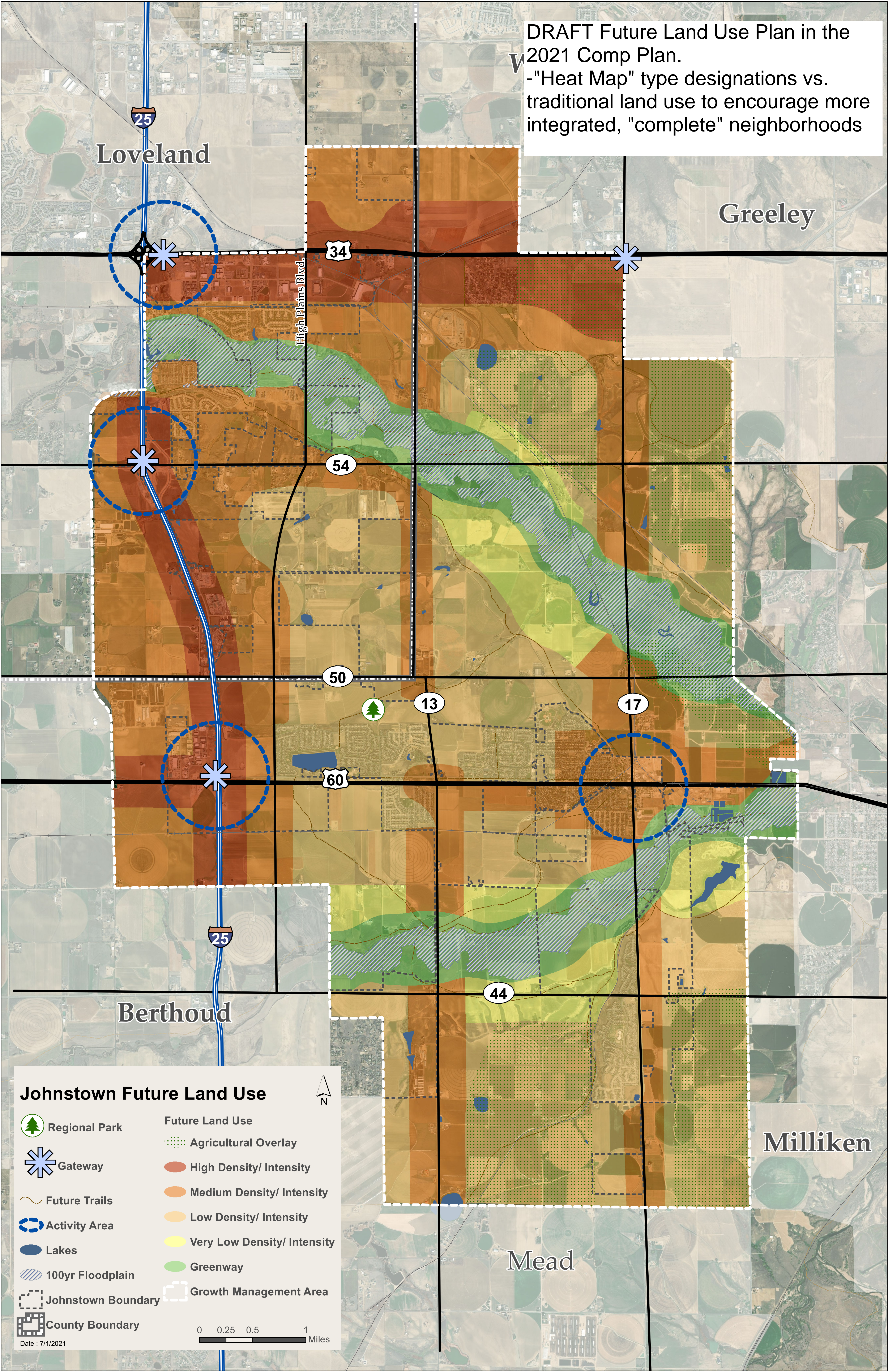


DRAFT Future Land Use Plan in the 2021 Comp Plan.  
-"Heat Map" type designations vs. traditional land use to encourage more integrated, "complete" neighborhoods





## HIGH DENSITY / INTENSITY (HDI)

### INTENT & DESIRED CHARACTER

A High Density / Intensity area (HDI) will be generally characterized by a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volume of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections.

These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. These areas will have taller, larger-scale structures, a wider span of business hours, large parking areas, and a mix of uses that create economic synergies. Gathering spaces, entertainment venues, and walkable and enjoyable retail areas may be located adjacent to larger “big box” retailers. Town Gateways will also benefit from these HDI locations where most travelers may first be made aware that they are in Johnstown.

While HDI areas are largely served by vehicular transportation with speeds of 35 mph or more, these areas may also serve as ideal locations for transit facilities, and multi-modal trails that allow cyclists and pedestrians to safely connect to the services offered from neighboring residential areas. Residential may be integrated into mixed-use structures, or be provided as stand-alone complexes, whereby residents can easily access employment, entertainment, and shopping opportunities, as well as the nearby transportation network and any transit facilities.

### DESIRED FEATURES

#### Uses:

Mix of commercial, employment, and higher density residential uses to enliven the area.  
Active and attractive streetscape along major corridors, with parking shared among multiple uses, and situated to the sides and rear of development to better accentuate the businesses and entryways.  
Signage that is master planned for larger development for consistency and aesthetics.

### RECOMMENDATIONS

#### Density Range:

No maximum.

#### Intensity:

Given range of uses, no specified floor-to-area ratio.

#### Approximate Land Use Balance:

80+% non-residential to a maximum of 20% residential.





## MEDIUM DENSITY / INTENSITY (MDI)

### INTENT & DESIRED CHARACTER

A Medium Density / Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses – incorporating walk-up apartment buildings, townhomes, small lot (3,500-5,000 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational centers. Medium Density / Intensity areas may also occur along arterials and other major corridors, and may serve as the next layer away from the High Density / Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI's will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.

Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. Johnstown's Downtown would be ideal for this level of development. Reuse and redevelopment of existing structures may occur, with historic residences and structures changing to offices, boutiques, or personal services with alley-served parking. Commercial centers in an MDI will feature more walkability, perhaps offering covered arcades or awnings, pedestrian-scaled signage, shade trees and nice landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Rooftop and sidewalk patios, along with courtyard plazas offer patrons enjoyable places to meet and eat, gather and chat with friends.

Residential neighborhoods will provide a range of housing options and provide street and trail connections to adjacent neighborhoods. Housing will be encouraged to provide porches that extend closer to the sidewalks, and garages that are alley-loaded or setback to offer a safer, slower, and more interesting streetscape. Future considerations may include accessory dwelling or carriage house units to increase affordability and diversity. These are great neighborhoods to encourage and accommodate a diversity of lifestyles and income ranges, and allow active-agers to remain in Johnstown once larger family homes and yards may be less desirable.

### DESIRED FEATURES

Mix of neighborhood-scaled commercial and civic areas with moderate density residential.

Attractive streetscape along major corridors, more suburban-style development, and walkable, pedestrian scale commercial areas that connect to adjacent neighborhoods.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for larger development for consistency and aesthetics; large signs would serve as multi-tenant or development-scale monumentation and entry features.

### RECOMMENDATIONS

#### *Density Range:*

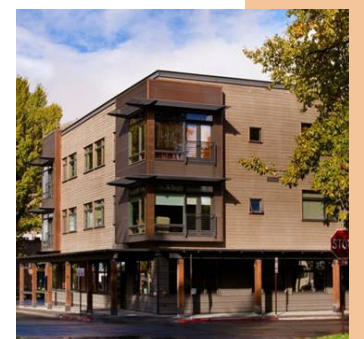
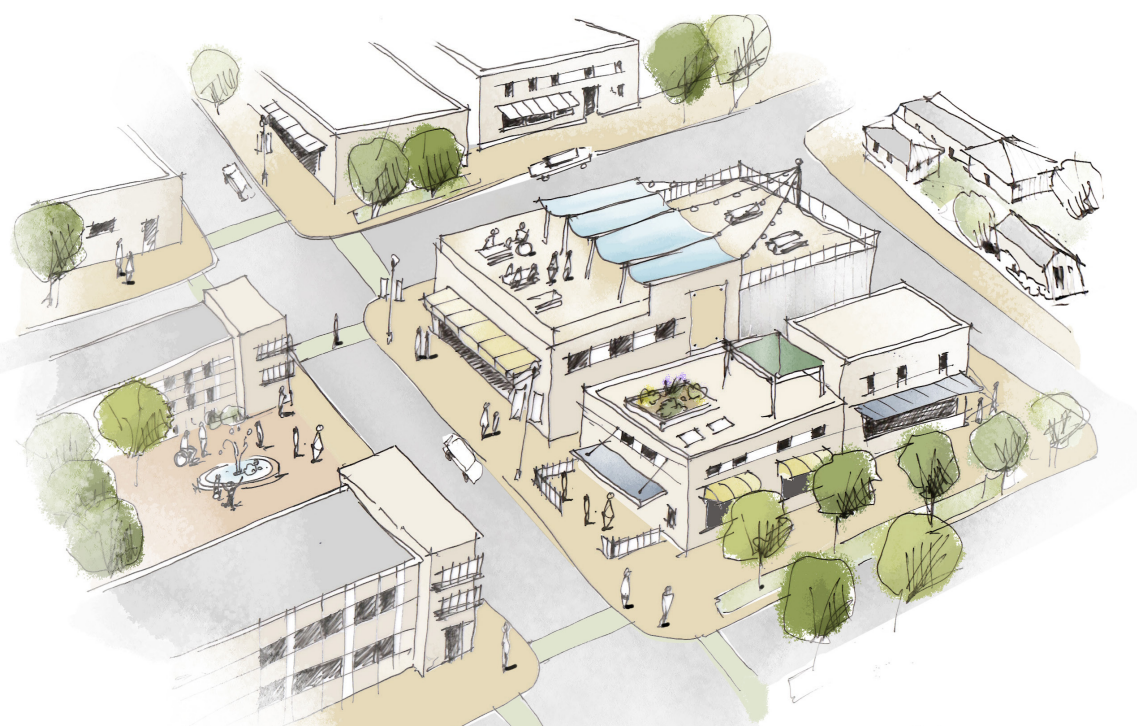
5-16 DU/Acre.

#### *Intensity:*

Max of 4 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

#### *Approximate Land Use Balance:*

30-40% non-residential to 60-70% residential uses.





# LOW DENSITY/ INTENSITY

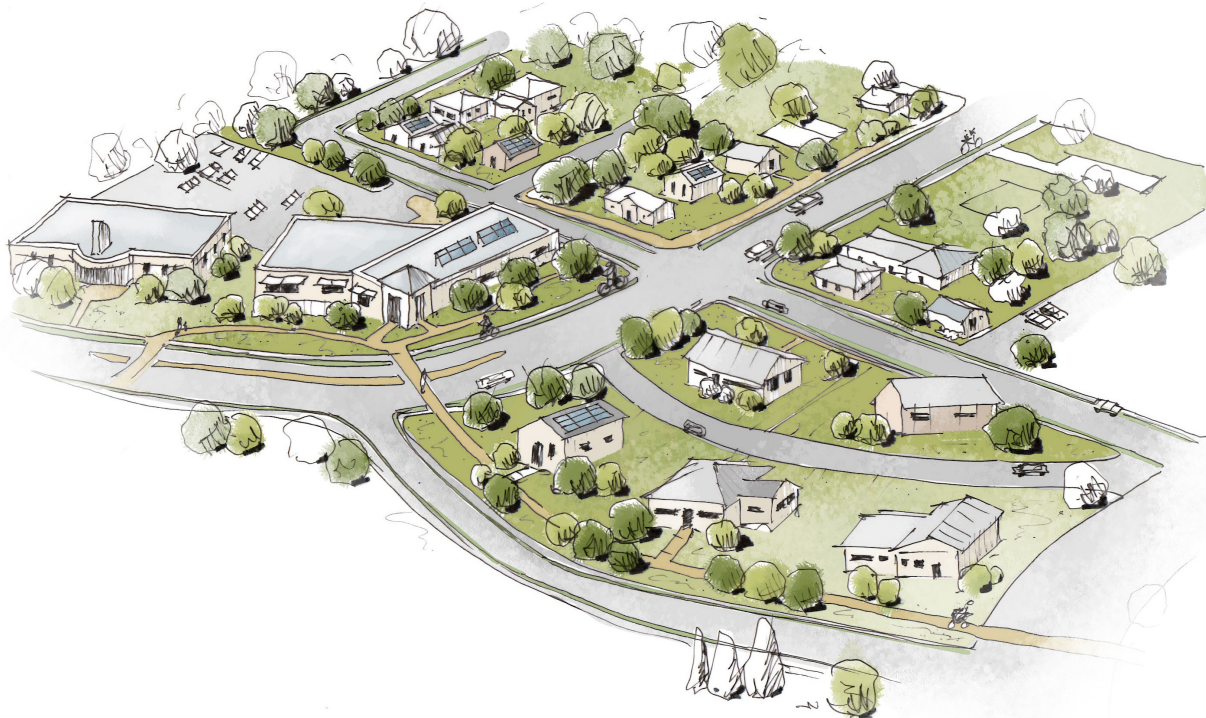
## INTENT & DESIRED CHARACTER

A Low Density / Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/ karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

Low Density / Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDI's will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

Commercial areas in LDIs will feature smaller building footprints ( $\pm 3,000$ -30,000 SF), and be focused on providing smaller-scale retailers and services aimed at serving the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Sidewalk patios and plazas offer patrons enjoyable places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with cumulative commercial areas of around 100,000 SF.

Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.



## DESIRED FEATURES

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

### Density Range:

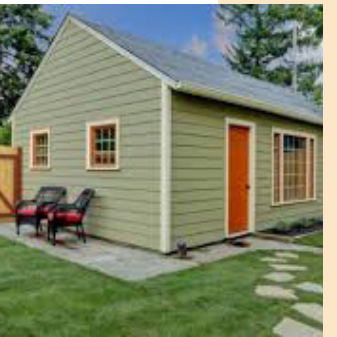
4-10 DU/Acre.

### Intensity:

Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

### Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.





# VERY LOW DENSITY/ INTENSITY

## INTENT & DESIRED CHARACTER

Very Low Density / Intensity areas will typically develop adjacent to more natural corridors of floodplains, rivers, reservoirs, prime agriculture conservation, bluffs or highly-sloped area, and other natural features to better accommodate and allow the unique features to be integrated into the design of the development.

These neighborhoods and areas will be generally characterized by a mixture of larger-lot, estate-style residential, integrated with clusters of lower-density townhomes and duplex/patio homes to create additional housing opportunities, while conserving the natural features these VLDI areas are intended to integrate with and protect. Cluster-style development allows a mix of housing types, adjacent to expansive open spaces and natural areas intended to buffer these features from more intensely-developed areas.

The Town would expect to see low volume streets, open-style fencing, trails that connect through the neighborhood, and a more native/natural landscape and plant mix. VLDI's will rely on adjacent neighborhoods and corridors for access to services, parks, schools, and nearby services.



## DESIRED FEATURES

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

**Density Range:**  
1-2 DU/Acre.

**Intensity:**  
Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

**Land Use Balance:**  
100% residential uses





ACTIVITY CENTERS

INTENT & DESIRED CHARACTER

Activity centers have been identified as strategic areas that support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm.

Activity Centers continue to develop at highway interchanges, Downtown, and generally in conformance with other characteristics of a High Density / Intensity area. While three of the four activity centers are located along the I-25 corridor making them convenient for motorized travelers, these centers should also connect to the Town’s trail network, facilitating and encouraging active modes of transportation, and enhancing recreation opportunities for the community. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.

DESIRED FEATURES

See High Density / Intensity category.

**Density:** No maximum.

**Intensity:** No specified floor-to-area ratio.

**Approximate Land Use Balance:** 85-90% non-residential to max 15% residential uses.



GATEWAYS

GENERAL LOCATION

At key, high traffic entrance points.

INTENT & DESIRED CHARACTER

These are unique entrances into Town. Gateways are intended to define our community –both in terms of physical limits and identity, to welcome residents and visitors, and to slow traffic well outside Town limits.

These gateways should be designed and landscaped to create cohesive, attractive, and celebratory landmarks that pay homage to Johnstown’s character and values.

Activity Centers



Gateways





INTENT & DESIRED CHARACTER

This designation is primarily intended for floodplain areas, as established by the adopted FIRM/FEMA maps and studies. These areas are natural areas for flooding—to capture and channel stormwater in large storm events, offer high habitat and ecosystem value, and should be avoided when considering areas for new development or redevelopment to protect life, property, and natural assets. These areas offer opportunities for conservation of natural areas and landscapes, as well as low impact recreational trails. Greenways may also be located adjacent to irrigation ditches, reservoirs, wetlands, and other ecologically-significant areas.

The greenway/floodplain areas include natural open space, trails, and river access. While sections of this land use may be on private land, efforts should be made to increase and maintain public access and to enhance connections for regional recreation and wildlife movement.

Uses:

Passive recreation.

Density:

N/A.

Intensity:

N/A.



INTENT & DESIRED CHARACTER

This agriculture preservation overlay represents areas identified by the United States Department of Agriculture (USDA) as prime for agriculture. As a “Right to Farm County”, Weld County recognizes the importance of maintaining productive agricultural lands to support the economies of scale required for agricultural operations. Johnstown concurs and welcomes the continued production of agricultural products within its Growth Management Area.

While many acres of Johnstown’s prior surrounding agricultural lands have been converted to development, the Town is open to working with the community to preserve and conserve areas of ongoing production and prime agricultural lands. Innovative financing and land use tools exist and should be considered to assist those interested in maintaining their agricultural businesses and way of life.

Uses:

Large lot residential, ranch, farm, pastures, stables, and arenas. Special uses may be allowed for agri-tourism purposes (lodging, demonstrations, workshops, fairs, retail farm sales, special event facilities, etc.). Additional uses may be added to land use regulations that can enable the community to protect this resource while exploiting opportunities to extract the highest value for preserved agricultural lands.

Density:

2 DU/Acre

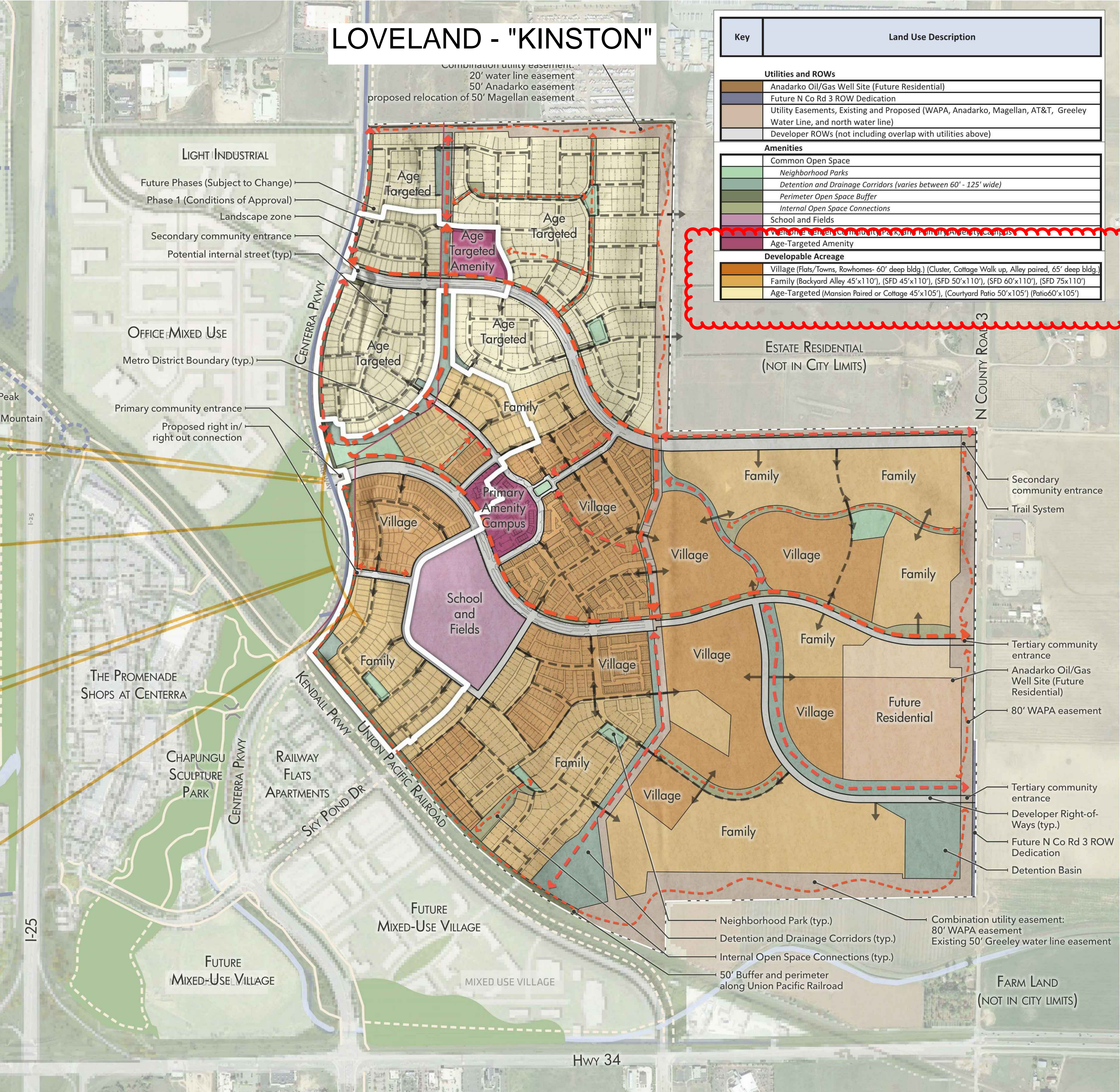
Intensity:

Accessory/additional uses in harmony with and proportion to primary functioning agricultural use.





# LOVELAND - "KINSTON"



Key	Land Use Description
<b>Utilities and ROWs</b>	
	Anadarko Oil/Gas Well Site (Future Residential)
	Future N Co Rd 3 ROW Dedication
	Utility Easements, Existing and Proposed (WAPA, Anadarko, Magellan, AT&T, Greeley Water Line, and north water line)
	Developer ROWs (not including overlap with utilities above)
<b>Amenities</b>	
	Common Open Space
	Neighborhood Parks
	Detention and Drainage Corridors (varies between 60' - 125' wide)
	Perimeter Open Space Buffer
	Internal Open Space Connections
	School and Fields
	Neighborhood Community Park and Family Amenity Campus
	Age-Targeted Amenity
<b>Developable Acreage</b>	
	Village (Flats/Towns, Rowhomes- 60' deep bldg.) (Cluster, Cottage Walk up, Alley paired, 65' deep bldg.)
	Family (Backyard Alley 45'x110'), (SFD 45'x110'), (SFD 50'x110'), (SFD 60'x110'), (SFD 75x110')
	Age-Targeted (Mansion Paired or Cottage 45'x105'), (Courtyard Patio 50'x105') (Patio60'x105')



RAINDANCE | OVERALL PLAN

SUBDIVISION FILINGS AND BUILDERS

APRIL 19, 2021

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

1133 Acres

RAINDANCE NATIONAL GOLF CLUB

LEGEND

FILING ONE

Builder	Lot Size	Number of Lots
Horizon View	70' X 110'	88
Journey	60' X 110'	96
Journey	50' X 110'	153
		337

FILING TWO

Builder	Lot Size	Number of Lots
Dream Finders	70' X 130'	14
Bridgewater	70' X 110'	34
DR Horton	60' X 110'	106
DR Horton	50' X 110'	124
		278

FILING THREE SOUTHERN LOTS

Builder	Lot Size	Number of Lots
American Legend	70' X 130'	12
American Legend	70' X 110'	11
American Legend	60' X 110'	57
American Legend	50' X 110'	91
Journey	50' X 110'	22

FILING THREE NORTHERN LOTS

Builder	Lot Size	Number of Lots
American Legend	60' X 110'	13
Journey	50' X 110'	27
		233

FILING FIVE LOTS

Builder	Lot Size	Number of Lots
Wonderland Homes	55' X 110'/120'	53

FILING SIX LOTS

Builder	Lot Size	Number of Lots
Custom Home Lots	1 Acre	45
Bridgewater	70' X 110'	40
Bridgewater	60' X 110'	40
		125

FILING EIGHT LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	53
Journey	52' X 110'	52
Horizon View	60' X 110'	33
		138

FILING NINE LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	86
Dream Finders	60' X 110'	31
Journey	52' X 110'	90
Dream Finders	52' X 110'	32
		239

FILING ELEVEN UNITS

Builder		Number Units
Hartford Homes	Condominium	160

FILING TWELVE MULTIFAMILY

Builder		Number Units
Journey	Apartments to rent	525

FILING FIFTEEN LOTS

Builder	Lot Size	Number of Lots
Golf Lots	70' X 110'	97
Golf Lots	60' X 110'	85
Golf Lots	50' X 110'	110
		292

FILING SIXTEEN LOTS

Builder	Lot Size	Number of Lots
	60' X 110'	77

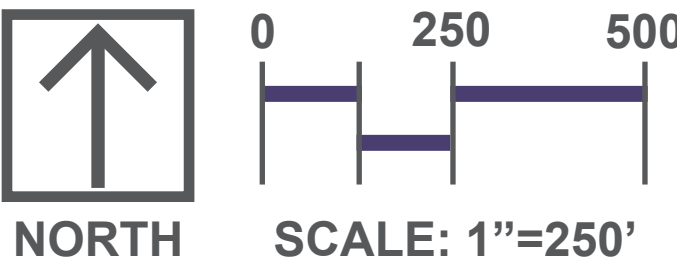
FILING SEVENTEEN LOTS

Builder	Lot Size	Number Units
	52'X110'	61

Grand Total	2,511
-------------	-------

COMMUNITY AMENITIES

1	HOMESTEAD WELCOME CENTER-FILING FOUR
2	RAINDANCE PARK AND RIVER RESORT-FILING SEVEN
3	FUTURE RECREATION AMENITY







~1360 Acres

MEAD/BERTHOUD - "WILSON RANCH"



DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
PUD #####

LAND USE CHART								
PARCEL	LAND USE	AREA (AC.)	ZONED DENSITY (D.U./AC.)	UNIT RANGE		MAXIMUM UNIT CAP	MAXIMUM F.A.R.	% OF SITE
				LOW	HIGH			
P.A. 1	COMMERCIAL/MIXED USE	54.4					0.3	6.6
P.A. 2	COMMERCIAL/MIXED USE	15.9	16-24	254	382	382	0.3	1.9
P.A. 3	COMMERCIAL/MIXED USE	18.6	16-24	298	446	446	0.3	2.3
	SUBTOTAL COMMERCIAL	88.9		552	828	828		10.8
P.A. 4	CONDOMINIUM	13.0	16-24	208	312	312		1.6
P.A. 5	TOWNHOMES	21.2	10-15	212	318	318		2.6
P.A. 6	TOWNHOMES	13.5	10-15	135	203	203		1.6
P.A. 7	TOWNHOMES	10.3	10-15	103	155	155		1.3
P.A. 8	PAIRED HOMES	17.0	8-12	136	204	204		2.1
P.A. 9	PAIRED HOMES	16.5	8-12	132	198	198		2.0
P.A. 10	PAIRED HOMES	11.0	8-12	88	132	132		1.3
P.A. 11	PAIRED HOMES	11.0	8-12	88	132	132		1.3
P.A. 12	PAIRED HOMES	11.6	8-12	93	139	139		1.4
	SUBTOTAL SINGLE FAMILY ATTACHED	125.1		1195	1792	1792		15.2
P.A. 13	SFD SMALL	23.0	7-10	161	230	230		2.8
P.A. 14	SFD SMALL	26.8	7-10	188	268	268		3.3
P.A. 15	SFD SMALL	14.0	7-10	98	140	140		1.7
P.A. 16	SFD SMALL	23.4	7-10	164	234	234		2.8
P.A. 17	SFD MEDIUM	36.1	4-6	144	217	217		4.4
P.A. 18	SFD MEDIUM	24.3	4-6	97	146	146		3.0
P.A. 19	SFD MEDIUM	24.0	4-6	96	144	144		2.9
P.A. 20	SFD MEDIUM	33.8	4-6	135	203	203		4.1
P.A. 21	SFD MEDIUM	27.6	4-6	110	166	166		3.4
P.A. 22	SFD MEDIUM	12.8	4-6	51	77	77		1.6
P.A. 23	SFD MEDIUM	22.1	4-6	88	133	133		2.7
P.A. 24	SFD LARGE	16.1	3-5	48	81	81		2.0
P.A. 25	SFD LARGE	26.3	3-5	79	132	132		3.2
	SUBTOTAL SINGLE FAMILY DETACHED	310.3		1460	2168	2168		37.8
	TOTAL FOR ALL POTENTIAL RESIDENTIAL PARCELS	524		3207	4788	4788		
P.A. 26	INDUSTRIAL MIXED USE	17.4					0.4	2.1
P.A. 27	INDUSTRIAL MIXED USE	26.9					0.4	3.3
P.A. 28	INDUSTRIAL MIXED USE	22.9					0.4	2.8
	SUBTOTAL INDUSTRIAL	67.2						8.2
P.A. 29	SCHOOL	15.2						1.8
	SUBTOTAL SCHOOL	15.2						1.8
P.A. 30	SHARED PARK SPACE	11.7						1.4
P.A. 31	DOG PARK	12.9						1.6
P.A. 32	CIVIC PARK	9.0						1.1
P.A. 33	PARK	8.8						1.1
P.A. 34	PARK	6.3						0.8
P.A. 35	PARK	10.1						1.2
P.A. 36	AG/RANCH OPEN SPACE	17.9						2.2
	SUBTOTAL PARKS/OPEN SPACE	76.7						9.3

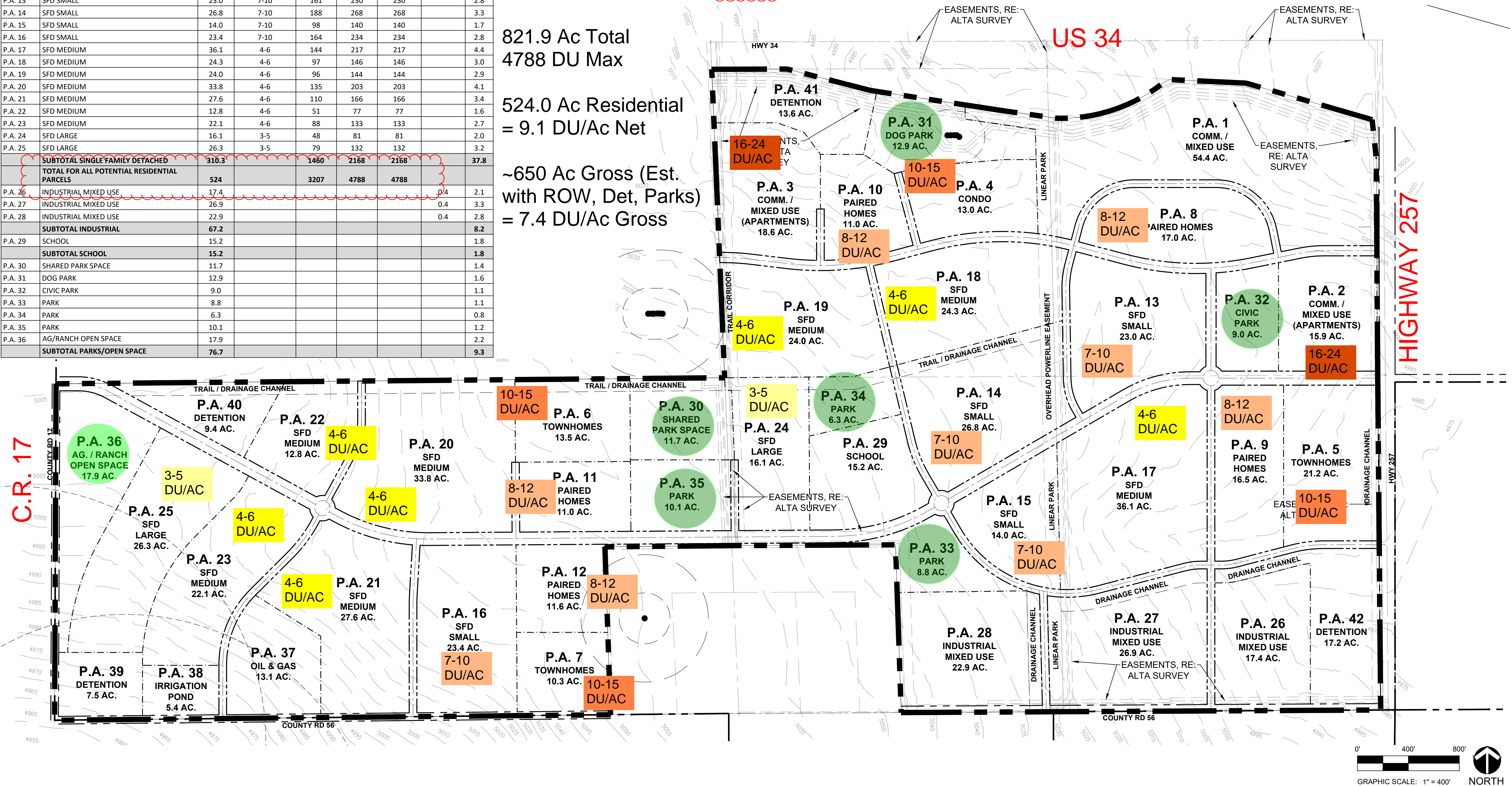
LAND USE CHART								
PARCEL	LAND USE	AREA (AC.)	ZONED DENSITY (D.U./AC.)	UNIT RANGE		MAXIMUM UNIT CAP	MAXIMUM F.A.R.	% OF SITE
				LOW	HIGH			
P.A. 37	OIL & GAS	13.1						1.6
SUBTOTAL OIL & GAS		13.1						1.6
P.A. 38	IRRIGATION	5.4						0.7
SUBTOTAL IRRIGATION		5.4						0.7
P.A. 39	DETENTION	7.5						0.9
P.A. 40	DETENTION	9.4						1.1
P.A. 41	DETENTION	13.6						1.7
P.A. 42	DETENTION	17.2						2.1
SUBTOTAL DETENTION		47.7						5.8
ROAD RIGHT-OF-WAY		72.3						8.8
	SUBTOTAL R.O.W.	72.3						8.8
	PROPERTY TOTAL	821.9						100.0

- LEGEND
- PROPERTY BOUNDARY
  - RIGHT-OF-WAY
  - PLANNING AREA BOUNDARY
  - TRAIL OR DRAINAGE EASEMENT
  - EXISTING EASEMENT
  - MUNICIPAL BOUNDARY
  - RIGHT-OF-WAY CENTERLINE
  - 200' RADIUS SETBACK TO NEW HOUSE
  - OIL AND GAS WELL LOCATION
  - 500' RADIUS SETBACK TO NEW SCHOOL
  - 2,000' OIL & GAS SETBACK FROM EXISTING RESIDENCE
  - EXISTING CONTOURS

821.9 Ac Total  
4788 DU Max

524.0 Ac Residential  
= 9.1 DU/Ac Net

~650 Ac Gross (Est.  
with ROW, Det, Parks)  
= 7.4 DU/Ac Gross



PLANNER  
LAI DESIGN GROUP  
88 INVERNESS CIR E, STE J-101  
ENGLEWOOD, CO 80112  
PHONE: 303.734.1777



CIVIL ENGINEER  
CWC CONSULTING GROUP  
CIVIL ENGINEERING - LAND SURVEYING  
CONSTRUCTION SERVICES  
9360 TEDDY LANE, SUITE 203  
LOVE TREE, CO 80124  
PHONE: 303.395.2700 - FAX: 303.395.2701

OWNER/CLIENT  
STRATUS  
STRATUS COMPANIES  
252 CLAYTON STREET  
DENVER, CO 80206  
PHONE: (303) 398-0401



DELANTERO PRELIMINARY P.U.D.  
GREELEY, CO  
PRELIMINARY SITE PLAN

PROJECT #: 201048  
DRAWN BY: ML  
CHECKED BY: RH

ISSUE RECORD

1st SUBMITTAL 04-27-2021

SHEET NUMBER

L3.0



Ehrlich Addition

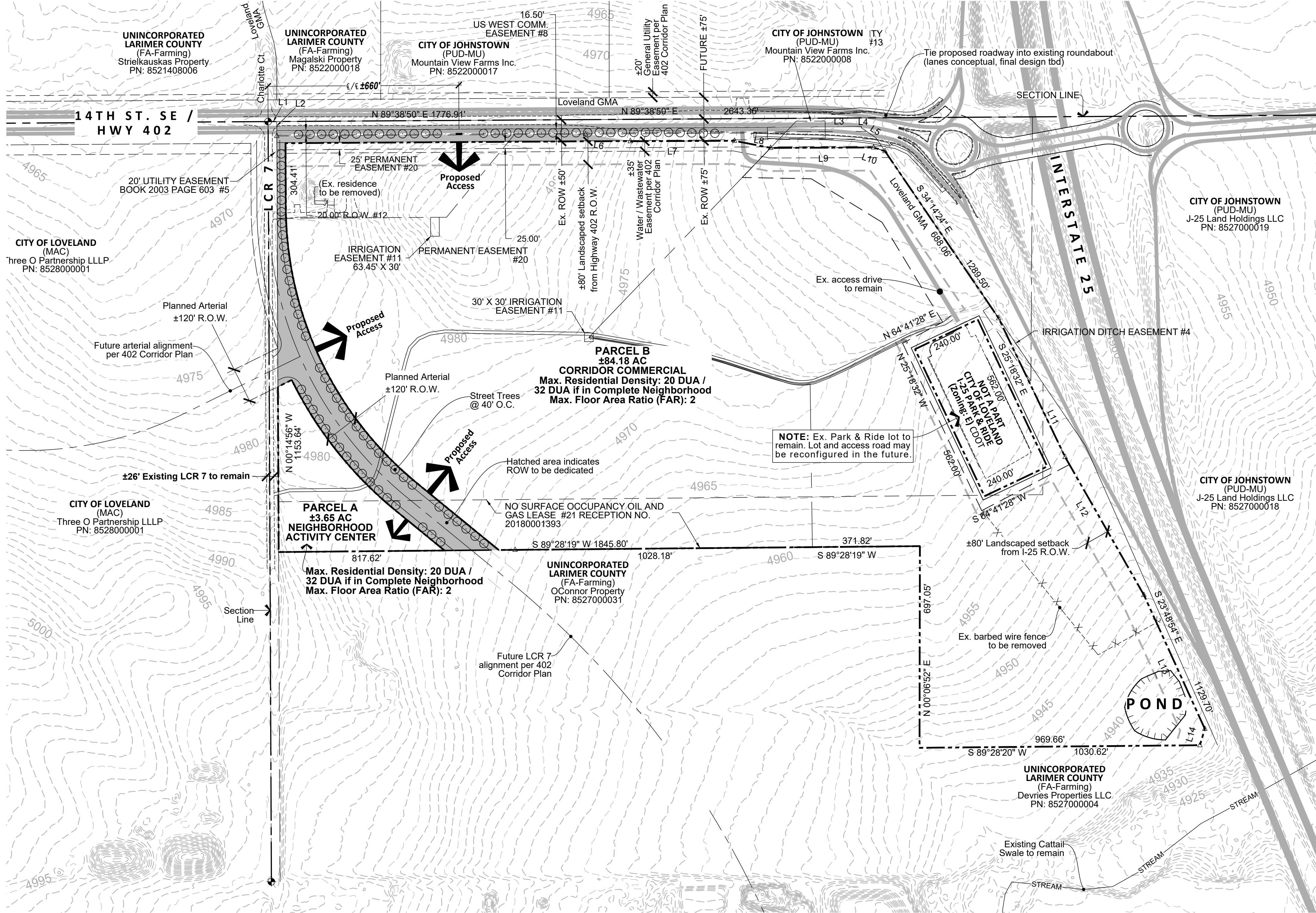
Planned Unit Development Zoning Document

Loveland - Erlich PUD

@ SWC 402

- for -  
Parcels 1 & 2 of the Ehrlich MLD, a portion of the Northwest Quarter of Section 27,  
Township 5 North, Range 68 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado

October 26, 2020  
Sheet 2 of 6





**Summary of Code Standards in Residential Zone Districts:**

	<b>SF-1</b>	<b>SF-2</b>	<b>MF-1</b>	<b>PUD-R</b>	<b>PUD-MU</b>
<b>JMC Section</b>	<b>§16-181</b>	<b>§16-201</b>	<b>§16-221</b>	<b>§16-302(a) +PUD</b>	<b>§16-302(d) +PUD</b>
<b>Lot Size</b>	6,000 SF	4,500 SF	3,000 SF / Unit	No Minimum	No Minimum
<b>Density – Maximum or Estimated (~)</b>  <b>*PUD: §17-33(2)(b) &amp; §16-306(1) (Code is unclear in intent)</b>	~3-3.5 DU/Ac	~4+ DU/Ac.	~7 DU/Ac	*12 DU/Ac – based on PZC, (density increase = 50%)	*12 DU/Ac – based on PZC, (density increase = 50%)
<b>Housing Type</b>	SF Detached	SF Attached 2-6 Units	MultiFamily 2 or more Units	Any in SF- 1, SF-2, MF-1	Any in SF- 2, MF-1
<b>Required “Livability Open Space”</b>	3,000 SF	2,000 SF	900 SF		
<b>Setbacks:</b>					
<b>Front</b>	20	20	20		
<b>Side / Corner</b>	5	5	½ of Height		
<b>Rear</b>	5	5	½ of Height		
<b>Park Dedication §17- 51</b>	10%	10%	10%	10%	10%
<b>Open Space Min. §17- 133(2)c</b>	NA	NA	NA	30%	30%

**Excerpts from Johnstown Municipal Code re: PUDs****Chapter 16 – Zoning & Chapter 17 - Subdivisions****§16-301 Purpose & Intent (PUD)**

The purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. Further, this Article is intended to promote more efficient and economical use of land while providing a greater number of usable and suitably located recreation facilities and other amenities. It is intended to provide measured design freedom by permitting the developer to best utilize the physical characteristics of the site by modifying minimum lot size, setbacks and other zoning and subdivision related restrictions; by encouraging high quality mixed use development; and by encouraging energy efficient design. Increased commercial and industrial floor area ratios may be permitted if such increases can be justified on the basis that the superior design makes the densities desirable with no reduction of amenities.

**§16-302 Permitted Uses.**

(a) PUD-R, Planned Unit Development Residential District:



(1) Intent. The PUD-R District is created to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development.

(2) Size. There is no minimum size for the PUD-R District.

(3) Uses permitted. Within the PUD-R District, the following uses shall be permitted, subject to meeting all applicable criteria and regulations:

- a. Any permitted use, conditional use and accessory use allowed in the SF-1, SF-2 and MF-1 districts.
- b. Mobile home parks and subdivisions, provided that they are of not less than fifty (50) spaces and do not exceed a density of seven (7) units per acre.
- c. Consumer goods and services including neighborhood commercial, provided such uses are secondary to the permitted uses; satisfy convenience center criteria as identified in the Comprehensive Plan; are designed to serve primarily the residents of the development; and are harmoniously incorporated into the total design of the PUD.
- d. Churches, schools and other nonresidential, noncommercial uses provided such uses meet all requirements for lot area, width, height, yards and setbacks prescribed in the underlying district, or the standards of the zoning district which correspond to the land use designation of the Comprehensive Plan.
- e. If applicable, any use not identified above, however permitted in the underlying zoning district.

**(d) PUD-MU, Planned Unit Development Mixed-Use District**

(1) Intent. The PUD-MU Mixed Use District is created to allow the integration of higher-density residential, commercial and employment/light industrial development within an area so as to facilitate the formation of a self-sustaining project. Light industrial uses are permitted, provided that they complement the commercial uses and do not substantially negatively impact the residential uses. The following provisions apply to the PUD-MU District:

- a. The developer must establish that a special type of business and professional community will be created in which the addition of residential units would be a benefit to the business and professional development and the citizens who occupy the residential units.
- b. The land use arrangement, physical design and amenities of the PUD-MU District will be considered for their benefit to the citizens who would occupy the planned residential units.
- c. The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.
- d. Retail uses shall be consistent with the land use designation of the Comprehensive Plan or otherwise be consistent with the criteria for neighborhood or convenience commercial.



- e. Mixing various types of residential units and neighborhood commercial uses is typically appropriate in a PUD MU. If larger or more intensive commercial uses or warehouse or industrial uses are included, it is the intent of the Town that they have access from arterial streets that do not pass through residential neighborhoods in the PUD, that truck access be isolated from typical pedestrian and light vehicle circulation patterns, and that such uses be buffered from residential and mixed-use neighborhoods with appropriate combinations of separation, berms, landscaping, walls and fences.
- f. The following residential unit types are allowed in a PUD MU: any residential unit type allowed in the SF-2 District; any residential unit type allowed in the MF-1 District; in commercial areas of a MU PUD, residential uses above the first floor.
- g. The following commercial uses are allowed in residential or mixed residential-commercial portions of a PUD MU: any commercial use allowed in the NB District; the size limit on individual establishments set forth in the NB District shall apply in the residential or mixed residential-commercial portions of a PUD MU, but the size limits imposed on centers and the setback requirements from other uses applicable to the NB District shall not apply in these sections of the PUD MU.
- h. Commercial and industrial development within a PUD shall be located so as not to create undue traffic congestion or street hazards. Location of sufficient off-street parking and loading area shall be determined as appropriate to the particular PUD. Consideration shall be given to anticipated pedestrian, bicycle and vehicular impacts, adjacent development providing multiple use of off-street parking facilities and the types of commercial uses implicated.
- i. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting shall be designed as integrated portions of the total PUD.

(2) Size. There is no minimum size for the PUD-MU District.

(3) Uses permitted. Within a PUD-MU District, the following uses shall be permitted subject to meeting all applicable criteria and regulations: any permitted, conditional or accessory uses allowed in PUD-R, PUD-B, PUD-NC, Gateway and Gateway Commercial Districts.

(4) Supplemental mixed use regulations:

- a. Multifamily dwellings may be constructed above commercial uses, provided that there is separate access to dwelling units.
- b. No commercial uses shall occupy the same floor as occupied by dwelling units.

### **§16-303. Declaration of policy; review criteria.**

Planned Unit Developments provide a more flexible approach to the physical development of real property, providing an opportunity for creative development planning and building design, to the end that the public health, safety and general welfare will be better served by tailoring development to the unique or special characteristics of the subject property and surrounding area. The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria, which may be applicable to the particular circumstances, balancing and evaluating the



implementation of such criteria to maximize, to the greatest practical extent, the community interest and welfare.

(1) Comprehensive Plan and Code requirements:

- a. Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?
- b. Have all applicable provisions of the subdivision and zoning regulations been met? If not, have the exceptions/variances requested been evaluated through the PUD process and found to contribute positively to the PUD design?
- c. For PUDs including exceptions to the height standards, have the following been satisfied?
  1. Benefit to the Town has been demonstrated, including what considerations the applicant is prepared to offer in exchange for resulting increased structure height.
  2. Proposed structures' effect upon adjacent properties is minimal with respect to compatibility of use and design, alternative energy access, visual access, and rights of privacy, light and air.
  3. Public services can be provided to the site at a level currently enjoyed by the area, or at adequate levels per existing Town policies and regulations.
  4. Mix of developed area within the site is appropriate, including building coverage, parking, landscaping, pedestrian area, vehicle area and screening.
  5. Project complies with all adopted Fire District regulations and standards.
- d. Have all material and procedural requirements of the Town Code been met?

(2) Public facilities:

- a. Is there present and available adequate capacity to serve the proposed development at appropriate service levels with the following utilities and facilities without negatively impacting the service levels of the surrounding neighborhoods, or have arrangements been made for extension and/or augmentation to adequately serve the proposed development and mitigate negative impacts on surrounding neighborhoods?

Water	Streets/Transportation System
Sewer	Gas
Electric	Telephone
Storm Drainage	

- b. Does the proposed development comply with all standards, requirements and specifications for the following services, without a negative impact on existing services, or alternatively have exceptions been evaluated through the PUD process and found to contribute positively to the PUD design?

Water	Storm Drainage
Sewer	Floodplain



Electricity	Telephone
Gas	Streets/Pedestrian System
Ditch	Fire Protection
Public Transit	Cable Television
Refuse Collection	

(3) Neighborhood compatibility:

- a. Are the scale, building bulk and orientation, setbacks, landscaping and visual integrity of the proposed development appropriate for the development, sensitive to the immediate area, compatible with the character of the neighborhood and promote the stabilization of the surrounding neighborhood?
- b. Does the design and layout of the proposed development facilitate the development of adjacent property rather than limit design options for adjacent landowners?

(4) Resource protection:

- a. Does the proposed development preserve significant existing vegetation (i.e. large trees) and unique features of the site?
- b. If the project contains known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater or soil conditions unfavorable to urban development, are special engineering precautions proposed to be taken to address satisfactorily those limitations, or have these areas been set aside appropriately restricted from development?
- c. Does the proposed development preserve significant scenic views from both on and off the site?
- d. Does the proposed development include design features or facilities to promote energy, water and other resource conservation?

(5) Land use:

- a. Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?
- b. Do the land use specifications of the PUD meet the restrictions for permitted uses and appropriately address conditional use standards, goals and criteria for those uses which are specified in this Chapter as conditional in the underlying zoning district?
- c. Have the appropriate design standards been satisfied?
- d. Are the exceptions to standard requirements warranted by virtue of inclusion in the PUD of design elements and amenities exceeding minimum requirements?

### **§16-306 Design Standards.**

The following design standards shall be used during the review process as guidelines for evaluation of the PUD. If any specific standard causes extraordinary hardship or if the applicant demonstrates that the intent of the standard will be better accomplished by other appropriate means, such alternatives may be considered through the review process.



(1) Density. The allowable number of residential dwelling units per acre or maximum allowable floor area ratio (FAR) in a PUD shall be established by the underlying zoning district designation or, if no other zoning exists on the subject site, the land use designation on the Comprehensive Plan.

- a. Density increase. Density increases, as specified in the following paragraphs, may be allowed. Density increases shall not exceed fifty percent (50%) of the permitted maximum density. The Planning and Zoning Commission and the Town Council shall calculate the allowable density increase based on the sum of those items contained in the following chart, determined to be applicable for the proposed PUD. The amenities or public improvements listed below are illustrative of the kinds of factors which are eligible for density bonuses. The Planning and Zoning Commission and the Town Council may allow bonuses for other items which contribute to the public interest by providing a higher quality project. This list and the respective bonuses shall be reviewed and updated periodically to reflect the changing priorities and goals of the Town.

<b><i>Maximum Density Increase</i></b>	<b><i>Amenity or Public Improvement in Excess of What is Required</i></b>
3%	Alleys provided to access garages by means other than in front yard
3%	Sidewalk/trail to parks and public use areas
5%	"X" new jobs created by the principal use
3%	Dedicating land for a school site
3%	Dedicating land for a park site per Town standards for same
3%	If dwelling units or retail/office is located within CBD

- b. The Town Council may allow partial waiver of the park improvement fee based on a formula which determines if the park within the PUD satisfies the need to financially contribute towards neighborhood and community parks. The PUD must contain a dedication and/or development of a public park which meets the Comprehensive Plan standards.
- c. The Planning and Zoning Commission or Town Council may prohibit or limit an increase in density to avoid any of the following:
1. Inconvenient or unsafe access to the PUD.
  2. Traffic congestion in the streets which adjoin the PUD.
  3. An excessive burden on park, recreation areas, schools, police, fire protection and public facilities which serve or are proposed to serve the PUD.
- d. The developer shall submit signed statements and drawings as necessary to justify density increases.
- e. If a density increase is granted under provisions of this Section, the improvements shall be completed in accordance with a development schedule to be contained in the development plan or annexation agreement.



(2) Density transfer.

a. Density may not be transferred from:

1. Any land not under the direct legal control of the property owner at the time of review, such as ditch right-of-way.
2. Any land purchased by the Town or any other governmental entity.
3. Any church sites.
4. Any recreational facility designated to be operated as a commercial enterprise.
5. Any land outside the PUD.
6. Residential density may not be transferred from areas of the PUD set aside for commercial or industrial use.

b. Density may be transferred from:

1. Any dedicated school sites.
2. Any public open space, accepted by the Town, above the minimum requirement.
3. Any common open space owned by a homeowners' association and made available to the general public.
4. Dedicated land or easements for public sites such as water tanks, libraries, and fire stations, public greenways, detention/retention areas.

When density transfers are permitted, fees and raw water requirements which are based on land area shall be calculated, including the development area and all area from which density is transferred.

(3) Parcel size. There shall be no minimum size for a PUD except as otherwise specified in the permitted uses section; however, it must be large enough to enable its development as a complete identifiable unit and, through the flexibility allowed by the PUD process, provide bona fide benefits to the residents/users of the PUD. Recommended minimum lot size for a detached single-family residential PUD is five thousand five hundred (5,500) square feet when less than forty percent (40%) open space is provided.

(4) Open space.

- a. Residential Planned Unit Development. The minimum required open space in residential PUDs shall be thirty percent (30%) of the total site. The required open space shall be land areas not occupied by buildings, structures, parking areas, driveways, streets or alleys or required setbacks. Said open space shall be devoted to landscaping, walkways, recreational areas and uncovered facilities, and preservation of natural features.
- b. Nonresidential developments. The minimum required landscaped open space area in the nonresidential portion of any PUD shall be fifteen percent (15%) of the total area of the site as defined in the above paragraph.



- c. Physical surface characteristics. The Planning and Zoning Commission and the Town Council may determine that all or part of streams, ponds or drainage areas satisfy minimum open space requirements. In making this determination, the Town shall be guided by the following factors:
  - 1. The extent of such areas in relation to the area of the PUD.
  - 2. The degree to which these areas contribute to the quality, livability and amenity of the PUD.
- d. Dimension and location. If there exists common open space in residential PUDs, a minimum of fifty percent (50%) shall be contiguous lands generally free from obtrusions which affect the intended functionality of the open space. Common open spaces shall be distributed equitably throughout the project in relation to the dwelling units of the residents to be served, and shall be reasonably accessible to all the PUD residents.
- e. Natural amenities. The required open space may be left in its natural state if the Town determines that the natural landscape should be preserved. Areas devoted to natural flood control channels or drainage easements may be applied toward satisfying this portion of the total open space requirement.
- f. Clustering. Clustering of dwelling units, commercial and industrial uses is encouraged as long as buffer yards, open space and emergency access are adequately planned. Buffer yards shall be required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties. The size of the buffer yard shall be determined through the review process, based on its ability to achieve appropriate separation.

*Subsections not included herein:*

- (5) Covenants.
- (6) Landscaping.
- (7) Traffic circulation.
- (8) Streets.
- (9) Parking standards.
- (10) Perimeters.
- (11) Building spacing.
- (12) Noise attenuation.
- (13) Signs.
- (14) Architectural review.



## **Chapter 17 – Subdivisions / Article IX Planned Unit Development**

### **§17-131 Intent.**

Planned Unit Development is provided in order to minimize the environmental impact of urban development, to enable the subdivider to make more efficient use of the site by minimizing grading and reducing the amount of land needed for streets and utilities, and to provide the consumer a wider choice of housing types and amenities.

### **§17-132 Procedure.**

The procedure for preparing, processing and presenting a Planned Unit Development shall be the same as that specified for all subdivision of land in this Chapter except that there shall be no partial submission of a Final Plat. The Zoning procedures and requirements of Article XVII of Chapter 16 must be met.

### **§17-133 Requirements.**

The Planned Unit Development is intended to allow originality in the planning of a community development by relaxing the minimum and maximum requirements set forth in this Chapter. It will be expected that development under the Planned Unit Development will provide for maintained open spaces and recreational areas, safety features for pedestrian and vehicular traffic, elimination of unsightly uniformity and conservation of natural features.

- (1) The following requirements as set forth in Chapter 16 can be modified as established by the Planned Unit Development plan, subject to the approval by the Planning Commission and Board of Trustees:
  - a. Minimum lot area;
  - b. Minimum lot width;
  - c. Minimum setback; and
  - d. Minimum offset.
- (2) The following additional requirements are established for Planned Unit Development:
  - a. Maximum building height not to exceed thirty-five (35) feet.
  - b. Maximum density of residential units shall be twelve (12) units per acre or less if the Planning Commission so requires. A requirement of a density less than twelve (12) units per acre must be based on the proposed land use plan.
  - c. Minimum common open space shall be thirty percent (30%) of the gross acreage of the site.
  - d. Unified ownership of site.
  - e. Where uses other than residential are proposed:
    1. Architectural elevations at a scale of not less  $\frac{1}{8}" = 1'$  for all nonresidential structures.
    2. Size, type and location of all signs, other than street signs.
  - f. Covenants specifying how common areas are to be maintained.