



City of
Greeley
Colorado

Planning Division

MEMORANDUM

TO: Planning Commission

FILE No.: Project Number CU2018-0002 Continued from December 15, 2020 Public Hearing to January 12, 2021

SUBJECT: Repeal Chapter 18.44 and Appendix D in their entirety, adding a new Chapter 18.44. Amending portions of Chapter 18.04.110, 18.42.030; and amending Appendix 18-B of the City of Greeley Municipal Code, all regarding Landscaping, Irrigation, Buffers, and Screening Standards

FROM: Marian Duran, Long Range Planner

DATE: January 12, 2021

On December 15, 2020, Planning Staff presented proposed revisions to the City's Landscape Code requirements. During the public hearing, the Planning Commission asked questions and requested clarification on a number of sections and proposed revisions. Staff has addressed these questions and requests and has revised Chapter 18.44 in response to the requested clarifications. The revisions include:

1. Clarified the entry corridors and the relationship of these corridors to new subdivision design and development.
2. Clarified the difference between the required on-lot trees and parkway landscaping requirements.
3. Provided consistency between shall, may, must, and other requirements throughout Section 18.44.
4. Removed duplicated definitions.
5. Clarified perimeter treatments.
6. Clarified that oil and gas facilities may request alternative designs to be reviewed by the Community Development Director or designee on a case-by-case basis.

7. Clarified the water-efficient irrigation practices and general landscaping design standards (18.44.04).
8. Clarified and revised the parkway standards (18.44.100) and clarified exemptions for properties located within the General Improvement District (GID).
9. Added definition for mulch and revised Boulevard Median Standards.
10. Clarified Ground Cover and included reference to concrete pavers.
11. Clarified a “footstep” and provided a revised figure (18.44-12).
12. Moved all definitions back into the Landscape regulations (18.44.030) to provide consistency with other sections of the Development Code. All definitions contained in the entire Chapter 18 will be moved to a separate Definitions section as part of the overall code update.
13. Corrected spelling errors and other typographical errors.

STAFF RECOMMENDATION

Approval

PLANNING COMMISSION RECOMMENDED MOTION

A motion that, based on the Project Summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Chapter 18 of the Greeley Municipal Code as presented are necessary and appropriate to meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council.

ATTACHMENTS:

Staff report from continued December 15, 2020 public hearing and attachments