Planning Commission
Remote Meeting Instructions for February 9, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting**.

You can view the Planning Commission meeting by following the instructions below to watch the **YouTube** live stream. By utilizing this option to view the meeting, you will not be able to provide live input during the meeting. To provide live input, see the "Real Time" instructions near the bottom of this page.

View by YouTube:

- From your laptop or computer, click the following link or enter it manually into your web browser: (www.youtube.com/CityofGreeley). This will take you to the City of Greeley YouTube channel where you will be able to view the meeting

Citizen input and public comment for items appearing on this agenda as public hearing / quasi-judicial are valuable and welcome

There are several options for those who are interested in participating and sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com
All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Address to Planning Commission, 1100 10th Street, Greeley, CO 80631
All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Real Time – Click the link below to register for the webinar. After registering, you will receive an email with instructions for joining the meeting. **During the meeting, use the Q&A feature at the bottom of the screen. You will be called upon to speak at the appropriate time.**

https://greeleygov.zoom.us/j/85492284693

Please visit the Planning Commission web page at https://greeleygov.com/government/b-c/boards-and-commissions/planning to view and download the contents of the agenda packet. You are also welcome to call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.

PLANNING COMMISSION
Agenda

February 9, 2021
1:15 p.m.

I. Call to Order

II. Roll Call

III. Approval of minutes for meeting held on January 12, 2021

IV. Election of Chair

V. Election of Vice-Chair

VI. Designation of Location for Posting Notices

VII. Designation of Planning Commission as Zoning Board of Appeals and Air Quality and Natural Resources Commission

VIII. Terry Ranch Update

Presenters: Sean Chambers and Adam Jokerst, Water & Sewer

IX. A public meeting to consider approval of a preliminary subdivision for 32 lots that will consist of a single-family lot, duplex lots, tri-plex lots and two outlots in the Residential Medium Density (R-M) zone district

Project Name:	Cottages at Kelly Farms Preliminary Subdivision
Case No.:	SUB2020-0025
Applicant:	Melanie Foslien, Northern Engineering, on behalf of Benchmark Custom Homes
Location:	North of 4th Street, east of 59th Avenue, west of 57th Avenue
Presenter:	Darrell Gesick, Planner III

X. Staff Report

XI. Adjournment

PLANNING COMMISSION HEARING DATES:

All hearings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. Agendas are posted at http://greeleygov.com/government/b-c/boards-and-commissions/planning.

February 23, 2021
March 9, 2021
March 23, 2021
April 13, 2021
April 27, 2021
May 11, 2021
May 25, 2021
June 8, 2021
June 22, 2021
July 13, 2021
July 27, 2021

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PLANNING COMMISSION
Proceedings

January 12, 2021
(Zoom Webinar and viewable on City of Greeley YouTube)
1:15 p.m.

I. Call to Order

Vice Chair Briscoe called the meeting to order at 1:22 p.m. following a brief issue with meeting technology.

II. Roll Call

Vice Chair Briscoe, Commissioners Andersen, Franzen, Modlin and Romulo were present. Chair Yeater and Commissioner Schulte were absent.

III. Approval of December 8, 2020 Minutes

Commissioner Modlin moved to approve the minutes dated December 8, 2020. Commissioner Andersen seconded the motion. The motion carried 5-0. (Chair Yeater and Commissioner Schulte were absent.)

IV. Approval of December 15, 2020 Special Meeting Minutes

Commissioner Andersen moved to approve the minutes dated December 15, 2020. Commissioner Romulo seconded the motion. The motion carried 5-0. (Chair Yeater and Commissioner Schulte were absent.)

V. Continuation of a public hearing to consider an Ordinance repealing 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

Project Name:	Landscape Code Update
Case No.:	CU2018-0002
Applicant:	City of Greeley
Presenter:	Marian Duran, Long-Range Planner

Marian Duran addressed the Commission and explained that the item was continued from December 15, 2020. She described revisions that were made to the draft Landscape Code

(Code) based upon comments and discussion during the previous hearing and offered to answer any questions by the Commission.

Commissioner Modlin asked how the Code revisions would align with the timeline from submittal of a building permit until issuance of a certificate of occupancy. Ms. Duran advised that it would not affect building permits or any permits submitted by a developer .

Referring to Open Space in the definitions section, Commissioner Andersen asked about the rationale for the statement, "Usable open space shall not include required setbacks from oil and gas facilities." Ms. Duran noted that this is the current practice with every development and added that usable open space must be on the lot, not in a public right-of-way. Upon a follow-up question by Commissioner Andersen, Ms. Duran stated that a setback is considered public right-of-way. Commissioner Andersen asked whether a right-of-way is for utility access or land access. Ms. Duran reported that the language could be interchangeable, but in this case it is for land access.

Commissioner Andersen asked whether perimeter treatments are required for all new subdivisions. Ms. Duran stated that they were required and Commissioner Andersen inquired about the rationale, referring to properties in the older parts of town that do not have a perimeter treatment. Ms. Duran advised that the rationale includes reducing noise levels, preserving the quality of life of a neighborhood, beautification and aesthetic design. Community Development Director, Brad Mueller, added that older subdivisions had direct access onto roads, whereas modern subdivision regulations generally do not allow for a home to be accessed onto an arterial road. He added that the requirement for perimeter treatments is also for safety and traffic efficiency. Planning Manager, Mike Garrott, informed the Commission that perimeter landscape treatment is not a new criteria and has been in the Code for quite some time.

Commissioner Andersen referred to the discussion during a prior worksession about housing and the significant "missing middle." She noted that new subdivisions or gated communities with permanent landscaping to be maintained by a homeowner's association (HOA) seem directed to furthering the "missing middle" concept. She referenced older neighborhoods without an HOA where homes are more affordable. Mr. Mueller stated that the two examples are not incompatible, adding that within a subdivision, the City would want to support the "missing middle" by not requiring extraneous landscaping. He noted that there is also an allowance in the Code determining that a small subdivision or lot is considered infill with different landscaping requirements.

Commissioner Andersen expressed concern that the requirement could potentially price people out of the market when purchasing a home. Ms. Duran advised that the current regulations regarding perimeter treatment are greater than what is now being proposed. Commissioner Andersen observed that it seemed to preclude low income housing if it is required to look like high income housing. Mr. Mueller stated that plan accounts for the impact by reducing the standards, but it is important not to create situations where there is no buffering between industrial or commercial and residential. He added that this has been a standard urban design practice since the 1980s. Commissioner Andersen agreed, and noted that since the 1980s affordable housing is less available and asked whether the trend might be going in the wrong direction.

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Carol Kuhn, Chief Planner, addressed the Commission and noted that there are still opportunities to purchase when dealing with infill and other areas. She stated that there is a provision in the Minor, Major and Exclusions section that might not trigger landscaping requirements, providing housing opportunities in the downtown area. Commissioner Andersen observed that there did not seem to be opportunity with this Code to create different middle areas.

Vice Chair Briscoe referenced some gated communities with a pronounced perimeter versus other types of perimeter treatment that have been in place since the 1980s. He noted the Bittersweet neighborhood with a perimeter plan that doesn't seem onerous to homeowners. Vice Chair Briscoe questioned whether the existence of an HOA or metro district added a design element creating a per square foot cost that priced people out of the market. He also questioned whether removal of the requirement would open up a huge middle market.

Commissioner Franzen stated that in the case of a metro district, the cost to a homeowner is on the back end in the form of taxes, but not on the front end in the cost of the home. He did not feel the inclusion in an HOA or metro district would take away the middle market, adding that infill lots seem to be a prime example for creating low income housing opportunities. Commissioner Andersen continued that in earlier days, landscaping was not a requirement for owners of new homes. Mr. Mueller advised that there are older areas of town with perimeter landscaping, such as Virginia Hills, illustrating that landscaping does not always create a situation where homeowners are responsible to maintain. Using the example of the Bittersweet neighborhood, Mr. Mueller noted that if there were no requirement, the subdivision would end up with all major roads lined with backyard fences to the sidewalk. He explained the public space interest and the historic difference between subdivisions of 1970s and 1980s and today.

Commissioner Modlin observed that whether it is low, middle or high income housing, an owner or tenant would want privacy from the streetscape, whether it was provided by the homeowner, a developer or an HOA. Commissioner Andersen stated that it would depend upon who pays and for how long, and that some buyers might be willing to live with some noise in order to purchase an affordable home.

Commissioner Romulo referenced an earlier meeting about the overall Development Code update where there was discussion about different trends in the Code now compared to when the Greeley Code was originally written. She asked whether that discussion fit into the current one. Ms. Kuhn acknowledged that some of these elements are functioning independent of the overall Code update. She added that as work is undertaken to design neighborhood and streetscape pieces, staff recognizes that it will become part of the Development Code and that the Landscape Code may need revisions in the future. She added that it will become part of whole Development Code update in September.

Regarding middle income housing, Commissioner Romulo stated that she did not have a good sense as to the major barriers and asked whether the consultants on the Development Code update are looking into the situation. Ms. Kuhn noted that some barriers include things such as water taps, dedications and acquiring individual access and are outside of the landscaping discussion. She added that with the "missing middle," staff is looking at how to overcome some of the barriers and put incentives in place.

Commissioner Romulo requested that during the next Development Code update, staff identify the types of situations that create minor and major barriers and discuss possible ways to resolve those issues.

Vice Chair Briscoe opened the public hearing at 2:03 p.m. There being no public comment by mail, email or chat, the public hearing was closed at 2:03 p.m.

Commissioner Andersen expressed her appreciation for the hard work that went into the update and likes the intentionality of limiting water use. She stated that she was hesitant to support the creation of identical subdivisions with identical treatments without looking at other options or perhaps taking smaller steps. Commissioner Franzen stated that he did not feel the Landscape Code would create a big enough barrier to prohibit someone getting into the housing market.

Commissioner Modlin moved to approve the changes to the Land Code 18.44 to be further revised at the time of a complete update of the Development Code.

Mr. Mueller advised that it would be appropriate to approve the recommended motion as presented in the packet with the understanding that it is with the intent to reconsider the Code with the larger Development Code adoption.

Vice-Chair Briscoe requested an amended motion.

Commissioner Andersen moved that, based on the project summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Chapter 18.44, 18.04.110, 18.42.030, and Appendix 18-B 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 recommends approval to City Council. Commissioner Romulo seconded the motion. The motion carried 4-1, with Commissioner Andersen voting against the motion. (Chair Yeater and Commissioner Schulte were absent.)

VI. A public hearing to consider adoption of the Get Outdoors Greeley Strategic Plan

Project Name:	Strategic Plan Adoption
Case No.:	PS2021-0001
Applicant:	City of Greeley
Presenter:	Justin Scharton, Natural Areas & Trails Superintendent

Justin Scharton addressed the Commission and introduced the consultant, Jeremy Call, from Logan Simpson Design. He also introduced Andy McRoberts, Director of Culture, Parks and Recreation. Mr. Scharton noted that a draft plan had been presented during a worksession in early December and that the final draft was included in packet for consideration. He noted that today he is asking for a recommendation of approval of the plan by City Council with any applicable edits discussed today.

Mr. Call addressed the Commission and noted that natural areas and trails have provided a tremendous opportunity for community respite during a difficult time. He advised that the program has been in place for about two years without a plan, adding that the 5-year

strategic plan helps to fulfill that goal until the update of the Parks, Trails and Open Space Master Plan. Mr. Call highlighted a new item from the worksession presentation in December and described several open houses that were held with community members and stakeholders. He highlighted some of the comments from the open houses.

Mr. Call reported that the City currently contains 1053 acres of natural areas, 30 miles of natural trails, and 602 acres of parks, as well as school yards, partner properties, utility corridors, storm drainage and agricultural/conservation easements. He added that today's focus will be on natural areas and trails that are within and connected to natural areas. Mr. Call highlighted previous planning efforts, including the Parks, Trails and Open Lands Plan. He added that from the Imagine Greeley Comprehensive Plan, the City continues to refine natural areas, including river corridors, riparian corridors and greenways, bluffs, agricultural uses and nature deficit areas.

Commissioner Andersen asked about the funding source for the project and whether Great Outdoors Colorado funds were part of the funding source. Mr. McRoberts addressed the Commission and stated that acquisition of this particular 900-acre parcel is not fully funded. He added that funds have been set aside in the Quality of Life/Imagine Greeley fund and that general sales tax supports this fund. Mr. McRoberts advised that depending upon which property is being considered for acquisition, there could be various funding sources. He noted that funds do not come from Great Outdoors Colorado as that is grant funding through the Colorado lottery. Mr. McRoberts stated that the target acquisition cost is approaching $8 million and that the City has set aside approximately $5 million in future years. The City is working with other municipal partners to bridge the $3 million gap.

Mr. Call described six strategic themes, including sustainable funding, connections to nature, stewardship, community connections, operational excellence and capital planning. In addition, a holistic suite of metrics has been developed that includes walkability, river restoration, upland restoration, conserved lands, community satisfaction, perception of safety, inclusivity in programs and leadership, funding availability and self-rated health. Mr. Call added that an action plan identifies specific projects and moves to tangible action, organized by high, medium and low priority.

Commissioner Modlin asked how conservation easements work as far as acquiring property. Mr. Call stated that property owners hold many rights and that a conservation easement allows a private owner to continue to live on the property and occupy the land. The owner sells the property to another party such as a non-profit such as a land trust or a city or county and grants the right to maximize development. Mr. Call added that this provides revenue without changing the character of the land and is similar to a deed restriction in perpetuity that limits future owners from developing a property to its maximum level.

Upon question by Commissioner Andersen, Mr. Call advised that the funding that compensates a landowner could come from a conservation easement transaction and subsidized by working with non-profit land trusts who bring money to the table. He added that Great Outdoors Colorado can match conservation easements and this becomes the City's available funding mechanism. Mr. Scharton noted that there are also federal

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programs with a robust set of conservation easement programs, adding that they cannot replace future and dedicated funding sources. He stated that the City will leverage every dollar possible with grant funds.

Commissioner Franzen asked, when the City acquires a property, whether a life estate was given to an owner in perpetuity until they pass. Mr. Scharton advised that the City would own the property with a life estate and an owner who is a willing seller would stay in the home until they pass. He added that in a pure conservation easement transaction, there is no need for an owner to have a life estate because the property remains in private ownership, providing a way to liquidate assets and provide cash flow without the selling property. Mr. Scharton added that the type of transaction varies depending upon each situation.

Vice Chair Briscoe opened the public hearing at 2:34 p.m. There being no public comment by mail, email or chat, the public hearing was closed at 2:34 p.m.

Commissioner Andersen moved that, based on the project summary and accompanying analysis, the Planning Commission recommends City Council adopt the Great Outdoors Greeley Strategic Plan. Commissioner Romulo seconded the motion.

Commissioner Anderson stated that this plan helps anyone looking to purchase property in Greeley. Vice Chair Briscoe added that the continuity provided through private ownership is an asset to the City and felt this is an asset and attractive part of the community. He expressed his appreciation for the work that went into creating the plan.

The motion carried 5-0. (Chair Yeater and Commissioner Schulte were absent.)

VII. Staff Report

Mr. Mueller addressed the Commission, stating that he looked forward to the Household Occupancy Standards worksession following the hearing. He shared that all departments are finalizing work programs for the year and referenced the main items that will be a priority for Community Development in 2021. Upon question by Commissioner Modlin, Mr. Mueller stated that he would contact Ben Snow about bringing a housing plan update to a future meeting. He added that the annual growth and development report would be completed soon and presented to the Commission at a future meeting.

VIII. Adjournment to Worksession

Topic: Household Occupancy Standards
Presenters: Caleb Jackson, Planner II

The meeting adjourned at 2:44 p.m.

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Erik Briscoe, Vice Chair

_____
Brad Mueller, Secretary

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Memorandum

To: Planning Commission
From: Valerie Scheffer, Office Manager
Re: Designation of location for posting notices
Date: January 27, 2021

According to State Statute (C.R.S. 24-6-402(2)(c)(I) and C.R.S. 24-6-402(2)(c)(III)), the Planning Commission, Zoning Board of Appeals and Air Quality and Natural Resources Commission ("Commission") should designate their agenda posting site at the first meeting of the year. Additionally, the Commission should designate a back-up, physical location where agendas could be posted in the event of power/internet outage.

The City of Greeley website is designated as the primary posting location. The public lobby of City Hall is designated as the secondary, or back-up, location.

Proposed motion:

A motion to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Planning Commission, Zoning Board of Appeals, and Air Quality and Natural Resources Commission, and the public lobby of City Hall, located at 1000 10th St, as the backup location for such postings.

Memorandum

To: Planning Commission
From: Valerie Scheffer, Office Manager
Re: Planning Commission Roles
Date: January 27, 2021

Historically, the members of the Planning Commission also serve as members of the Zoning Board of Appeals and the Air Quality and Natural Resources Commission. The Zoning Board of Appeals hears items regarding variances to requirements set forth in the Development Code. The Air Quality and Natural Resources Commission hears items relating to odor-related complaints.

Proposed motion:

A motion that members of the Planning Commission also serve as members of the Zoning Board of Appeals and the Air Quality and Natural Resources Commission.

PLANNING COMMISSION SUMMARY

ITEM:	Preliminary Subdivision for 32 Lots that would consist of a Single-Family Lot, Duplex Lots, Tri-Plex Lots, and Two Outlots, in the R-M (Residential Medium Density) Zone District
FILE NUMBER:	SUB2020-0025
PROJECT:	Cottages at Kelly Farms Preliminary Subdivision
LOCATION:	North of 4th Street, East of 59th Avenue, and West of 57th Avenue
APPLICANT:	Melanie Foslien, Northern Engineering, on behalf of Benchmark Custom Homes
CASE PLANNER:	Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: February 9, 2021

PLANNING COMMISSION FUNCTION:
Review the proposal for compliance with the applicable provisions of the Subdivision Regulations, Development Code, and Comprehensive Plan of the City of Greeley and either approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY
The City of Greeley is considering a request for approval of a preliminary subdivision of 7.86 acres of land into 32 lots that would consist of one single-family lot, duplex lots, tri-plex lots, and two outlots for open space (see Attachments A, B, C & D). The subject property is located north of 4th Street, east of 59th Avenue, and west of 57th Avenue (see Attachment A).

A. REQUEST
The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a residential development (see Attachments C & D).

B. STAFF RECOMMENDATION
Approval (see Section J)

C. LOCATION
The subject property is located north of 4th Street, east of 59th Avenue, and west of 57th Avenue (see Attachment A).

Current Zoning: R-M (Residential Medium Density)

Abutting Zoning:
North: PUD (Planned Unit Development)
South: R-L (Residential Low Density)
East: PUD
West: R-L

Surrounding Land Uses:
North: Outlot (for Open Space) and Two-Family Residential
South: Fourth Street and Single-Family Residential
East: Two-Family and Multi-Family Residential
West: 59th Avenue, Two Large Lot Single-Family Residential Uses, and One Large Undeveloped Lot

Site Characteristics:
The subject site is currently undeveloped and consists of two large tracts of land. The site is bordered by 4th Street to the south, 59th Avenue to the west, and 57th Avenue to the east. Other improved roadways within the subdivision request are 2nd Street Road, which connects 59th Avenue to 57th Avenue, and 3rd Street. The site generally slopes down from the south to the north. Infrastructure, such as, streets, curb and gutter, sidewalks, and utilities were installed in the early 2000's. Please see Section F for more information.

D. BACKGROUND

The subject site was annexed into the City of Greeley in 1980, as part of the North Sheep Draw Annexation (Rec. No. 1844666). An annexation correction plat was recorded in 1981 (Rec. No. 1863880). Following the Annexation, the subject site was zoned R-1 in 1981 (File No. Z 14:80). The zoning classifications were changed in 1998, when the Development Code was revised. The zoning of R-L (Residential Low Density) is the modern equivalent to the R-1 zone district. In 1998, the subject site was rezoned from R-L to PUD (Planned Unit Development) (Z 9:98). After the rezone was approved, a Conceptual PUD known as Crosier's Corner was approved and allowed for commercial uses, with up to 25% of the area to be residential (PUD 5:98). A Final PUD was submitted in 2000, but was never completed (PUD 8:00). The Final PUD was closed out in 2006, due to inactivity. In May and June of 2020, a rezone was requested and approved by Planning Commission and City Council to allow the site to be rezoned from PUD to R-M (Residential Medium Density) (File No. ZON2020-0002). The purpose for the rezone was to develop the site with single-family, two-family, and townhome lots.

As proposed, the applicant intends to create 32 townhouse lots that would consist of one single-family lot, duplex lots, tri-plex lots, and two Outlots that would be used for open space. The applicant has also submitted a Final Subdivision application as part of the review process (File No. SUB2020-0030). Final subdivision applications are reviewed and approved administratively by City Staff.

E. APPROVAL CRITERIA

Preliminary Subdivision Plat
Section 18.04.400 of the Development Code states that:
"The preliminary plat stage of land subdivision is intended to provide for the detailed planning and review of a preliminary subdivision plat and related supporting documents."

The review criteria found in Section 18.04.440(d) 1-3 of the Greeley Development Code shall be used by the Planning Commission when considering all preliminary subdivision plat requests.

Development Code Section 18.04.440(d)
"In taking action on a preliminary plat, the Planning Commission shall consider any comments received from agencies or offices receiving copies of the preliminary plat, as well as the staff recommendation. The commission shall also consider if the proposed preliminary plat meets the following standards in taking action to approve, approve with conditions, deny or table the plat for future consideration:"

(1) All requirements of the zoning district in which the subject property is located have been met, and street width or other performance options, if applicable, have been approved by the Public Works Department.

Staff Comment: The preliminary subdivision plat complies with the requirements of the R-M zone district, Section 18.38.070, along with the design, platting, and engineering standards outlined in the requirements of the City of Greeley Subdivision Regulations and Development Code Chapter 18.04.

The typical street sections for 4th Street, 57th Avenue, 3rd Street, and 2nd Street Road have been built out to full completion. Fifty-Ninth Avenue, north of 4th Street, would be built out to full completion by the City in the future, which would match the design of 59th Avenue, south of 4th Street. The roadway would also include detached sidewalks, bike lanes, travel lanes, and turn lanes. Fifty-Ninth Avenue is not required to be built by this developer.

The design of the plat, as submitted and reviewed, is acceptable by the City of Greeley Public Works Department and Community Development Department and is appropriate for this setting and location.

Phasing

It is anticipated the infrastructure for the subdivision would be constructed and installed in one phase (see Attachment C). The Outlots would be maintained by an HOA (Home Owners Association).

Perimeter Treatment and Site Landscaping

The proposed subdivision includes a perimeter treatment plan, specifically, street trees and ground cover along the north side of 4th Street, which would be installed by the developer. The street trees along the east side of 59th Avenue would be installed when improvements to 59th Avenue occur. The developer would either be required to install the trees at the time 59th Avenue is built, or provide cash-in-lieu to the City and the City would install the trees when the improvements occur. The option would be decided through the Final Subdivision process, which is already under review. The landscaping for the Outlots would be maintained by the HOA and would be installed as the site is developed (see Attachment E).

General Access and Circulation

The proposed development would have access to 4th Street, 57th Avenue, 2nd Street Road, 3rd Street, and 59th Avenue.

(2) All requirements of this Chapter have been met, or variances have been requested from the Planning Commission.

Staff Comment: The preliminary subdivision generally complies with the requirements of this Chapter as described herein. No variances have been requested by the applicant.

(3) The proposed preliminary plat is in conformance with any approved development concept master plan for the property.

Staff Comment: There is not a Development Concept Master plan for the subject property.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is known as Tract 1 and 2, Crosier's Corner at Kelly Farm Subdivision (Rec. No. 2744996, File No. S 23:99). A preliminary and final subdivision application would be necessary to create the lots that the applicant proposes to develop.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site is rezoned.

4. FLOODPLAIN

According to current adopted Federal Emergency Management Administration (FEMA) flood maps, this property is located within Flood Zone X (Area of Minimal Flood Hazard), which indicates that it is not in a floodplain or floodway.

5. DRAINAGE AND EROSION

According to the Kelly Farm Subdivision Phase II Final Drainage Report written in 1999, the subject property was assumed to be for commercial use. Based on the assumption of commercial uses, the assumed impervious percentage was 95%. Flows from these basins were to be conveyed via curb and gutter, storm drain, and swales to a detention pond located on the northwest corner of the Kelly Farm Subdivision. The proposed residential development would discharge stormwater in the same manner to the west side of the site to the existing drainage swale east of 59th Avenue per the City of Greeley's Criteria and Standards. The site is proposing a reduced percentage of impervious land based on the recommendation of Mile High Flood Control District that recommendation of 45% imperviousness. Based on the soil types, the storm drainage calculations would also be modified from the original Kelly Farm Subdivision and the updated drainage report reflects these new calculations. The City is still working with the applicant to finalize the drainage report and City staff does support the site's proposed reduced imperviousness and drainage plan.

Erosion and sediment control standards would be utilized during construction per the Mile High Flood District (MHFD) Criteria, formerly known as the Urban Storm Drainage Criteria Manual Volumes I-III as directed by the City of Greeley's Design Criteria and Construction Specifications. A Stormwater Management Plan was submitted with this project to define how stormwater water quality would be addressed. The applicant is following all local requirements for water quality mitigation.

6. TRANSPORTATION

A Traffic Memorandum Study was submitted, reviewed, and evaluated by the City of Greeley Engineering Development Review and Public Works Department with the preliminary subdivision application. City staff is in support of this development as the site's total trip counts do not bring any concerns with added traffic to the area. The previous commercial development most likely would have generated more traffic than the proposed residential development. The streets in this proposed development are existing. The local road, 2nd Street Road connects 59th Avenue and 57th Avenue and 3rd Street connects from 57th Avenue and is a cul-de-sac. Slight modifications are being required from the City to bring the public sidewalks to ADA standards by installing ADA ramps on the sidewalks.

G. SERVICES

1. WATER

The vacant development has existing water mains in the area. An existing 8" water main is installed in 57th Avenue, 59th Avenue and 3rd Street. The 27" Bellvue Transmission Line 3 runs along 4th Street. The development is proposing to further improve the domestic water system by looping an 8" water main in 2nd Street Road, with two connection points and a fire hydrant to the west side of 2nd Street Road. The connection points are at 59th Avenue and another connection at 57th Avenue. Water line improvements would be placed in accordance to the City Design Criteria and Construction Specifications.

2. NON-POTABLE WATER

A non-potable irrigation system is not being proposed with this subdivision.

3. SANITATION

Sanitary sewer lines are also existing on site and minimum sanitary sewer mains are needed to be constructed with this project. An existing 8" sewer main is installed in 57th Avenue, 59th Avenue and 3rd Street. Approximately 155' of 8" PVC would be added to 57th Avenue south of 3rd Street, with two proposed manholes and 155' of 8" PVC would be added to 2nd Street Road east of 59th Avenue, with one proposed manhole. All sewer effluent would be conveyed north in the 8" sewer main on 59th Avenue. Small modifications are still being designed to connect the sewer mains while maintaining 8' clearance distance from curb and gutter. Based on the anticipated design, the applicant may need to request a minor variance from City Design Criteria and Construction Specification as there are existing street bulb-outs at the intersections at 3rd Street and 57th Avenue. This proposed variance would be processed administratively. The applicant is making every effort to work with the City and the City is in support of this design.

4. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. The closest fire station, Fire Station #7, is located approximately one mile to the southwest of the subject site.

5. PARKS/OPEN SPACES

No public parks or additional public open space areas are proposed with this request and the request would not be create any private parks or open space. The proposed subdivision should have little to no impact on parks or open space in the community.

6. SCHOOLS

No schools are proposed or located within the site. However, the nearest schools, Northridge High School, is located approximately one mile to northwest of the subject site, and S. Christa McAuliffe S.T.E.M. Academy, which is a K-8 school, is located one-half mile to the east of the subject site. A referral was sent to Greeley-Evans School District 6. The City of Greeley did not receive any comments from the School District. The application for the subject site was submitted prior to the recently adopted school impact fees and land dedication requirement for school sites; therefore cash-in-lieu of land dedication for schools will not be collected with the final plat application.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision includes a perimeter treatment plan consisting of trees and groundcover (see Attachment E). The perimeter treatment plan would help mitigate any visual impacts created by the proposed development. No visual impacts are anticipated with this subdivision request.

2. NOISE

It is anticipated that there would be noise created by any future development. Any noise generated from any development is regulated by the municipal code.

I. PUBLIC NOTICE AND COMMENT

Notification is not required for preliminary subdivisions, since there is no hearing associated with the application, but rather a public meeting. The mineral rights notice requirement to the mineral owners and lessee of interest of the property have been satisfied.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Preliminary Subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 18.04.440(d) 1-3 and, therefore, approve the requested preliminary subdivision as presented.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map
Attachment B – Photo Aerial
Attachment C – Narrative
Attachment D – Plat
Attachment E – Landscaping Plan

Zoning/Vicinity Map
Cottages at Kelly Farm

SUB2020-0025

Legend
- Structures
- Weld Parcels
- Road Centerline
- Roads

0 250 500 Feet

Photo Aerial Map
Cottages at Kelly Farm

SUB2020-0025

Legend
- Structures
- Weld Parcels
- Road Centerline
- Roads

0 250 500 Feet

COTTAGES AT KELLY FARM
PRELIMINARY SUBDIVISION PROJECT NARRATIVE
DECEMBER 11, 2020

INTRODUCTION

The Cottages at Kelly Farm project is located on Tracts 1 and 2 of Crosier's Corner at Kelly Farm Subdivision, near the northeast corner of 59th Avenue and 4th Street in part of the Northwest Quarter of Section 3, Township 5 North, Range 66 West of the 6th P.M, City of Greeley, County of Weld, State of Colorado. The current zoning for these parcels is Residential Medium Density (R-M).

EXISTING DEVELOPMENT

The site is bordered by 4th Street to the south, 59th Avenue to the west, 57th Avenue and existing duplex and townhomes to the east, and open space and existing single-family residential homes on the north. The combined acreage of Tracts 1 and 2 is 7.86 acres. The tracts are currently vacant. Tract 2 generally slopes from southeast to northwest at an approximate slope of 5.2%. Tract 1 generally slopes from east to west at an approximate slope of 7.2%.

The existing improvements constructed with the Kelly Farm Subdivision include 2nd Street Road, 3rd Street and 57th Avenue, which are classified as local roadways. Existing utilities include sanitary sewer, potable water, and storm drain improvements.

4th Street is classified as a 4-lane minor arterial roadway. Currently, 59th Avenue is a 2-lane major arterial roadway but is expected to expand to 4 lanes in the future.

PROPOSED DEVELOPMENT

The proposed project will construct a combination of 30 single-family, duplex and townhome unit with two outlots. Each unit will be individually owned.

Stormwater runoff will follow the current drainage patterns and utilize the existing storm drain collection system of curb and gutter, swales, inlets and storm pipe. Runoff will be directed to the existing detention pond in the northwest corner of Kelly Farm Subdivision that was sized to include the Crosier's Corner PUD property, which was more impervious.

ACCESS POINTS AND ROADWAYS

The project has existing access from 4th Street, 59th Avenue and 3rd Street within the Kelly Farm Subdivision. The proposed residential units will have the ability to access the lots from the existing 2nd Street Road, 3rd Street and 57th Avenue.

PEDESTRIAN ACCESS AND CIRCULATION

The existing 5' wide attached sidewalks adjacent to 2nd Street Road, 3rd Street and 57th Avenue were constructed as part of the Kelly Farm Subdivision. There is an existing 6' wide detached sidewalk along 4th Street. Currently, 59th Avenue only has a bike lane. A sidewalk adjacent to 59th Avenue will be constructed with future roadway improvements.

UTILITIES

There are existing 8" water mains in 3rd Street, 57th Avenue and along the east side of 59th Avenue, with existing fire hydrants on 57th Avenue and 3rd Street. The locations of the fire hydrants were approved through the Kelly Farm Subdivision application and review process.

There are existing 8" sanitary sewer mains in 3rd Street, 57th Avenue, and the east side of 59th Avenue. Calculations were run to verify the wastewater flows produced by the proposed medium-density residential project are less than flows anticipated with the PUD uses.

An 8" potable water main will be installed in 2nd Street Road to loop the system from 57th Avenue to 59th Avenue.

Eight-inch sanitary sewer mains will be installed in the west half of 2nd Street Road and in 57th Avenue south of 3rd Street to serve homes fronting those streets.

A sanitary sewer analysis was completed during the Rezone application showing the sanitary sewer mains are adequately sized for the R-M zoned property. Based on this analysis, and the addition of a water main in 2nd Street Road, the water mains are also adequately sized.

Existing dry utility services near the site include Xcel Energy, Atmos Energy, CenturyLink and Comcast.

STORMWATER COLLECTION

Stormwater runoff will follow the current drainage patterns using a system of swales, curb and gutter, storm drain inlets, culverts, and storm pipe collection system. The stormwater flows to the existing Kelly Farm detention pond in the northwest corner of the subdivision that was designed and constructed based on a higher impervious value for the previously zoned PUD area with commercial and residential uses.

PARKING

It is anticipated that each residential unit will have a 2-car garage and driveway for each unit. Parking will be allowed on the existing local streets.

PHASING

No phasing is anticipated with this project.

TRAFFIC IMPACT STUDY

A traffic memorandum was prepared comparing the residential use to the previous commercial and residential zoning. The memo found the residential land use will generate less traffic than the former PUD use. The traffic generated by the proposed residential land use can be accommodated on the current street system.

FLOODWAY

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel Number 08123C1517E, effective date January 20, 2016, the parcel is not located within any mapped floodplain, and is in Zone X, an area of minimal flood hazard.

There are not any wetlands on the subject site or adjacent to the site.

OIL & GAS FACILITIES

According to the Colorado Oil and Gas Conservation Commission maps, there are no oil and gas facilities location on the subject property.

There is a plugged and abandoned gas well located approximately 300' northeast of the project site at 225 56th Avenue.

RECOVERABLE GRAVEL RESOURCES

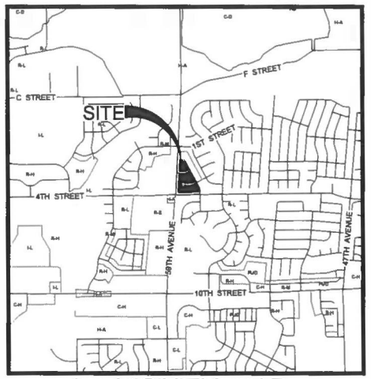
According to "Special Publication 5-B, Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" for Colorado Geological Survey, Department of Natural Resources, State of Colorado, published in 1974, Revised 1975, there are no recoverable aggregate resources on this property.

LANDSCAPE MAINTENANCE

The Homeowner's Association will be responsible for maintaining the perimeter and common space landscaping.

COTTAGES AT KELLY FARM PLAT

BEING A REPLAT OF TRACT 1 AND TRACT 2, CROSIER'S CORNER AT KELLY FARM SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
1" = 2000'

OWNER/DEVELOPER
Benchmark Custom Homes
John Clarkson
1705 32nd Street
Evans, CO 80620
(970) 381-4444

SITE ENGINEER
Northern Engineering Services, Inc.
Shane Ritchie, PE
301 N. Howes St. Suite 100
Fort Collins, Colorado 80521
(970) 488-1107

SURVEYOR
Northern Engineering
Aaron Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

SYMBOL LEGEND	
◉	FOUND PROPERTY MONUMENT
⊕	SECTION CORNER
○	SET MONUMENT 1/F OF #4 REBAR WITH A 1" DIAMETER YELLOW PLASTIC CAP, LS 38670
UE	= UTILITY EASEMENT

LINE LEGEND
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- BUILDING ENVELOPE
- LOT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- DIMENSION LINE

NORTH

60 0 60 120 180 Feet
(IN U.S. SURVEY FEET)
1 inch = 60 ft.

LAND USE TABLE						
	NUMBER OF PARCELS	DESCRIPTION	DEDICATION	AREA (sq. ft.)	AREA (Acres)	PERCENT	INTENDED OWNERSHIP/MAINTENANCE
Building Envelopes	30	Single-Family Residence Building Envelope	Building Envelope	85,475	1.95	24.98%	Property Owner
OUTLOT A	1	Open Space/Drainage Easement	Drainage Easement	56,344	1.29	16.45%	HOA
OUTLOT B	1	Open Space/Drainage Easement	Drainage Easement	200,422	4.60	58.58%	HOA
TOTAL	32			342,242	7.86	100.00%	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	27°02'54"	300.00'	141.62'	S14°18'36"E	140.31'
C2	89°58'59"	10.00'	15.71'	S17°11'55"W	14.14'
C3	30°53'05"	220.00'	118.59'	S77°38'27"W	117.18'
C4	90°00'00"	30.00'	47.12'	N41°55'01"W	42.43'
C5	87°08'08"	50.00'	76.04'	S40°29'05"E	68.92'
C6	58°15'04"	40.00'	39.27'	S55°53'57"E	37.71'
C7	90°00'01"	10.00'	15.71'	S72°48'05"E	14.14'
C8	90°00'00"	10.00'	15.71'	S17°11'55"W	14.14'
C9	27°02'54"	220.00'	103.86'	S75°43'22"W	102.90'
C10	36°58'23"	40.00'	27.19'	N71°18'55"W	26.87'
C11	257°53'08"	50.00'	225.05'	S00°45'11"E	77.78'
C12	36°58'23"	40.00'	27.19'	N89°48'33"E	26.87'
C13	27°02'54"	280.00'	132.18'	N75°43'22"E	130.96'
C14	90°00'00"	10.00'	15.71'	S72°48'05"E	14.14'
C15	27°02'54"	270.00'	127.46'	S14°18'36"E	126.28'
C16	90°00'00"	30.00'	47.12'	S44°14'48"W	42.43'
C17	83°50'11"	30.00'	49.13'	N43°50'08"W	43.82'
C18	90°00'00"	30.00'	47.12'	N48°04'59"E	42.43'
C19	30°53'05"	280.00'	150.93'	N77°38'27"E	149.11'
C20	27°02'54"	250.00'	118.02'	S75°43'22"W	116.93'
C21	27°02'54"	300.00'	141.62'	N14°18'36"W	140.31'
C22	30°53'05"	250.00'	134.78'	S77°38'27"W	133.13'
C23	83°50'11"	42.50'	69.60'	N43°50'08"W	62.08'
C24	83°50'11"	32.50'	53.23'	N43°50'08"W	47.47'
C25	6°39'15"	205.00'	30.98'	N88°45'27"E	30.83'
C26	2°48'36"	205.00'	10.05'	N83°01'27"E	10.05'
C27	19°25'14"	205.00'	69.48'	N71°54'32"E	69.15'

STANDARD DEVELOPMENT NOTES:

a) Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and or subdividers, their successors and or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.

b) Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and or assigns in interest, the adjacent property owner(s), homeowners' associations or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)

c) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter upon any developed said facilities at any time. If those facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.

d) Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said persons, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.

e) Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of purposes fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.

f) Sight distance. The clear vision zone of a corner lot, as determined by Section 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.

g) Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.

h) Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

i) Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.

ii) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the construction of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To maximize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.

iii) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.

i) Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.

j) Street lighting. All lots are subject to and bound by tariffs which are now and state the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations thereto provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.

k) Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall at mature growth, or other encumbrances located in water or sewer main easements.

l) Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surface subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements

SURVEYING CERTIFICATE

I, Aaron M. Lund, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

DRAFT
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
12-11-2020

For and on behalf of Northern Engineering Services, Inc.
Aaron M. Lund, PLS
Registered Professional Land Surveyor LS 38670

NOTES:

1) The found unit of measurement for this survey is U. S. Survey Foot.

2) The Basis of Bearings is the West line of the Northwest Quarter of Section 3 as bearing North 03°04'59" East, and monumented as shown on drawing.

Revisions:	By:	Date:

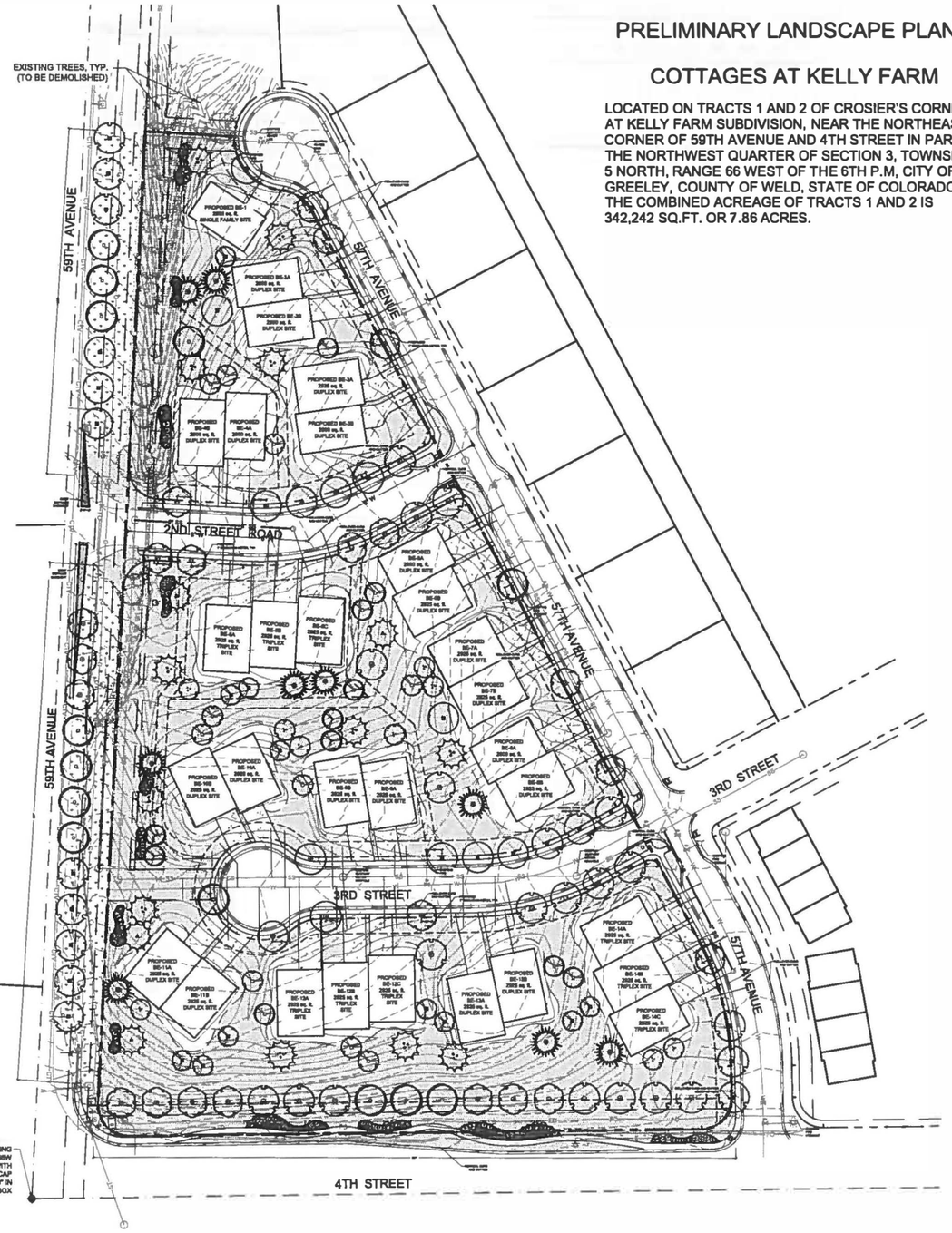
SECTION: 3
TOWNSHIP: 5 N
RANGE: 66 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
www.northernengineering.com

PROJECT: 1643-001	DATE: 12/11/2020
CLIENT:	SCALE: 1" = 60'
DRAWN BY: A. Lund	REVIEWED BY: A. Lund

COTTAGES AT KELLY FARM PLAT
TRACT 1 & 2, CROSIER'S CORNER AT KELLY FARM SUB, GREELEY, COLORADO

Sheet 1 Of 1 Sheets



LANDSCAPE PLAN

0 60' 90' 120'

SCALE 1" = 50'-0"

NORTH

PRELIMINARY LANDSCAPE PLANS

COTTAGES AT KELLY FARM

LOCATED ON TRACTS 1 AND 2 OF CROSIER'S CORNER AT KELLY FARM SUBDIVISION, NEAR THE NORTHEAST CORNER OF 59TH AVENUE AND 4TH STREET IN PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO. THE COMBINED ACREAGE OF TRACTS 1 AND 2 IS 342,242 SQ.FT. OR 7.86 ACRES.

LAND USE INFORMATION

EXISTING ZONING = R-M (RESIDENTIAL MEDIUM DENSITY DISTRICT)

THE PROPOSED SITE IS BORDERED BY 4TH STREET TO THE SOUTH, 59TH AVENUE TO THE WEST, 57TH AVENUE AND EXISTING DUPLEX AND TOWNHOMES TO THE EAST, AND OPEN SPACE AND EXISTING SINGLE-FAMILY RESIDENTIAL HOMES ON THE NORTH.

A PERIMETER TREATMENT PLAN WILL NEED TO BE PROVIDED ALONG 59TH AVENUE AND 4TH STREET THAT IS IN COMPLIANCE WITH SECTION 18.44.130(B)(1) OF THE CITY OF GREELEY DEVELOPMENT CODE.

LANDSCAPE REQUIREMENTS

PERIMETER TREATMENT REQUIREMENTS (ADJACENT TO 59TH AVE., NORTH OF 2ND STREET ROAD):

LINEAR LENGTH = 339 FEET

ONE (1) SHADE OR ORNAMENTAL TREE/ 100 FT = 4 REQUIRED SHADE TREES

ONE (1) EVERGREEN TREE / 100 FT = 4 REQUIRED EVERGREEN TREES

THREE (3) LARGE SHRUBS / 100 FT = 12 REQUIRED LARGE SHRUBS

EITHER OR COMBINATION OF THAT PROVIDES AN EQUIVALENT AMOUNT OF SCREENING:
FOUR (4) MEDIUM SHRUBS /100 FT = 16 REQUIRED MEDIUM SHRUBS OR
TWELVE (12) SMALL SHRUBS/100 FT = 48 REQUIRED SMALL SHRUBS

PERIMETER TREATMENT REQUIREMENTS (ADJACENT TO 59TH AVE., SOUTH OF 2ND STREET ROAD):

LINEAR LENGTH = 507 FEET

ONE (1) SHADE OR ORNAMENTAL TREE/ 100 FT = 6 REQUIRED SHADE TREES

ONE (1) EVERGREEN TREE / 100 FT = 6 REQUIRED EVERGREEN TREES

THREE (3) LARGE SHRUBS / 100 FT = 18 REQUIRED LARGE SHRUBS

EITHER OR COMBINATION OF THAT PROVIDES AN EQUIVALENT AMOUNT OF SCREENING:
FOUR (4) MEDIUM SHRUBS /100 FT = 24 REQUIRED MEDIUM SHRUBS OR
TWELVE (12) SMALL SHRUBS/100 FT = 72 REQUIRED SMALL SHRUBS

PERIMETER TREATMENT REQUIREMENTS (NORTH OF 4TH STREET):

LINEAR LENGTH = 631 FEET

ONE (1) SHADE OR ORNAMENTAL TREE/ 100 FT = 7 REQUIRED SHADE TREES

ONE (1) EVERGREEN TREE / 100 FT = 7 REQUIRED EVERGREEN TREES

THREE (3) LARGE SHRUBS / 100 FT = 21 REQUIRED LARGE SHRUBS

EITHER OR COMBINATION OF THAT PROVIDES AN EQUIVALENT AMOUNT OF SCREENING:
FOUR (4) MEDIUM SHRUBS /100 FT = 25 REQUIRED MEDIUM SHRUBS OR
TWELVE (12) SMALL SHRUBS/100 FT = 84 REQUIRED SMALL SHRUBS

PERIMETER TREATMENT CALCULATIONS

WEST SIDE ADJACENT TO 59TH AVENUE (NORTH OF 2ND STREET ROAD)		AMOUNT REQUIRED	TOTAL QTY PROVIDED
339 LF	CANOPY/ORNAMENTAL TREES	4	4
	EVERGREEN TREES	4	4
	LARGE SHRUBS (≥ 8' TALL)	12	12
	MEDIUM SHRUBS (4-8' TALL)	16	16

WEST SIDE ADJACENT TO 59TH AVENUE (SOUTH OF 2ND STREET ROAD)		AMOUNT REQUIRED	TOTAL QTY PROVIDED
507 LF	CANOPY/ORNAMENTAL TREES	6	6
	EVERGREEN TREES	6	6
	LARGE SHRUBS (≥ 8' TALL)	18	18
	MEDIUM SHRUBS (4-8' TALL)	24	24

SOUTH SIDE ADJACENT TO 4TH STREET		AMOUNT REQUIRED	TOTAL QTY PROVIDED
631 LF	CANOPY/ORNAMENTAL TREES	7	7
	EVERGREEN TREES	7	7
	LARGE SHRUBS (≥ 8' TALL)	21	21
	MEDIUM SHRUBS (4-8' TALL)	28	28

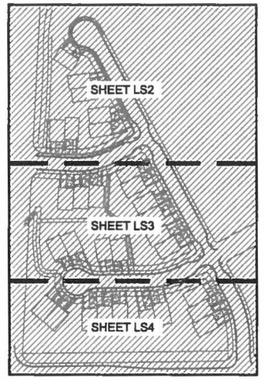
LANDSCAPE LEGEND

8,136 S.F. — SMOOTH RIVER COBBLE
SHRUB BED AREAS TO RECEIVE MINIMUM 6" - 8" COBBLE OVER WEED BARRIER FABRIC

263,381 S.F. — IRRIGATED TURF
FOOTHILLS MIX - BOOREED

33,373 S.F. — NON-IRRIGATED NATIVE GRASS MIX
ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL

KEY MAP:



STREET TREE REQUIREMENTS

NOTES:
1. ONE(1) STREET TREE PER RESIDENTIAL LOT IS REQUIRED FOR A MEDIUM-ACREAGE/TIAL ZONED PROPERTY. IF UTILITIES OR OTHER OBSTACLES MAKE PLACEMENT OF A STREET TREE IN THE RIGHT-OF-WAY NOT FEASIBLE, A SHADE TREE SHALL BE INSTALLED IN THE FRONT YARD.
2. THE RIGHT-OF-WAY OR PARKWAY SHALL CONSIST OF ACCEPTABLE SHADE TREES PLANTED BETWEEN THE CURB AND SIDEWALK, OR WITHIN TEN (10) FEET OF THE BACK OF THE SIDEWALK IN THE CASE OF AN ATTACHED SIDEWALK, AT A REGULAR SPACING OF THIRTY-FIVE (35) FEET ON CENTER FOR SHADE TREES AND TWENTY-FIVE (25) FEET ON CENTER FOR ORNAMENTAL TREES.

PROJECT NOTES

1. FOUNDATION PLANTINGS TO BE INSTALLED BY OTHERS AT TIME OF CONSTRUCTION.
2. HOA WILL BE RESPONSIBLE FOR MAINTAINING ALL PERIMETER AND COMMON AREA LANDSCAPING.

COMMON OPEN SPACE REQUIREMENTS

NOTES:
1. WHERE TREES ARE NOT ALREADY REQUIRED PURSUANT TO THIS CHAPTER, ONE (1) ADDITIONAL SHADE OR EVERGREEN TREE SHALL BE PROVIDED FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OR FRACTION THEREOF OF COMMON OPEN SPACE. TWO (2) ORNAMENTAL TREES MAY BE SUBSTITUTED FOR EACH SHADE OR EVERGREEN TREE.

LOCATION	AREA OF COMMON OPEN SPACE	TREES REQUIRED	TOTAL PROVIDED
COMMON SPACE #1 (NORTH OF 2ND STREET ROAD)	16,233 SQ.FT	9	2 SHADE TREES 5 EVERGREEN TREES 4 ORNAMENTAL TREES
COMMON SPACE #2 (NORTH OF 3RD STREET)	37,557 SQ.FT	19	3 SHADE TREES 8 EVERGREEN TREES 16 ORNAMENTAL TREES
COMMON SPACE #3 (NORTH OF 4TH STREET)	22,271 SQ.FT	12	1 SHADE TREE 5 EVERGREEN TREES 12 ORNAMENTAL TREES

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. Berthoud,CO 80513 | tel. 970.532.5891 web. TBGroup.us

PROJECT TITLE:
COTTAGES AT KELLY FARM
Greeley Colorado 80634

PREPARED FOR:
OWNER:
Benchmark Custom Homes
John Clarkson
1705 32nd Street
Evans, CO 80620
(970) 381-4444

PRELIMINARY LANDSCAPE PLANS
COTTAGES AT KELLY FARM
TRACTS 1 AND 2 OF CROSIER'S CORNER AT KELLY FARM SUBDIVISION, LOCATED AT THE NORTHEAST CORNER OF 59TH AVENUE AND 4TH STREET IN PART OF NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

REVISIONS	DATE
REVISED SCALE	11/12/20
CITY COMMENTS	11/20/20
REVISED PLAN	13/11/20

DATE:
DECEMBER 11, 2020

SHEET TITLE:
Overall Landscape Plan

SHEET INFORMATION:
Sheet Number: LS 1