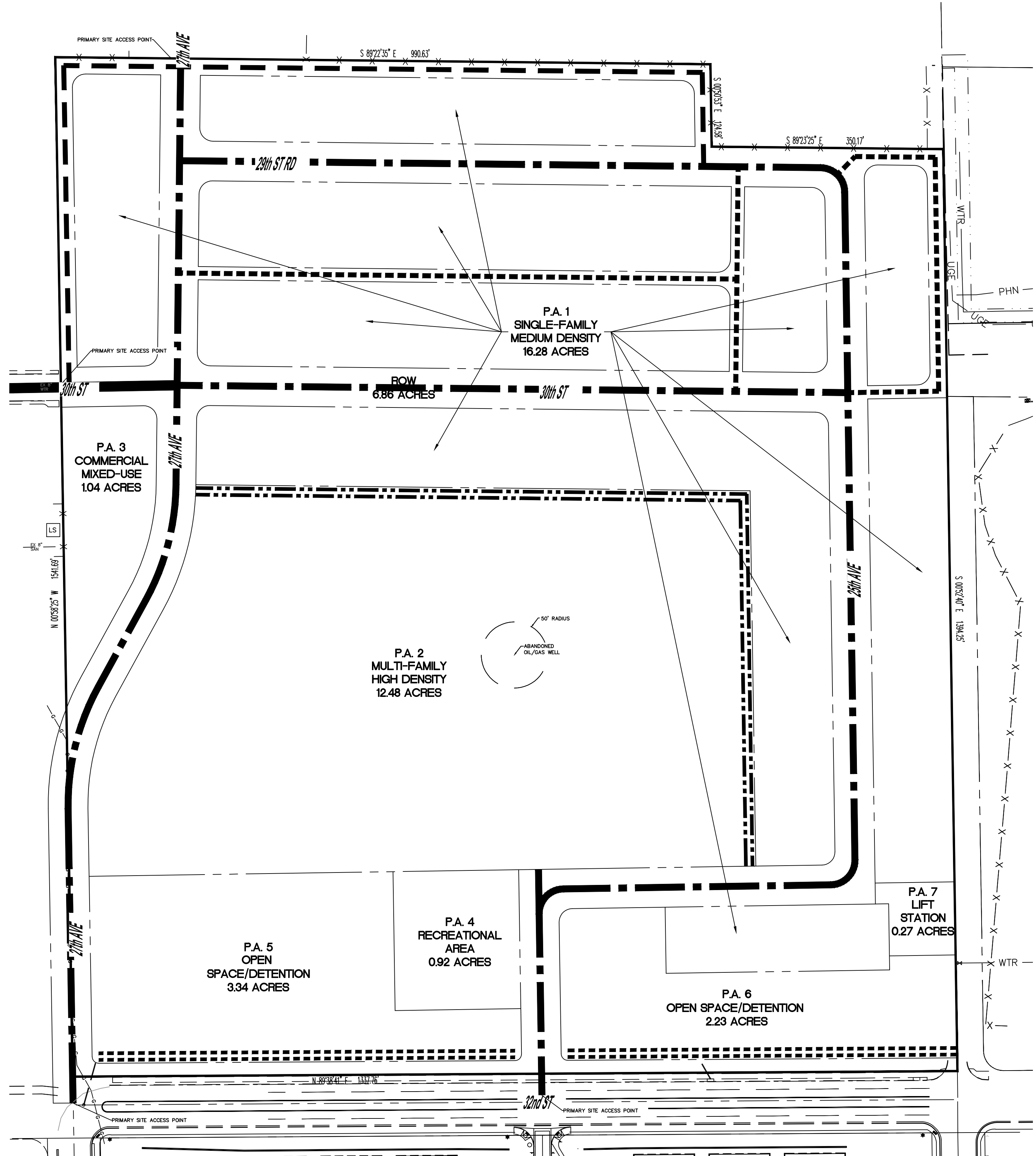
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- PLANING AREA BOUNDARY
- ZONING BOUNDARY
- ROW CENTERLINE
- EXISTING CONTOUR

HOPE SPRINGS PUD

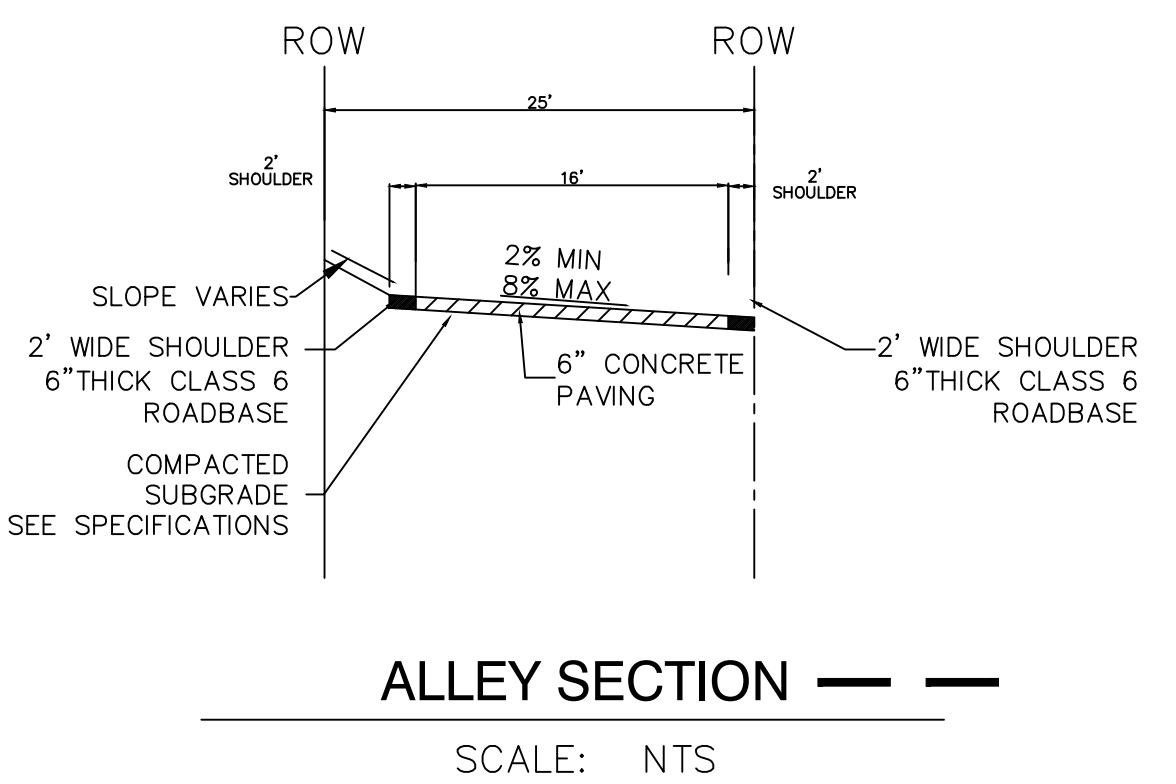
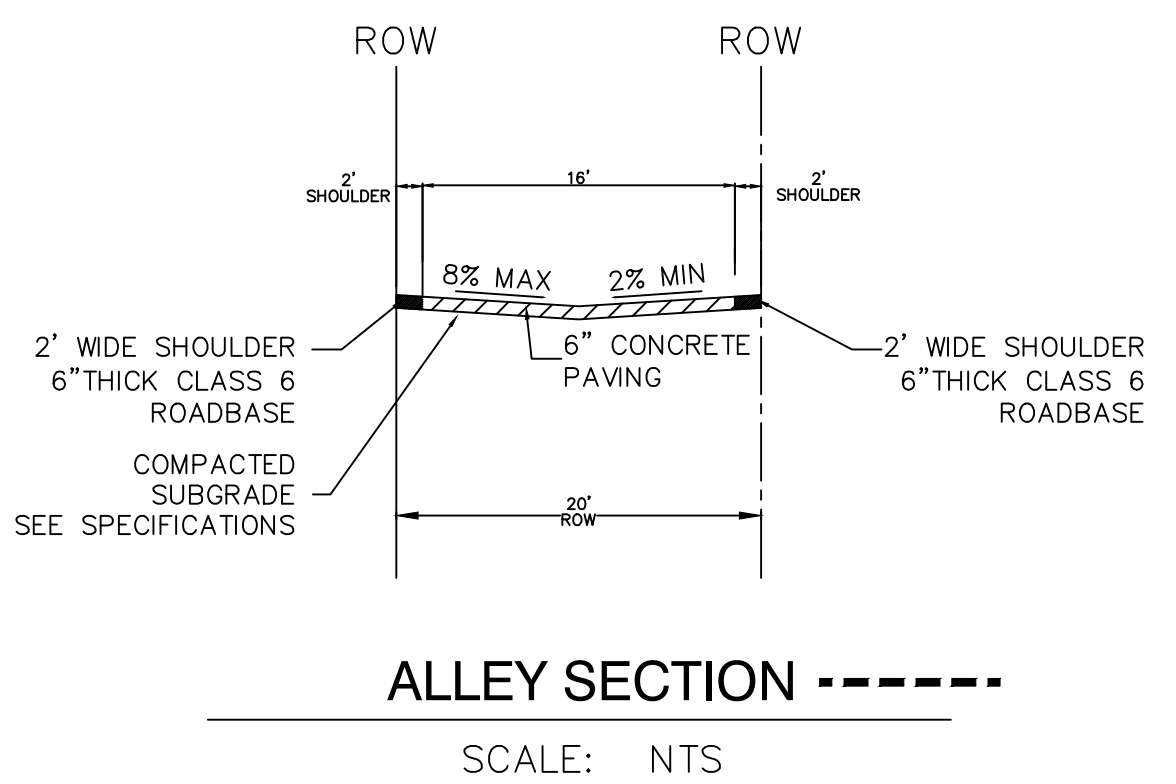
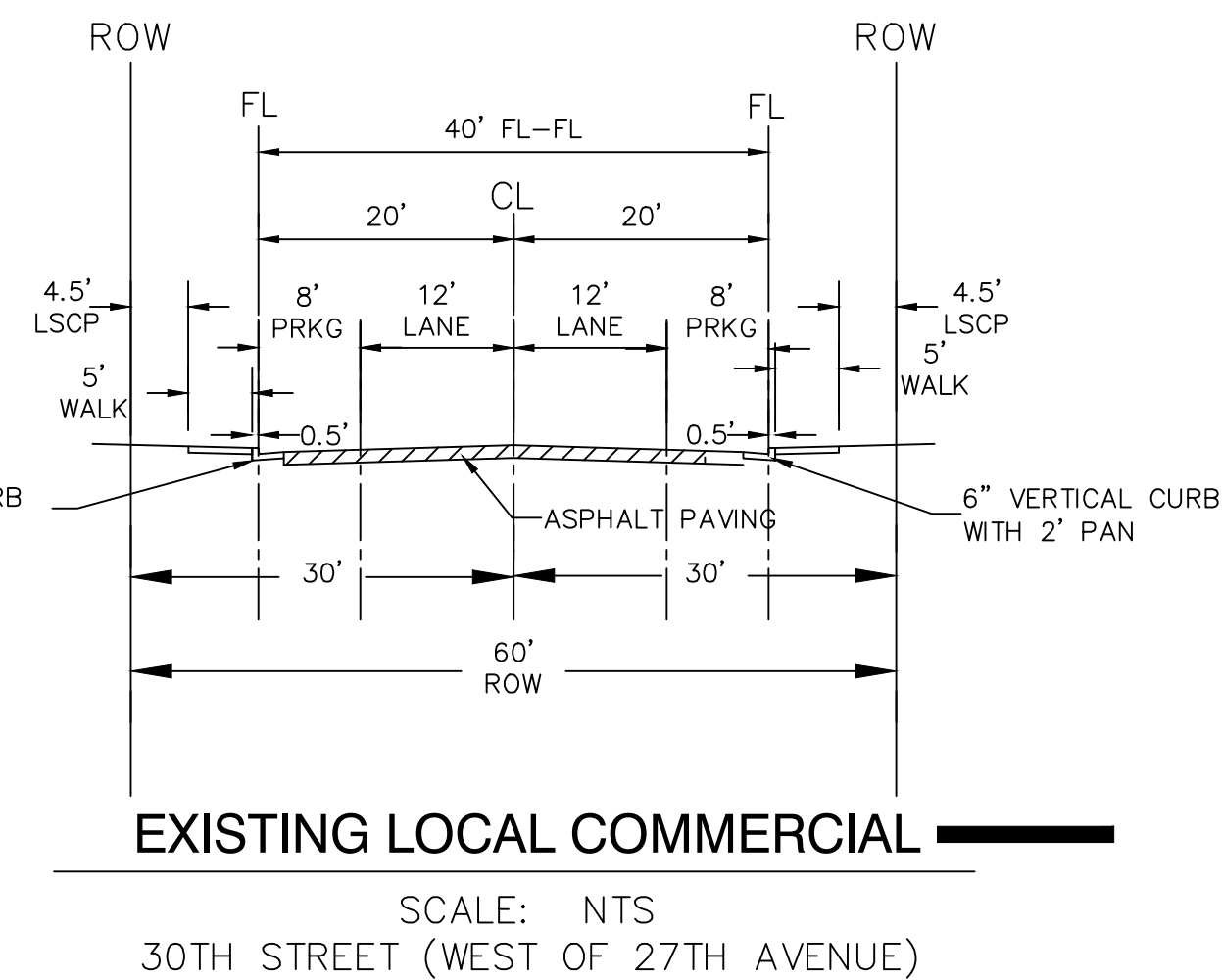
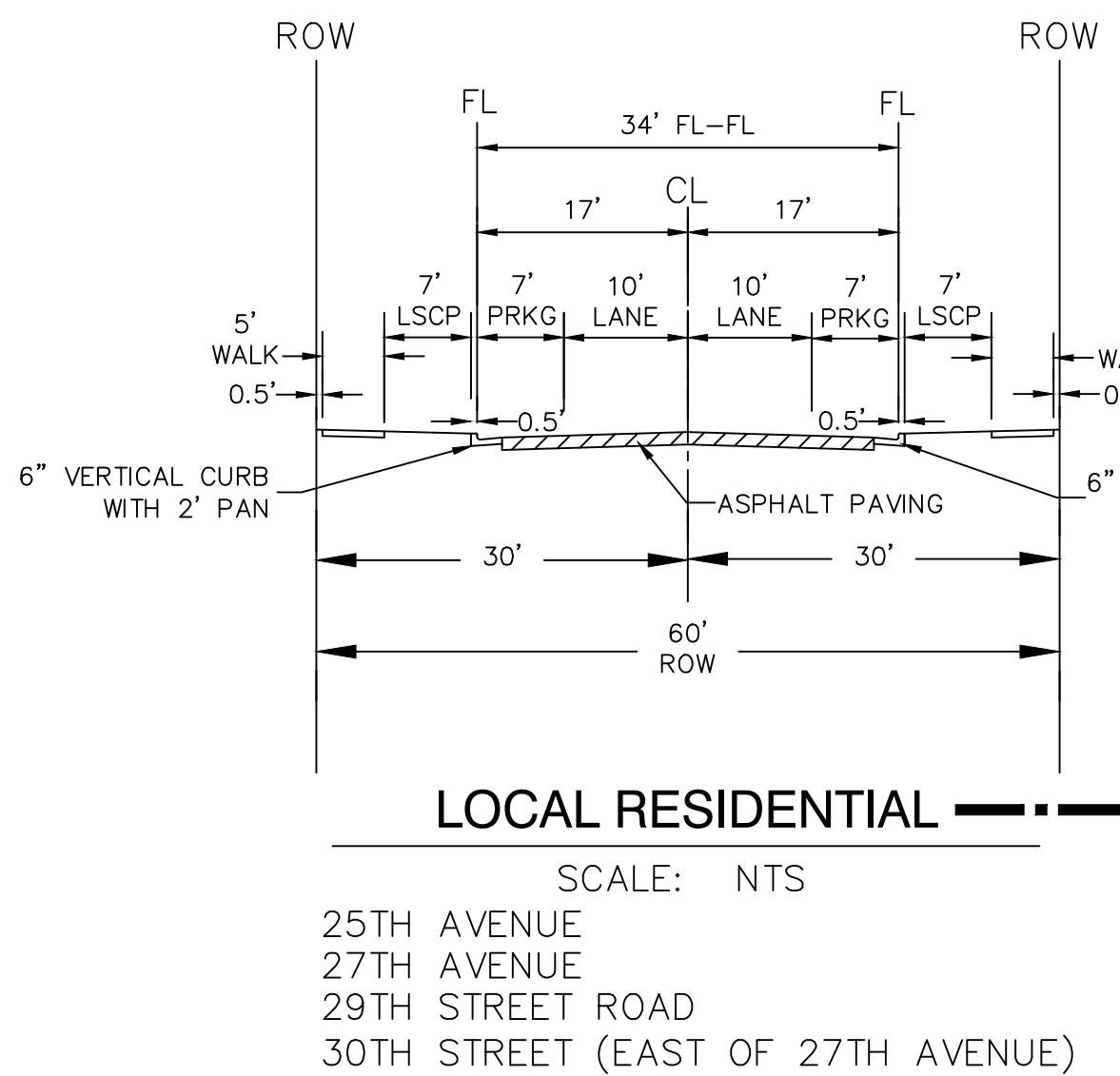
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Commitments Matrix					
Improvement or Commitment	Plan Preparation and Approval	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
ROW Dedication and Street Construction	Preliminary and Final Plat	Upon approval of Final Construction Documents	Developer	City of Greeley	City of Greeley
Recreational Area (P.A. 4)	Preliminary and Final Plat	Upon approval of Final Construction Documents	Developer	HOA	HOA
Open Space/Detention (P.A. 5)	Preliminary and Final Plat	Upon approval of Final Construction Documents	Developer	HOA	HOA
Open Space/Detention (P.A. 6)	Preliminary and Final Plat	Upon approval of Final Construction Documents	Developer	HOA	HOA
Lift Station (P.A. 7)	Preliminary and Final Plat	Upon approval of Final Construction Documents	Developer	City of Greeley	City of Greeley



TYPE A PERIMETER TREATMENT
TYPE B PERIMETER TREATMENT

Rev. No.	Date	Revision Description
A	2/21/2022	Submittal to City
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DETAIL PLANS AND PUBLIC, AND COMMUNITY FACILITIES

HOPE SPRINGS PUD
GREELEY, CO 80634

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5 OF 5 SHEETS

[EXTERNAL] Support for Hope Springs

amruge@juno.com

Mon 5/2/2022 5:17 PM

To: Josh Olhava <Josh.Olhava@Greeleygov.com>;

This brief email is to voice my support of the Hope Springs development to be discussed at the meeting on Thursday, May 5th. For more than 30 years the Greeley-Weld Habitat for Humanity affiliate has been building quality, affordable homes to house qualified, hard working homeowners. The need is even greater now and this planned development will help many families afford 'forever' homes.

Thank you,
Marian Ruge

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