



Planning Commission Remote Meeting Instructions for July 13, 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.**

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/89099544943?pwd=TXhaOGJYb1lFOG5hbVpxQ0RyVXVpdz09>

Passcode: 452212

Livestream on YouTube:

View a live stream of the meeting on the City of Greeley YouTube channel
<https://www.youtube.com/CityofGreeley>.

Other options for 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 – 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.

To download the agenda and agenda packet, click on the "Enter City Meeting Portal" button on the Planning Commission web page – <https://greeleygov.com/government/b-c/boards-and-commissions/planning>. You may also call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



Chair
Justin Yeater

Vice-Chair
Erik Briscoe

Commissioners
Louisa Andersen
Brian Franzen
Larry Modlin
Chelsie Romulo
Christian Schulte

**A City Achieving
Community Excellence**

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

Planning Commission Agenda

July 13, 2021 at 1:15 p.m.

This meeting will be conducted remotely. (See previous page or participation instructions and/or to view the YouTube replay.)

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of June 22, 2021 Minutes
- V. Public hearing to consider a petition to annex approximately 450.477 acres of unincorporated property into the City of Greeley located generally between County Roads 25 and 27 and north and south of County Road 62

Project: The Cache Annexation

Case No.: ANX2020-0002

Applicant: Ryan Littleton

Location: Generally between County Roads 25 and 27 and north and south of County Road 62

Presenter: Brittany Hathaway, Planner III

- VI. Public hearing to consider a request for an establishment of zoning, a rezone from R-L (Residential Low Density) and PUD (Planned Unit Development) to PUD, and a Preliminary PUD Plan for approximately 788 acres of property, known as The Cache, located north of US Highway 34 Business, east and west of 95th Avenue and west of 83rd Avenue

Project: The Cache Preliminary Planned Unit Development Plan

Case No.: PUD2020-0007, ZON 2021-0010, ZON2021-0013

Applicant: Todd Johnson

Location: North of US Highway 34 Business, east and west of 95th Avenue and west of 83rd Avenue

Presenter: Brittany Hathaway, Planner III

- VII. Public hearing to consider a Use by Special Review request to allow for a convenience store with gas sales in the I-M (Industrial Medium Density) zone district

Project: 225 22nd Street and 2123 2nd Avenue Circle K USR

Case No.: USR2021-0001

Applicant: Corey Stinar, Arris Architecture, Inc., in behalf of Circle K Stores

Location: 225 22nd Street and 2123 2nd Avenue

Presenter: Darrell Gesick, Planner III

VIII. Worksession: Code Update, Chapters 3, 4, 5 & 6 (Part II) and Chapter 13

Presenter: Carol Kuhn, Chief Planner

IX. Staff Report

X. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

June 22, 2021

I. Call to Order and Roll Call

Chair Yeater called the remote meeting to order at 1:15 p.m. via the City's Zoom platform.

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Brian Franzen
Commissioner Christian Schulte

ABSENT

Commissioner Erik Briscoe
Commissioner Larry Modlin
Commissioner Chelsie Romulo

II. Approval of Agenda

Commissioner Andersen moved to approve the agenda. Commissioner Franzen seconded the motion. Motion carried 4-0.

III. Approval of June 8, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated June 8, 2021. Commissioner Schulte seconded the motion. Motion carried 4-0.

IV. Worksession: Code Update, Chapters 3, 4, 5, 6 & 13

Presenter: Carol Kuhn, Chief Planner

Ms. Kuhn introduced Michael Franke, a new Planning Tech recently joining the department.

Ms. Kuhn presented the item as the first of two worksessions on chapters 3 through 6. She added that a worksession to discuss Chapter 13 would be held on July 13 and turned the presentation over to Chris Brewster.

Mr. Brewster provided a refresher of items discussed previously and walked through the components of chapters 3 through 6 that included Subdivision Standards, Zoning Districts & Uses, Residential Development Standards, and Non-residential Development Standards. He supplemented the discussion with photo renderings that depicted some of the development designs and opportunities that will be available with the new code.

Commissioner Schulte noted that planned unit developments (PUD) in the future might be better served by mixed-use zones and asked whether staff had looked at the existing PUDs and assessed whether there would be fewer under the new code. Ms. Kuhn responded that staff has not done an actual assessment, but has reviewed the code with that in mind.

Chair Yeater asked whether staff reached out to other municipalities that had updated their development codes to see what worked well or whether the code was being written without that input. Mr. Brewster stated that the code is being built using examples from communities and what has been learned from trying these principles in other communities. Chair Yeater noted that a lot of work has gone into the code update and expressed interest in seeing the supporting documents. Ms. Kuhn advised that drafts and Chapter 13 definitions would be provided at the next worksession. Since the information is voluminous, Chair Yeater asked that it be made available to the Commission as soon as practicable.

V. Staff Report

Brad Mueller, Community Development Director, thanked staff and commissioners for the time spent on the code update process. He added that City Council adopted the first two chapters at its recent meeting. Mr. Mueller reported that City Council is scheduled to return to in-person meetings on July 6 that will include a hybrid option for those who wish to participate remotely. He stated that Planning Commission would follow suit at some time after that process has been refined, likely in the next several weeks.

Chair Yeater referenced the "Life After Lawn" program and asked whether there was any way for the Planning Commission to become more involved and provide input. He shared examples of the planting of native grass at Bittersweet Park as well as a homeowner's association that recently tore out the entire front lawn area and asked whether those types of things could go through a review process. Mr. Mueller responded that he was not aware of the situation with the homeowner's association and would ask staff to follow up. He added that the Parks Department has been working toward planting native landscaping requiring less water usage and that Parks is aware of public sentiment and concern about the appearance of Bittersweet Park. Mr. Mueller stated that efforts are underway to increase public awareness and education about the project.

Mr. Mueller shared his plans to leave his position with the City at the end of July to pursue other endeavors. He thanked the Commission for their work on behalf of the citizens of Greeley.

VI. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:33 p.m.

Justin Yeater, Chair

Brad Mueller, Secretary

DRAFT

PLANNING COMMISSION SUMMARY

ITEM: Annexation

FILE NUMBER: ANX2020-0002

PROJECT: The Cache Annexation

LOCATION: 12351 County Road 62 and 12644 County Road 62 ¼, including an unaddressed parcel (no. 080736400039) located east of 95th Avenue and north of County Road 62

APPLICANT: Ed Orr, The Cache LLC

CASE PLANNER: Brittany Hathaway, Planner III

PLANNING COMMISSION HEARING DATE: July 13, 2021

PLANNING COMMISSION FUNCTION:
Review the proposed annexation for compliance with Section 24-581 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The property owners have petitioned the City to annex a total of 450.477 acres of unincorporated property into the City of Greeley (*see Attachments A – Vicinity Map and Attachment B – Annexation Map*).

A. REQUEST

Approval of an annexation known as The Cache Annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

12351 County Road 62 and 12644 County Road 62 ¼, including an unaddressed parcel (no. 080736400039) located east of 95th Avenue and north of County Road 62 (*see Attachment A– Vicinity Map*).

Current Zoning: Weld County A - AG (Agriculture)

Proposed Zoning: PUD (Planned Unit Development)

Abutting Zoning: North: Weld County A-AG (Agriculture)
South: PUD (Planned Unit Development), R-L (Residential Low Density), R-E (Residential Estate), and Weld County A-AG (Agriculture)

East: PUD (Planned Unit Development) and R-E (Residential Estate)
West: Weld County A-AG (Agriculture) and R-L (Residential Low Density)

Site Conditions: The subject property is largely undeveloped. An existing oil and gas facility is located on Parcel 1 and approximately 189 acres of Parcel 2 consists of existing ponds/wetlands. Parcel 2 also contains a single family residence and outbuildings of which are accessed from Poudre River Road/CR 62.

Parcel Size: Parcel 1: 14.66 acres Parcel 2: 435.817 acres

Contiguity: Parcel 1: 37.87% Parcel 2: 56.36%
(16.67% or 1/6 is required)

Abutting Land Uses: North: Agricultural and gravel mining
South: Single family residential and undeveloped land
East: The Poudre Learning Center, single family residential, and undeveloped land
West: Undeveloped land and a single family residence

D. BACKGROUND

The property owner has petitioned the City to annex a total of 450.477 acres of unincorporated property. The property consists of two parcels. Parcel 1 (14.66 acres) contains an existing oil and gas facility operating under a surface use agreement and easement granted in 2016 (Rec# 4243207), of which allows for up to 24 wells and associated facilities on the property. Parcel 2 (435.817 acres) includes three existing wetland ponds, a single-family residence, an 1,080 square foot storage building, and encompasses approximately 5,400 feet, or approximately 1-mile, of the Poudre River Trail. The property is located within the Long-Range Expected Growth Area and is designated as “rural”, “bluffs”, “riparian land” and “natural areas” on the Land Use Guidance Map.

The applicant has applied to establish PUD (Planned Unit Development) zoning for the property. In addition, approximately 337.523 additional acres of property adjacent south, between 95th Avenue and 89th Avenue, north of 10th Street, is included in the PUD request.

Due to inadequate public facilities and services in the area, such as internal roadways, sanitary, and storm water, a Metropolitan (Metro) District has been formed to fund the design, installation, and operation of required infrastructure to support future development. City Council approved The Cache Metro District Nos. 1-8 Service Plan on September 15, 2020. The Metro District and proposed PUD encompasses the subject 450.477 acres in addition to the 337.523 acres currently within City of Greeley limits, for a total developable area of 788 acres.

The proposed development would consist of a mixed-use development comprising a mix of single-family, multi-family, commercial, and supporting facilities, to be known as The Cache.

E. KEY ISSUES & ANALYSIS/APPROVAL CRITERIA

The Commission shall consider comment from review agencies and offices, the staff recommendation, citizen comments, and the following criteria in taking action to recommend approval, denial, or to table the annexation for future consideration.

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley: The City of Greeley Comprehensive Plan, policies apply to this request:

Comprehensive Plan Policies & Objectives:

GC-1.5 Annexations:

When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Staff Comment:

The subject site is mostly undeveloped land with the exception of an oil and gas facility and a residential use with related accessory uses. The site is adjacent to the west along 95th Avenue with the Lake Bluff PUD, which is approved for of residential, mixed-use, open space, and commercial uses along 10th Street.

Based on current development trends, it is assumed that the surrounding areas within the City would continue to be developed. The inclusion of this property would help provide a rational northern City boundary along the Poudre River and aid in the extension of municipal services.

The Imagine Greeley Comprehensive Plan envisions the area to be developed with rural, mixed-uses, bluffs, and open spaces. The proposed mix of residential, mixed-use, open space, and commercial uses along 10th Street compliment the vision for the area.

The request complies with this criterion.

2. The proposed annexation promotes geographical balance if the City's land use pattern.

Staff Comment:

The subject site is an area in which the City expects to see continued development and need for City services. When looking at the larger vicinity, much of the surrounding land is currently undeveloped. However, properties to the west are expected to urbanize in the near future. These properties, known as Lake Bluff, are part of a Metro District approved in 2018 and has since obtained approval for a Preliminary PUD Plan in February 2020. Applications for development west of Lake Bluff, including a Metro District and Preliminary PUD Plan, to be known as Poudre Heights, has been submitted to the City and are currently under review.

The annexation of this property and extension of services would help future infrastructure connections. Properties immediately surrounding the subject site are used as large lot residential, agricultural, and include the Poudre Learning Center. The inclusion of this area into the City may provide for a mix of housing, amenities, and neighborhood commercial to support the development in west Greeley.

The proposal complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment:

The applicant is requesting water service from the City to serve the subject sites and support development. There are existing 12-inch water lines located in both 83rd Avenue and 89th Avenue that the applicant may tap into.

The Poudre trunk sanitary sewer line would be extended from its current terminus near the intersection of CR 62 and 83rd Avenue through Parcel 2 along CR 62 and 95th Avenue. The applicant would be required to extend this line to their project with upsizing costs to be reimbursed by the City.

Coordination with neighboring Lake Bluff PUD would be requested for development of shared and/or extended infrastructure.

The request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation exceeds the State's one-sixth contiguity requirement. These property's inclusion would also provide a continual and rational boundary by including areas of unincorporated land that are within the Long Range Expected Growth Area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: Properties immediately surrounding the subject site are used as large lot residential and agricultural. The inclusion of this use into the City provides a desired mix of housing types and price points.

The proposal complies with this criterion.

6. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is unplatted.

2. HAZARDS

The northern portion of Parcel 2 is located within a floodway. It is not anticipated that this area would develop, rather would be designated as private open space. Any future development would be reviewed in detail at time of application.

3. WILDLIFE

The northern portion of Parcel 2, approximately 189 acres containing wetlands and areas of the Poudre River, is in an area of high ecological significance. Parcel 1 and the southern portion of Parcel 2 are in areas of moderate ecological significance according to the City's Areas of Ecological Significance Map. Ecological impacts are reviewed in detail at time of subdivision or development, including a required biologist report.

4. FLOODPLAIN

According to the adopted Federal Emergency Management Administration (FEMA) flood data, the northernmost portion of Parcel 2 adjacent to the Poudre River is located within a floodway, with the location of wetlands/ponds within the 100-year floodplain. The remaining area is located outside of a designated floodway/floodplain. No change is expected to this area as a result of this annexation request.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land, which generally flows north. Drainage patterns would be examined in greater detail through any future land use requests.

6. TRANSPORTATION

The subject site is located in between 83rd Avenue and 95th Avenue north of 10th Street. Future development of the subject sites would require or share responsibility for the following road improvements:

- 95th Avenue between 10th Street and the Poudre River crossing.
- Poudre River Road (CR 62) between 83rd Avenue and 95th Avenue.

Additional road improvements neighboring the subject area are included in the proposed The Cache Preliminary Planned Unit Development Plan.

7. SERVICES

1. WATER

There are existing 12-inch water lines located in 83rd Avenue and 89th Avenue to the east of the subject site. Upon annexation approval, the applicant would be required to extend existing City of Greeley Water lines to the subject site.

2. SANITATION

The nearest sewer line is located just east of the subject site in 83rd Avenue, adjacent to the Poudre River Subdivision. The extension of this sewer line along County Road 62 (Poudre River Road) and south along 95th Avenue has also received design approval. Coordination of funding and installation between the City and neighboring property owners, including Lake Bluff, is underway.

3. EMERGENCY SERVICES

The subject site is currently served by the Windsor/Severance Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Windsor/Severance Fire Protection District. The City of Greeley Fire Department would take over fire services for the property once annexed.

The closest fire station, Fire Station #6 (10603 20th Street) is approximately 3.7 miles south from the site. Fire Station #7 (6623 W. 10th Street) is approximately 4 miles southeast of the subject site. The City of Greeley Police Department would also serve this area with the completion of the annexation.

4. PARKS/OPEN SPACES

Approximately one-mile of the Poudre River Trail is encompassed with this request, located within an existing easement provided on Parcel 2. The existing trail would remain public along CR 62/Poudre River Road, with a new public trail alignment proposed along the north side of the ponds with the related Planned Unit Development Plan request.

Private and public parks, open spaces, and trails are proposed in the Planned Unit Development Plan, consistent with the Parks Trails and Open Spaces Master Plan.

5. SCHOOLS

The subject site is within the Weld RE-4 School District boundary. An annexation impact report has been sent to the District for their review and comment.

The proposed Planned Unit Development Plan includes a proposed school site. Coordination with the school district is ongoing and land dedication would occur at platting.

8. NEIGHBORHOOD IMPACTS

1. VISUAL

No known visual impacts would be created by the annexation. Potential impacts will be reviewed at time of development.

2. NOISE

It is not anticipated that the proposed annexation would create any significant increase in noise.

9. COST-BENEFIT ANALYSIS

Depending on the anticipated land uses, staff may conduct a Cost-Benefit Analysis to analyze the potential impacts an annexation may have on municipal services, along with any potential revenue sources that would become available to the City.

The property within this annexation proposal is proposed to be zoned PUD and included within a Metropolitan (Metro) District. Once annexed, the property owner(s) or Metro District, would be required to extend services to the property and pay applicable tap fees. The City would also receive property tax in coming years once the site is annexed.

The City would be responsible to provide fire and police protection services; nonetheless these service are expected to be minimal.

Staff finds that the proposed annexation cost impacts should be minimal in nature at time of annexation and would relate to the additional maintenance of police and fire protection services. Future impacts may include maintenance of any dedicated public rights-of-way and public utilities at time of development.

10. PUBLIC NOTICE AND COMMENT

A copy of the Annexation Impact Report was forwarded to the Weld County of Board of County Commissioners, the Weld RE-4 School District, and the Windsor/Severance Fire Protection District. No comments or concerns have been received.

Neighborhood notices were mailed to surrounding property owners within 500 ft. of the subject site on June 24, 2021 per Development Code requirements. Signs were also posted at the site on June 30, 2021. As of July 7, 2021, no comments have been received.

11. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed annexation meets the required Development Code criteria of Section 24-581(a)(1-5); and recommend approval of the Annexation to the City Council.

ATTACHMENTS

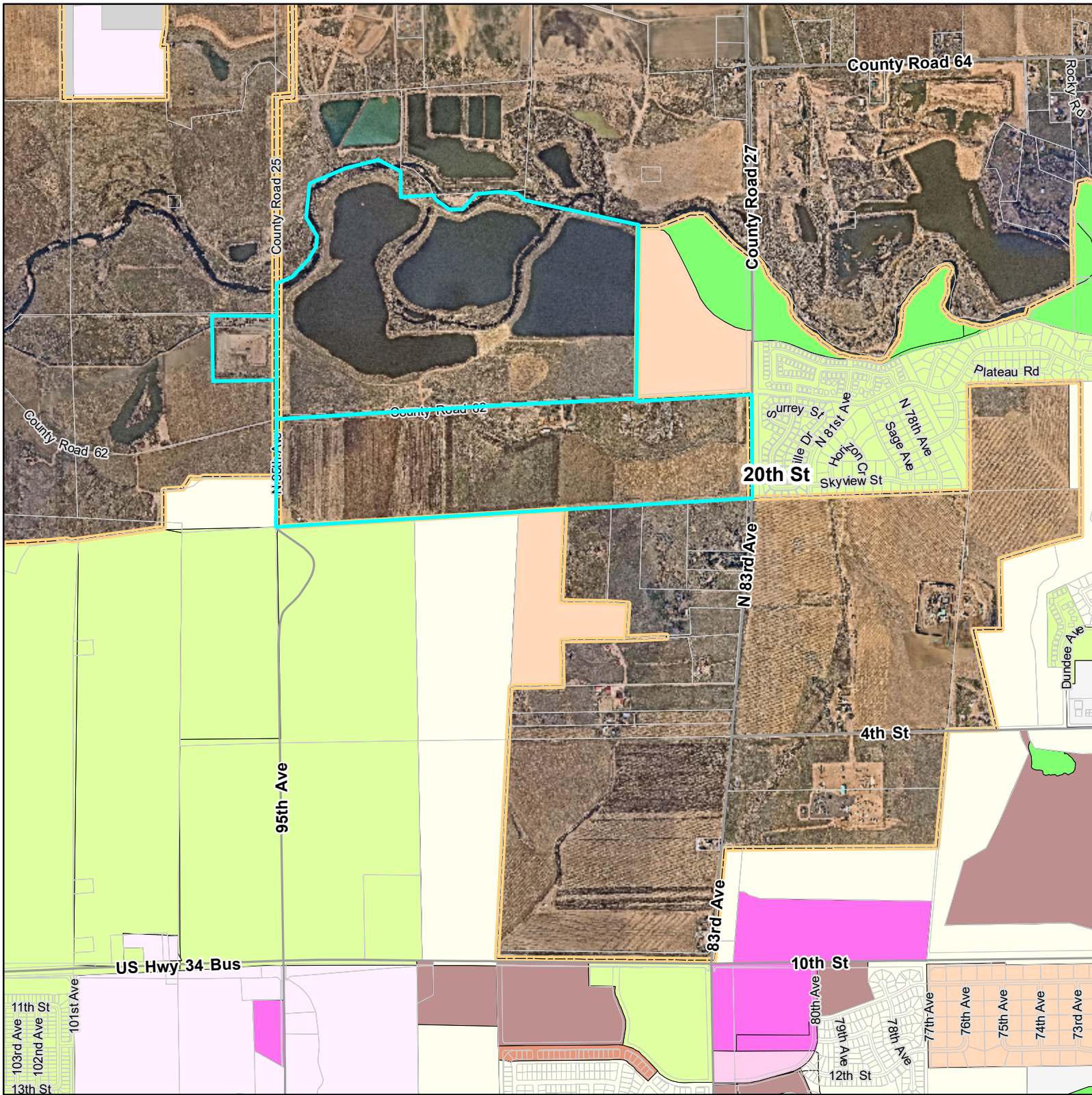
Attachment A – Vicinity Map

Attachment B – Annexation Map

Attachment C – Site Analysis Map

Attachment D – Annexation Impact Report

Vicinity Map The Cache Annexation



ANX2020-0002



THE CACHE ANNEXATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTH HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 4

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTIONS

CONTIGUITY INFORMATION PARCEL 1

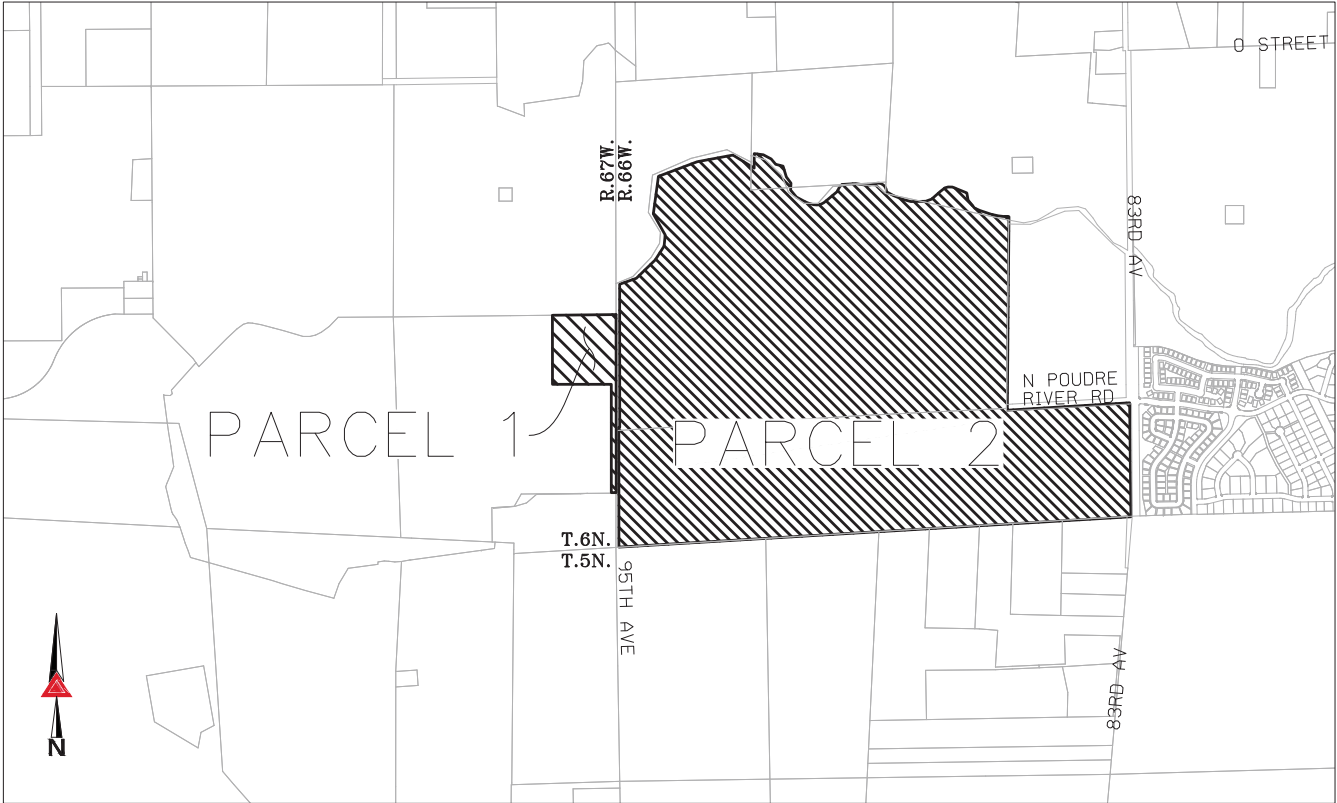
2,078.14 FEET — CONTIGUOUS PERIMETER TO PRESENT GREELEY CITY LIMITS
5,487.86 FEET — TOTAL PARCEL PERIMETER
37.87% — PERCENT CONTIGUOUS (STATE LAW REQUIRES A MINIMUM 1/6 (16.66%) CONTIGUITY WITH EXISTING CITY BOUNDARY)

CONTIGUITY INFORMATION PARCEL 2

11,350.43 FEET — CONTIGUOUS PERIMETER TO PRESENT GREELEY CITY LIMITS
20,138.57 FEET — TOTAL PARCEL PERIMETER
56.36% — PERCENT CONTIGUOUS (STATE LAW REQUIRES A MINIMUM 1/6 (16.66%) CONTIGUITY WITH EXISTING CITY BOUNDARY)

GENERAL NOTES

1. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°02'18" WEST, A DISTANCE OF 2,642.94 FEET.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AZTEC CONSULTANTS, INC., RELIED UPON COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. H0570407-084-LL9-LVV ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF SEPTEMBER 10, 2019 AT 6:00 P.M.
3. DISTANCES ON THIS ANNEXATION PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
4. THIS MAP IS FOR ANNEXATION PURPOSES ONLY, NO MONUMENTS WERE SET AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF GREELEY, COLORADO CODES APPERTAINING THERETO.

DANIEL E. DAVIS, PLS NO. 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

FOR REVIEW

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ACCEPTANCE

SAID ANNEXATION MAP HAS BEEN ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO, AND THE TERRITORY DESIGNATED HEREON IS MADE A PART OF THE CITY OF GREELEY AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREOF THIS ____ DAY OF ____, A.D. 2021.

ATTEST: _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

APPROVED THIS ____ DAY OF ____, A.D. 2021.

COMMUNITY DEVELOPMENT DIRECTOR _____

ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

APPROVED THIS ____ DAY OF ____, A.D. 2021.

ENGINEERING DEVELOPMENT REVIEW MANAGER _____



ANNEXATION MAP

DATE OF PREPARATION:	03/18/2020
SCALE:	N/A
SHEET 1 OF 4	

LAST REVISED: 06/03/2021

AzTec Proj. No.: 153219-01

Drawn By: KDS

THE CACHE ANNEXATION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTH HALF OF SECTION
36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND IN SECTION 31, TOWNSHIP 6 NORTH, RANGE
66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.
SHEET 2 OF 4

LEGAL DESCRIPTION IPARCEL 1I

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°02'18" WEST, A DISTANCE OF 620.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°57'42" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 111, 1985 RECORDED AT RECEPTION NO. 2038898 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID ORDINANCE NO. 111, SOUTH 89°57'26" WEST, A DISTANCE OF 55.42 FEET;

THENCE DEPARTING SAID NORTHERLY LINE ALONG THE WESTERLY EXTENSION AND WESTERLY LINE OF A 30" PIPELINE EASEMENT RECORDED AT RECEPTION NO. 4379092 IN SAID OFFICIAL RECORDS, NORTH 00°00'00" EAST, A DISTANCE OF 1,230.95 FEET TO THE SOUTHERLY LINE OF A SURFACE USE AGREEMENT AND GRANT OF EASEMENT AS RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°57'43" WEST, A DISTANCE OF 668.92 FEET TO THE WESTERLY LINE OF SAID SURFACE USE AGREEMENT AND GRANT OF EASEMENT;

THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY EXTENSION OF SAID WESTERLY LINE, NORTH 00°02'16" WEST, A DISTANCE OF 786.32 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°31'50" EAST, A DISTANCE OF 723.53 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 1,722.71 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.660 ACRES, (638,603 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION IPARCEL 2I

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, NORTH 86°35'07" EAST, A DISTANCE OF 30.05 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 37, 1998 RECORDED AT RECEPTION NO. 2632180 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 618.23 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 743.30 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID ORDINANCE NO. 62 THE FOLLOWING THREE (3) COURSES:

- NORTH 86°20'20" EAST, A DISTANCE OF 10.02 FEET;
- NORTH 00°02'18" WEST, A DISTANCE OF 1,281.43 FEET;
- NORTH 00°01'16" WEST, A DISTANCE OF 343.96 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 IN SAID OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS PARCEL 1;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING NINE (9) COURSES:

- NORTH 70°18'38" EAST, A DISTANCE OF 201.73 FEET;
- NORTH 45°48'38" EAST, A DISTANCE OF 299.16 FEET;
- NORTH 32°28'38" EAST, A DISTANCE OF 186.21 FEET;
- NORTH 05°56'38" EAST, A DISTANCE OF 127.20 FEET;
- NORTH 29°30'22" WEST, A DISTANCE OF 274.74 FEET;
- NORTH 07°48'38" EAST, A DISTANCE OF 430.43 FEET;
- NORTH 69°16'38" EAST, A DISTANCE OF 470.11 FEET;
- NORTH 79°26'38" EAST, A DISTANCE OF 413.13 FEET;
- SOUTH 58°27'22" EAST, A DISTANCE OF 283.30 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SAID QUIT-CLAIM DEED, SAID PARCEL BEING DESCRIBED AS PARCEL 2;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

- NORTH 00°19'58" EAST, A DISTANCE OF 165.15 FEET;
- SOUTH 82°35'28" EAST, A DISTANCE OF 104.13 FEET;
- SOUTH 61°48'33" EAST, A DISTANCE OF 101.22 FEET;
- SOUTH 40°28'35" EAST, A DISTANCE OF 79.87 FEET;
- SOUTH 76°12'32" EAST, A DISTANCE OF 85.48 FEET;
- SOUTH 16°50'06" EAST, A DISTANCE OF 128.70 FEET;
- SOUTH 36°53'24" EAST, A DISTANCE OF 88.05 FEET;
- SOUTH 03°24'45" WEST, A DISTANCE OF 50.90 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING THIRTY-TWO (32) COURSES:

- SOUTH 03°24'45" WEST, A DISTANCE OF 27.38 FEET;
- SOUTH 39°46'00" EAST, A DISTANCE OF 104.17 FEET;
- SOUTH 61°49'26" EAST, A DISTANCE OF 124.07 FEET;
- SOUTH 72°00'51" EAST, A DISTANCE OF 75.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'57", AN ARC LENGTH OF 151.62 FEET;
- NORTH 50°04'19" EAST, A DISTANCE OF 180.61 FEET;
- NORTH 27°42'52" EAST, A DISTANCE OF 49.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 112.19 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'00", AN ARC LENGTH OF 51.01 FEET;
- NORTH 86°27'39" EAST, A DISTANCE OF 155.03 FEET;
- SOUTH 81°22'32" EAST, A DISTANCE OF 92.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 132.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET;

LEGAL DESCRIPTION IPARCEL 2 CONT.I

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°59'32", AN ARC LENGTH OF 185.69 FEET;
- SOUTH 60°51'04" EAST, A DISTANCE OF 30.12 FEET;
- SOUTH 60°51'04" EAST, A DISTANCE OF 60.22 FEET;
- SOUTH 68°16'19" EAST, A DISTANCE OF 118.31 FEET;
- SOUTH 74°43'21" EAST, A DISTANCE OF 92.91 FEET;
- NORTH 88°41'38" EAST, A DISTANCE OF 168.06 FEET;
- NORTH 70°17'04" EAST, A DISTANCE OF 71.37 FEET;
- NORTH 48°36'01" EAST, A DISTANCE OF 126.79 FEET;
- NORTH 51°24'39" EAST, A DISTANCE OF 71.18 FEET;
- NORTH 74°53'00" EAST, A DISTANCE OF 38.23 FEET;
- SOUTH 89°05'48" EAST, A DISTANCE OF 48.33 FEET;
- SOUTH 67°59'05" EAST, A DISTANCE OF 177.11 FEET;
- SOUTH 09°34'57" EAST, A DISTANCE OF 83.39 FEET;
- SOUTH 39°05'54" EAST, A DISTANCE OF 116.76 FEET;
- SOUTH 66°12'14" EAST, A DISTANCE OF 67.55 FEET;
- SOUTH 71°24'46" EAST, A DISTANCE OF 136.08 FEET;
- SOUTH 77°45'48" EAST, A DISTANCE OF 82.56 FEET;
- SOUTH 83°44'18" EAST, A DISTANCE OF 57.83 FEET;
- NORTH 88°46'31" EAST, A DISTANCE OF 41.84 FEET;
- SOUTH 76°31'34" EAST, A DISTANCE OF 21.07 FEET;
- SOUTH 00°28'36" WEST, A DISTANCE OF 68.60 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 54, 2001 RECORDED AT RECEPTION NO. 2881612 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID ORDINANCE 54, 2001 THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°28'36" WEST, A DISTANCE OF 772.99 FEET;
- SOUTH 00°28'20" WEST, A DISTANCE OF 1325.91 FEET;
- SOUTH 00°28'24" WEST, A DISTANCE OF 30.07 FEET;
- NORTH 86°32'42" EAST, A DISTANCE OF 177.28 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 53, 2001 RECORDED AT RECEPTION NO. 2881611 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID ORDINANCE 53, NORTH 86°32'41" EAST, A DISTANCE OF 1,215.16 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 7, 1996 RECORDED AT RECEPTION NO. 2491897 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°39'36" EAST, A DISTANCE OF 1,295.20 FEET TO THE SOUTH LINE OF SAID SECTION 31;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- SOUTH 86°36'36" WEST, A DISTANCE OF 2866.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31;
- SOUTH 86°35'07" WEST, A DISTANCE OF 2,961.74 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 435.817 ACRES, (18,984,170 SQUARE FEET), MORE OR LESS.



AzTec Proj. No: 153219-01

Drawn By: KDS

ANNEXATION MAP

DATE OF PREPARATION: 03/18/2020

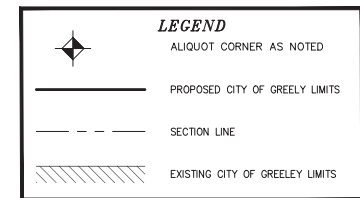
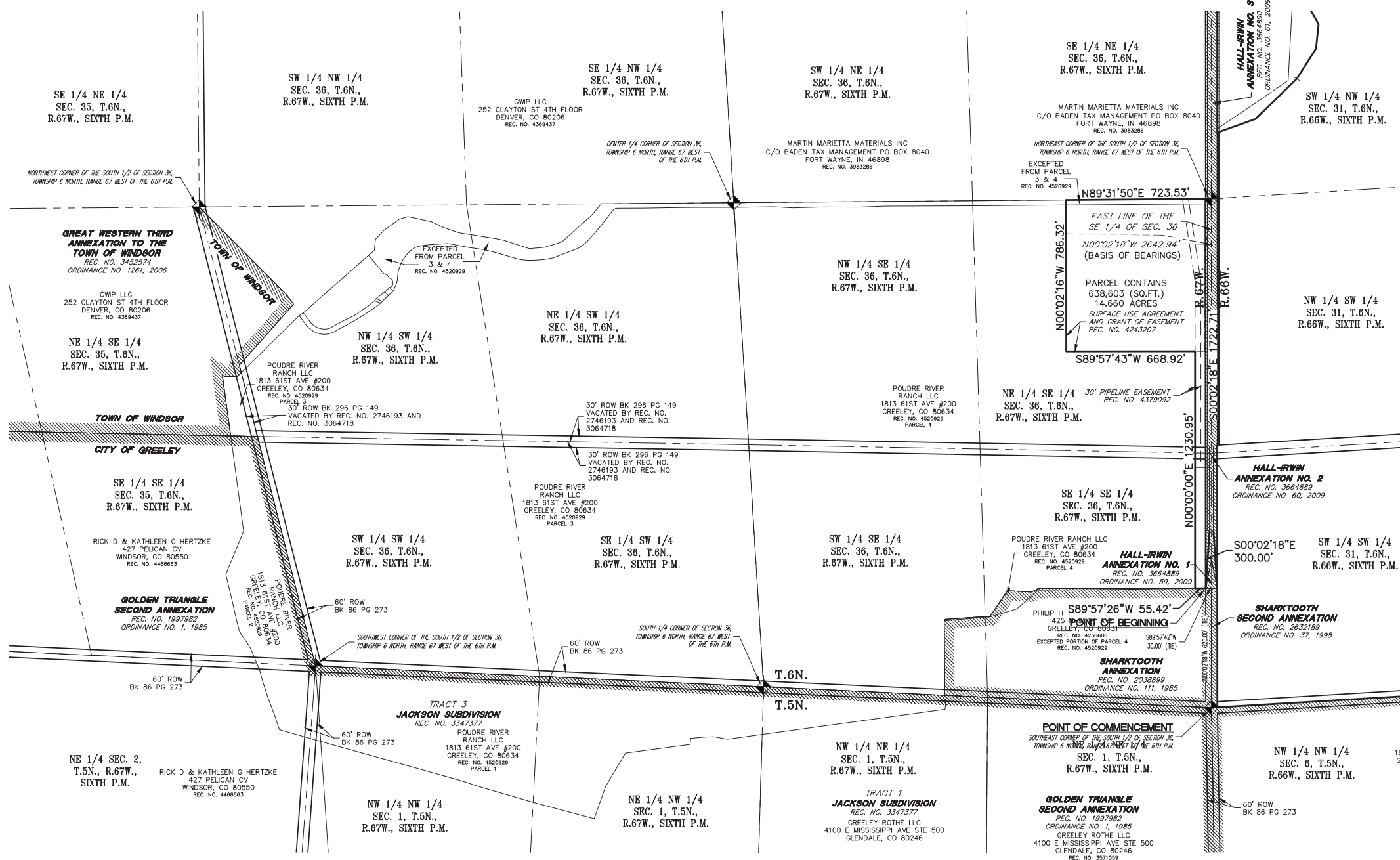
SCALE: N/A

SHEET 2 OF 4

THE CACHE ANNEXATION

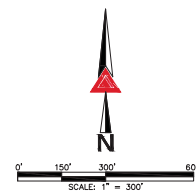
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTH HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

SHEET 3 OF 4



SEE SHEET 4

PARCEL 1



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 Aztec Proj. No.: 153219-01 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	ANNEXATION MAP		DATE OF PREPARATION:	03/18/2020
	Drawn By: KDS		SCALE:	1" = 300'
			SHEET 3 OF 4	

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 & THE SOUTH HALF OF SECTION
36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND IN SECTION 31, TOWNSHIP 6 NORTH, RANGE
66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

[illegible]

LEGEND

ALIQUOT CORNER AS NOTED

————— PROPOSED CITY OF GREELY LIMITS

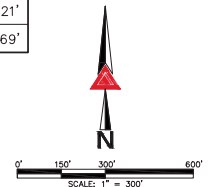
- - - - - SECTION LINE

////// EXISTING CITY OF GREELY LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°20'20"E	10.02'
L2	N00°01'16"W	343.96'
L3	N70°18'38"E	201.73'
L4	N45°48'38"E	299.16'
L5	N32°28'38"E	186.21'
L6	N05°56'38"E	127.20'
L7	N29°30'22"W	274.74'
L8	N07°48'38"E	430.43'
L9	N69°16'38"E	470.11'
L10	N79°28'38"E	413.13'
L11	S58°27'22"E	283.30'
L12	N00°19'58"E	165.15'
L13	S82°35'28"E	104.13'
L14	S61°48'33"E	101.22'
L15	S40°28'35"E	79.87'
L16	S76°12'32"E	85.48'
L17	S16°50'06"E	128.70'
L18	S36°53'24"E	88.05'
L19	S03°24'45"W	50.90'
L20	S03°24'45"W	27.38'
L21	S39°46'00"E	104.17'
L22	S61°49'26"E	124.07'
L23	S72°00'51"E	75.31'
L24	N50°04'19"E	180.61'
L25	N27°42'52"E	49.03'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N86°27'39"E	155.03'
L27	S81°22'32"E	92.54'
L28	S60°51'04"E	30.12'
L29	S60°51'04"E	60.22'
L30	S68°16'19"E	118.31'
L31	S74°43'21"E	92.91'
L32	N88°41'38"E	168.06'
L33	N70°17'04"E	71.37'
L34	N48°36'01"E	126.79'
L35	N5°22'39"E	71.18'
L36	N74°53'00"E	38.23'
L37	S89°05'48"E	48.33'
L38	S67°59'05"E	177.11'
L39	S09°34'57"E	83.39'
L40	S39°05'54"E	116.76'
L41	S66°12'14"E	67.55'
L42	S71°22'46"E	136.08'
L43	S77°45'48"E	82.56'
L44	S83°44'18"E	57.83'
L45	N88°46'31"E	41.84'
L46	S76°31'34"E	21.07'
L47	S00°28'36"W	68.60'
L48	S00°28'24"W	30.07'
L49	N86°32'42"E	177.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°54'57"	150.00'	151.62'
C2	26°03'00"	112.19'	51.01'
C3	29°08'06"	260.00'	132.21'
C4	111°59'32"	95.00'	185.69'



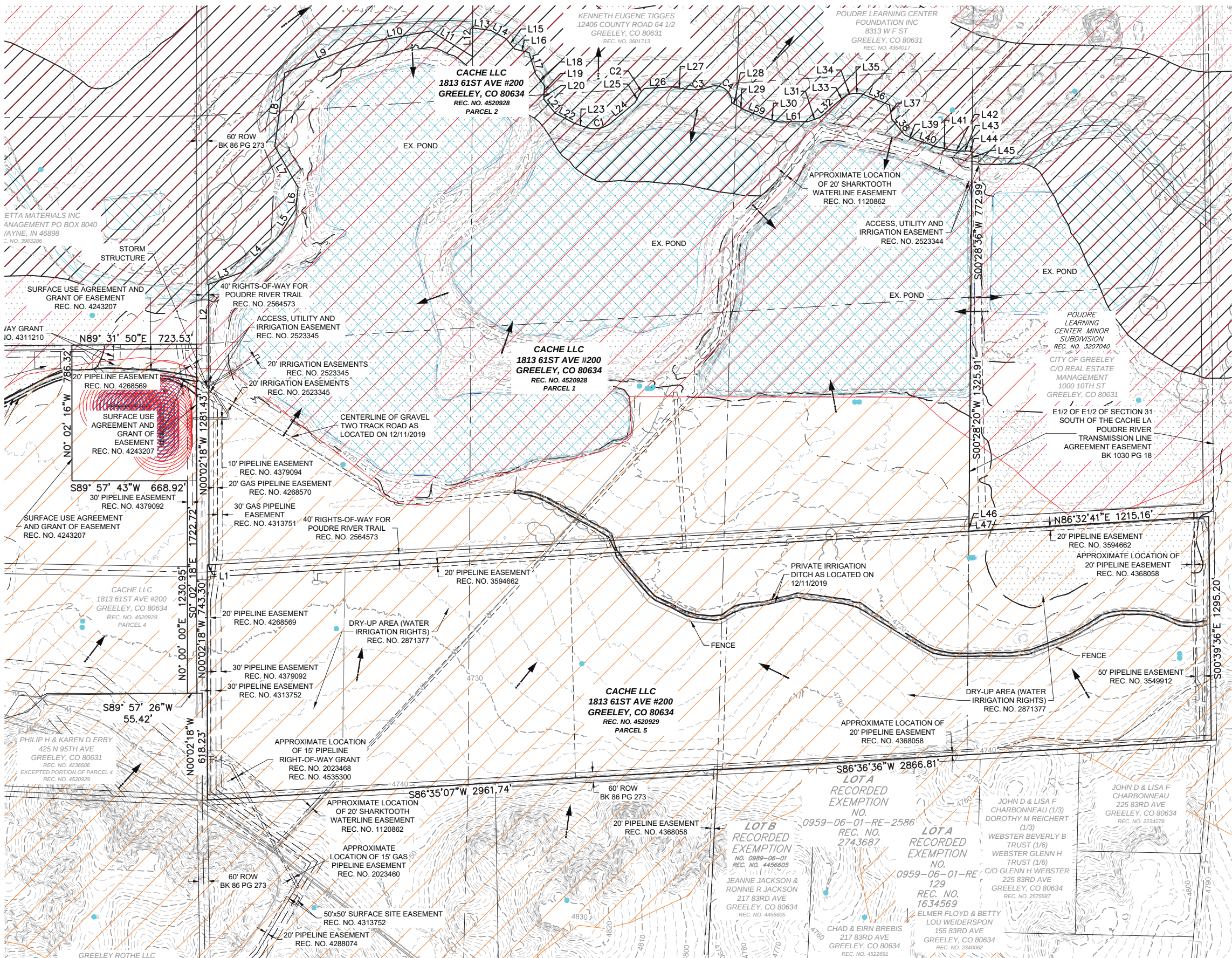
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1808 Fax: (303) 713-1897 www.aztecconsultants.com	ANNEXATION MAP	DATE OF PREPARATION:	03/18/2020
		SCALE:	1" = 300'
AzTec Proj. No.: 153219-01 Drawn By: KDS		SHEET 4 OF 4	

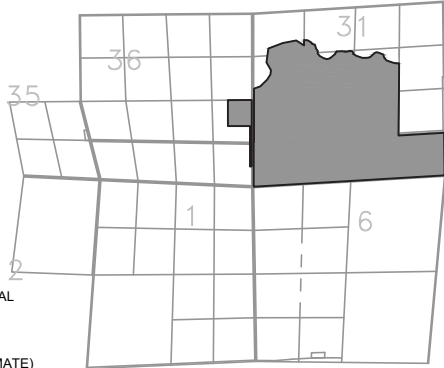
SCHREINER, JORDAN, 7/23/2020 12:38 PM

HRGreen DRAWING PATH: J:\2019\191334\CAD\Drawings\Site Analysis Map.dwg



LEGEND:

- WATER BODY
- HIGH ECOLOGICAL SIGNIFICANCE AREA
- MODERATE ECOLOGICAL SIGNIFICANCE AREA
- FLOODWAY (APPROXIMATE)
- 100-YEAR FLOOD HAZARD AREA (APPROXIMATE)
- 500-YEAR FLOOD HAZARD AREA (APPROXIMATE)
- EX. CONTOUR (10' INTERVAL)
- EX. CONTOUR (2' INTERVAL)
- EX. FENCE
- EX. POND LIMITS
- ABANDONED AND CAPPED WELL LOCATION W/ 25' SETBACK
- 150' SETBACK (ROADS)
- 200' SETBACK (BUILDINGS)
- OIL/GAS WELL
- 350' SETBACK (BUILDINGS OF PUBLIC ASSEMBLY)
- DRAINAGE ARROW
- APPROXIMATE TREE CLUSTER



KEY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°20'20"E	10.02'
L2	N00°01'16"W	343.96'
L3	N70°18'38"E	201.73'
L4	N45°48'38"E	299.16'
L5	N32°28'38"E	186.21'
L6	N05°56'38"E	127.20'
L7	N29°30'22"W	274.74'
L8	N07°48'38"E	430.43'
L9	N69°16'38"E	470.11'
L10	N79°26'38"E	413.13'
L11	S58°27'22"E	283.30'
L12	N00°19'58"E	165.15'
L13	S82°35'28"E	104.13'
L14	S61°48'33"E	101.22'
L15	S40°28'35"E	79.87'
L16	S76°12'32"E	85.48'
L17	S16°50'06"E	128.70'
L18	S36°53'24"E	88.05'
L19	S03°24'45"W	50.90'
L20	S03°24'45"W	27.38'
L21	S39°46'00"E	104.17'
L22	S61°49'26"E	124.07'
L23	S72°00'51"E	75.31'
L24	N50°04'19"E	180.61'
L25	N27°42'52"E	49.03'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N86°27'39"E	155.03'
L27	S81°22'32"E	92.54'
L28	S60°51'04"E	30.12'
L29	S60°51'04"E	60.22'
L30	S68°16'19"E	118.31'
L31	S74°43'21"E	92.91'
L32	N88°41'38"E	168.06'
L33	N70°17'04"E	71.37'
L34	N48°36'01"E	126.79'
L35	N51°24'39"E	71.18'
L36	N74°53'00"E	38.23'
L37	S89°05'48"E	48.33'
L38	S67°59'05"E	177.11'
L39	S09°34'57"E	83.39'
L40	S39°05'54"E	116.76'
L41	S66°12'14"E	67.55'
L42	S71°24'46"E	136.08'
L43	S77°45'48"E	82.56'
L44	S83°44'18"E	57.83'
L45	N88°46'31"E	41.84'
L46	S76°31'34"E	21.07'
L47	S00°28'36"W	68.60'
L48	S00°28'24"W	30.07'
L49	N86°32'42"E	177.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°54'57"	150.00'	151.62'
C2	26°03'00"	112.19'	51.01'
C3	29°08'06"	260.00'	132.21'
C4	111°59'32"	95.00'	185.69'

PARCEL 1

AREA = 14.7 ACRES

PARCEL 2

AREA = 436 ACRES



Job No.: 191334
Prepared By: JLS
Date: 7/24/2020

SITE ANALYSIS MAP

ANNEXATION IMPACT REPORT THE CACHE ANNEXATION

PROPERTY OWNER	Ed Orr, The Cache LLC
LOCATION	Parcel 1 is located on the southwest corner of 95th Avenue and the Poudre River Trail. Parcel 2 is located north of 10th Street, east of 95th Avenue, and west of 83rd Avenue.
SIZE	450.477 acres
CONTIGUITY	Required: 16.67% Provided: Parcel 1- 37.87% Parcel 2- 56.36%
EXISTING USES	Oil and gas, residential
SURROUNDING LAND USES	North: Agricultural South: Single family residential and undeveloped land East: The Poudre Learning Center, single family residential, and undeveloped land West: Undeveloped land
CURRENT ZONING	Weld County AG (Agriculture)
SURROUNDING ZONING	North: Weld County AG (Agriculture) and R-E (Residential Estate) South: PUD (Planned Unit Development), R-L (Residential Low Density), R-E (Residential Estate) and Weld County AG (Agriculture) East: PUD (Planned Unit Development), R-E (Residential Estate) West: R-L (Residential Low Density) and Weld County AG (Agriculture)
AVAILABLE UTILITIES	City of Greeley water and sewer are available upon extension at time of development. Electric and telecommunication utilities are available at the time of development.
TAXING DISTRICTS	Aims Junior College Clearview Library Northern Colorado Water

School District RE-4 Windsor
Weld County
West Greeley Conservation
Windsor-Severance Fire
Windsor-Severance Fire (Bond 2023)

INTENDED/PROPOSED USES

The intended use for this annexation is for development of a master planned community. The areas under this annexation request are to remain as oil and gas facilities on Parcel 1, open space, commercial, and residential are proposed for Parcel 2.

COMPREHENSIVE AND PARKS TRAILS AND OPEN LANDS PLANS

The entire site lies within the Long-Range Expected Growth (LREGA). A portion of Parcel 2 within the proposed annexation is partially located inside of the floodway and floodplain.

ANALYSIS

State law requires 1/6 (16.7%) of the length of all boundaries of annexations be contiguous to the existing City boundary. The proposed annexation provides 37.87% (Parcel 1) and 56.36% (Parcel 2) contiguity with City of Greeley limits, which satisfies this requirement.

The annexation will extend the municipal boundary of the City of Greeley north adjacent to the Poudre River.

The property is proposed to be withdrawn from the Windsor/Severance Fire Protection District and receive fire services from the Greeley Fire Department and police services from the City of Greeley Police Department.

Parcel 1 (14.66 acres) hosts an existing oil and gas facility operating under a surface use agreement and easement granted in 2016 (Rec# 4243207), which allows for up to 24 wells and associated facilities on the property. There is no change of use proposed for this parcel upon annexation.

Parcel 2 (435.817 acres) includes three existing wetland ponds that encompass approximately 190 acres. Also included is a single-family residence, a 1,080 square foot storage building, and approximately 5,400 feet, or approximately 1-mile, of the Poudre River Trail. Future development of this parcel is expected to be open space, commercial, and residential.

The subject site is within the Windsor School District RE-4 boundary and may cause impact to the school district upon residential development of the site with an estimated generation at this time of 300 primary and secondary students. The City of Greeley requires land dedication for schools at time of development to mitigate any negative impacts to the school district.

The annexation of this site into the City would be consistent with present growth patterns and Comprehensive Plan policies. The property is located within the Long-Range Expected Growth Area and is designated as “mixed-use”, “bluffs”, “rural” and “natural areas” on the Land Use Guidance Map. There is evidence that this site shares a common interest with the City’s future growth to the north and west. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

PLANNING COMMISSION SUMMARY

ITEMS: Establishment of Zoning, Rezoning from R-L (Residential Low Density) and PUD (Planned Unit Development) to PUD, and a Preliminary PUD Plan

FILE NUMBER: PUD2020-0007, ZON2021-0010 & ZON2021-0013

PROJECT: The Cache Preliminary PUD

LOCATION: North of US Highway 34 Business, east of 95th Avenue, and west of 83rd Avenue.

APPLICANT: Todd Johnson on behalf of Cache LLC

CASE PLANNER: Brittany Hathaway, Planner III

PLANNING COMMISSION HEARING DATE: July 13, 2021

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Sections 24-583, 24-625(c)(3) and 24-663(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for establishment of zoning, rezoning from R-L (Residential Low Density) and PUD (Planned Unit Development) to PUD, and a Preliminary PUD Plan for approximately 788 acres of property located north of US Highway 34 Business, east and west of 95th Avenue and west of 83rd Avenue.

A. REQUEST

The applicant is requesting approval to establish zoning for newly annexed parcels, to rezone from R-L (Residential Low Density) and PUD (Lake Bluff PUD - *expired*) to PUD (Planned Unit Development), and for a new Preliminary PUD Plan for approximately 788 acres of land to be known as The Cache PUD (*see Attachment A*).

The proposed PUD would consist of a mix of residential and commercial uses with a Weld RE-4 School District school site located northeast of the future 4th Street extension. Parks and trails are incorporated into the project to allow for pedestrian connectivity, outdoor activities, and public access to the Poudre Bluffs natural area and Poudre River Trail.

Approximately 239 acres would be reserved for both private and public open space and bluff preservation. Four pocket parks, a City neighborhood park, and two amenity centers are also

proposed. Both amenity centers would be private for the benefit of The Cache residents and would include a recreation-style center and an outdoor feature adjacent to the private open space and ponds. The central amenity center would be located along the bluff areas in PA-C1 and would be accessible using one of many trail systems proposed in the community. This center would be a gathering place designed to complement the surrounding vistas.

The second amenity center is proposed for PA-A1 and would support activities on the ponds including a lake pavilion shelter and opportunity for paddle boarding, kayaks and canoes. There would also be a new alignment for the Poudre River Trail along the north side of the ponds, providing an alternative to the current east-west trail corridor along Poudre River Road.

The applicant would additionally dedicate over 40 acres of bluff preservation open space to the City of Greeley. Adjacent residential lots would require a 50-foot bluff setback to minimize ridgeline effects, of which would be applied at time of platting. (*See Attachment C*).

The applicant proposes a mix of residential housing options including multi-family, attached single-family, detached single-family, and estate homes. As proposed, the maximum number of residential units would be 3,741 units at an overall density up to 10 units per acre. Commercial uses, including mixed-uses, would account for approximately 39.2 acres of land, which would be concentrated along US Highway 34 Business (10th Street) and would allow for a density of up to 25 units per acre.

The Cache PUD proposes specific uses for each planning area alongside specific development standards. Lot standards as proposed would vary from the City of Greeley Standards, allowing for smaller lot sizes and cluster developments. Development standards can be found on Sheet 7 of the PUD Document (*see Attachment C*). Reduced lot sizes and setbacks as proposed are supplemented by stricter residential development standards to ensure a cohesive environment, as well as extensive trail connectivity and access to parks and open spaces. The PUD also emphasizes drought-tolerant and natural landscaping to ensure sustainable development.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: Weld County: A-AG, R-E

(*Poudre River, Poudre Learning Center, Gravel Mining*)

South: R-E, US Highway 34 & Weld County: A AG

(*single-family residential, highway, agricultural, and undeveloped lands*)

East: Weld County: A-AG, R-E, & PUD

(*Poudre Learning Center, Poudre River Ranch, single-family residential development, agricultural, and undeveloped lands*)

West: PUD (Lake Bluff), R-L, Weld County: A-AG

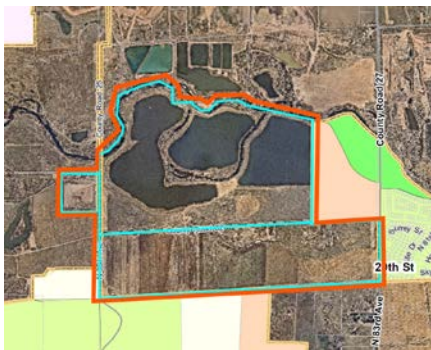
(*single-family residential, undeveloped lands, future Lake Bluff development*)

Site Characteristics:

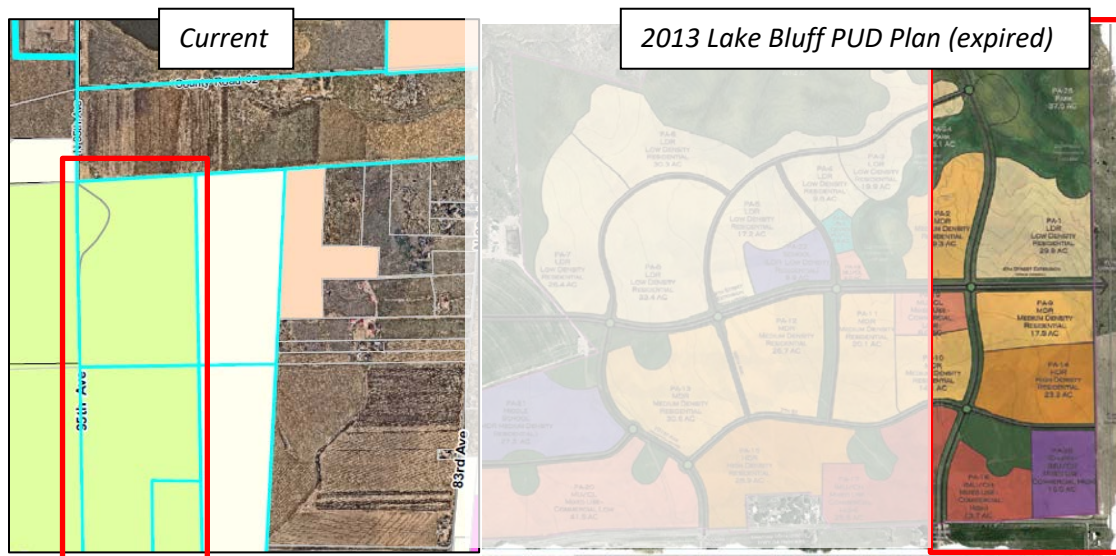
The site is largely undeveloped agricultural land. Oil and gas operations are located on the western side of the project adjacent to 95th Avenue. A natural bluff area, known as the Poudre Bluffs, is located along the center of the property with wetland ponds and the Poudre River located at the northern end of the property. The Poudre River Trail is situated within the development as well and located along County Road 62.

D. BACKGROUND

Approximately 450 acres of the proposed land area is included in a request for annexation (ANX2020-0002). The area includes lands currently zoned Weld County A- AG (Agriculture) and contains lands both north and south of Poudre River Road/CR 62. These lands are proposed under the request for establishment of zoning with a PUD designation. *See below image of the approximate area included in this request:*

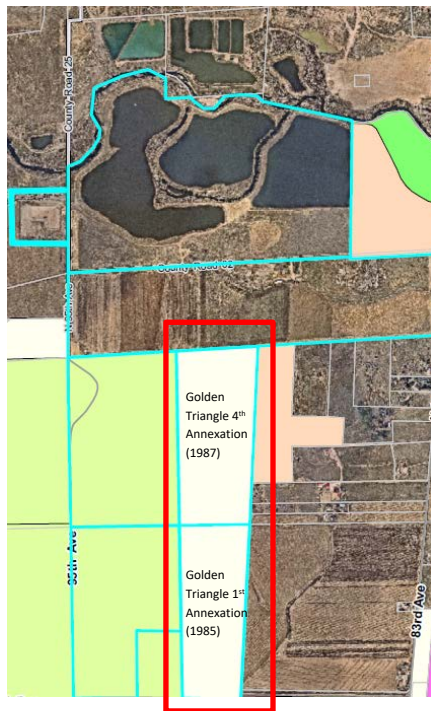


A portion of the subject area was included in the 2013 Lake Bluff PUD, of which has since expired. This area is requested to be rezoned from PUD (Lake Bluff - expired) to PUD (The Cache). *See image below of approximate area included in this request:*



The 2013 Lake Bluff PUD expired due to inactivity and an updated Lake Bluff PUD was adopted in 2020 (ORD 03, 2020), of which excluded the subject area.

The remainder of the area to be rezoned to PUD is located west of 89th Avenue and is currently zoned R-L. *See image below:*



The Cache Metropolitan District was approved in September 2020 (MD2020-0001/Resolution No. 45, 2020) and included all subject land areas within its service area. Upon approval of a master plan, which is an element of this Preliminary PUD, the Metro District would be able to begin to issue debt for infrastructure improvements. The Metro District was needed in order to undertake the maintenance, planning, design, acquisition, construction and financing of public improvements, including external infrastructure.

E. APPROVAL CRITERIA

Standards for the Establishment of Zoning (ZON2021-0013):

The review criteria found in Section 24-583 of the Development Code shall be used to evaluate the establishment of zoning application.

The City shall consider zoning such newly annexed areas under the appropriate zoning category as follows:

- a. If land use approval and/or development of areas being considered for annexation is not pending upon completion of annexation, if the subject property is in a transitional state regarding development, or if it is in the best interest of the City, the City Council**

shall place the newly annexed property into the H-A (Holding Agriculture) zoning District.

Staff Comment: The applicant has provided a Preliminary Planned Unit Development application that includes the areas considered for annexation. As such, the proposed zoning is PUD.

This criterion is not applicable to the request.

- b. Requests for a zoning district other than the H-A (Holding Agriculture) District may be considered in conjunction with the submittal of all applicable requirements for a zoning suitability plan or a rezoning application. The City Council shall place the newly annexed property into the zoning district most appropriate considering the goals and objective of the City's Comprehensive Plan and the applicant's future development plans.**

Comprehensive Plan Policies & Objectives:

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Staff Comment: The applicant is proposing PUD (Planned Unit Development) zoning for the annexed area, in addition to the subject area(s) adjacent to the annexed parcels. The overall Preliminary PUD Plan meets the goals and objectives of the Comprehensive Plan, of which are detailed below.

The request complies with this criterion.

Standards for Rezoning (ZON2021-0010):

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625(c)(3) applicable to the rezoning of land:

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

Staff Comment: The subject property has been utilized for agricultural uses and oil and gas exploration.

The immediate surrounding area and land use approvals have changed significantly in the past few years. The land uses in the nearby Promontory

development, as approved, continue to be developed with predominately commercial and residential land uses. Land uses adjacent to this development include the recently approved Lake Bluff PUD (Ordinance No. 03, 2020), which is currently in design discussions prior to initiating development. The Poudre River Ranch PUD, a residential subdivision to the east, has also begun development.

The proposed Cache PUD would offer additional commercial/mixed-use and residential uses in the western portion of Greeley as well as providing pedestrian and trail connections and outdoor recreation to nearby residents.

The request complies with this criterion.

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

Staff Comment: The existing Lake Bluff PUD zoning has been in place since 2013. Given that the applicable portion of the 2013 Lake Bluff Preliminary PUD Plan has expired, the zoning would no longer be valid. The existing R-L zoning has been in place since annexation in 1984 (Golden Triangle 1st Annexation) and 1985 (Golden Triangle 4th Annexation).

The request complies with this criterion.

c. Are there clerical or technical errors to correct?

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

This criterion is not applicable.

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

Staff Comment: The applicant has identified areas within the site that are impacted by significant slopes and the existing oil and gas facilities that would impact development. The northern portion of land area surrounding and including the ponds and adjacent to the Poudre River lie within the floodway and floodplain. This area is proposed to remain as private open space with proposed activities being those permitted in the floodplain.

Staff is unaware of any other environmental impacts on the property.

This criterion is not applicable.

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

Staff Comment: The City's Comprehensive Plan has been updated since the last PUD zoning for this site in 2013. The Comprehensive Plan designates the subject area as "mixed-use", "suburban", and "rural". This PUD proposes a variety of residential housing options and includes opportunities for commercial and mixed-uses to support existing and future residents in the area. In order to accomplish a mixed-use development, the developer is proposing complete neighborhood offerings, of which are supported by the City's current Comprehensive Plan.

The request complies with this criterion.

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

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

As part of the overall development, 95th Avenue, 89th Avenue, and 83rd Avenue would need to be improved and/or realigned. Additionally, 4th Street and 7th Street would extend through the development.

There are currently no water lines to the site; the water lines would have to be extended from Poudre River Road, 89th Avenue, and 83rd Avenue. Sewer services would have to be extended from the northeast as well from 83rd Avenue and County Road 62 via the Poudre Trunk Line along 95th Avenue. Drainage, water, and sewer would be addressed at time of subdivision.

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

The PUD proposes to provide parks, open space, and trail systems to support the development and provide public connectivity through safe and well-planned means. All impacts and improvements would be further addressed at time of subdivision.

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

Staff Comment: The subject property was reviewed against the policies regarding zoning overlay requirements. This criterion is similar to specific criteria governing the Preliminary PUD. The proposal generally complies with the City's Comprehensive Plan.

The request complies with this criterion.

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

Staff Comment: The applicable Lake Bluff PUD Preliminary Plan adopted in 2013 has expired. Therefore, the associated zoning suitability plan is no longer valid. As such, there is not an approved zoning suitability plan for the property.

This criterion is not applicable.

Standards for PUD establishment (PUD2020-0007):

Per Section 24-663, in reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 applicable to the rezoning of land:

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

Staff Comment: The proposal meets this requirement. The area of the proposed PUD is approximately 788 acres.

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

- The following Comprehensive Plan goals are met with this PUD proposal:
 - ED-1: Promote a healthy, progressive, and competitive local economy.
 - Proposal provides future employment and tax base opportunities while proposing commercial development to benefit residents of west Greeley.
 - EH-2: Integrate healthy living into community planning and development.

- Proposal provides an extensive open space amenity and trail system that would connect the community to area parks, amenity centers, open space, and a school site. The trail network will also provide for pedestrian walkability to commercial areas, encouraging an active lifestyle.
- o EH-4: Support and collaborate with the City's school districts.
 - The applicant has worked with the Weld RE-4 School District to ensure their needs are being met with the future dedicated school site. The proposed school site is also located near the population it is planned to serve and near parks and amenities.
- o GC-1: Manage growth effectively.
 - The transition to parks and open lands are considered with the Preliminary PUD proposal. The Cache was also reviewed against the neighboring approved Lake Bluff PUD to ensure connectivity and cohesive designs.
- o CG-2: Promote a balanced mix and distribution of land uses.
 - The proposed PUD offers a mix of residential, commercial, and mixed-uses with suitable transition between these areas. Commercial offerings would also provide for employment opportunities and housing balance.
- o CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - The Cache is envisioned as a complete neighborhood, offering a mix of uses and multi-modal connectivity while incorporating a high level of design criteria and sustainable development. The Cache proposes a theme focused on the Cache la Poudre River and historical elements of Greeley's history.
- o HO-2: Encourage a broad diversity of housing options.
 - The Cache would provide a variety of housing types including multi-family, single family detached, single family attached, and high-end housing.
- o NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.
 - This objective is met through the PUD's sustainable landscape standards which encourages drought-tolerant trees and plants, natural grasses, and responsible use of turf. The PUD is proposing to also use non-potable water for park and open space irrigation.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

The applicant has identified areas within the site that are impacted by significant slopes, which may impact development. Dedicated open space and increased setbacks have been identified with this Preliminary PUD to protect sensitive bluff areas. These setbacks would be included on subsequent plats with sensitive bluff areas to be dedicated to the City for preservation. Staff is unaware of any other hazards on the property.

WILDLIFE

The areas near and within the Poudre Bluffs are identified for moderate impacts to wildlife. To protect the existing habitat, the applicant intends to protect these sensitive areas by dedicating

open space, requiring native plantings near roadways through sensitive areas, and requiring large building setbacks adjacent to the bluff area.

In accordance with Section 24-1217(b) of the City's Development Code, a biologist's report will be required to be submitted for any development that may occur near the impacted areas.

FLOODPLAIN

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

The northern portion of the PUD including the ponds is located in the floodway and floodplain. This area is to be dedicated as private open space to allow for water recreation activities as well as a public extension to the Poudre River Trail. These activities are permitted in the floodway.

DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with on-site detention ponds, which would be designed to limit runoff to historical flows. Another effort to minimize stormwater runoff would be to limit the amount of non-pervious surface, through best management practices.

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

TRANSPORTATION

The subject property has frontage on 10th Street (US 34 Business), Poudre River Road (CR 62) 95th Avenue, 89th Avenue, and 83rd Avenue. Direct access to the development is proposed from 95th Avenue, 89th Avenue, 83rd Avenue, Poudre River Road, and also along the 4th Street and 7th Street roadway extensions. All future roadways within the development would be required to comply with standards set forth in the 2035 Comprehensive Transportation Plan.

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

Further subdivision of the property would require the dedication of public rights-of-way as necessary to support the development. Roadway upgrades, extensions, and realignments are also anticipated as part of the future development of the site.

The City of Greeley Traffic Engineer has reviewed the Traffic Study and has no significant concerns at this point. Further traffic analysis would occur at time of subdivision.

G. SERVICES

WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from Poudre River Road, 89th Avenue, and 83rd Avenue to the site. Water provisions, including non-potable, within the development would be reviewed at time of subdivision.

SANITATION

The City of Greeley would provide sanitary services to the area. Sewer services would be provided via the future Poudre Trunk Line to be extended from the northeast along 95th Avenue. Should The Cache be the first in the area to develop they would be responsible to extend sanitary sewer infrastructure with reimbursements from the City for oversizing to serve future development in the area.

A Local Improvement District (LID) is also proposed for this area, of which may provide funding for the upsizing of any needed sanitary sewer lines.

Sanitary Sewer and any applicable agreements would be reviewed at time of subdivision.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #7 is located along 10th Street, approximately 2.5 miles east. Fire Station #6 is located at the intersection of US Highway 34 Bypass and Promontory Parkway, approximately 1.5 miles south.

PARKS AND OPEN SPACES

The proposal includes five H.O.A parks, including pocket parks and/or a plaza, as well as a neighborhood park in PA-D1 to be dedicated to the City of Greeley.

The applicant would also dedicate 40 acres of bluff preservation open space to the City of Greeley for public use.

SCHOOLS

The subject property is located within the Weld RE-4 School District. The applicants are in ongoing discussions with the School District regarding school siting and would dedicate a 12-15 acre school site to serve the area. Exact size and location of the school site is to be determined at time of platting based on residential densities.

METROPOLITAN DISTRICT

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. This district was approved in September 2020 (MD2020-0001) and is awaiting approval of this Preliminary PUD to begin infrastructure development.

H. NEIGHBORHOOD IMPACTS

VISUAL

Visual impacts will be reviewed for at time of subdivision against landscape and buffer requirements set forth in Code. Visual impacts resulting from residential development along

the Poudre Bluffs would be mitigated through significant setbacks to ensure any ridgeline effects are avoided.

NOISE

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

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this meeting were mailed to surrounding property owners on June 23, 2021 per Development Code requirements. Signs were also posted on the site on June 30, 2021. As of July 7, 2021 no written comments have been received.

Required mineral rights notifications were mailed with the previous PUD applications, however the applicant mailed a courtesy notice to mineral rights owners with this application.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed PUD (Planned Unit Development) zone district is in compliance with Development Code Section 24-583(b)(2) regarding the establishment of zoning and therefore recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002).

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L) and Planned Unit Development (PUD) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and therefore recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002).

3. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed The Cache Preliminary PUD Plan is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and Section 24-663(b) and therefore recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002).

ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document



INTRO/COVER (SHEET 1)

The Cache – Property and Site

The Cache community Preliminary Planned Unit Development Plan (hereafter called “PUD”) provides general standards and land use regulations for the development of the community comprising approximately 788.0 acres. The Cache, LLC is submitting this PUD application for consideration. “The Cache” shall be interchangeable and have the same meaning as the project, property, site, area, or the like.

Project Location and information

The property is generally located west of the City of Greeley and specifically north of 10th Street, west of 83rd Avenue and 95th Avenue (future extension) will be on the western edge of the project. The entire property is just south of the Cache la Poudre River. Main access to the project will be primarily from 10th Street, 4th Street, the 95th Avenue extension and North Poudre River Road.

Existing and Proposed Zoning

A majority of The Cache property (totaling 788.0 acres) is already annexed into the City of Greeley. The portion already annexed into the City (south area) and a part of this PUD submittal is 337.523. The norther portion is submitted for Annexation which contains 450.477 acres. The development will have a mix of commercial (non-residential) uses, residential uses, and existing oil and gas facilities. Once approved, the zoning will be PUD for the entire 788.0 acres.

Existing Zoning and Land Use:

For the entire property, three existing zoning categories are existing:

- PUD (Planned Unit Development) – southwest area of the property
- R-L (Residential Low Density)- southeast area of the property
- County Zoning ‘A’ (Agricultural – Weld County) – north area of the property under consideration for annexation into the City of Greeley

Note: Oil and gas uses are existing on the property and no new sites or additional areas are being requested as part of this submittal.

Proposed Zoning:

The land uses and zoning proposed for the project consist of the following:

(“LAND USE CHART”)

The Cache community will consist of a variety of land uses including commercial/mixed use, open space and parks, and various residential types and densities. This proposed PUD zoning will identify the land uses for each parcel and the relative uses that can occur for that area. Also, maximum allowable residential unit densities are shown for each parcel however, the applicant is requesting density transfers so that units that are not constructed in a parcel can be transferred into other parcels within the project. The maximum unit count for the entire project shall not exceed 4,305 unless an amendment of the PUD is approved by the City.

The Cache Community PUD Goals

The Cache community goals drive the design of the Master Plan for guidelines and standards that have been written to assist in providing a unified, quality development for this property. The design intent is to create a pedestrian friendly community and connect the walks and trails to the non-residential mix of uses on the southern section of the site and amenities throughout the site. The blending of uses and pedestrian oriented layouts will reduce the reliance on automobile traffic within the community and encourages alternative modes of transportation. This PUD document illustrates and demonstrates the function and aesthetic appearance for this community. Because some of the principles and design ideas are market driven and innovative, modifications of the City of Greeley Code will be necessary to implement the vision for the community.

Consistent with the City of Greeley Code Section 18.32.010 – Purpose and intent, the PUD zoning for The Cache community will:

“Encourage development of mixed land uses, or for uses and site designs which cannot otherwise be accommodated without PUD approval, through flexibility and creativity and to produce planned unit developments which are in keeping with the overall goals and objectives of the City's Comprehensive Plan. The intent is to permit such flexibility and provide performance criteria which:

- (1) Allow a diversity of uses, structures, facilities, housing types, open space and buffers in a manner compatible with existing and planned uses on adjacent properties;*
- (2) Encourage and allow for greater innovative designs that promote more efficient and environmentally sensitive use of the land than generally achievable through conventional zoning and development regulations;*
- (3) Protect the environment by affording opportunities and incentives for the preservation of environmentally sensitive and important natural or historic areas;*
- (4) Promote the meaningful integration of common open area networks and developed recreation areas;*
- (5) Promote further creativity in development layout, design and construction;*
- (6) Encourage development to occur in accordance with the coordinated and planned extension of existing and programmed community facilities and infrastructure; and*
- (7) While the PUD may permit development of land in a way which might not be permitted under traditional zoning regulations, the PUD is not intended to modify or in any way alter or reduce the requirements of any building and/or zoning code requirements, unless commensurate benefits to the community are provided as part of the PUD plan and alternative protections are provided.”*

And per Section 18.32.040 “C”

The City Council may authorize, by its approval of a Preliminary Planned Unit Development Plan, a mix of land uses, as well as variations in density, setback, height, lot size, lot coverage, open space, street width, parking and landscaping. Any such variations granted by the City Council shall be based upon the findings by the Council that the PUD plan:

- (1) Provides an innovative design which would be equal to or better than development which would occur under base standard zoning district requirements;*
- (2) Accomplishes specific goals and objectives of the Land Use Chapter of the City's Comprehensive Plan;*
- (3) Includes land uses which are required to be in a PUD;*
- (4) Meets the overall intent of this Code; or*
- (5) Provides equivalent site design trade-offs for the exceptions granted (i.e., more open space for higher density, etc.).*

Following the intent of the City Code intent, the goals of the Cache community will align with those principles by:

- Encouraging innovation through FLEXIBILITY in site design with respect to building spacing, setbacks, heights and density of buildings, open space, and parking;
- PROMOTE the implementation of the City's Comprehensive Plan, and longrange planning for the area;
- Propose a variety of CREATIVE SOLUTIONS to project design that may not be possible through the application of the local zoning ordinance and subdivision regulations;
- Encouraging a mixed-use, MASTER PLANNED community providing for residential, recreational, commercial, and mixed uses aligning with the Greeley Comprehensive Plan;
- Encouraging INNOVATIONS in land use that result in the availability of attractive development opportunities driven by current market trends;
- Promoting more EFFICIENT use of land and energy through reasonable infrastructure design and implementation;
- Respect and incorporate the UNIQUE physical features of the site;
- Creating development patterns and project design that further the GOALS and POLICIES of the City of Greeley;
- Providing appropriate TRANSITIONS between land uses and adjacent properties while encouraging an overall community focus;
- Providing FLEXIBILITY for both land use type and density to be transferred between parcels, responding better to the needs of the changing market conditions over a long period of time;

- Encourage FLEXIBILITY in the design of streets to allow departure from strict enforcement of present codes regarding design standards, street widths, drainage, curb and gutters, street lighting, landscaping, utilities, and similar aspects; and
- Provide a community amenity in the form of neighborhood parks and open space, with potential for connection to the Cache la Poudre Regional Trail System.

Upon completion, the PUD will provide a more appealing residential and pedestrian friendly community than would otherwise be attainable under conventional practices and regulations. Therefore, flexibility in the design helps to provide a more innovative and livable community, which is positive for future residents. This more efficient design within The Cache community will allow for uniquely positioned areas of natural open space (30% of total site area), which will enable the community engagement and protection of more areas of the natural environment.

“PROPERTY BOUNDARY EXHIBIT” (SHEET 2)

“EXISTING CONDITIONS/SITE ANALYSIS” (SHEET 3)

Constraints and Opportunities

The Cache community has many opportunities and some constraints regarding development. These have been carefully analyzed and the applicant has determined it is well situated for extension of infrastructure and is a natural expansion to the west side of Greeley. The Cache community Metropolitan District, being formed in conjunction with this application, will contain all the land within the project. The District will also be the financing mechanism for extending the infrastructure to the site. The northern boundary of the property is defined by floodplain areas and then north of that area is the Poudre River. This area is projected to be open space and possibly include both private and public trail systems with the potential for connection to the Cache la Poudre River Trail.

Existing Slope:

The Cache property has some gentle slope areas and other portions of the site have some steeper topography. The slope map depicts slopes as defined within the general provisions of this PUD and is based upon surveyed USGS topography.

Roadway networks are depicted within this PUD and supporting reports. One constraint that challenges direct connection of 89th Avenue from 4th Street to Poudre River Road are the steeper grades to the south of Poudre River Road. Additionally, the eastern edge at this same location is currently larger lots and does not support the extension of the roadway. This PUD proposes the termination of 89th Avenue at 4th Street and the local roadways to provide the multimodal transportation within this area. This will generally preserve the natural areas of the site and reduces the partially constructed collector roadway along the property line and provide a more uniform network.

“PRELIMINARY PUD SITE MASTER PLAN” (SHEET 4)

Proposed Master Plan Approach

The proposed Master Plan for the property demonstrates a thoroughly planned community that will enhance and integrate into the City of Greeley. This submittal includes general development standards and provisions and sets the cornerstones for a vibrant community within the City of Greeley. The acreage, proposed uses, residential densities, and floor area ratios (FARs) have been identified for each planning area as depicted on the Preliminary PUD Site Master Plan. This plan has been designed to promote creativity and flexibility for the overall Cache community and also providing density transitions from the mixed use/commercial areas along 10th Street to the north where topography, floodplains and open space areas will exist. The open space and trail system will be the backbone of the community.

“GENERAL DEVELOPMENT STANDARDS AND PROVISIONS” (SHEET 5)

1. Development Standards, Regulations and Provisions of The Cache Community

The Cache community will conform to the City of Greeley approved ordinance, at the time of platting and building permit application, except as expressly provided in this PUD. The development standards and details of this PUD (all narrative and exhibits) will govern the development of this community in perpetuity and will supersede City zoning requirements; except where certain aspects of the PUD do not specifically address development standards or zoning items then City of Greeley Code shall prevail and govern this project. This PUD allows the flexibility to mix the various land uses and define boundaries during the platting process. Each plat or site plan submitted to the City will identify the use at the time of submittal. All parcels within the PUD will comply with the development standards of this PUD.

2. Time limit for validity of Preliminary PUD/Plan

The Cache community requests the following time limits for the PUD approval. Approval of a Preliminary PUD/Plan shall be valid for a period of five (5) years from the date of recording of this document. Within this five-year period, the applicant shall file a Final Plan with the Community Development Department. Upon written application, and for good cause, the Community Development Director shall extend the preliminary approval period for two (2) consecutive one-year periods. Any additional one-year extensions may be approved, if at all, by the City Council. A request for extension of preliminary approval must be submitted by the developer prior to the date of expiration. Failure to submit a written request within the specified time period shall cause forfeiture of the right to extend the Preliminary PUD approval. If no Final Plan or Plat is filed with the Community Development Department within such time, the approved Preliminary PUD/Plan shall be considered null and void. The City Council may hold a public hearing to rezone the property or may leave the property with an expired PUD; however, before any development of such parcel may proceed, a new PUD Plan or rezone must be approved by City Council and be resubmitted as a new proposal under the provisions of this Chapter. In the event that the Final Plan/Plat covers only a portion of the territory covered by the Preliminary PUD/Plan, such approval of the Preliminary PUD/Plan shall be automatically renewed for additional periods of five (5) years following the approval of each Final Plan/Plat. After denial of a Preliminary PUD Plan, no application for the same or substantially similar request shall be made for twelve (12) consecutive months immediately following the denial.

3. Parcel Boundaries and Flexibility of Parcel Acreages

Boundaries for each parcel are shown on the PUD Master Plan exhibit. The parcel boundaries, land uses, and arrangement are generally shown and will be modified as more final designs and engineering is completed. Any changes or modifications to these boundaries and the streets are permitted and will occur as needed. The final parcel boundaries will be determined at time of the Final PUD, Site Plan or Plat. These final boundaries and changes from the PUD Master Plan will be completed without any amendment to the PUD if less than a 30% change from the total acreage of the parcel.

4. Density Transfers between Land Use Parcels

Residential Areas:

The Cache community will include a variety of residential product types and sizes from detached single-family homes to multi-family. The total number of maximum residential units approved within all parcels shall not be exceeded. The total number of units developed in a land use parcel may be less than the number established on the Planned Unit Development Master Plan. If all units are not utilized for a particular parcel, the units may be transferred to other parcels. For parcels that are Commercial/Mixed Use, dwelling units may be transferred in up to a maximum density of 25 DU/AC. This increase in the number of permitted units within the Commercial/Mixed Use area may be accomplished through the City administratively.

Non-Residential Areas:

The Cache community will include non-residential uses such as retail, commercial, restaurants, entertainment, office, and worship. The non-residential uses have been grouped into one non-residential category, Commercial/Mixed Use, for

the purpose of defining development standards. A maximum of 30,000 square feet of non-residential building space will be developed within The Cache community.

5. Parks and Open Space

Open space within The Cache community will create a network of trails and parks that creates distinct neighborhoods and provides pedestrian walkways throughout the community. Per City Code, the open space requirement is 30% of the total gross acreage of the property will be provided as defined per City Code. Exact locations of parks, trails, and open space has not yet been determined as final design and engineering will impact those locations. Open space within The Cache community will be both public and private. Open space will be maintained by either an HOA (Homeowners Association) or the Metro District. Some phases may have less than 30% of the gross area in open space as long as the total property achieves the required amount for the total project. City Code requirements shall apply except as modified below:

- Playgrounds with commercial grade equipment, picnic/barbeque areas with commercial grade equipment, or court games (tennis, volleyball or basketball courts) at least eight hundred (800) square feet in size shall count as one (1) recreational amenity.
- One hundred percent (100%) credit shall be given for existing ponds (north part of the site), human-made detention/retention ponds and natural pond areas and all features shall be counted as usable open space.
- One hundred percent of steep slopes over 15% and specifically the bluff areas shall count towards usable open space
- Credit may be provided for other features not included within this list. Such credit shall be based on the determination of the Community Development Director, based on a review of the location, extent, building form, desirability for future residents and variety of amenities proposed, and whose final decision may also be appealed to the Planning Commission.

6. Roadway Design

The roadways shall comply with the City's current roadway standards.

7. Construction Standards to Govern the Community

Construction shall comply with those applicable codes outlined by the City of Greeley.

8. Homeowner Associations or Metropolitan District for Long Term Maintenance of Private Elements

Initially the developer will establish either a Metropolitan District (MD) for long-term ownership and maintenance or a Homeowner Association (HOA) to be later controlled and run by the property owners in residential areas of the community after 75% of the total lots shown herein have been purchased. The MD or HOA will oversee the improvement and maintenance of properties and facilities which it owns or administers. Additionally, the purposes will be to protect the investment, enhance the value, and regulate and govern the use of the members properties. One or multiple MD or HOA's may be created for the various residential uses and the non-residential uses if needed.

9. Metropolitan Districts

A Metropolitan District (MD) for this property has been created which as a quasi-governmental agency, separate from the City of Greeley yet the actions and function are subject to review by the City only as they may deviate from the requirements of the Service Plan, City Code, or the Intergovernmental Agreement. It is intended that the District will provide a part or all of the public improvements for the community and taxpayers of the entire District. The primary purpose of the District will be to finance the construction of improvements within the District but will also provide ongoing operations and maintenance services as specifically set forth in its Service Plan.

10. Administrative Process for Variations and Changes to PUD Master Plan

The PUD Master Plan exhibits and drawings associated with this PUD demonstrate general locations of roads, land use locations, open space areas, and other master plan elements. The lines, notes, and graphics shown represent design concepts and ideas that will evolve and change until final buildout. Until final build out of this community, this PUD document with exhibits will serve as the guiding document for The Cache community. With the approval of this PUD, some flexibility will be allowed as described in this document as defined in this section.

Therefore, the proposed land use boundaries, final parcel boundaries (i.e. configurations and shapes), lot lines, road locations, signage locations, open space areas and locations, densities, parcel acreages, parcel lines, and floor area ratios (FARs) will be allowed to change by up to 30% without the need to amend this PUD. However, the maximum unit counts for each parcel is shown on the land use chart and cannot be exceeded. The goal of only defining the maximum unit count on parcels is to promote creativity and flexibility through the use of density transfers within the residential areas. Residential units that are not utilized within a defined parcel can be transferred into other land use parcels up to the maximum allowable density on the receiving parcel. There are no minimum unit requirements on a given parcel. In no event will a total allowable unit be exceeded at The Cache community without an amendment of the PUD. The changes and variations can be administratively approved by the City without amending this PUD.

11. Development in Hillside Designated Areas

Some bluff area exists in the north central part of the property as shown on the plan. Much of the steeper slopes will be preserved in open space and will follow the City of Greeley Hillside Development Standards. Some parts of the site have slopes over 15% but are in isolated smaller areas and will be allowed to be graded within the land use and open space parcels defined on this PUD.

12. Design and Performance Standards

Article XI -Design and Performance Standards per City Code will be modified as follows. If items are not addressed City Code will be followed for The Cache community:

PERFORMANCE STANDARD	CITY CODE	PROPOSED
Cul-de-sac length	500'	750'
Minimum lot depths adjacent to an arterial street	150'	110'
Major local street right of way width	80'	70'
Block length measured from center lines of abutting through-streets	1,320'	2,500' if a pedestrian mid-cross block connection of 25' width is provided

Land Use Development Standards Notes:

(1) Required parking shall meet the City of Greeley Land Development Code Parking Standards, as amended, if not covered by these guidelines. Shared parking shall be allowed in instances where appropriate. See Parking Section in this document for details.

(2) Lot frontage measured at the front yard setback.

(3) A zero lot line may be utilized when a maintenance easement and side yard easement are executed, subject to IBC requirements.

(4) Lot frontage on a cul-de-sac may be reduced by ten feet.

(5) Standards are provided for duplex and townhome uses accommodating 6 - 10 Du/Ac. Higher density apartment and condo products shall follow the multi-family standards below.

(6) Multi-family standards are provided for apartment and condo –up to 20 DU/AC. Standards for duplex and townhome product are provided above within the SFA standards.

(7) Non-residential parking requirements shall follow the City of Greeley Land Development Code, as amended.

(8) Non-residential FAR (Floor Area Ratio) shall not exceed .15

(9) All setbacks are measured from R.O.W. or property line.

(10) Allowed side & rear encroachments: Decks, Stairs, Counterforts & Window Wells (3') - Eaves & Bay Windows (2') - Siding & Cladding (0.5')

(11) Allowed front encroachments: Porches, Decks & Stairs (5') - Eaves & Bay Windows (2') - Siding & Cladding (0.5')

“LAND USE DESIGNATIONS AND MATRIX” (SHEET 6)

Land Use Designations and Matrix

“SITE DEVELOPMENT STANDARDS” (SHEET 7)

Land Use and Site Development Standards

“PRELIMINARY ARCHITECTURAL GUIDELINES” (SHEET 8)

Non-Residential Architectural Standards and Guidelines

Once the design of the non-residential components of the development is refined and finalized, a comprehensive architectural theme will be developed which will specify the architectural style, materials, and colors. In order to convey the architectural theme, items such as architectural elevations, material sample boards, and color samples may be submitted to the City for review at the time of submittals for each parcel. In order to maintain a comprehensive and complementary architectural style throughout The Cache community, the Developer will establish a community Design Review Committee (DRC) composed of an Architect, Landscape Architect, and a representative of the Developer. The approval of the DRC does not take the place of any and all required submittals to the City of Greeley or other governmental agency as necessary to receive regulatory approvals.

Single-Family Detached Residential (Low and Medium Density)

The Cache Community single-family detached residential homes will be guided by these general design and architectural standards to ensure quality and compatibility within and throughout the community.

1. Homes in this District shall be standard construction, single family, detached homes. Houses shall be of standard wood frame construction.
2. **See the Residential Land Use Development Standards Matrix for all minimum lots size, lot frontage, parking requirements, building heights, floor area minimum, and assessor use standards.**
3. The roofs must have a minimum pitch slope of 4 on 12. All other roofs, along with all aspects of all exterior improvements made to any property in The Cache Community, must be approved by the Architectural Control Committee in writing prior to commencement of construction.
4. Minimum of two different materials on the front elevation and any elevation visible from a road. Options include brick, simulated or real stone, stucco, siding or other appropriate materials.
5. Minimum of two different colors on each home and no two adjacent houses may share the same color package.
6. One detached garage apartment and/or carriage house secondary house unit shall be allowed within the Single-Family residential districts as long as the structure is not taller in height than the main dwelling house.
7. Permanent foundations shall be required.

Architectural Features and Options

Builders within The Cache community may choose to implement some of, but not all, of the following architectural treatments. The DRC (Development Review Committee) will have final approval.

- Masonry may be used as an exclusive material on the front elevation and shall wrap around the front façade of the home by at least two feet or up to the side-yard fence.
- Use of various architectural styles for each product
- Varying locations and proportions of front porch on the same block.
- Varying location and proportions of garage doors
- Variations in the front plane and roofline
- Use of roof dormers.
- Variation of building types: ranch, two-story and split level.
- Walkout basements.
- Various window shapes that are substantially different, including bay windows
- Windows with grids or other enhanced treatment on all four elevations.
- Front or side porch w/ a min. depth of 5' and a min. floor area of 50 SF

- Decorative shutters on 80% of the street-facing windows
- Second story porch, front or side porches
- Roof overhang on the front elevation w/decorative brackets, beams, or exposed rafter ends.
- Front porch lights
- More than one treatment for the predominant siding such as vinyl, cedar, or other siding material
- Roofs may be asphalt, slate, clay or concrete tile, architectural metal, or dimensional asphalt shingles

Single-Family Attached Residential (Townhome/Duplex or Paired)

The Cache Community single-family attached (townhome/duplex) residential homes shall be guided by these general design and architectural standards to ensure quality and compatibility within and throughout the community.

1. Homes in this District shall be standard construction, single-family attached (townhome/duplex) homes. Homes shall be of standard wood frame construction.
2. **See the Residential Land Use Development Standards Matrix for all minimum lots size, lot frontage, parking requirements, building heights, floor area minimum, and assessor use standards.**
3. The roofs must have a minimum pitch slope of 4 on 12. All other roofs, along with all aspects of all exterior improvements made to any property in The Cache Community, must be approved by the Architectural Control Committee in writing prior to commencement of construction.
4. The principal exterior on the front façade of the home facing the public street for all residential structures shall be at least 30 percent (30%) masonry and the other 70 percent (70%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry or as approved by the Architectural Review Committee.
5. Minimum of two different materials on the front elevation and any elevation visible from a road. Options include brick, simulated or real stone, stucco, siding or other appropriate materials.
6. Permanent foundations shall be required.

Architectural Features and Options

Builders within The Cache community may choose to implement some of, but not all, of the following architectural treatments. The DRC (Development Review Committee) will have final approval.

- Masonry may be used as an exclusive material on the front elevation and shall wrap around the front façade of the home by at least two feet or up to the side-yard fence.
- Use of various architectural styles for each product
- Varying locations and proportions of front porch on the same block.
- Varying location and proportions of garage doors (garages may be rear-loaded for the townhomes)
- Variations in the front plane and roofline
- Use of roof dormers.
- Variation of building types: ranch, two-story and split level.
- Walkout basements.
- Various window shapes that are substantially different, including bay windows
- Windows with grids or other enhanced treatment on all four elevations.
- Front or side porch w/ a min. depth of 5' and a min. floor area of 50 SF
- Decorative shutters on 80% of the street-facing windows
- Second story porch, front or side porches
- Roof overhang on the front elevation w/decorative brackets, beams, or exposed rafter ends.
- Front porch lights
- More than one treatment for the predominant siding such as vinyl, cedar, or other siding material
- Roofs may be asphalt, slate, clay or concrete tile, architectural metal, or dimensional asphalt shingles

Multi-Family Residential

The Cache Community multi-family buildings shall be guided by these general design and architectural standards to ensure quality and compatibility within and throughout the community.

1. **See the Residential Land Use Development Standards Matrix for all minimum lots size, lot frontage, parking requirements, building heights, floor area minimum, and assessor use standards.**

2. Minimum of two different materials on the façade elevations visible from a road. Options include brick, simulated or real stone, stucco, siding or other appropriate materials.
3. Common landscape areas shall be installed by the builder
4. Permanent foundations shall be required.

Architectural Features and Options

Builders within The Cache community Multi-Family Parcels may choose to implement some of, but not all, of the following architectural treatments. The DRC (Development Review Committee) will have final approval.

- Variations in the front plane and roofline
- Porches and balconies for at least 50% of the units
- Utilizing covered parking for a minimum of 50% of the required parking
- At least two (2) distinct roof lines
- Decorative shutters on all street facing windows
- Decorative material treatment on at least one gable end facing the street
- Real or simulated chimneys
- Minimum of two (2) planes on rear and side elevations, each plane to have a min. 1ft depth variation
- Use of roof dormers.

“PRELIMINARY LANDSCAPE MASTER PLAN AND GUIDELINES” (SHEET 9/10)

Introduction

Landscape guidelines have been created for The Cache property based on City Code. These guidelines shall help promote a quality development through the use of landscape treatments throughout the community. The Cache planting requirements shall adhere to the City of Greeley Code (Chapter 18.44 - Landscaping and Buffering Standards), or as amended within this PUD document. In general, the landscape design, theme, and approach will implement a Context Sensitive Design solution and the proposed landscape will respect the landscape vernacular of the region. The following describes the design, theme, and overall approach to the landscape design.

- Use native plants as much as feasible and non-native plants that are drought tolerant and fit this region of Colorado (western high plains);
- Preserve and restore the native landscape, as much as feasible, along the bluff areas and on the northern part of the site;
- Utilize “signature” tree and shrub plant materials;
- Utilize a water conservation landscape approach that balances aesthetics and water wise landscaping. Landscaping will be used that requires minimal irrigation versus irrigated sod/turf areas. The goal will be to minimize total water usage in the community with the additional techniques and approach:
 - Group plants with similar water requirements to promote efficiency of irrigation;
 - Plant palette consisting of low water use native and non-native plants;
 - Infiltrate rainwater runoff into the landscape (i.e. rain gardens) in common open space areas where appropriate and if soils are appropriate;
 - Utilize drip irrigation systems whenever feasible;
 - Design for a low water, low-maintenance landscape approach;
- Manicured landscapes (i.e. irrigated sod and perennials) should be limited to outdoor living areas and entries within the immediate outdoors of the home or businesses;
- Colorful accent native and non-native plantings at key visible areas;
- Large groupings of native and ornamental grasses, shrubs, perennials, wildflowers, and ground covers;
- Lower density residential areas will utilize a more naturalized and informal design;
- Street tree planting will be provided along all public streets to ensure that an appropriate mix of character and species diversity;
- Utilize landscape fabric and mulches (wood and rock mulch) to retain moisture in the landscape planting areas;
- Drip irrigation will be provided to all street trees in tree lawns and medians, that do not receive overspray from turf grass areas;

- Trees, shrubs, perennials, ornamental grasses, ground covers, and vines should be massed to define outdoor spaces, reinforce the primary entry and enhance the architectural design, the street, and the neighborhood;
- Seasonal Landscape will be utilized to provide seasonal color and interest throughout the year with the goal of maximizing color and bloom coverage throughout the four seasons;
- Soils will be modified when necessary to increase mineral and organic matter content to determine proper soil amendments based on results of soil test.
- Massing of plants into cohesive groups is highly recommended to provide strong images of texture, color, and contrast throughout the community;
- Proposed wall designs will utilize stone, masonry or appropriate building materials; and
- Fencing will be designed to generally coordinate with the architectural style, color, and materials of the architecture. Materials will be of natural tones and include wood, vinyl, masonry or iron. The finish will be of semi-transparent or solid color stain, latex acrylic stain or suitable outdoor paint.

Relationship to the City of Greeley Code

These landscape goals and guidelines fit well with the City of Greeley Code requirements and within the regional climate (western high plains semi-arid). The goals and guidelines aim to utilize responsible irrigation techniques, which is essential for sustainability. As defined in City Code (Chapter 18.44) these landscape standards are intended to establish landscaping regulations that:

- *Improve the aesthetic appearance of setback areas, common open space areas, public rights-of-way, and off-street vehicular parking areas;*
- *Promote compatibility between land uses of different intensities;*
- *Promote the use of generally accepted landscape design principles;*
- *Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening unsightly areas, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic and safety;*
- *Promote water conservation through the use and incorporation of low water adaptive vegetation and by using water conservation principles;*
- *Promote shaded, tree-lined streets within all areas of the City;*
- *Maintain the City's standing as a "Tree City USA"; and*
- *Implement Comprehensive Plan policy of reducing "heat islands."*

General provisions based on City of Greeley Code

The Cache community landscape general provisions utilize the City Code as the basis of the approach and as summarized below:

- *Landscaping shall be provided to enhance open space, recreation areas, building foundations, areas of low visual interest, and screen and shade streets and sidewalks, parking, and loading areas;*
- *The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize storm water runoff absorption;*
- *Prior to issuance of a certificate of occupancy, all on-lot landscaping and irrigation shall be installed, if required pursuant to an approved landscape plan;*
- *Common area landscaping and irrigation shall be installed around the perimeter of the building envelope, halfway to the adjacent building envelopes, pursuant to an approved landscape plan prior to issuance of a certificate of occupancy;*
- *In the case of usable or common open space landscaping in common areas between lots, all landscaping and irrigation shall be completed prior to issuance of a building permit or as otherwise approved by the City in a Development Agreement or phasing plan; and*
- *When phasing development, a proportionate share of landscaping acceptable to the City, as outlined in an approved Development Agreement or Planned Unit Development (PUD) Plan, shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed prior to issuance of a building permit.*
- *General irrigation requirements shall follow City Code:*

(1) An underground irrigation system shall be installed and maintained for all common area improvements, such as outlots, median boulevards, tree lawns, screening, buffer yards and perimeter treatment areas, in order to provide irrigation for all plant materials, consistent with the nature of the plant's irrigation needs.

(2) Sprinklers shall be placed so as not to throw water onto adjacent paved or hardscaped surfaces.

(3) Green Industry Best Management Practices for the Conservation and Protection of Water Resources in Colorado, prepared by Green Industries of Colorado (GreenCo), and kept on file in the City's Water Department, are guidelines for the conservation of water resources and protection of water quality and are strongly encouraged to be followed.

(4) All multi-family, commercial, industrial, mixed use and institutional properties shall install rain sensors. Refer to the City's Water and Sewer Department Standards for more information.

The following Plant sizes per City Code shall be utilized:

Plant Type	Plant Size
Shade trees	2" caliper, measured 1' above ground
Ornamental trees	1½" caliper, measured 1' above ground
Evergreen trees	6' in height
Shrubs	5-gallon
Perennials and ornamental grasses	1-gallon

1. At least fifty percent (50%) of any required yard, excluding driveway and walkway to the front door, shall contain live plantings.
2. At least fifty percent (50%) of any parkway or right-of-way planting area, excluding driveways and public sidewalks, shall contain live plantings.
3. All yards not covered by an approved building, driveway, walkway or other permanent structure shall be landscaped.
4. For single-family and two-family lots one (1) acceptable street tree per residential lot street frontage is required. 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.
5. For multi-family, commercial, and mixed use land uses - 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.
6. Where trees are not already required pursuant to City Code, 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. Lakes or other water areas may be excluded for purposes of calculating required tree quantities.
7. For buffer requirements see the Preliminary Landscape Master Plan.
8. For Parking lot landscaping standards City Code section 18.44.120 shall be followed.
9. For Perimeter landscaping City Code Section 18.44.130 perimeter treatment shall be followed.

The Cache Community Signage

The narrative provided here within and City Code will be used to guide signage within The Cache community including sign standards that address size, height, design, lighting, color, materials, location, and method of construction of all signage to ensure that all such signage is designed in a harmonious and compatible manner. Absent a specific sign plan or standards in this document, the City will apply sign standards closest to the zone district the PUD land uses represent.

The control and placement of all signs is especially important to the aesthetic harmony of The Cache community. A critical component of a cohesive community is the sense of place and identity. Approval of this PUD is intended to permit the number and locations for the primary intersections and entrances to the community. Per City Code Section 18.54.140, the proposed signs that require a sign permit are:

- (1) Awning sign*
- (2) Canopy sign*
- (3) Electronic messaging display*

(4) Freestanding and monument sign

(5) Projecting wall sign

(6) Wall sign.

Therefore, for The Cache community, the following details of signage are proposed. Where not addressed here, City Code will dictate the signage:

- Main Entrance Signage is intended to be an architectural feature with the community logo to create a sense of arrival and identify for the project. Up to two (2) main entrance signs are allowed up to a maximum height of 20' (for a vertical feature) and width of 40'. 500 total square feet is the maximum allowable for main entrance signs. These signs would be placed along 10th street.
- Residential Subdivision Entrance Signs (i.e. free-standing monument signs for individual neighborhoods) - up to ten (10) freestanding monument signs are allowed. The signs will identify the secondary access points to the individual neighborhoods within the overall community. These signs will be smaller in scale while remaining consistent with the theme of the overall sign program. These signs will have a maximum height of 10' and width of 20' and not exceed 200 total square feet.
- Individual non-residential lots along 10th Street may request additional freestanding monument signs and multi-tenant signs. Any additional freestanding signs must comply with the sign design and quantity standards described in City Code.

"STREET AND PEDESTRIAN CIRCULATION SYSTEM" (SHEET 11)

The Cache Street and pedestrian circulation system provides access to all parts of the project. Access to each parcel will be provided in a logical manner and trail/pedestrian corridors will connect parks and open space areas together in a cohesive manner.

Pedestrian circulation will be a vital component of The Cache community. The design will encourage an alternative mode of transportation within the mixed-use areas including strong links to residential components of the community. As shown on the Preliminary PUD Master Plan, centrally located parks and mixed uses within close walking distances of all proposed residential are provided. In the Commercial and Mixed-Use land areas, sidewalks will be provided along the front of buildings through that area and those walkways will be connected to the residential walkway system in an organized and logical circulation pattern for easy access between the uses and to encourage pedestrian activity versus all vehicular traffic. The vehicular and pedestrian circulation system will provide multiple routes for cars, bikes, and pedestrians to move throughout The Cache community. Sidewalks, walkways, and trails will provide the pedestrian friendly environment and the open space system with trail will provide the connectivity internal to The Cache community and the surrounding area.

The street and vehicular circulation system at The Cache will be a modified grid system to allow for maximum connectivity throughout the project. While the exact parcel layouts have not yet been defined at time of this submittal, the design of the streets will respond to the natural topography of the site as much as feasible. The Cache community will provide internal street design configurations which foster interconnectivity between the residential areas and the commercial/mixed-use development on the south area of the project.

The project will satisfy its requirements or share of the following major roadways:

- 95th Avenue between 10th Street/Highway 34 Bypass to the Poudre crossing.
- 89th Avenue between 10th Street/Highway 34 Bypass to 4th Street.
- Poudre River Road between 83rd Avenue to 95th Avenue.
- 4th Street between 95th Avenue and 89th Avenue.

These roadway extensions and improvements will provide interconnectivity between the project, the proposed/approved Lake Bluff project to the west, and the existing Poudre River Ranch development to the northeast

Parking

The Cache is designed to encourage pedestrian activity and mixed use to reduce emphasis on vehicular trips per day. Due to the mix of higher density residential products in proximity to the commercial/mixed use areas, the internal

demand for parking may be reduced and is proposed. Additionally, with the incorporation of on-street parking along the community roadway network, parking requirements can be distributed throughout the mixed-use areas, which will reduce the need for maximum parking ratios. The mix of uses in a defined area provides the opportunity for shared parking arrangements. Therefore, the parking requirements for The Cache community will follow City Code Section “18.42.050 - Off-street parking requirements” except as noted below:

Single-family detached	2 spaces per unit (guest parking in driveway, garage and/or on-street.)
Single-family attached (including townhomes, paired homes/duplex)	2 spaces per unit (guest parking in driveway and garage)
Multi-family dwellings-Efficiency, studio and 1 bedroom	1.25 spaces per unit and 0.1 guest spaces per unit
Multi-family dwellings-2 and 3 bedrooms	1.75 spaces per unit 0.1 guest spaces per unit
Multi-family dwellings-4 or more	2.0 spaces per unit 0.1 guest spaces per unit
Guest parking for Multi-family dwellings	0.1 guest spaces per unit
Age targeted and senior living dwelling units	1.25 spaces per unit

“PHASING PLAN” (SHEET 12)

“CONCEPTUAL DRAINAGE MASTER PLAN” (SHEET 13)

Drainage

Stormwater will generally flow from south to north. Runoff will be conveyed both via surface and subsurface to on-site detention and water quality ponds. Developed runoff will be treated and released at a rate equal to the historic 5-yr runoff rate per the City of Greeley requirements. Off-site runoff from the adjacent Lake Bluff development will be considered with the site plan design of The Cache community.

“PRELIMINARY CONCEPTUAL SANITARY PLAN” (SHEET 14)

Utility Master Plan

Potable Water:

Three points of connection will be made for the potable water system. Two are adjacent to the proposed development and one will require off-site extension of a line.

The adjacent lines for connection are:

12- inch line in Poudre River Road (Pressure Zone 1)

12- inch line in 89th Ave. (Pressure Zone 3)

If not constructed by the adjacent Lake Bluff development, The Cache will be required to extend a 12-in line in 4th Street to the existing 16-inch line in 83rd Avenue

Sanitary Sewer:

The Cache development is identified to be within the Poudre Bluffs Basin in the Stantec Poudre Trunk Sewer Phase II Project-Sub-Basin Master Plan. Wastewater flows from the Poudre Bluffs Basin can be conveyed by gravity to Greeley’s existing 83rd Avenue and County Road 62 Interceptor.

A 30-inch sewer trunk main has recently been designed by STANTEC to capture all sanitary sewer at the intersection of 95th Avenue and Weld County Road 62. This line will transport sewage approximately 1.5 miles to an existing line at Poudre Heights subdivision.

Services

The following services will be provided by the following organizations:

- Fire Protection services will be provided by the City of Greeley Fire Department and by Owner provided building sprinkler systems where required by building codes in individual structures.

- Police services will be provided by the Greeley Police Department.
- Water and wastewater will be provided by the City of Greeley.
- Electric will be provided by Xcel Energy.
- Natural Gas will be provided by Atmos Energy.
- The site will be served by Windsor RE4 School District.

“PRELIMINARY CONCEPTUAL WATER PLAN” (SHEET 15)

THE CACHE

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

THE CACHE - PROPERTY AND SITE

THE CACHE COMMUNITY PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN (HEREAFTER CALLED "PUD") PROVIDES GENERAL STANDARDS AND LAND USE REGULATIONS FOR THE DEVELOPMENT OF THE COMMUNITY COMPRISING APPROXIMATELY 762.1 ACRES. THE CACHE, LLC IS SUBMITTING THIS PUD APPLICATION FOR CONSIDERATION. "THE CACHE" SHALL BE INTERCHANGEABLE AND HAVE THE SAME MEANING AS THE PROJECT, PROPERTY, SITE, AREA, OR THE LIKE.

PROJECT LOCATION AND INFORMATION

THE PROPERTY IS GENERALLY LOCATED WEST OF THE CITY OF GREELEY AND SPECIFICALLY NORTH OF 10TH STREET, WEST OF 83RD AVENUE AND 95TH AVENUE (FUTURE EXTENSION) WILL BE ON THE WESTERN EDGE OF THE PROJECT. THE ENTIRE PROPERTY IS JUST SOUTH OF THE CACHE LA POUDRE RIVER. MAIN ACCESS TO THE PROJECT WILL BE PRIMARILY FROM 10TH STREET, 4TH STREET, THE 95TH AVENUE EXTENSION AND POUDRE RIVER ROAD.

EXISTING AND PROPOSED ZONING

A PORTION OF THE CACHE PROPERTY (TOTALING 762.1 ACRES) IS ALREADY ANNEXED INTO THE CITY OF GREELEY. THE PORTION ALREADY ANNEXED INTO THE CITY (SOUTH AREA) AND A PART OF THIS PUD SUBMITTAL IS 337.523. THE NORTHER PORTION IS SUBMITTED FOR ANNEXATION WHICH CONTAINS 450.477 ACRES. THE DEVELOPMENT WILL HAVE A MIX OF COMMERCIAL (NON-RESIDENTIAL) USES, RESIDENTIAL USES, AND EXISTING OIL AND GAS FACILITIES. ONCE APPROVED, THE ZONING WILL BE PUD FOR THE ENTIRE 762.1 ACRES.

EXISTING ZONING AND LAND USE:

FOR THE ENTIRE PROPERTY, THREE EXISTING ZONING CATEGORIES ARE EXISTING:

- 1. PUD (PLANNED UNIT DEVELOPMENT) - SOUTHWEST AREA OF THE PROPERTY
 - 2. R-L (RESIDENTIAL LOW DENSITY)- SOUTHEAST AREA OF THE PROPERTY
 - 3. COUNTY ZONING 'A' (AGRICULTURAL - WELD COUNTY) - NORTH AREA OF THE PROPERTY UNDER CONSIDERATION FOR ANNEXATION INTO THE CITY OF GREELEY
- NOTE: OIL AND GAS USES ARE EXISTING ON THE PROPERTY AND NO NEW SITES OR ADDITIONAL AREAS ARE BEING REQUESTED AS PART OF THIS SUBMITTAL.

PROPOSED ZONING:

THE LAND USES AND ZONING PROPOSED FOR THE PROJECT CONSIST OF THE FOLLOWING:

LAND USE CHART - PRELIMINARY PUD SITE MASTER PLAN SUBMITTAL				
PARCEL (1)	ARCEAGE (+/-)	CALCULATED DENSITY (DU/AC)	MAX. UNIT CAP	% OF SITE
PA-A1 - LDR - LOW DENSITY RESIDENTIAL	67.6	1.5	101	8.9%
PA-B1 - MDR - MEDIUM DENSITY RESIDENTIAL	174.8	5	874	22.9%
PA-C1 - MDR - MEDIUM DENSITY RESIDENTIAL	121.9	6.84	833	16.0%
SUB-TOTAL OF SINGLE FAMILY ATTACHED/DETACHED PARCELS	364.3			47.8%
PA-D1 - HDR - HIGH DENSITY RESIDENTIAL	104.9	10	1049	13.8%
SUB-TOTAL OF HIGH DENSITY RESIDENTIAL PARCELS	104.9			13.8%
PA-E1 - MUC - MIXED USE/COMMERCIAL	19.1	20	382	2.5%
PA-E2- MUC - MIXED USE	20.1	25	502	2.6%
SUB-TOTAL OF MIXED-USE/COMMERCIAL PARCELS	39.2			5.1%
SUB-TOTAL	508.4		3741	66.7%
PA-A2 - OPEN SPACE	188.6			24.7%
PA-B2 - OPEN SPACE	9.6			1.3%
PA-C2 - OPEN SPACE AND BLUFF PRESERVATION	40.8			5.4%
NOTE: (1) ALL PARCELS ALLOW SMALL LOT RESIDENTIAL, SEE PAGE 7. (2) PARKS AND DETENTION AREAS ARE NOT INCLUDED ABOVE AND WILL MEET MINIMUM OPEN SPACE REQUIREMENTS.				
SUB-TOTAL OF OPEN SPACE PARCELS	239			31.4%
PA-A4 EXISTING OIL AND GAS	14.7			1.9%
SITE TOTAL ACREAGE LESS RIGHT-OF-WAY	762.1*			100.0%
*TOTAL SITE IS 788 ACRES. THS TOTAL INCLUDES ALL EXISTING RIGHT-OF-WAYS. FOR PURPOSES OF CALCULATING DENSITY PER CITY ORDINANCE 25.9 ACRES HAS BEEN EXCLUDED.				

DENSITY CALCULATIONS		OPEN SPACE CALCULATIONS	
TOTAL MAXIMUM UNIT COUNT	3741	OPEN SPACE ACREAGE	239
TOTAL SITE ACREAGE	762.1	MINIMUM PARKS ACREAGE TO MEET REQUIREMENT	0
OVERALL RESIDENTIAL DENSITY	4.91	TOTAL RESIDENTIAL ACREAGE	508.4
		PERCENT OPEN SPACE OF RESIDENTIAL PARCELS	47.0%
		PERCENT OPEN SPACE OF OVERALL PROJECT	31.4%

THE CACHE COMMUNITY WILL CONSIST OF A VARIETY OF LAND USES INCLUDING COMMERCIAL/MIXED USE, OPEN SPACE AND PARKS, AND VARIOUS RESIDENTIAL TYPES AND DENSITIES. THIS PROPOSED PUD ZONING WILL IDENTIFY THE LAND USES FOR EACH PARCEL AND THE RELATIVE USES THAT CAN OCCUR FOR THAT AREA. ALSO, MAXIMUM ALLOWABLE RESIDENTIAL UNIT DENSITIES ARE SHOWN FOR EACH PARCEL HOWEVER, THE APPLICANT IS REQUESTING DENSITY TRANSFERS SO THAT UNITS THAT ARE NOT CONSTRUCTED IN A PARCEL CAN BE TRANSFERRED INTO OTHER PARCELS WITHIN THE PROJECT. THE MAXIMUM UNIT COUNT FOR THE ENTIRE PROJECT SHALL NOT EXCEED 3,741 UNLESS AN AMENDMENT OF THE PUD IS APPROVED BY THE CITY.

THE CACHE COMMUNITY PUD GOALS

THE CACHE COMMUNITY GOALS DRIVE THE DESIGN OF THE MASTER PLAN FOR GUIDELINES AND STANDARDS THAT HAVE BEEN WRITTEN TO ASSIST IN PROVIDING A UNIFIED, QUALITY DEVELOPMENT FOR THIS PROPERTY. THE DESIGN INTENT IS TO CREATE A PEDESTRIAN FRIENDLY COMMUNITY AND CONNECT THE WALKS AND TRAILS TO THE NON-RESIDENTIAL MIX OF USES ON THE SOUTHERN SECTION OF THE SITE AND AMENITIES THROUGHOUT THE SITE. THE BLENDING OF USES AND PEDESTRIAN ORIENTED LAYOUTS WILL REDUCE THE RELIANCE ON AUTOMOBILE TRAFFIC WITHIN THE COMMUNITY AND ENCOURAGES ALTERNATIVE MODES OF TRANSPORTATION. THIS PUD DOCUMENT ILLUSTRATES AND DEMONSTRATES THE FUNCTION AND AESTHETIC APPEARANCE FOR THIS COMMUNITY. BECAUSE SOME OF THE PRINCIPLES AND DESIGN IDEAS ARE MARKET DRIVEN AND INNOVATIVE, MODIFICATIONS OF THE CITY OF GREELEY CODE WILL BE NECESSARY TO IMPLEMENT THE VISION FOR THE COMMUNITY.

CONSISTENT WITH THE CITY OF GREELEY CODE SECTION 24.660 - PURPOSE AND INTENT, THE PUD ZONING FOR THE CACHE COMMUNITY WILL:

- "ENCOURAGE DEVELOPMENT OF MIXED LAND USES, OR FOR USES AND SITE DESIGNS WHICH CANNOT OTHERWISE BE ACCOMMODATED WITHOUT PUD APPROVAL, THROUGH FLEXIBILITY AND CREATIVITY AND TO PRODUCE PLANNED UNIT DEVELOPMENTS WHICH ARE IN KEEPING WITH THE OVERALL GOALS AND OBJECTIVES OF THE CITY'S COMPREHENSIVE PLAN. THE INTENT IS TO PERMIT SUCH FLEXIBILITY AND PROVIDE PERFORMANCE CRITERIA WHICH:*
- 1. ALLOW A DIVERSITY OF USES, STRUCTURES, FACILITIES, HOUSING TYPES, OPEN SPACE AND BUFFERS IN A MANNER COMPATIBLE WITH EXISTING AND PLANNED USES ON ADJACENT PROPERTIES;*
 - 2. ENCOURAGE AND ALLOW FOR GREATER INNOVATIVE DESIGNS THAT PROMOTE MORE EFFICIENT AND ENVIRONMENTALLY SENSITIVE USE OF THE LAND THAN GENERALLY ACHIEVABLE THROUGH CONVENTIONAL ZONING AND DEVELOPMENT REGULATIONS;*
 - 3. PROTECT THE ENVIRONMENT BY AFFORDING OPPORTUNITIES AND INCENTIVES FOR THE PRESERVATION OF ENVIRONMENTALLY SENSITIVE AND IMPORTANT NATURAL OR HISTORIC AREAS;*
 - 4. PROMOTE THE MEANINGFUL INTEGRATION OF COMMON OPEN AREA NETWORKS AND DEVELOPED RECREATION AREAS;*
 - 5. PROMOTE FURTHER CREATIVITY IN DEVELOPMENT LAYOUT, DESIGN AND CONSTRUCTION;*
 - 6. ENCOURAGE DEVELOPMENT TO OCCUR IN ACCORDANCE WITH THE COORDINATED AND PLANNED EXTENSION OF EXISTING AND PROGRAMMED COMMUNITY FACILITIES AND INFRASTRUCTURE; AND*
 - 7. WHILE THE PUD MAY PERMIT DEVELOPMENT OF LAND IN A WAY WHICH MIGHT NOT BE PERMITTED UNDER TRADITIONAL ZONING REGULATIONS, THE PUD IS NOT INTENDED TO MODIFY OR IN ANY WAY ALTER OR REDUCE THE REQUIREMENTS OF ANY BUILDING AND/OR ZONING CODE REQUIREMENTS, UNLESS COMMENSURATE BENEFITS TO THE COMMUNITY ARE PROVIDED AS PART OF THE PUD PLAN AND ALTERNATIVE PROTECTIONS ARE PROVIDED."*

AND PER SECTION 24.663

THE CITY COUNCIL MAY AUTHORIZE, BY ITS APPROVAL OF A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN, A MIX OF LAND USES, AS WELL AS VARIATIONS IN DENSITY, SETBACK, HEIGHT, LOT SIZE, LOT COVERAGE, OPEN SPACE, STREET WIDTH, PARKING AND LANDSCAPING. ANY SUCH VARIATIONS GRANTED BY THE CITY COUNCIL SHALL BE BASED UPON THE FINDINGS BY THE COUNCIL THAT THE PUD PLAN:

1. PROVIDES AN INNOVATIVE DESIGN WHICH WOULD BE EQUAL TO OR BETTER THAN DEVELOPMENT WHICH WOULD OCCUR UNDER BASE STANDARD ZONING DISTRICT REQUIREMENTS;
2. ACCOMPLISHES SPECIFIC GOALS AND OBJECTIVES OF THE LAND USE CHAPTER OF THE CITY'S COMPREHENSIVE PLAN;
3. INCLUDES LAND USES WHICH ARE REQUIRED TO BE IN A PUD;
4. MEETS THE OVERALL INTENT OF THIS CODE; OR
5. PROVIDES EQUIVALENT SITE DESIGN TRADE-OFFS FOR THE EXCEPTIONS GRANTED (I.E., MORE OPEN SPACE FOR HIGHER DENSITY, ETC.).

FOLLOWING THE INTENT OF THE CITY CODE INTENT, THE GOALS OF THE CACHE COMMUNITY WILL ALIGN WITH THOSE PRINCIPLES BY:

1. ENCOURAGING INNOVATION THROUGH FLEXIBILITY IN SITE DESIGN WITH RESPECT TO BUILDING SPACING, SETBACKS, HEIGHTS AND DENSITY OF BUILDINGS, OPEN SPACE, AND PARKING;
2. PROMOTE THE IMPLEMENTATION OF THE CITY'S COMPREHENSIVE PLAN, AND LONGRANGE PLANNING FOR THE AREA;
3. PROPOSE A VARIETY OF CREATIVE SOLUTIONS TO PROJECT DESIGN THAT MAY NOT BE POSSIBLE THROUGH THE APPLICATION OF THE LOCAL ZONING ORDINANCE AND SUBDIVISION REGULATIONS;
4. ENCOURAGING A MIXED-USE, MASTER PLANNED COMMUNITY PROVIDING FOR RESIDENTIAL, RECREATIONAL, COMMERCIAL, AND MIXED USES ALIGNING WITH THE GREELEY COMPREHENSIVE PLAN;
5. ENCOURAGING INNOVATIONS IN LAND USE THAT RESULT IN THE AVAILABILITY OF ATTRACTIVE DEVELOPMENT OPPORTUNITIES DRIVEN BY CURRENT MARKET TRENDS;
6. PROMOTING MORE EFFICIENT USE OF LAND AND ENERGY THROUGH REASONABLE INFRASTRUCTURE DESIGN AND IMPLEMENTATION;
7. RESPECT AND INCORPORATE THE UNIQUE PHYSICAL FEATURES OF THE SITE;
8. CREATING DEVELOPMENT PATTERNS AND PROJECT DESIGN THAT FURTHER THE GOALS AND POLICIES OF THE CITY OF GREELEY;
9. PROVIDING APPROPRIATE TRANSITIONS BETWEEN LAND USES AND ADJACENT PROPERTIES WHILE ENCOURAGING AN OVERALL COMMUNITY FOCUS;
10. PROVIDING FLEXIBILITY FOR BOTH LAND USE TYPE AND DENSITY TO BE TRANSFERRED BETWEEN PARCELS, RESPONDING BETTER TO THE NEEDS OF THE CHANGING MARKET CONDITIONS OVER A LONG PERIOD OF TIME;
11. ENCOURAGE FLEXIBILITY IN THE DESIGN OF STREETS TO ALLOW DEPARTURE FROM STRICT ENFORCEMENT OF PRESENT CODES REGARDING DESIGN STANDARDS, STREET WIDTHS, DRAINAGE, CURB AND GUTTERS, STREET LIGHTING, LANDSCAPING, UTILITIES, AND SIMILAR ASPECTS; AND
12. PROVIDE A COMMUNITY AMENITY IN THE FORM OF NEIGHBORHOOD PARKS AND OPEN SPACE, WITH REQUIRED CONNECTION TO THE CACHE LA POUDRE REGIONAL TRAIL SYSTEM.

UPON COMPLETION, THE PUD WILL PROVIDE A MORE APPEALING RESIDENTIAL AND PEDESTRIAN FRIENDLY COMMUNITY THAN WOULD OTHERWISE BE ATTAINABLE UNDER CONVENTIONAL PRACTICES AND REGULATIONS. THEREFORE, FLEXIBILITY IN THE DESIGN HELPS TO PROVIDE A MORE INNOVATIVE AND LIVABLE COMMUNITY, WHICH IS POSITIVE FOR FUTURE RESIDENTS. THIS MORE EFFICIENT DESIGN WITHIN THE CACHE COMMUNITY WILL ALLOW FOR UNIQUELY POSITIONED AREAS OF NATURAL OPEN SPACE (30% OF TOTAL SITE AREA), WHICH WILL ENABLE THE COMMUNITY ENGAGEMENT AND PROTECTION OF MORE AREAS OF THE NATURAL ENVIRONMENT.

SHEET INDEX

SHEET: 1	TITLE SHEET
SHEET: 2	PROPERTY BOUNDARY EXHIBIT
SHEET: 3	EXISTING CONDITIONS AND SITE ANALYSIS
SHEET: 4	PRELIMINARY PUD SITE MASTER PLAN
SHEET: 5	GENERAL DEVELOPMENT STANDARDS AND PROVISIONS
SHEET: 6	LAND USE DESIGNATIONS AND MATRIX
SHEET: 7	SITE DEVELOPMENT STANDARDS
SHEET: 8	PRELIMINARY ARCHITECTURAL GUIDELINES
SHEET: 9	PRELIMINARY LANDSCAPE MASTER PLAN AND GUIDELINES
SHEET: 10	LANDSCAPE GUIDELINES
SHEET: 11	THEME/AMENITY EXHIBIT
SHEET: 12	STREET AND PEDESTRIAN CIRCULATION SYSTEM
SHEET: 13	DEVELOPMENT COMMITMENT MATRIX
SHEET: 14	CONCEPTUAL DRAINAGE MASTER PLAN
SHEET: 15	CONCEPTUAL SANITARY PLAN
SHEET: 16	CONCEPTUAL WATER PLAN
SHEET: 17	CONCEPTUAL NON-POTABLE WATER PLAN

OWNER
THE CACHE, LLC
1813 61ST AVNEUE, SUITE 200
GREELEY, CO 80634
ED ORR

OWNER REP.
TODD JOHNSON
TERRA FORMA SOLUTIONS
303.257.7653

PLANNER &
LANDSCAPE ARCTECT
HRGREEN
5619 DTC PARKWAY STE 1150
GREENWOOD VILLAGE, CO 80111
PHIL STUEPFERT
720.602.4941

CIVIL ENGINEER
HRGREEN
5619 DTC PARKWAY STE 1150
GREENWOOD VILLAGE, CO 80111
RYAN LITTLETON
720.602.4937

LAND SURVEYOR
AZTEC CONSULTANTS, INC
300 E. MINERAL AVE SUITE #1
LITTLETON, CO 80122
KARL SZYSZKOSKI
303.327.7495

TRAFFIC ENGINEER
ALDRIDGE TRANSPORTATION
CONSULTANTS, LLC
1082 CHIMNEY ROCK ROAD
HIGHLANDS RANCH, CO 80126
JOHN ALDRIDGE
303.703.9112

LEGAL DESCRIPTION - PUD BOUNDARY (LESS ROW)

A PARCEL OF LAND BEING ALL OF PARCELS 1, 2, AND 3 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 AND A PORTION OF PARCEL 4 AND ALL OF PARCELS 5 AND 6 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY COLORADO CLERK AND RECORDERS OFFICE, SITUATED IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST, THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND THE WEST HALF OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31,

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°02'18" WEST, A DISTANCE OF 820.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 4;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4, SOUTH 89°57'29" WEST, A DISTANCE OF 85.42 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY WITH THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF A 30' PERE LINE EASEMENT RECORDED AT RECEPTION NO. 4379902 IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID SOUTHERLY EXTENSION AND SAID WESTERLY BOUNDARY, NORTH 00°00'00" WEST, A DISTANCE OF 1,239.95 FEET TO THE SOUTHERLY BOUNDARY OF A SURFACE USE AGREEMENT AND GRANT OF EASEMENT AS RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°57'43" WEST, A DISTANCE OF 668.92 FEET TO THE SOUTHWEST CORNER OF SAID SURFACE USE AGREEMENT AND GRANT OF EASEMENT;

THENCE ALONG THE WESTERLY BOUNDARY AND THE NORTHERLY EXTENSION OF SAID WESTERLY BOUNDARY, NORTH 00°02'16" WEST, A DISTANCE OF 786.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG SAID NORTH LINE, NORTH 89°31'50" EAST, A DISTANCE OF 733.53 FEET TO THE NORTH-WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°30'32" EAST, A DISTANCE OF 40.87 FEET TO THE EASTERLY BOUNDARY OF A 40' PUBLIC RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 3564573 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°01'18" WEST, A DISTANCE OF 343.96 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 1;

THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 1, THE FOLLOWING NINE (9) COURSES:

1. NORTH 70°18'38" EAST, A DISTANCE OF 201.73 FEET;
2. NORTH 45°48'58" EAST, A DISTANCE OF 296.16 FEET;
3. NORTH 32°28'38" EAST, A DISTANCE OF 186.21 FEET;
4. NORTH 09°36'28" EAST, A DISTANCE OF 127.20 FEET;
5. NORTH 50°30'22" WEST, A DISTANCE OF 274.74 FEET;
6. NORTH 07°48'38" EAST, A DISTANCE OF 430.43 FEET;
7. NORTH 69°18'38" EAST, A DISTANCE OF 470.11 FEET;
8. NORTH 79°26'38" EAST, A DISTANCE OF 413.13 FEET;
9. SOUTH 58°27'22" EAST, A DISTANCE OF 283.30 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID PARCEL 2, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°19'58" EAST, A DISTANCE OF 165.15 FEET;
2. SOUTH 82°35'28" EAST, A DISTANCE OF 104.13 FEET;
3. SOUTH 61°48'53" EAST, A DISTANCE OF 101.22 FEET;
4. SOUTH 40°28'35" EAST, A DISTANCE OF 79.87 FEET;
5. SOUTH 76°12'32" EAST, A DISTANCE OF 85.48 FEET;
6. SOUTH 16°00'06" EAST, A DISTANCE OF 138.70 FEET;
7. SOUTH 36°53'24" EAST, A DISTANCE OF 88.05 FEET;
8. SOUTH 03°24'45" WEST, A DISTANCE OF 50.90 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 1, THE FOLLOWING THIRTY COURSES:

1. SOUTH 03°24'45" WEST, A DISTANCE OF 27.38 FEET;
2. SOUTH 39°46'00" EAST, A DISTANCE OF 104.17 FEET;
3. SOUTH 61°49'28" EAST, A DISTANCE OF 124.07 FEET;
4. SOUTH 72°03'51" EAST, A DISTANCE OF 75.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 155.60 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'57", AN ARC LENGTH OF 151.62 FEET;
6. NORTH 50°04'19" EAST, A DISTANCE OF 180.61 FEET;
7. NORTH 27°42'52" EAST, A DISTANCE OF 49.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 112.19 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'00", AN ARC LENGTH OF 51.01 FEET;
9. NORTH 86°27'38" EAST, A DISTANCE OF 156.03 FEET;
10. SOUTH 81°23'32" EAST, A DISTANCE OF 92.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°06'06", AN ARC LENGTH OF 132.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET;
12. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°59'32", AN ARC LENGTH OF 185.69 FEET;
13. SOUTH 60°51'04" EAST, A DISTANCE OF 50.34 FEET;
14. SOUTH 68°18'19" EAST, A DISTANCE OF 118.31 FEET;
15. SOUTH 74°43'21" EAST, A DISTANCE OF 92.91 FEET;
16. NORTH 88°41'38" EAST, A DISTANCE OF 168.06 FEET;
17. NORTH 50°11'04" EAST, A DISTANCE OF 71.37 FEET;
18. NORTH 48°36'01" EAST, A DISTANCE OF 126.79 FEET;
19. NORTH 51°24'39" EAST, A DISTANCE OF 71.18 FEET;
20. NORTH 14°03'03" EAST, A DISTANCE OF 38.23 FEET;
21. SOUTH 89°05'48" EAST, A DISTANCE OF 48.33 FEET;
22. SOUTH 67°59'50" EAST, A DISTANCE OF 177.11 FEET;
23. SOUTH 09°34'51" EAST, A DISTANCE OF 82.39 FEET;
24. SOUTH 38°00'04" EAST, A DISTANCE OF 146.76 FEET;
25. SOUTH 66°12'14" EAST, A DISTANCE OF 67.55 FEET;
26. SOUTH 71°24'48" EAST, A DISTANCE OF 136.08 FEET;
27. SOUTH 77°45'48" EAST, A DISTANCE OF 82.56 FEET;
28. SOUTH 83°44'18" EAST, A DISTANCE OF 57.83 FEET;
29. NORTH 88°46'31" EAST, A DISTANCE OF 41.84 FEET;
30. SOUTH 76°31'34" EAST, A DISTANCE OF 21.07 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID EAST LINE, SOUTH 00°28'36" WEST, A DISTANCE OF 841.59 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SOUTH 00°28'20" WEST, A DISTANCE OF 1,320.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°32'41" EAST, A DISTANCE OF 1,421.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 00°39'36" EAST, A DISTANCE OF 1,335.27 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SOUTH 89°36'36" WEST, A DISTANCE OF 2,896.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°51'52" WEST, A DISTANCE OF 2,802.02 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°52'36" WEST, A DISTANCE OF 2,738.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 89°22'39" WEST, A DISTANCE OF 917.21 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NO. 3190630 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY BOUNDARY OF SAID PARCEL, NORTH 00°59'07" WEST, A DISTANCE OF 1,049.99 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°22'55" WEST, A DISTANCE OF 706.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY, SOUTH 00°59'07" EAST, A DISTANCE OF 1,056.00 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°22'59" WEST, A DISTANCE OF 1,000.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 00°59'07" WEST, A DISTANCE OF 2,863.04 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 00°58'51" WEST, A DISTANCE OF 2,863.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY AND ALL PUBLIC RIGHT-OF-WAY LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING AN AREA OF AFTER EXCEPTIONS 762.1 ACRES, (33,197,076 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF:

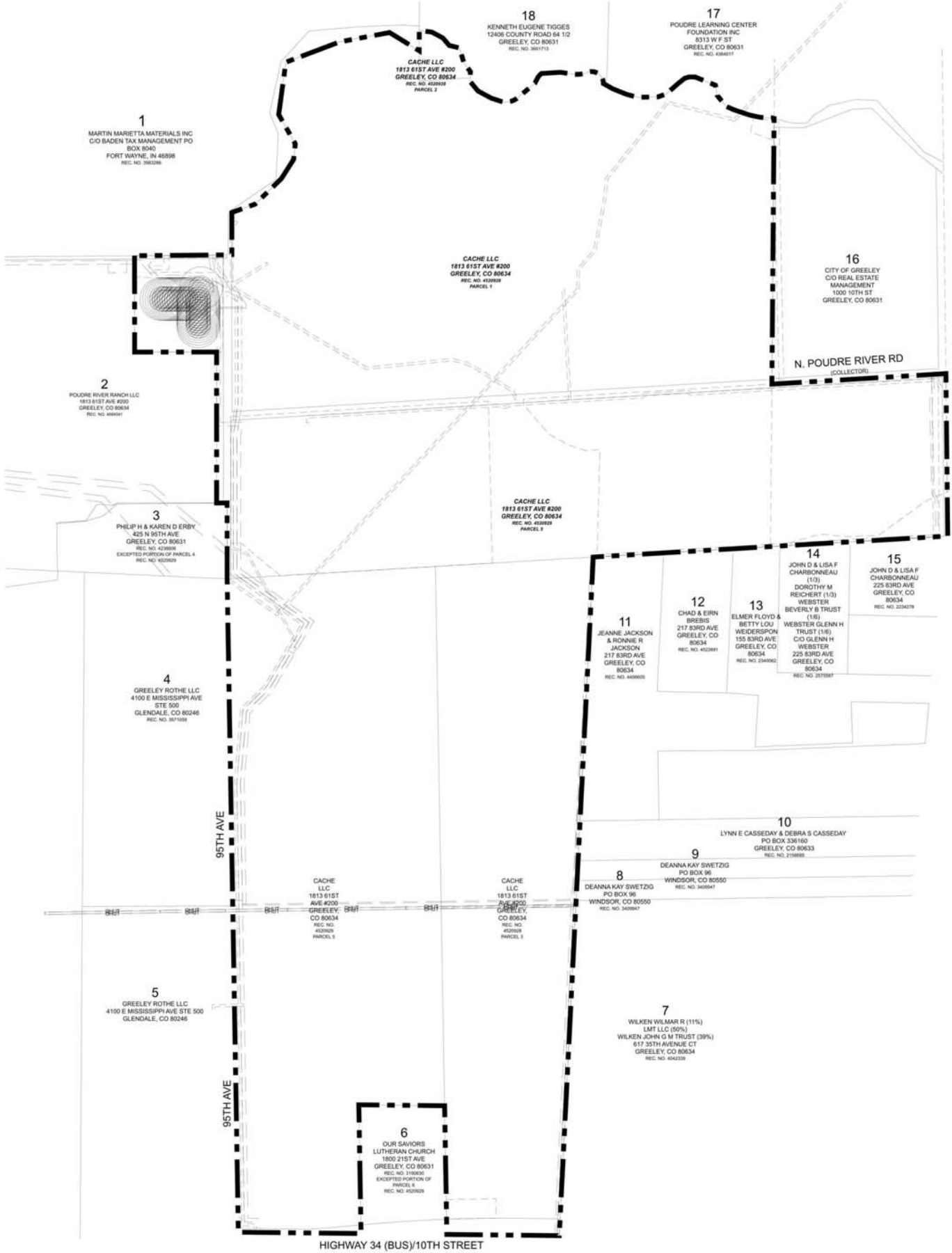
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

VICINITY MAP

SCALE: 1" = 2000'



1. MARTIN MARIETTA MATERIALS INC
C/O BADEN TAX
MANAGEMENT PO BOX 8040
FORT WAYNE, IN 46898
REC. NO. 3983286
2. POUDRE RIVER RANCH LLC
1813 61ST AVE #200
GREELEY, CO 80634
REC. NO. 4684041
3. PHILIP H & KAREN DERBY
425 N 95TH AVE
GREELEY, CO 80631
REC. NO. 4236606
EXCEPTED PORTION OF PARCEL 4
REC. NO. 4520929
4. GREELEY ROTHE LLC
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
REC. NO. 3571059
5. GREELEY ROTHE LLC
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
6. OUR SAVIORS LUTHERAN CHURCH
1800 21ST AVE
GREELEY, CO 80631
REC. NO. 3190630
EXCEPTED PORTION OF PARCEL 6
REC. NO. 4520929
7. WILKEN WILMAR R (11%)
LMT LLC (50%)
WILKEN JOHN G M TRUST (39%)
617 35TH AVENUE CT
GREELEY, CO 80634
REC. NO. 4042339
8. DEANNA KAY SWETZIG
PO BOX 96
WINDSOR, CO 80550
REC. NO. 3409947
9. DEANNA KAY SWETZIG
PO BOX 96
WINDSOR, CO 80550
REC. NO. 3409947
10. LYNN E CASSEDAY & DEBRA S
CASSEDAY
PO BOX 336160
GREELEY, CO 80633
REC. NO. 2158685
11. JEANNE JACKSON & RONNIE R
JACKSON
217 83RD AVE
GREELEY, CO 80634
REC. NO. 4456605
12. CHAD & EIRN BREBIS
217 83RD AVE
GREELEY, CO 80634
REC. NO. 4522691
13. ELMER FLOYD & BETTY LOU
WEIDERSPON
155 83RD AVE
GREELEY, CO 80634
REC. NO. 2340062
14. JOHN D & LISA F CHARBONNEAU
(1/3)
DOROTHY M REICHERT (1/3)
WEBSTER BEVERLY B TRUST (1/6)
WEBSTER GLENN H TRUST (1/6)
C/O GLENN H WEBSTER
225 83RD AVE
GREELEY, CO 80634
REC. NO. 2575587
15. JOHN D & LISA F CHARBONNEAU
225 83RD AVE
GREELEY, CO 80634
REC. NO. 2234278
16. CITY OF GREELEY
C/O REAL ESTATE MANAGEMENT
1000 10TH ST
GREELEY, CO 80631
17. POUDRE LEARNING CENTER
FOUNDATION INC
8313 W F ST
GREELEY, CO 80631
REC. NO. 4364017
18. KENNETH EUGENE TIGGES
12406 COUNTY ROAD 64 1/2
GREELEY, CO 80631
REC. NO. 3601713



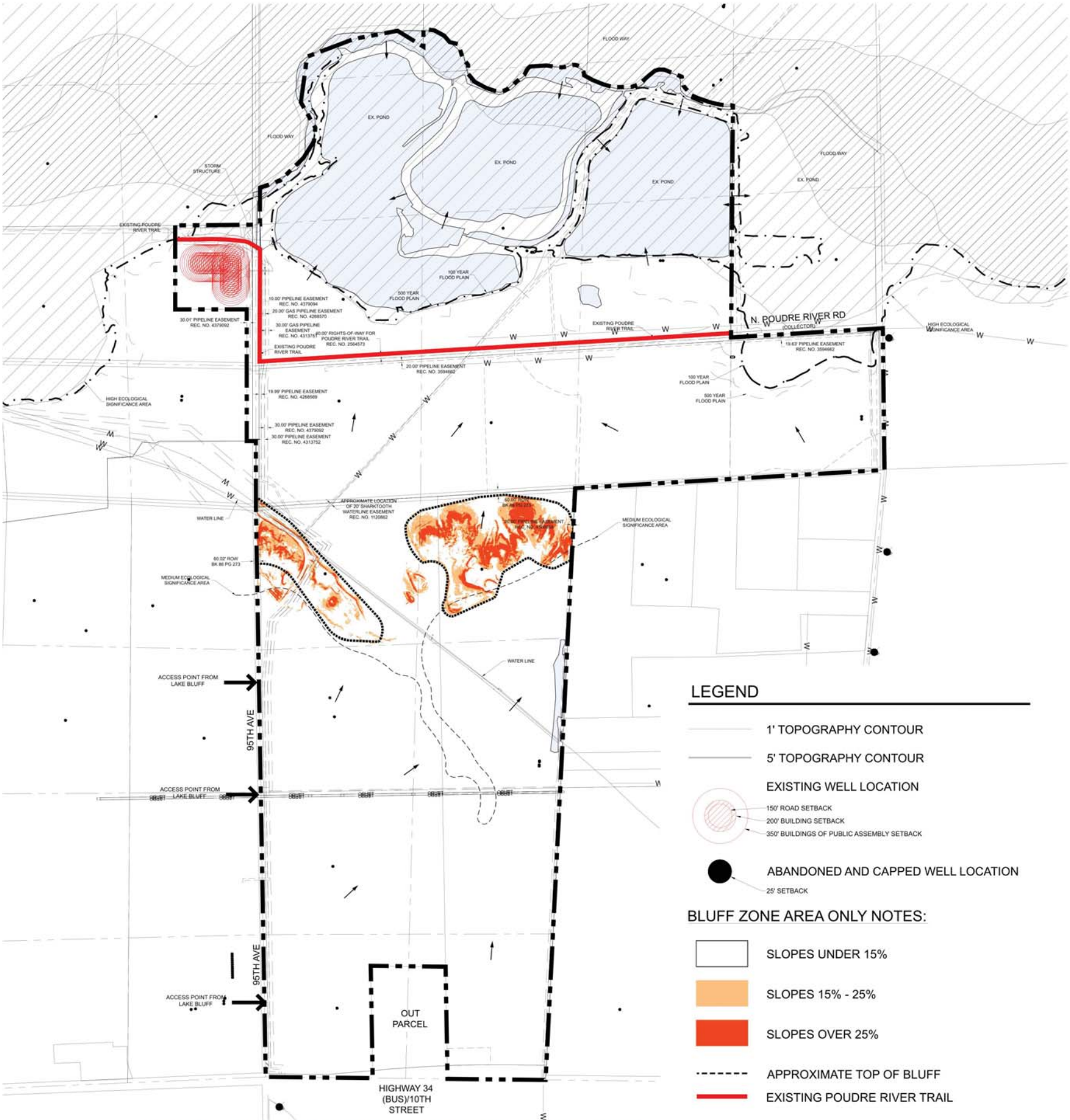
PROPERTY BOUNDARY EXHIBIT

THE CACHE

CONSTRAINTS AND OPPORTUNITIES
THE CACHE COMMUNITY HAS MANY OPPORTUNITIES AND SOME CONSTRAINTS REGARDING DEVELOPMENT. THESE HAVE BEEN CAREFULLY ANALYZED AND THE APPLICANT HAS DETERMINED IT IS WELL SITUATED FOR EXTENSION OF INFRASTRUCTURE AND IS A NATURAL EXPANSION TO THE WEST SIDE OF GREELEY. THE CACHE COMMUNITY METROPOLITAN DISTRICT, BEING FORMED IN CONJUNCTION WITH THIS APPLICATION, WILL CONTAIN ALL THE LAND WITHIN THE PROJECT. THE DISTRICT WILL ALSO BE THE FINANCING MECHANISM FOR EXTENDING THE INFRASTRUCTURE TO THE SITE. THE NORTHERN BOUNDARY OF THE PROPERTY IS DEFINED BY FLOODPLAIN AREAS AND THEN NORTH OF THAT AREA IS THE POUDRE RIVER. THIS AREA IS PROJECTED TO BE OPEN SPACE AND INCLUDE BOTH PRIVATE AND PUBLIC TRAIL SYSTEMS WITH A CONNECTION TO THE CACHE LA POUDRE RIVER TRAIL.

EXISTING SLOPE:
THE CACHE PROPERTY HAS SOME GENTLE SLOPE AREAS AND OTHER PORTIONS OF THE SITE HAVE SOME STEEPER TOPOGRAPHY. THE SLOPE MAP DEPICTS SLOPES AS DEFINED WITHIN THE GENERAL PROVISIONS OF THIS PUD AND IS BASED UPON SURVEYED USGS TOPOGRAPHY.

ROADWAY NETWORKS ARE DEPICTED WITHIN THIS PUD AND SUPPORTING REPORTS. ONE CONSTRAINT THAT CHALLENGES DIRECT CONNECTION OF 89TH AVENUE FROM 4TH STREET TO POUDRE RIVER ROAD ARE THE STEEPER GRADES TO THE SOUTH OF POUDRE RIVER ROAD. ADDITIONALLY, THE EASTERN EDGE AT THIS SAME LOCATION IS CURRENTLY LARGER LOTS AND DOES NOT SUPPORT THE EXTENSION OF THE ROADWAY. THIS PUD PROPOSES THE TERMINATION OF 89TH AVENUE AT 4TH STREET AND THE LOCAL ROADWAYS TO PROVIDE THE MULTIMODAL TRANSPORTATION WITHIN THIS AREA. THIS WILL GENERALLY PRESERVE THE NATURAL AREAS OF THE SITE AND REDUCES THE PARTIALLY CONSTRUCTED COLLECTOR ROADWAY ALONG THE PROPERTY LINE AND PROVIDE A MORE UNIFORM NETWORK.



EXISTING CONDITIONS/SITE ANALYSIS

THE CACHE

PROPOSED MASTER PLAN APPROACH
THE PROPOSED MASTER PLAN FOR THE PROPERTY DEMONSTRATES A THOROUGHLY PLANNED COMMUNITY THAT WILL ENHANCE AND INTEGRATE INTO THE CITY OF GREELEY. THIS SUBMITTAL INCLUDES GENERAL DEVELOPMENT STANDARDS AND PROVISIONS AND SETS THE CORNERSTONES FOR A VIBRANT COMMUNITY WITHIN THE CITY OF GREELEY. THE ACREAGE, PROPOSED USES, RESIDENTIAL DENSITIES, AND FLOOR AREA RATIOS (FARS) HAVE BEEN IDENTIFIED FOR EACH PLANNING AREA AS DEPICTED ON THE PRELIMINARY PUD SITE MASTER PLAN. THIS PLAN HAS BEEN DESIGNED TO PROMOTE CREATIVITY AND FLEXIBILITY FOR THE OVERALL CACHE COMMUNITY AND ALSO PROVIDING DENSITY TRANSITIONS FROM THE MIXED USE/COMMERCIAL AREAS ALONG 10TH STREET TO THE NORTH WHERE TOPOGRAPHY, FLOODPLAINS AND OPEN SPACE AREAS WILL EXIST. THE OPEN SPACE AND TRAIL SYSTEM WILL BE THE BACKBONE OF THE COMMUNITY.

SCHOOL LAND DEDICATION
THE APPLICANT IS COMMITTING TO A 12-15 ACRE SCHOOL SITE AS SHOWN ON PLAN. THIS COMMITMENT WILL BE DONE BY SEPARATE AGREEMENT WITH THE DISTRICT AND WILL BE DEPENDENT UPON THE PROJECT DEVELOPING AS TRADITIONAL (FAMILIES WITH CHILDREN) RESIDENTIAL NEIGHBORHOOD AND ANY DEFICIENCIES BETWEEN THE FINAL COMMITMENT AND TOTAL NUMBER OR UNITS WILL BE PAID BY CASH IN LIEU. NO DEDICATION WILL OCCUR IF THE PROJECT IS AGE TARGETED (ONE/TWO PERSONS 55+ WITH NO STUDENTS).

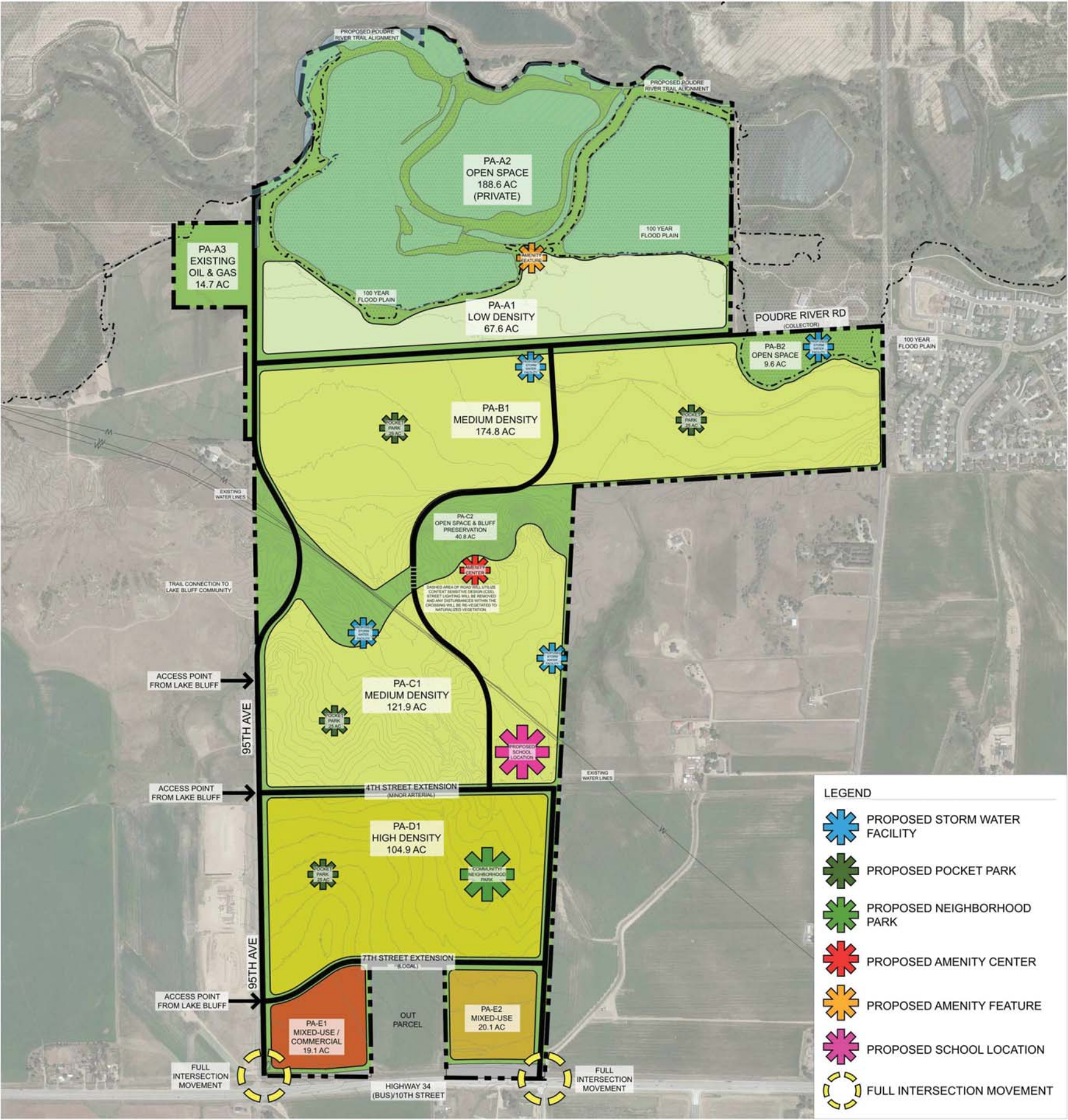
COMMUNITY/NEIGHBORHOOD PARK DEDICATION
THE APPLICANT IS COMMITTING TO THE MINIMUM PARK SIZE OF 10 ACRES AND GENERAL LOCATION AS SHOWN IN THE PLAN. THE PARK SITE ALONG WITH ALL OTHER OPEN SPACES, AMENITIES AND BUFFERS PROVIDES A HOLISTIC CONCEPT FOR THE NATURAL AND FORMAL ENGAGEMENT OF THE RESIDENTS TO THESE AREAS AND ALIGNS WITH THE OVERALL GOALS OF THE CITY. ALSO, THE PROJECT VIA THE METROPOLITAN DISTRICT OR DEVELOPER IS PROPOSING CONSTRUCTION OF THE PARK IN ORDER TO PROVIDE A COMPLETE COMMUNITY ELEMENT AS THE PROJECT DEVELOPS. THIS CONSTRUCTION CONTRIBUTION WILL BE OFFSET AGAINST THE TOTAL PARK DEDICATION REQUIRED AND ANY DEFICIENCIES BETWEEN THE FINAL UNIT COUNT AND DEDICATIONS WILL BE PAID FOR BY CASH IN LIEU. THE PARK WILL BE BUILT TO THE CITY STANDARDS AND DEDICATED TO THE CITY FOR FINAL OWNERSHIP AND MAINTENANCE.

LAND USE CHART - PRELIMINARY PUD SITE MASTER PLAN SUBMITTAL				
PARCEL (1)	ARCEAGE (+/-)	CALCULATED DENSITY (DU/AC)	MAX. UNIT CAP	% OF SITE
PA-A1 - LDR - LOW DENSITY RESIDENTIAL	67.6	1.5	101	8.9%
PA-B1 - MDR - MEDIUM DENSITY RESIDENTIAL	174.8	5	874	22.9%
PA-C1 - MDR - MEDIUM DENSITY RESIDENTIAL	121.9	6.84	833	16.0%
SUB-TOTAL OF SINGLE FAMILY ATTACHED/DETACHED PARCELS	364.3			47.8%
PA-D1 - HDR - HIGH DENSITY RESIDENTIAL	104.9	10	1049	13.8%
SUB-TOTAL OF HIGH DENSITY RESIDENTIAL PARCELS	104.9			13.8%
PA-E1 - MUC - MIXED USE/COMMERCIAL	19.1	20	382	2.5%
PA-E2 - MUC - MIXED USE	20.1	25	502	2.6%
SUB-TOTAL OF MIXED-USE/COMMERCIAL PARCELS	39.2			5.1%
SUB-TOTAL	508.4		3741	66.7%
PA-A2 - OPEN SPACE	188.6			24.7%
PA-B2 - OPEN SPACE	9.6			1.3%
PA-C2 - OPEN SPACE AND BLUFF PRESERVATION	40.8			5.4%
NOTE: (1)				
(1) ALL PARCELS ALLOW SMALL LOT RESIDENTIAL, SEE PAGE 7.				
(2) PARKS AND DETENTION AREAS ARE NOT INCLUDED ABOVE AND WILL MEET MINIMUM OPEN SPACE REQUIREMENTS.				
SUB-TOTAL OF OPEN SPACE PARCELS	239			31.4%
PA-A4 EXISTING OIL AND GAS	14.7			1.9%
SITE TOTAL ACREAGE LESS RIGHT-OF-WAY	762.1*			100.0%
*TOTAL SITE IS 788 ACRES. THS TOTAL INCLUDES ALL EXISTING RIGHT-OF-WAYS. FOR PURPOSES OF CALCULATING DENSITY PER CITY ORDINANCE 25.9 ACRES HAS BEEN EXCLUDED.				

DENSITY CALCULATIONS	
TOTAL MAXIMUM UNIT COUNT	3741
TOTAL SITE ACREAGE	762.1
OVERALL RESIDENTIAL DENSITY	4.91

OPEN SPACE CALCULATIONS	
OPEN SPACE ACREAGE	239
MINIMUM PARKS ACREAGE TO MEET REQUIREMENT	0
TOTAL RESIDENTIAL ACREAGE	508.4
PERCENT OPEN SPACE OF RESIDENTIAL PARCELS	47.0%
PERCENT OPEN SPACE OF OVERALL PROJECT	31.4% *

*ALL OPEN SPACE GREATER THAN 30% AND TRAIL CORRIDORS SHALL BE CREDITED TOWARDS PARKS DEDICATION REQUIREMENTS.



PRELIMINARY PUD SITE MASTER PLAN

THE CACHE

1. DEVELOPMENT STANDARDS, REGULATIONS AND PROVISIONS OF THE CACHE COMMUNITY
THE CACHE COMMUNITY WILL CONFORM TO THE CITY OF GREELEY APPROVED ORDINANCE AS AMENDED, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED IN THIS PUD. THE DEVELOPMENT STANDARDS AND DETAILS OF THIS PUD (ALL NARRATIVE AND EXHIBITS) WILL GOVERN THE DEVELOPMENT OF THIS COMMUNITY IN PERPETUITY AND WILL SUPERSEDE CITY ZONING REQUIREMENTS; EXCEPT WHERE CERTAIN ASPECTS OF THE PUD DO NOT SPECIFICALLY ADDRESS DEVELOPMENT STANDARDS OR ZONING ITEMS THEN CITY OF GREELEY CODE AS AMENDED, SHALL PREVAIL AND GOVERN THIS PROJECT. THIS PUD ALLOWS THE FLEXIBILITY TO MIX THE VARIOUS LAND USES AND DEFINE BOUNDARIES DURING THE PLATTING PROCESS. EACH PLAT OR SITE PLAN SUBMITTED TO THE CITY WILL IDENTIFY THE USE AT THE TIME OF SUBMITTAL. ALL PARCELS WITHIN THE PUD WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF THIS PUD.

2. TIME LIMIT FOR VALIDITY OF PRELIMINARY PUD/PLAN
THE CACHE COMMUNITY REQUESTS THE FOLLOWING TIME LIMITS FOR THE PUD APPROVAL. APPROVAL OF A PRELIMINARY PUD/PLAN SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF RECORDING OF THIS DOCUMENT. WITHIN THIS THREE-YEAR PERIOD, THE APPLICANT SHALL FILE A FINAL PLAN WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. UPON WRITTEN APPLICATION, AND FOR GOOD CAUSE, THE COMMUNITY DEVELOPMENT DIRECTOR SHALL EXTEND THE PRELIMINARY APPROVAL PERIOD FOR TWO (2) CONSECUTIVE SIX-MONTH PERIODS. ANY ADDITIONAL SIX-MONTH EXTENSIONS MAY BE APPROVED, IF AT ALL, BY THE CITY COUNCIL. A REQUEST FOR EXTENSION OF PRELIMINARY APPROVAL MUST BE SUBMITTED BY THE DEVELOPER PRIOR TO THE DATE OF EXPIRATION. FAILURE TO SUBMIT A WRITTEN REQUEST WITHIN THE SPECIFIED TIME PERIOD SHALL CAUSE FORFEITURE OF THE RIGHT TO EXTEND THE PRELIMINARY PUD APPROVAL. IF NO FINAL PLAN OR PLAT IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SUCH TIME, THE APPROVED PRELIMINARY PUD/PLAN SHALL BE CONSIDERED NULL AND VOID. THE CITY COUNCIL MAY HOLD A PUBLIC HEARING TO REZONE THE PROPERTY OR MAY LEAVE THE PROPERTY WITH AN EXPIRED PUD; HOWEVER, BEFORE ANY DEVELOPMENT OF SUCH PARCEL MAY PROCEED, A NEW PUD PLAN OR REZONE MUST BE APPROVED BY CITY COUNCIL AND BE RESUBMITTED AS A NEW PROPOSAL UNDER THE PROVISIONS OF THIS CHAPTER. IN THE EVENT THAT THE FINAL PLAN/PLAT COVERS ONLY A PORTION OF THE TERRITORY COVERED BY THE PRELIMINARY PUD/PLAN, SUCH APPROVAL OF THE PRELIMINARY PUD/PLAN SHALL BE AUTOMATICALLY RENEWED FOR ADDITIONAL PERIODS OF THREE (3) YEARS FOLLOWING THE APPROVAL OF EACH FINAL PLAN/PLAT. AFTER DENIAL OF A PRELIMINARY PUD PLAN, NO APPLICATION FOR THE SAME OR SUBSTANTIALLY SIMILAR REQUEST SHALL BE MADE FOR TWELVE (12) CONSECUTIVE MONTHS IMMEDIATELY FOLLOWING THE DENIAL.

3. PARCEL BOUNDARIES AND FLEXIBILITY OF PARCEL ACREAGES
BOUNDARIES FOR EACH PLANNING AREA ARE SHOWN ON THE PUD MASTER PLAN EXHIBIT. THE PARCEL BOUNDARIES, LAND USES, AND ARRANGEMENT ARE GENERALLY SHOWN AND WILL BE MODIFIED AS MORE FINAL DESIGNS AND ENGINEERING IS COMPLETED. ANY CHANGES OR MODIFICATIONS TO THESE BOUNDARIES AND THE STREETS ARE PERMITTED AND WILL OCCUR AS NEEDED. THE FINAL PARCEL BOUNDARIES WILL BE DETERMINED AT TIME OF THE FINAL PUD, SITE PLAN OR PLAT. THESE FINAL BOUNDARIES AND CHANGES FROM THE PUD MASTER PLAN WILL BE COMPLETED WITHOUT ANY AMENDMENT TO THE PUD IF LESS THAN A 30% CHANGE FROM THE TOTAL ACREAGE OF THE PLANNING AREA.

4. DENSITY TRANSFERS BETWEEN LAND USE PARCELS

RESIDENTIAL AREAS:
THE CACHE COMMUNITY WILL INCLUDE A VARIETY OF RESIDENTIAL PRODUCT TYPES AND SIZES FROM DETACHED SINGLE-FAMILY HOMES TO MULTI-FAMILY. THE TOTAL NUMBER OF MAXIMUM RESIDENTIAL UNITS APPROVED WITHIN ALL PARCELS SHALL NOT BE EXCEEDED. THE TOTAL NUMBER OF UNITS DEVELOPED IN A LAND USE PARCEL MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT MASTER PLAN. IF ALL UNITS ARE NOT UTILIZED FOR A PARTICULAR PARCEL, THE UNITS MAY BE TRANSFERRED TO OTHER PARCELS. FOR PARCELS THAT ARE COMMERCIAL/MIXED USE, DWELLING UNITS MAY BE TRANSFERRED IN UP TO A MAXIMUM DENSITY OF 25 DU/AC. THIS INCREASE IN THE NUMBER OF PERMITTED UNITS WITHIN THE COMMERCIAL/MIXED USE AREA MAY BE ACCOMPLISHED THROUGH THE CITY ADMINISTRATIVELY.

NON-RESIDENTIAL AREAS:
THE CACHE COMMUNITY WILL INCLUDE NON-RESIDENTIAL USES SUCH AS RETAIL, COMMERCIAL, RESTAURANTS, ENTERTAINMENT, OFFICE, AND WORSHIP. THE NON-RESIDENTIAL USES HAVE BEEN GROUPED INTO ONE NON-RESIDENTIAL CATEGORY, COMMERCIAL/MIXED USE, FOR THE PURPOSE OF DEFINING DEVELOPMENT STANDARDS. A MAXIMUM OF 30,000 SQUARE FEET OF NON-RESIDENTIAL BUILDING SPACE WILL BE DEVELOPED WITHIN THE CACHE COMMUNITY.

5. PARKS AND OPEN SPACE
OPEN SPACE WITHIN THE CACHE COMMUNITY WILL CREATE A NETWORK OF TRAILS AND PARKS THAT CREATES DISTINCT NEIGHBORHOODS AND PROVIDES PEDESTRIAN WALKWAYS THROUGHOUT THE COMMUNITY. PER CITY CODE, THE OPEN SPACE REQUIREMENT IS 30% OF THE TOTAL GROSS ACREAGE OF THE ENTIRE PROPERTY AND WILL BE PROVIDED AS DEFINED PER CITY CODE AS AMENDED. ALL OPEN SPACE GREATER THAN 30% AND TRAIL CORRIDORS SHALL BE CREDITED TOWARDS PARK DEDICATION REQUIREMENTS. EXACT LOCATIONS OF PARKS, TRAILS, AND OPEN SPACE HAS NOT YET BEEN DETERMINED AS FINAL DESIGN AND ENGINEERING WILL IMPACT THOSE LOCATIONS. OPEN SPACE WITHIN THE CACHE COMMUNITY WILL BE BOTH PUBLIC AND PRIVATE OPEN SPACE AND WILL BE MAINTAINED BY EITHER AN HOA (HOMEOWNERS ASSOCIATION) OR THE METRO DISTRICT. SOME PARCELS OR PHASES MAY HAVE LESS THAN 30% OF THE GROSS AREA IN OPEN SPACE AS LONG AS THE TOTAL PROPERTY ACHIEVES THE REQUIRED AMOUNT FOR THE TOTAL PROJECT. CITY CODE REQUIREMENTS SHALL APPLY EXCEPT AS MODIFIED BELOW:

- PLAYGROUNDS WITH COMMERCIAL GRADE EQUIPMENT, PICNIC/BARBEQUE AREAS WITH COMMERCIAL GRADE EQUIPMENT, OR COURT GAMES (TENNIS, VOLLEYBALL OR BASKETBALL COURTS) AT LEAST EIGHT HUNDRED (800) SQUARE FEET IN SIZE SHALL COUNT AS ONE (1) RECREATIONAL AMENITY.
- ONE HUNDRED PERCENT (100%) CREDIT SHALL BE GIVEN FOR EXISTING PONDS (PA-A2 NORTH PART OF THE SITE), HUMAN-MADE DETENTION/RETENTION PONDS AND NATURAL POND AREAS AND ALL FEATURES SHALL BE COUNTED AS USABLE OPEN SPACE.
- ONE HUNDRED PERCENT (100%) OF STEEP SLOPES OVER 15% AND SPECIFICALLY THE BLUFF AREAS SHALL COUNT TOWARDS USABLE OPEN SPACE
- CREDIT MAY BE PROVIDED FOR OTHER FEATURES NOT INCLUDED WITHIN THIS LIST. SUCH CREDIT SHALL BE BASED ON THE DETERMINATION OF THE COMMUNITY DEVELOPMENT DIRECTOR, BASED ON A REVIEW OF THE LOCATION, EXTENT, BUILDING FORM, DESIRABILITY FOR FUTURE RESIDENTS AND VARIETY OF AMENITIES PROPOSED, AND WHOSE FINAL DECISION MAY ALSO BE APPEALED TO THE PLANNING COMMISSION.

6. ROADWAY DESIGN
THE ROADWAYS SHALL COMPLY WITH THE CITY'S 2015 DESIGN CRITERIA AND CONSTRUCTION SPECIFICATION STREET MANUAL VOLUME 1.
REF([HTTP://GREELEYGOV.COM/DOCS/DEFAULT-SOURCE/CONSTRUCTION-STANDARDS/STREETS/STREET-MANUAL-2015.PDF](http://greeleygov.com/docs/default-source/construction-standards/streets/street-manual-2015.pdf))

7. CONSTRUCTION STANDARDS TO GOVERN THE COMMUNITY
CONSTRUCTION SHALL COMPLY WITH THOSE APPLICABLE CODES OUTLINED BY THE CITY OF GREELEY AS AMENDED.

8. HOMEOWNER ASSOCIATIONS OR METROPOLITAN DISTRICT FOR LONG TERM MAINTENANCE OF PRIVATE ELEMENTS
THE CACHE M.D. HAS BEEN ESTABLISHED FOR LONG-TERM OWNERSHIP AND MAINTENANCE OR A HOMEOWNER ASSOCIATION (HOA) TO BE LATER CONTROLLED AND RUN BY THE PROPERTY OWNERS IN RESIDENTIAL AREAS OF THE COMMUNITY. THE MD OR HOA WILL OVERSEE THE IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS. ADDITIONALLY, THE PURPOSES WILL BE TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND REGULATE AND GOVERN THE USE OF THE MEMBERS PROPERTIES. ONE OR MULTIPLE MD OR HOA'S MAY BE CREATED FOR THE VARIOUS RESIDENTIAL USES AND THE NON-RESIDENTIAL USES IF NEEDED.

9. METROPOLITAN DISTRICTS
THE CACHE METROPOLITAN DISTRICT (MD) FOR THIS PROPERTY HAS BEEN CREATED WHICH AS A QUASI-GOVERNMENTAL AGENCY, SEPARATE FROM THE CITY OF GREELEY YET THE ACTIONS AND FUNCTION ARE SUBJECT TO REVIEW BY THE CITY ONLY AS THEY MAY DEVIATE FROM THE REQUIREMENTS OF THE SERVICE PLAN, CITY CODE, OR THE INTERGOVERNMENTAL AGREEMENT AS AMENDED. IT IS INTENDED THAT THE DISTRICT WILL PROVIDE A PART OR ALL OF THE PUBLIC IMPROVEMENTS FOR THE COMMUNITY AND TAXPAYERS OF THE ENTIRE DISTRICT. THE PRIMARY PURPOSE OF THE DISTRICT WILL BE TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS WITHIN THE DISTRICT BUT WILL ALSO PROVIDE ONGOING OPERATIONS AND MAINTENANCE SERVICES AS SPECIFICALLY SET FORTH IN ITS SERVICE PLAN.

10. ADMINISTRATIVE PROCESS FOR VARIATIONS AND CHANGES TO PUD MASTER PLAN
THE PUD MASTER PLAN EXHIBITS AND DRAWINGS ASSOCIATED WITH THIS PUD DEMONSTRATE GENERAL LOCATIONS OF ROADS, LAND USE LOCATIONS, OPEN SPACE AREAS, AND OTHER MASTER PLAN ELEMENTS. THE LINES, NOTES, AND GRAPHICS SHOWN REPRESENT DESIGN CONCEPTS AND IDEAS THAT WILL EVOLVE AND CHANGE UNTIL FINAL BUILDOUT. UNTIL FINAL BUILD OUT OF THIS COMMUNITY, THIS PUD DOCUMENT WITH EXHIBITS WILL SERVE AS THE GUIDING DOCUMENT FOR THE CACHE COMMUNITY. WITH THE APPROVAL OF THIS PUD, SOME FLEXIBILITY WILL BE ALLOWED AS DESCRIBED IN THIS DOCUMENT AS DEFINED IN THIS SECTION.

THEREFORE, THE PROPOSED LAND USE BOUNDARIES, FINAL PARCEL BOUNDARIES (I.E. CONFIGURATIONS AND SHAPES), LOT LINES, ROAD LOCATIONS, SIGNAGE LOCATIONS, OPEN SPACE AREAS AND LOCATIONS, DENSITIES, PARCEL ACREAGES, PARCEL LINES, AND FLOOR AREA RATIOS (FARS) WILL BE ALLOWED TO CHANGE BY UP TO 30% WITHOUT THE NEED TO AMEND THIS PUD. HOWEVER, THE MAXIMUM UNIT COUNTS FOR EACH PARCEL IS SHOWN ON THE LAND USE CHART AND CANNOT BE EXCEEDED. THE GOAL OF ONLY DEFINING THE MAXIMUM UNIT COUNT ON PARCELS IS TO PROMOTE CREATIVITY AND FLEXIBILITY THROUGH THE USE OF DENSITY TRANSFERS WITHIN THE RESIDENTIAL AREAS. RESIDENTIAL UNITS THAT ARE NOT UTILIZED WITHIN A DEFINED PARCEL CAN BE TRANSFERRED INTO OTHER LAND USE PARCELS UP TO THE MAXIMUM ALLOWABLE DENSITY ON THE RECEIVING PARCEL. THERE ARE NO MINIMUM UNIT REQUIREMENTS ON A GIVEN PARCEL. IN NO EVENT WILL A TOTAL ALLOWABLE UNIT BE EXCEEDED AT THE CACHE COMMUNITY WITHOUT AN AMENDMENT OF THE PUD. THE CHANGES AND VARIATIONS CAN BE ADMINISTRATIVELY APPROVED BY THE CITY WITHOUT AMENDING THIS PUD.

11. DEVELOPMENT IN BLUFF DESIGNATED AREAS
SOME BLUFF AREA EXISTS IN THE NORTH CENTRAL PART OF THE PROPERTY AS SHOWN ON THE PLAN. MUCH OF THE STEEPER SLOPES WILL BE PRESERVED IN OPEN SPACE AND WILL FOLLOW THE CITY OF GREELEY HILLSIDE DEVELOPMENT STANDARDS AS AMENDED. GRADING MAY ENCROACH INTO THE OPEN SPACE AND PRESERVATION AREAS DESIGNATED ON THE PLAN IN ORDER TO BLEND THE ADJACENT IMPROVEMENTS INTO THE OPEN SPACE AND PRESERVATION AREAS. ANY DISTURBANCE TO THE ADJACENT OPENS SPACE AND PRESERVATION AREAS WILL BE RESTORED TO NATIVE / PREDEVELOPED CONDITIONS.

DESIGNATION MATRIX						
LAND USE/DISTRICTS	LDR	MDR	HDR	MUC	O.S.	PARK
RESIDENTIAL						
SINGLE FAMILY DETACHED UNITS	P	P	P	P	•	•
SINGLE FAMILY ATTACHED (TOWNHOME, CLUSTER, PATIO HOMES)	P	P	P	P	•	•
MULTI-FAMILY DWELLING UNITS	•	P	P	P	•	•
DUPLEXES	P	P	P	P	•	•
BOARD AND ROOM HOUSES, DORMITORIES, ETC.	•	S	P	P	•	•
GROUP HOMES	•	S	P	P	•	•
ASSISTED LIVING FACILITIES	•	P	P	P	•	•
SKILLED NURSING FACILITIES	•	S	P	P	•	•
LIVE / WORK UNITS	•	P	P	P	•	•
ACCESSORY DWELLING UNITS	•	P	P	P	•	•
FARMING	P	P	P	P	P	P
INSTITUTIONAL						
SCHOOLS	P	P	P	P	•	•
COLLEGES / UNIVERSITIES	•	•	•	P	•	•
POLICE, FIRE STATIONS, AMBULANCE DISPATCH AND STORAGE	P	P	P	P	•	•
LIBRARIES, MUSEUMS, PUBLIC OR QUAZI-PUBLIC	P	P	P	P	P	P
HOSPITALS OR OTHER PUBLIC HEALTH FACILITIES	•	•	•	P	•	•
CHURCHES, SYNAGOGUES, PLACES OF WORSHIP	P	P	P	P	•	•
CHILD CARE, DAY CARE CENTERS, PRESCHOOLS	S	S	P	P	•	•
REHABILITATION CENTERS	•	•	•	P	•	•
INTERMEDIATEAND LONG TERM CARE, ASSISTED LIVING UNITS, ETC.	•	S	P	P	•	•
RECREATION						
OPEN SPACE	P	P	P	P	P	P
PARKS (POCKET, NEIGHBORHOOD AND COMMUNITY)	P	P	P	P	P	P
SPORTS FIELDS	P	P	P	P	P	P
COMMUNITY/NEIGHBORHOOD RECREATION CENTERS/INDOOR FACILITIES	P	P	P	P	P	P
COMMUNITY POOL FACILITY (INDOOR / OUTDOOR)	P	P	P	P	P	P
INDOOR INTENSIVE (ICE ARENAS, BOWLING, ETC.)	•	•	•	P	•	•
MEMBERSHIP CLUBS, MARTIAL ARTS STUDIOS	•	•	•	P	•	•

COMMERCIAL/MIXED USE						
LAND USE/DISTRICTS	LDR	MDR	HDR	MUC	O.S.	PARK
24 HOUR CONVENIENCE RETAIL OPERATION	•	•	•	P	•	•
AUTO USES (2)	•	•	•	P	•	•
BANKS, SAVINGS & LOANS, FINANCIAL INSTITUTIONS, ATM'S, ETC.	•	•	•	P	•	•
BARS, TAVERNS, LOUNGES BREWERIES	•	•	•	P	•	•
BED AND BREAKFASTS	•	•	•	P	•	•
CALL CENTER	•	•	•	P	•	•
CAR WASH OR AUTO DETAILING	•	•	•	P	•	•
CONVENIENCE COMMERCIAL STORES (WITH GAS)	•	•	•	P	•	•
DRY CLEANING	•	•	•	P	•	•
ENTERTAINMENT FACILITIES (INDOOR)	•	•	•	P	•	•
FARMERS MARKET (OUTDOOR)	•	•	•	P	P	P
GASOLINE SERVICE STATION (INCLUDING CAR WASH & CONVENIENCE STORE	•	•	•	P	•	•
GARDENING (COMMUNITY)	P	P	P	P	P	P
GREENHOUSES AND NURSERIES	•	•	•	P	•	P
GROUND FLOOR RETAIL COMMERCIAL WITH MULTI-FAMILY HOUSING ABOVE	•	S	P	P	•	•
HOTEL / MOTEL	•	•	•	P	•	•
LIQUOR STORES	•	•	•	P	•	•
MEDICAL, DENTAL AND SMALL ANIMAL VETERINARY OFFICES	•	•	•	P	•	•
MINI-WAREHOUSE/SELF STORAGE	•	•	•	P	•	•
NEW AND USED CAR SALES AND SERVICES, BOAT AND TRAILER RENTALS/SALES	•	•	•	P	•	•
OFFICES	•	•	•	P	•	•
OIL AND GAS PRODUCTION WELLS INCLUDING STORAGE TANKS AND FLOW LINES	S	S	S	S	S	S
PEDESTRIAN PLAZAS OR PEDESTRIAN MALLS	P	P	P	P	P	P
PERSONAL SERVICE SHOPS (BEAUTY, BARBER, TANNING, NAIL SALONS, SHOES)	•	•	•	P	•	•
PRINTING, COPYING SHOPS, MAIL & OFFICE CENTERS	•	•	•	P	•	•
PRIVATE LODGES AND CLUBS	•	•	•	P	•	•
PUBLIC TRANSPORTATION TERMINALS	•	•	•	P	•	•
RENTAL SERVICE (EQUIPMENT, SMALL TOOLS, SUPPIES, APPLIANCES, ETC.)	•	•	•	P	•	•
RESTAURANTS (CAFES & OTHER EATING ESTABLISHMENTS)	•	•	S	P	•	•
RESTAURANTS (DRIVE-IN, DRIVE-THRU FACILITIES)	•	•	•	P	•	•
RETAIL SALES	•	•	•	P	•	•
SHOWROOM	•	•	•	P	•	•
TEMPORARY CONSTRUCTION OFFICES SUBJECT TO ZONING APPROVAL	P	P	P	P	P	P
TEMPORARY OFFICE SUBJECT TO ZONING APPROVAL	P	P	P	P	P	P
WHOLESALE BUSINESS, STORAGE OR WAREHOUSING	•	•	•	P	•	•
WIRELESS COMMUNICATION FACILITIES	•	•	•	P	•	•
NOTE: ANY USE NOT LISTED IS NOT PERMITTED.						

NOTES:
(2) AUTO USES INCLUDES:
• AUTO RENTALS (MAX. 10 CARS OR VANS)
• CAR & TRUCK WASH (OVER 3 BAYS)
• TOWING SERVICES
• AUTO REPAIR AND SALES

LEGEND
LDR = LOW DENSITY RESIDENTIAL
MDR = MEDIUM DENSITY RESIDENTIAL
HDR = HIGH DENSITY RESIDENTIAL
MUC = MIXED USE/COMMERCIAL
O.S. = OPEN SPACE

LEGEND	
P	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
S	SPECIAL REVIEW
•	EXCLUDED USE

SINGLE FAMILY DETACHED RESIDENTIAL			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	LDR	MDR	SLR*
MINIMUM LOT SIZE	4500'	3500'	1200'
MINIMUM LOT FRONTAGE [NOTE 2, 4 & 9]	45'	35'	20'
MINIMUM CORNER LOT FRONTAGE	55'	45'	25'
PARKING REQUIREMENTS	NOTE [1]	NOTE [1]	NOTE [1]
MAXIMUM HEIGHT	30'	30'	30'
LOT COVERAGE	70%	70%	80%
FLOOR AREA MINIMUM	N/A	N/A	N/A
PRIMARY USE			
FRONT SETBACK TO LIVING SPACE [NOTE 2, 4 & 9]	15'	10'	5'
FRONT SETBACK TO GARAGE [NOTE 2, 4 & 9]	20'	20'	[NOTE 12]
FRONT SETBACK TO SIDE LOADED GARAGE	15'	10'	10'
REAR SETBACK - FRONT LOAD [NOTE 9]	15'	15'	5'
REAR SETBACK - ALLEY LOAD GARAGE [NOTE 9]	4'	4'	4'
REAR SETBACK - BLUFFS [NOTE 9]	50'	50'	N/A
SIDE SETBACK MINIMUM [NOTE 3 & 10]	5'	5'	3' [NOTE 10]
SIDE SETBACK WITH ACCESS EASEMENT [NOTE 3 & 10]	0'	0'	0'
SIDE (CORNER) SETBACK [NOTE 9]	10'	10'	5'
SIDE (CORNER) SETBACK TO GARAGE DOOR	18'	18'	N/A
BUILDING SEPARATION [NOTE 10 & 11]	10'	10'	6'
ACCESSORY USE			
FRONT SETBACK	20'	20'	N/A
REAR SETBACK	5'	5'	N/A
REAR SETBACK (ALLEY LOAD GARAGE)	4'	4'	N/A
SIDE SETBACK	5'	3'	N/A
SIDE (CORNER) SETBACK	15'	15'	N/A
MAXIMUM HEIGHT	15'	15'	N/A

*SMALL LOT RESIDENTIAL CAN OCCUR IN UP TO 25% OF THE LDR PARCELS, UP TO 50% IN THE MDR PARCELS AND UP TO 100% OF THE HDR PARCELS

MULTI-FAMILY RESIDENTIAL [NOTE 6]			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	MDR	HDR	MUR
MINIMUM LOT SIZE	NONE	NONE	NONE
LOT FRONTAGE	NO MIN	NO MIN	NO MIN
PARKING REQUIREMENTS	[NOTE 1]	[NOTE 1]	[NOTE 1]
MAXIMUM HEIGHT	35'	40'	40'
MAXIMUM NUMBER OF UNITS ATTACHED	16	24	24
PRINCIPAL USE			
SETBACK FROM LOCAL	10'	10'	10'
SEBACK FROM PRIVATE	10'	10'	10'
SETBACK FROM PARKING LOT	10'	10'	10'
SETBACK FROM PROPERTY LINE	10'	10'	10'
BUILDING SEPERATION [NOTE 10 & 11]	20'	20'	20'
OPEN PARKING SETBACK FROM R.O.W.	15'	15'	15'
ACCESSORY USE			
SETBACK FROM LOCAL	15'	15'	15'
SETBACK FROM PRIVATE	10'	10'	10'
SETBACK FROM PARKING LOT	5'	5'	5'
SETBACK FROM PROPERTY LINE	20'	20'	20'
BUILDING SEPERATION	10'	10'	10'
MAXIMUM HEIGHT	15'	15'	15'

SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOME/DUPLEX) [NOTE 5]			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	MDR	HDR	MU/COM
MINIMUM LOT SIZE	1200 SF	1200 SF	1200 SF
LOT FRONTAGE	20'	20'	20'
CORNER LOT FRONTAGE	30'	30'	30'
PARKING REQUIREMENTS	NOTE [1]	NOTE [1]	NOTE [1]
GUEST PARKING REQUIREMENTS	NOTE [1]	NOTE [1]	NOTE [1]
MAXIMUM HEIGHT	35'	40'	45'
LOT COVERAGE	70%	70%	70%
FLOOR AREA MINIMUM	900 SF	750 SF	500 SF
MAXIMUM NUMBER OF UNITS ATTACHED	16	24	24
PRINCIPAL USE			
FRONT SETBACK TO LIVING SPACE [NOTE 2, 4 & 9]	12'	10'	12'
FRONT SETBACK TO GARAGE [NOTE 2, 4 & 9]	18'	18'	18'
REAR SETBACK [NOTE 9]	10'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE [NOTE 9]	4'	4'	4'
SIDE SETBACK MINIMUM [NOTE 3 & 10]	5'	5'	5'
SIDE SETBACK WITH EASEMENT [NOTE 3 & 10]	0'	0'	0'
SIDE (CORNER) SETBACK [NOTE 3 & 10]	12'	10'	12'
BUILDING SEPARATION [NOTE 10 & 11]	10'	10'	10'
ACCESSORY USE			
FRONT SETBACK	20'	20'	20'
REAR SETBACK (NO GARAGE)	5'	5'	5'
REAR SETBACK (GARAGE)	4'	4'	4'
SIDE SETBACK	5'	5'	5'
SIDE (CORNER) SETBACK	15'	15'	15'
MAXIMUM HEIGHT	15'	15'	15'

LAND USE DEVELOPMENT STANDARDS NOTES:

1. REQUIRED PARKING SHALL MEET THE CITY OF GREELEY LAND DEVELOPMENT CODE PARKING STANDARDS, AS AMENDED, IF NOT COVERED BY THESE GUIDELINES. SHARED PARKING SHALL BE ALLOWED IN INSTANCES WHERE APPROPRIATE. SEE PARKING SECTION IN THIS DOCUMENT FOR DETAILS.
2. LOT FRONTAGE MEASURED AT THE FRONT YARD SETBACK.
3. A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENT ARE EXECUTED, SUBJECT TO IBC REQUIREMENTS.
4. LOT FRONTAGE ON A CUL-DE-SAC MAY BE REDUCED BY TEN FEET (10').
5. STANDARDS ARE PROVIDED FOR DUPLEX AND TOWNHOME USES ACCOMMODATING 6 - 10 DU/AC. HIGHER DENSITY APARTMENT AND CONDO PRODUCTS SHALL FOLLOW THE MULTI-FAMILY STANDARDS BELOW.
6. MULTI-FAMILY STANDARDS ARE PROVIDED FOR APARTMENT AND CONDO - UP TO 20 DU/AC. STANDARDS FOR DUPLEX AND TOWNHOME PRODUCT ARE PROVIDED ABOVE WITHIN THE SINGLE FAMILY ATTACHED STANDARDS.
7. NON-RESIDENTIAL PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GREELEY LAND DEVELOPMENT CODE, AS AMENDED.
8. NON-RESIDENTIAL FAR (FLOOR AREA RATIO) SHALL NOT EXCEED .3.
9. ALL SETBACKS ARE MEASURED FROM RIGHT-OF-WAY OR PROPERTY LINE.
10. ALLOWED SIDE & REAR ENCROACHMENTS: DECKS, STAIRS, COUNTERFORTS & WINDOW WELLS (3') - EAVES & BAY WINDOWS (2') - SIDING & CLADDING (0.5'), EXCEPT FOR SMALL LOT RESIDENTIAL WHERE ENCROACHMENTS ARE ALLOWED WITHIN 1' OF PROPERTY LINE.
11. ALLOWED FRONT ENCROACHMENTS: PORCHES, DECKS & STAIRS (5') - EAVES & BAY WINDOWS (2') - SIDING & CLADDING (0.5').
12. 10' WHEN NO GARAGE, 20' WITH GARAGE.

NON-RESIDENTIAL (NOTE 7 AND 8)	
NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX	
STANDARDS	MUC
MAXIMUM FLOOR AREA RATIO	0.3
UNOBSTRUCTED OPEN SPACE	20%
PARKING	NOTE [1]
PRINCIPAL USE	
SETBACK FROM ARTERIAL R.O.W.	50'
SETBACK FROM COLLECTOR R.O.W.	30'
SETBACK FROM LOCAL R.O.W.	15'
SETBACK FROM PRIVATE	10'
SETBACK FROM PARKING LOT	10'
SETBACK FROM PROPERTY LINE	20'
SETBACK FROM SINGLE FAMILY DETACHED	40'
SETBACK FROM SINGLE FAMILY ATTACHED	20'
SETBACK FROM MULTI-FAMILY	20'
HEIGHT	50'
BUILDING SEPERATION	20'
SURFACE PARKING SETBACK FROM R.O.W.	20'
ACCESSORY USE	
SETBACK FROM COLLECTOR	30'
SETBACK FROM LOCAL	15'
SETBACK FROM PRIVATE	10'
SETBACK FROM PARKING LOT	10'
SETBACK FROM PROPERTY LINE	35'
HEIGHT	25'

LEGEND	
SYMBOL	LAND USE
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
SLR	SMALL LOT RESIDENTIAL
HDR	HIGH DENISTY RESIDENTIAL
MUR	MIXED-USE RESIDENTIAL
MU	MIXED-USE
MU/COM	MIXED-USE/COMMERCIAL

SITE DEVELOPMENT STANDARDS

THE CACHE

NON-RESIDENTIAL ARCHITECTURAL STANDARDS AND GUIDELINES
NON-RESIDENTIAL STANDARDS AND GUIDELINES WILL MEET CITY CODE AS AMENDED.

SINGLE-FAMILY DETACHED RESIDENTIAL (LOW, MEDIUM AND HIGH DENSITY)

THE CACHE COMMUNITY SINGLE-FAMILY DETACHED RESIDENTIAL HOMES WILL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. HOMES IN THIS DISTRICT SHALL BE STANDARD CONSTRUCTION, SINGLE FAMILY, DETACHED HOMES. HOUSES SHALL BE OF STANDARD WOOD FRAME CONSTRUCTION.
2. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS, FLOOR AREA MINIMUM, AND ACCESSORY USE STANDARDS.**
3. THE ROOFS MUST HAVE A MINIMUM PITCH SLOPE OF 4 ON 12. ALL OTHER ROOFS, ALONG WITH ALL ASPECTS OF ALL EXTERIOR IMPROVEMENTS MADE TO ANY PROPERTY IN THE CACHE COMMUNITY, MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FRONT ELEVATION AND ANY ELEVATION VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
5. MINIMUM OF TWO DIFFERENT COLORS ON EACH HOME AND NO TWO ADJACENT HOUSES MAY SHARE THE SAME COLOR PACKAGE.
6. ONE DETACHED GARAGE APARTMENT AND/OR CARRIAGE HOUSE SECONDARY HOUSE UNIT SHALL BE ALLOWED WITHIN THE SINGLE-FAMILY RESIDENTIAL DISTRICTS AS LONG AS THE STRUCTURE IS NOT TALLER IN HEIGHT THAN THE MAIN DWELLING HOUSE.
7. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

- ARCHITECTURAL FEATURES AND OPTIONS
BUILDERS WITHIN THE CACHE COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
 - USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT.
 - VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
 - VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS.
 - VARIATIONS IN THE FRONT PLANE AND ROOFLINE.
 - USE OF ROOF DORMERS.
 - VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
 - WALKOUT BASEMENTS.
 - VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS.
 - WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
 - FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF.
 - DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS.
 - SECOND STORY PORCH, FRONT OR SIDE PORCHES.
 - ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
 - FRONT PORCH LIGHTS.
 - MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS VINYL, CEDAR, OR OTHER SIDING MATERIAL.
 - ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES.

SINGLE-FAMILY ATTACHED RESIDENTIAL (TOWNHOME/DUPLEX OR PAIRED)

THE CACHE COMMUNITY SINGLE-FAMILY ATTACHED (TOWNHOME/DUPLEX) RESIDENTIAL HOMES SHALL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. HOMES IN THIS DISTRICT SHALL BE STANDARD CONSTRUCTION, SINGLE-FAMILY ATTACHED (TOWNHOME/DUPLEX) HOMES. HOMES SHALL BE OF STANDARD WOOD FRAME CONSTRUCTION.
2. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS, FLOOR AREA MINIMUM, AND ASSESSOR USE STANDARDS.**
3. THE ROOFS MUST HAVE A MINIMUM PITCH SLOPE OF 4 ON 12. ALL OTHER ROOFS, ALONG WITH ALL ASPECTS OF ALL EXTERIOR IMPROVEMENTS MADE TO ANY PROPERTY IN THE CACHE COMMUNITY, MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE PRINCIPAL EXTERIOR ON THE FRONT FAÇADE OF THE HOME FACING THE PUBLIC STREET FOR ALL RESIDENTIAL STRUCTURES SHALL BE AT LEAST 30 PERCENT (30%) MASONRY AND THE OTHER 70 PERCENT (70%) BALANCE OF THE EXTERIOR MAY BE OF FRAME, WOOD, SHINGLES OR OTHER MATERIAL, WHICH MUST BLEND VISUALLY TOGETHER WITH THE MASONRY OR AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
5. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FRONT ELEVATION AND ANY ELEVATION VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
6. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

- ARCHITECTURAL FEATURES AND OPTIONS
BUILDERS WITHIN THE CACHE COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
 - USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT.
 - VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
 - VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS (GARAGES MAY BE REAR-LOADED FOR THE TOWNHOMES).
 - VARIATIONS IN THE FRONT PLANE AND ROOFLINE.
 - USE OF ROOF DORMERS.
 - VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
 - WALKOUT BASEMENTS.
 - VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS.
 - WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
 - FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF.
 - DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS.
 - SECOND STORY PORCH, FRONT OR SIDE PORCHES.
 - ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
 - FRONT PORCH LIGHTS.
 - MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS VINYL, CEDAR, OR OTHER SIDING MATERIAL.
 - ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES.

MULTI-FAMILY RESIDENTIAL

THE CACHE COMMUNITY MULTI-FAMILY BUILDINGS SHALL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS AND ACCESSORY USE STANDARDS.**
2. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FAÇADE ELEVATIONS VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
3. COMMON LANDSCAPE AREAS SHALL BE INSTALLED BY THE BUILDER.
4. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

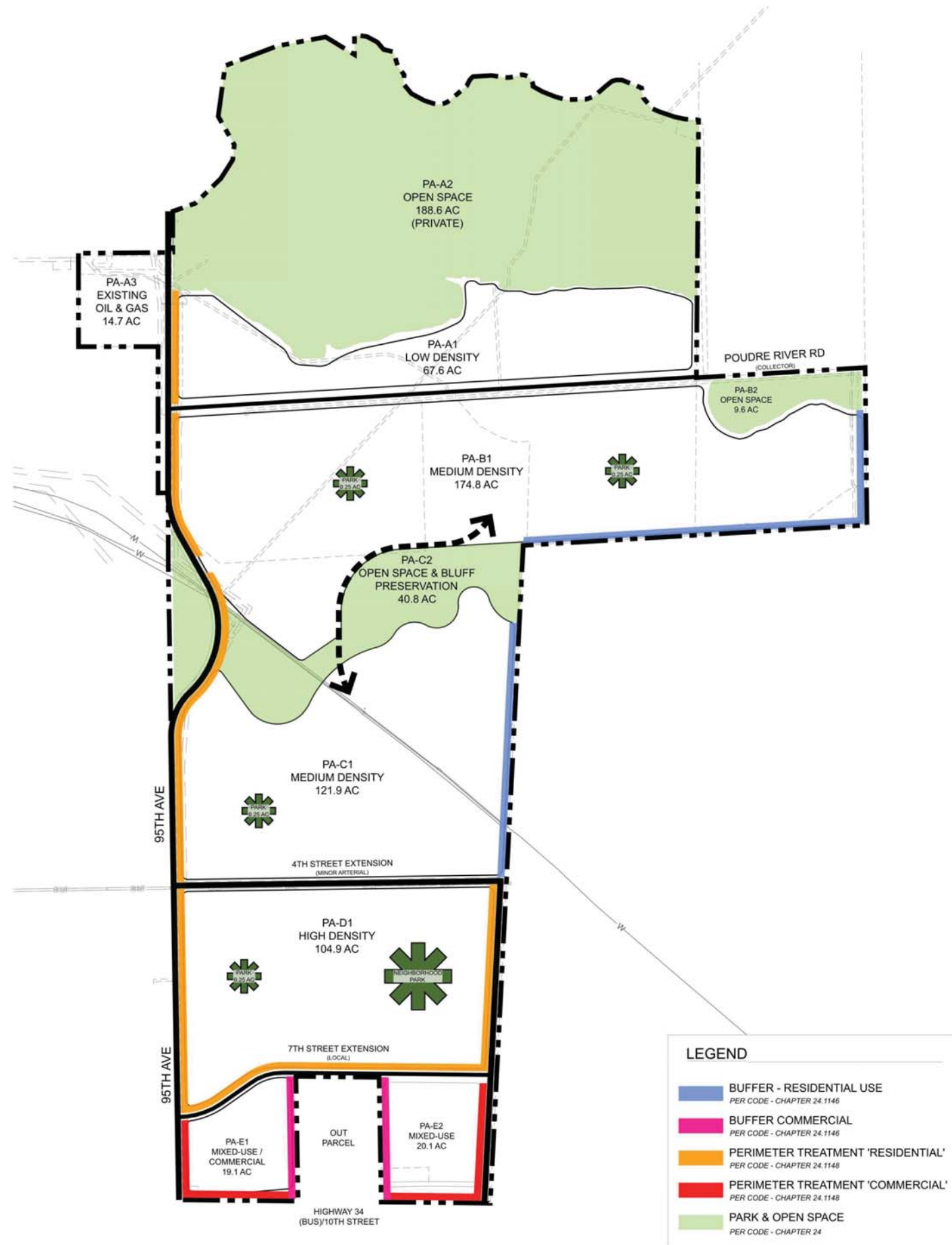
- ARCHITECTURAL FEATURES AND OPTIONS
BUILDERS WITHIN THE CACHE COMMUNITY MULTI-FAMILY PARCELS MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- VARIATIONS IN THE FRONT PLANE AND ROOFLINE.
 - PORCHES AND BALCONIES FOR AT LEAST 50% OF THE UNITS.
 - UTILIZING COVERED PARKING FOR A MINIMUM OF 50% OF THE REQUIRED PARKING.
 - AT LEAST TWO (2) DISTINCT ROOF LINES.
 - DECORATIVE SHUTTERS ON ALL STREET FACING WINDOWS.
 - DECORATIVE MATERIAL TREATMENT ON AT LEAST ONE GABLE END FACING THE STREET.
 - REAL OR SIMULATED CHIMNEYS.
 - MINIMUM OF TWO (2) PLANES ON REAR AND SIDE ELEVATIONS, EACH PLANE TO HAVE A MIN. 1FT DEPTH VARIATION.
 - USE OF ROOF DORMERS.

- AMENITY CENTER
THE CACHE AMENITY CENTER WILL BE THE MAIN FOCAL POINT AND CENTER OF COMMUNITY ENGAGEMENT FOR THE PROJECT. MULTIPLE ELEMENTS WILL ORIGINATE FROM THIS CENTRAL FACILITY SUCH AS PEDESTRIAN AND BIKE TRAILS, ROADWAYS, LANDSCAPE TRANSITIONING, MONUMENTATION, LIGHTING AND EXTENSIONS OF THE BUILDING ITSELF. THE DESIGN WILL START WITH SITING THE BUILDING ON THE SOUTHERN HIGH POINT OF THE EASTERN BLUFF AREA(SEE PLAN). THE LOCATION PRESERVES THE NORTH FACE OF THE BLUFF AREA SIMILAR TO AREAS TO THE WEST BUT ALSO STILL PROVIDES COMMANDING 360° VIEWS OF ALL THE PROJECTS NATURAL FEATURES AND ULTIMATELY GREELEY AND COLORADO'S NATURE FEATURES SUCH AS RIVER AND MOUNTAIN VIEWS. THE BUILDING DESIGN WILL INCORPORATE NATURAL OR SIMULATED ELEMENTS TYING INTO THE NATURAL PARK THEME AND ITS RANCHING HISTORY. MATERIAL ELEMENTS INCLUDE STONE, TIMBER, STUCCO, METAL AND THE LIKE. NATURAL BROWN TONE COLORS WILL BE USED WITH MINIMAL ACCENT COLORS FROM A CRAFTSMAN STYLE THEME. THE BUILDING WILL HAVE A LOWER PROFILE FITTING THE RANCH THEME BUT INCORPORATE LIMITED VERTICAL ELEMENTS TO ENHANCE CHANGES IN MATERIALS, VIEWING AREAS AND OR OTHER TRANSITIONAL ELEMENTS. THE SURROUNDING BUILDING LANDSCAPE WILL BE LIMITED TO FORMAL LANDSCAPING IN AREAS DIRECTLY ADJACENT TO ANY LAWN AREAS, PLAY AREAS AND/OR RECREATIONAL AMENITIES. NATURAL LANDSCAPING WILL TRANSITION FROM THESE AREAS INTO THE ADJACENT NEWLY PRESERVED BLUFF AREA. SPECIAL CONSIDERATION WILL BE INCORPORATED INTO THE DESIGN TO REDUCE OR LIMIT THE AREAS THAT DRAIN OFF THE FORMAL AREAS TO LIMIT EROSION OR SECONDARY DISTURBANCE. PARKING AREAS WILL BE LOCATED LOWER AND GENERALLY TO THE SOUTH AND EASTERN AREAS DIRECTLY NEXT TO THE BUILDING TO MINIMIZE FORMAL OR LIGHT INTRUSION TO THE NORTHERN BLUFF AREA. TRAILS WILL ORIGINATE FROM THE FACILITY AND BE COMPRISED OF BOTH CONCRETE, CRUSHER FINES OR NATURAL MATERIALS TO MINIMIZE EROSION AND BLEND INTO THE NATURAL AREAS. LIGHTING SHALL BE LIMITED TO THOSE AREAS NEEDED FOR SAFETY AND GENERAL PATH CONVEYANCE OF PEDESTRIANS BUT NOT BE TALLER THAN THE BUILDING OR BREAK THE VIEW PLANE OF THE BLUFF AREA FROM POUDRE RIVER ROAD. LIGHTING SHALL UTILIZE CUTOFF FIXTURES AND BE TURNED OFF IN NON-OPERATION HOURS UNLESS DICTATED BY SAFETY.

- AMENITY FEATURE
THE CACHE AMENITY FEATURE LINKS THE AMENITY CENTER TO THE LAKE AMENITY AREA AND WILL BE THE JUMPING OFF POINT FOR WATER RECREATION OF THE COMMUNITY AND CONNECTION TO BOTH THE POUDRE RIVER TRAIL AND RIVER. THE FACILITY WILL GENERALLY PLAY OFF OF THE AMENITY CENTER REGARDING MATERIALS AND COLORS BUT BE SCALED TO ITS WATER AND LOW-PROFILE ENVIRONMENT BY PROVIDING LIMITED ENCLOSED AREAS AND MORE OPEN-AIR ROOMS. THE FACILITY WILL BE OUTWARDLY FOCUSED TO THE WATER AND LIMIT EXPOSURE TO THE ADJACENT RESIDENTIAL AREAS TO THE EAST AND WEST OF THE FACILITY. THE BUILDING DESIGN WILL INCORPORATE NATURAL OR SIMULATED ELEMENTS SIMILAR TO THE AMENITY CENTER BUT ALSO UTILIZE THOSE ELEMENTS THAT ARE WATER FRIENDLY. MATERIAL ELEMENTS INCLUDE STONE, TIMBER, STUCCO, METAL AND THE LIKE. NATURAL BROWN TONE COLORS WILL BE USED BUT MAY HAVE MORE ACCENT MATERIAL AND/COLORS THAN THE AMENITY CENTER TO INCORPORATE THE RIVER/WATER THEME. THE BUILDING WILL HAVE A PEDESTRIAN PROFILE WITH LIMITED VERTICAL OR TRANSITIONAL ELEMENTS. FORMAL LANDSCAPING WILL BE LIMITED TO MOST LIKELY THE FRONT OR SOUTHERN ENTRANCE OR ADJACENT RECREATIONAL FEATURES OF THE BUILDING. NATURAL LANDSCAPING AND TRANSITIONING WILL FLOW IMMEDIATELY FROM THE WATERFRONT AND EAST AND WEST SIDES OF THE BUILDING. PARKING AREAS WILL BE LOCATED NEAR THE FRONT OR SOUTHERN ENTRANCE OF THE FACILITY. TRAILS WILL FLOW TO AND FROM THE FACILITY AND BE COMPRISED OF BOTH CONCRETE, CRUSHER FINES OR NATURAL MATERIALS TO MINIMIZE EROSION AND BLEND INTO THE NATURAL AREAS. LIGHTING SHALL BE LIMITED TO THOSE AREAS NEEDED FOR SAFETY AND GENERAL PATH CONVEYANCE OF PEDESTRIANS. LIGHTING SHALL UTILIZE CUTOFF FIXTURES AND BE TURNED OFF IN NON-OPERATION HOURS UNLESS DICTATED BY SAFETY.

PRELIMINARY ARCHITECTURAL GUIDELINES

THE CACHE



INTRODUCTION

LANDSCAPE GUIDELINES HAVE BEEN CREATED FOR THE CACHE PROPERTY BASED ON CITY CODE. THESE GUIDELINES SHALL HELP PROMOTE A QUALITY DEVELOPMENT THROUGH THE USE OF LANDSCAPE TREATMENTS THROUGHOUT THE COMMUNITY. THE CACHE PLANTING REQUIREMENTS SHALL ADHERE TO THE CITY OF GREELEY CODE (CHAPTER 24 - LANDSCAPING AND BUFFERING STANDARDS AS AMENDED), OR AS AMENDED WITHIN THIS PUD DOCUMENT. IN GENERAL, THE LANDSCAPE DESIGN, THEME, AND APPROACH WILL IMPLEMENT A CONTEXT SENSITIVE DESIGN SOLUTION AND THE PROPOSED LANDSCAPE WILL RESPECT THE LANDSCAPE VERNACULAR OF THE REGION. THE FOLLOWING DESCRIBES THE DESIGN, THEME, AND OVERALL APPROACH TO THE LANDSCAPE DESIGN.

- USE NATIVE PLANTS AS MUCH AS FEASIBLE AND NON-NATIVE PLANTS THAT ARE DROUGHT TOLERANT AND FIT THIS REGION OF COLORADO (WESTERN HIGH PLAINS);
- PRESERVE AND RESTORE THE NATIVE LANDSCAPE, AS MUCH AS FEASIBLE, ALONG THE BLUFF AREAS AND ON THE NORTHERN PART OF THE SITE;
- UTILIZE "SIGNATURE" TREE AND SHRUB PLANT MATERIALS;
- UTILIZE A WATER CONSERVATION LANDSCAPE APPROACH THAT BALANCES AESTHETICS AND WATER WISE LANDSCAPING. LANDSCAPING WILL BE USED THAT REQUIRES MINIMAL IRRIGATION VERSUS IRRIGATED SOD/TURF AREAS. THE GOAL WILL BE TO MINIMIZE TOTAL WATER USAGE IN THE COMMUNITY WITH THE ADDITIONAL TECHNIQUES AND APPROACH:
 - GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS TO PROMOTE EFFICIENCY OF IRRIGATION;
 - PLANT PALETTE CONSISTING OF LOW WATER USE NATIVE AND NON-NATIVE PLANTS;
 - INFILTRATE RAINWATER RUNOFF INTO THE LANDSCAPE (I.E. RAIN GARDENS) IN COMMON OPEN SPACE AREAS WHERE APPROPRIATE AND IF SOILS ARE APPROPRIATE;
 - UTILIZE DRIP IRRIGATION SYSTEMS WHENEVER FEASIBLE;
 - DESIGN FOR A LOW WATER, LOW-MAINTENANCE LANDSCAPE APPROACH;
- MANICURED LANDSCAPES (I.E. IRRIGATED SOD AND PERENNIALS) SHOULD BE LIMITED TO OUTDOOR LIVING AREAS AND ENTRIES WITHIN THE IMMEDIATE OUTDOORS OF THE HOME OR BUSINESSES; PER NATURAL AREAS AND TRAILS, MANICURED LANDSCAPE IS NOT PERMITTED WITHIN THE VICINITY OF OPEN SPACE AREAS;
- COLORFUL ACCENT NATIVE AND NON-NATIVE PLANTINGS AT KEY VISIBLE AREAS;
- LARGE GROUPINGS OF NATIVE AND ORNAMENTAL GRASSES, SHRUBS, PERENNIALS, WILDFLOWERS, AND GROUND COVERS;
- LOWER DENSITY RESIDENTIAL AREAS WILL UTILIZE A MORE NATURALIZED AND INFORMAL DESIGN;
- STREET TREE PLANTING WILL BE PROVIDED ALONG ALL PUBLIC STREETS TO ENSURE THAT AN APPROPRIATE MIX OF CHARACTER AND SPECIES DIVERSITY;
- UTILIZE LANDSCAPE FABRIC AND MULCHES (WOOD AND ROCK MULCH) TO RETAIN MOISTURE IN THE LANDSCAPE PLANTING AREAS;
- DRIP IRRIGATION WILL BE PROVIDED TO ALL STREET TREES IN TREE LAWNS AND MEDIANS, THAT DO NOT RECEIVE OVERSPRAY FROM TURF GRASS AREAS;
- TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, GROUND COVERS, AND VINES SHOULD BE MASSED TO DEFINE OUTDOOR SPACES, REINFORCE THE PRIMARY ENTRY AND ENHANCE THE ARCHITECTURAL DESIGN, THE STREET, AND THE NEIGHBORHOOD;
- SEASONAL LANDSCAPE WILL BE UTILIZED TO PROVIDE SEASONAL COLOR AND INTEREST THROUGHOUT THE YEAR WITH THE GOAL OF MAXIMIZING COLOR AND BLOOM COVERAGE THROUGHOUT THE FOUR SEASONS;
- SOILS WILL BE MODIFIED WHEN NECESSARY TO INCREASE MINERAL AND ORGANIC MATTER CONTENT TO DETERMINE PROPER SOIL AMENDMENTS BASED ON RESULTS OF SOIL TEST.
- MASSING OF PLANTS INTO COHESIVE GROUPS IS HIGHLY RECOMMENDED TO PROVIDE STRONG IMAGES OF TEXTURE, COLOR, AND CONTRAST THROUGHOUT THE COMMUNITY;
- PROPOSED WALL DESIGNS WILL UTILIZE STONE, MASONRY OR APPROPRIATE BUILDING MATERIALS; AND
- FENCING WILL BE DESIGNED TO GENERALLY COORDINATE WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE ARCHITECTURE. MATERIALS WILL BE OF NATURAL TONES AND INCLUDE WOOD, VINYL, MASONRY OR IRON. THE FINISH WILL BE OF SEMI-TRANSPARENT OR SOLID COLOR STAIN, LATEX ACRYLIC STAIN OR SUITABLE OUTDOOR PAINT.

RELATIONSHIP TO THE CITY OF GREELEY CODE

THESE LANDSCAPE GOALS AND GUIDELINES FIT WELL WITH THE CITY OF GREELEY CODE, AS AMENDED, REQUIREMENTS AND WITHIN THE REGIONAL CLIMATE (WESTERN HIGH PLAINS SEMI-ARID). THE GOALS AND GUIDELINES AIM TO UTILIZE RESPONSIBLE IRRIGATION TECHNIQUES, WHICH IS ESSENTIAL FOR SUSTAINABILITY. AS DEFINED IN CITY CODE (CHAPTER 24) THESE LANDSCAPE STANDARDS ARE INTENDED TO ESTABLISH LANDSCAPING REGULATIONS THAT:

- IMPROVE THE AESTHETIC APPEARANCE OF SETBACK AREAS, COMMON OPEN SPACE AREAS, PUBLIC RIGHTS-OF-WAY, AND OFF-STREET VEHICULAR PARKING AREAS;
- PROMOTE COMPATIBILITY BETWEEN LAND USES OF DIFFERENT INTENSITIES;
- PROMOTE THE USE OF GENERALLY ACCEPTED LANDSCAPE DESIGN PRINCIPLES;
- PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE BY MINIMIZING THE IMPACT OF ALL FORMS OF PHYSICAL AND VISUAL POLLUTION, CONTROLLING SOIL EROSION, SCREENING UNSIGHTLY AREAS, PRESERVING THE INTEGRITY OF NEIGHBORHOODS, AND ENHANCING PEDESTRIAN AND VEHICULAR TRAFFIC AND SAFETY;
- PROMOTE WATER CONSERVATION THROUGH THE USE AND INCORPORATION OF LOW WATER ADAPTIVE VEGETATION AND BY USING WATER CONSERVATION PRINCIPLES;
- PROMOTE SHADED, TREE-LINED STREETS WITHIN ALL AREAS OF THE CITY;
- MAINTAIN THE CITY'S STANDING AS A "TREE CITY USA"; AND
- IMPLEMENT COMPREHENSIVE PLAN POLICY OF REDUCING "HEAT ISLANDS."

PRELIMINARY LANDSCAPE MASTER PLAN AND GUIDELINES

THE CACHE

GENERAL PROVISIONS BASED ON CITY OF GREELEY CODE
THE CACHE COMMUNITY LANDSCAPE GENERAL PROVISIONS UTILIZE THE CITY CODE AS AMENDED, AS THE BASIS OF THE APPROACH AND AS SUMMARIZED BELOW:

- LANDSCAPING SHALL BE PROVIDED TO ENHANCE OPEN SPACE, RECREATION AREAS, BUILDING FOUNDATIONS, AREAS OF LOW VISUAL INTEREST, AND SCREEN AND SHADE STREETS AND SIDEWALKS, PARKING, AND LOADING AREAS;
- THE LANDSCAPE PLAN SHALL USE COLORADO NATIVE PLANT SPECIES THAT ARE DROUGHT TOLERANT AND ARE SUITABLE IN THE COLORADO CLIMATE;
- THE LANDSCAPE PLAN SHALL BE DESIGNED IN CONJUNCTION WITH THE DRAINAGE PLAN FOR THE SUBJECT PROPERTY IN SUCH A MANNER AS TO MAXIMIZE STORM WATER RUNOFF ABSORPTION;
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL ON-LOT LANDSCAPING AND IRRIGATION SHALL BE INSTALLED, IF REQUIRED PURSUANT TO AN APPROVED LANDSCAPE PLAN;
- COMMON AREA LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AROUND THE PERIMETER OF THE BUILDING ENVELOPE, HALFWAY TO THE ADJACENT BUILDING ENVELOPES, PURSUANT TO AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY;
- IN THE CASE OF USABLE OR COMMON OPEN SPACE LANDSCAPING IN COMMON AREAS BETWEEN LOTS, ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR AS OTHERWISE APPROVED BY THE CITY IN A DEVELOPMENT AGREEMENT OR PHASING PLAN; AND
- WHEN PHASING DEVELOPMENT, A PROPORTIONATE SHARE OF LANDSCAPING ACCEPTABLE TO THE CITY, AS OUTLINED IN AN APPROVED DEVELOPMENT AGREEMENT OR PLANNED UNIT DEVELOPMENT (PUD) PLAN, SHALL BE INSTALLED AND MAINTAINED WITH EACH PHASE BASED ON THE SIZE OF THE PROPOSED PHASE AND SHALL BE CONSIDERED COMPLETED FOR THE PURPOSES OF THESE REGULATIONS WHEN SUCH PROPORTIONATE SHARE OF LANDSCAPING HAS BEEN INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- GENERAL IRRIGATION REQUIREMENTS SHALL FOLLOW CITY CODE AS AMENDED:
 - (1) AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED FOR ALL COMMON AREA IMPROVEMENTS, SUCH AS OUTLOTS, MEDIAN BOULEVARDS, TREE LAWNS, SCREENING, BUFFER YARDS AND PERIMETER TREATMENT AREAS, IN ORDER TO PROVIDE IRRIGATION FOR ALL PLANT MATERIALS, CONSISTENT WITH THE NATURE OF THE PLANT'S IRRIGATION NEEDS.
 - (2) SPRINKLERS SHALL BE PLACED SO AS NOT TO THROW WATER ONTO ADJACENT PAVED OR HARDESCAPED SURFACES.
 - (3) GREEN INDUSTRY BEST MANAGEMENT PRACTICES FOR THE CONSERVATION AND PROTECTION OF WATER RESOURCES IN COLORADO, PREPARED BY GREEN INDUSTRIES OF COLORADO (GREENCO), AND KEPT ON FILE IN THE CITY'S WATER DEPARTMENT, ARE GUIDELINES FOR THE CONSERVATION OF WATER RESOURCES AND PROTECTION OF WATER QUALITY AND ARE STRONGLY ENCOURAGED TO BE FOLLOWED.
 - (4) ALL MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, MIXED USE AND INSTITUTIONAL PROPERTIES SHALL INSTALL RAIN SENSORS. REFER TO THE CITY'S WATER AND SEWER DEPARTMENT STANDARDS FOR MORE INFORMATION.

THE FOLLOWING PLANTING REQUIREMENTS, PER CITY CODE AS AMENDED, SHALL BE UTILIZED:

1. AT LEAST FIFTY PERCENT (50%) OF ANY REQUIRED YARD, EXCLUDING DRIVEWAY AND WALKWAY TO THE FRONT DOOR, SHALL CONTAIN LIVE PLANTINGS.
2. AT LEAST FIFTY PERCENT (50%) OF ANY PARKWAY OR RIGHT-OF-WAY PLANTING AREA, EXCLUDING DRIVEWAYS AND PUBLIC SIDEWALKS, SHALL CONTAIN LIVE PLANTINGS.
3. ALL YARDS NOT COVERED BY AN APPROVED BUILDING, DRIVEWAY, WALKWAY OR OTHER PERMANENT STRUCTURE SHALL BE LANDSCAPED.
4. FOR SINGLE-FAMILY AND TWO-FAMILY LOTS ONE (1) ACCEPTABLE STREET TREE PER RESIDENTIAL LOT STREET FRONTAGE IS REQUIRED. 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.
5. FOR MULTI-FAMILY, COMMERCIAL, AND MIXED USE LAND USES - 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.
6. WHERE TREES ARE NOT ALREADY REQUIRED PURSUANT TO CITY CODE, 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. LAKES OR OTHER WATER AREAS MAY BE EXCLUDED FOR PURPOSES OF CALCULATING REQUIRED TREE QUANTITIES.
7. FOR BUFFER REQUIREMENTS SEE THE PRELIMINARY LANDSCAPE MASTER PLAN.
8. FOR PARKING LOT LANDSCAPING STANDARDS CITY CODE SECTION 24.1147 AS AMENDED, SHALL BE FOLLOWED.
9. FOR PERIMETER LANDSCAPING CITY CODE SECTION 24.1148 AS AMENDED, PERIMETER TREATMENT SHALL BE FOLLOWED.

THE CACHE COMMUNITY SIGNAGE

THE NARRATIVE PROVIDED HERE WITHIN AND CITY CODE, AS AMENDED, WILL BE USED TO GUIDE SIGNAGE WITHIN THE CACHE COMMUNITY INCLUDING SIGN STANDARDS THAT ADDRESS SIZE, HEIGHT, DESIGN, LIGHTING, COLOR, MATERIALS, LOCATION, AND METHOD OF CONSTRUCTION OF ALL SIGNAGE TO ENSURE THAT ALL SUCH SIGNAGE IS DESIGNED IN A HARMONIOUS AND COMPATIBLE MANNER. ABSENT A SPECIFIC SIGN PLAN OR STANDARDS IN THIS DOCUMENT, THE CITY WILL APPLY SIGN STANDARDS CLOSEST TO THE ZONE DISTRICT THE PUD LAND USES REPRESENT.

THE CONTROL AND PLACEMENT OF ALL SIGNS IS ESPECIALLY IMPORTANT TO THE AESTHETIC HARMONY OF THE CACHE COMMUNITY. A CRITICAL COMPONENT OF A COHESIVE COMMUNITY IS THE SENSE OF PLACE AND IDENTITY. APPROVAL OF THIS PUD IS INTENDED TO PERMIT THE NUMBER AND LOCATIONS FOR THE PRIMARY INTERSECTIONS AND ENTRANCES TO THE COMMUNITY. PER CITY CODE SECTION 24-1338, THE PROPOSED SIGNS THAT REQUIRE A SIGN PERMIT ARE:

- (1) AWNING SIGN
- (2) CANOPY SIGN
- (3) ELECTRONIC MESSAGING DISPLAY
- (4) FREESTANDING AND MONUMENT SIGN
- (5) PROJECTING WALL SIGN
- (6) WALL SIGN.

THEREFORE, FOR THE CACHE COMMUNITY, THE FOLLOWING DETAILS OF SIGNAGE ARE PROPOSED. WHERE NOT ADDRESSED HERE, CITY CODE WILL DICTATE THE SIGNAGE:

- MAIN ENTRANCE SIGNAGE IS INTENDED TO BE AN ARCHITECTURAL FEATURE WITH THE COMMUNITY LOGO TO CREATE A SENSE OF ARRIVAL AND IDENTIFY FOR THE PROJECT. UP TO TWO (2) MAIN ENTRANCE SIGNS ARE ALLOWED UP TO A MAXIMUM HEIGHT OF 20' (FOR A VERTICAL FEATURE) AND WIDTH OF 40'. 500 TOTAL SQUARE FEET IS THE MAXIMUM ALLOWABLE FOR MAIN ENTRANCE SIGNS. THESE SIGNS WOULD BE PLACED ALONG 10TH STREET.
- RESIDENTIAL SUBDIVISION ENTRANCE SIGNS (I.E. FREE-STANDING MONUMENT SIGNS FOR INDIVIDUAL NEIGHBORHOODS) - UP TO TEN (10) FREESTANDING MONUMENT SIGNS ARE ALLOWED. THE SIGNS WILL IDENTIFY THE SECONDARY ACCESS POINTS TO THE INDIVIDUAL NEIGHBORHOODS WITHIN THE OVERALL COMMUNITY. THESE SIGNS WILL BE SMALLER IN SCALE WHILE REMAINING CONSISTENT WITH THE THEME OF THE OVERALL SIGN PROGRAM. THESE SIGNS WILL HAVE A MAXIMUM HEIGHT OF 10' AND WIDTH OF 20' AND NOT EXCEED 200 TOTAL SQUARE FEET.

INDIVIDUAL NON-RESIDENTIAL LOTS ALONG 10TH STREET MAY REQUEST ADDITIONAL FREESTANDING MONUMENT SIGNS AND MULTI-TENANT SIGNS. ANY ADDITIONAL FREESTANDING SIGNS MUST COMPLY WITH THE SIGN DESIGN AND QUANTITY STANDARDS DESCRIBED IN CITY CODE.

POUDRE RIVER THEME

THE CACHE COMMUNITY THEME WILL BE FOCUSED ON THE CACHE LA POUDRE RIVER (AKA POUDRE RIVER) AND HISTORICAL ELEMENTS OF GREELEY'S HISTORY. THE POUDRE RIVER IS COLORADO'S ONLY NATIONALLY DESIGNATED "WILD & SCENIC" RIVER AND HAS ITS' HEADWATERS AT MILNER PASS IN THE ROCKY MOUNTAIN NATIONAL PARK. THIS RIVER'S IMPORTANCE TO THE HISTORY OF THE GREELEY AREA IS SIGNIFICANT, THEREFORE, THE CACHE 762 ACRE MASTER-PLANNED COMMUNITY WILL BE DEDICATED TO HONORING THIS VALUABLE NATURAL RESOURCE. THE MAIN THEMING ELEMENTS WILL TAKE THEIR LEAD FROM THIS IDEA AS THEY FOCUS ON THE MAIN NATURAL FEATURES FROM OUR NATIONAL PARKS.

THE CACHE COMMUNITY HAS NATURAL FEATURES UNLIKE OTHERS IN GREELEY OR THE AREA. THE RIVER THEME WILL BE USED A COMMON THREAD THROUGH THE SITE BY ENGAGING THE RIVER'S EDGE AND PROVIDING A NATURAL LINK NORTH TO SOUTH THROUGH THE SITE TO 10TH STREET. THIS INTERNAL "NATURAL RIVER" WILL ENGAGE A COMMUNITY AREA AT THE EXISTING LAKES FOR RECREATIONAL USE, MULTIPURPOSE TRAILS AND ROADWAY NETWORK CONNECTING TO THE MAIN RECREATIONAL CENTER AT THE HIGH POINT AND CORE OF THE SITE. THE LOCATION OF THE RECREATION CENTER ABSORBS THE COMMANDING VIEWS OF THE AREA AND POUDRE RIVER VALLEY. THE "NATURAL RIVER" WILL THEN PROGRESS SOUTH ALONG THE EXISTING DRAINAGEWAYS TO A POTENTIAL SCHOOL SITE THEN TO THE PROJECT MAIN PARK THAT WILL BE THE MAIN FOCUS OF NATURAL ENGAGEMENT FOR THE CACHE'S RESIDENTS ON THE SOUTH SIDE OF THE SITE.

THE COMMUNITY WILL HAVE AN ABUNDANT ACREAGE OF ENGAGING AND BEAUTIFUL OPEN SPACE WITH MANY TRAILS INTERNALLY THAT ALSO CONNECT TO GREELEY'S POUDRE RIVER TRAIL. THE LAKES WILL PROVIDE RECREATIONAL USES TO VENTURE SEEKERS FOR MANY NATURE-BASED OUTDOOR ACTIVITIES SUCH AS HIKING, RIVER FISHING, PADDLE BOARD, KAYAKING, CANOEING.

INCORPORATION OF THE THEME INTO THE COMMUNITY FEATURES:

UTILIZING A CONTEXT SENSITIVE DESIGN SOLUTION, THE THEME WILL BE INCORPORATED INTO THE OVERALL DESIGN. THE POUDRE RIVER IS OFTEN CALLED A "MEANDERING" RIVER AS THE FORM OF THE RIVER IS "SNAKE-LIKE" WHICH IS CHARACTERIZED BY THE MANY TURNS THE RIVER MAKES. THIS CORRIDOR ALSO INCLUDES OXBOW LAKES ADJACENT TO THE RIVER AND ANCIENT RIVER BLUFFS. THE BLUFF COMPLEX IS ALSO AN ICONIC FEATURE ALONG THE LOWER CACHE LA POUDRE WATERSHED AND PART OF THOSE BLUFFS RESIDE ON THE CACHE PROPERTY. THESE BLUFFS, COMPOSED OF HIGHLY ERODIBLE SEDIMENTARY ROCK IN THE FOX HILLS FORMATION. THESE ORGANIC FORMS AND NATURALISTIC FEATURES WILL BE ANOTHER INSPIRATION OF THE DESIGN FOR THE COMMUNITY.

THE NATURE-BASED THEME WILL CELEBRATE THE RICH NATURAL AND AGRICULTURAL LEGACY OF THIS AREA AND MAY BE INTEGRATED ARCHITECTURALLY (AMENITY CENTER, SHELTERS, ETC.), IN THE LANDSCAPE (PARKS, TRAILS AND OPEN SPACE), COMMUNITY SIGNAGE, OR INTERPRETIVE SIGNAGE ALONG TRAILS. THE THEME WILL BE DISPLAYED BEGINNING AT THE MAIN ENTRANCE SIGNAGE THAT WELCOMES YOU TO THE COMMUNITY. PROJECT SIGNAGE WILL DISPLAY ORGANIC, NATURAL FORMS INCLUDING NATURAL STONEWORK AND EARTH TONE COLORS THAT FIT WELL INTO THE CONTEXT OF THE REGION.

CENTRAL AMENITY CENTER AND LAKE PAVILION SHELTER

THE CACHE AMENITY CENTER WILL BE A CENTRAL HOME GATHERING PLACE CAPITALIZING ON THE 360° VISTAS EMBRACING COLORADO'S ESSENCE OF COMMUNITY. TRAILS WILL FEED TO AND FROM THIS CENTRAL AND IMPORTANT CORE GATHERING PLACE. THE ARCHITECTURE AND DESIGN OF THIS KEY FEATURE WILL ALSO MIMIC THE NATURALISTIC THEME AND FOCUS ON THE POUDRE RIVER. THERE ARE OPPORTUNITIES TO CONNECT ARCHITECTURE STYLE TO ARCHITECTURE IN THE REGION WITH THE IDEA OF BEING MORE NATURALISTIC OR RUSTIC IN DESIGN STYLE.

ON THE NORTH END OF THE PROJECT, ADJACENT TO THE EXISTING LAKES AND POUDRE TRAIL, THERE WILL BE A SECOND VERY IMPORTANT COMMUNITY GATHERING AREA ENGAGING AND INTERLINKING THE COMMUNITY. THE LAKE PAVILION SHELTER WILL BE A CONTEXT SENSITIVE ELEMENT BLENDING INTO THE AREA AND SURROUNDING DEVELOPMENT. THIS SHELTER AND PARK WILL PROVIDE AN AREA FOR FAMILY PICNICS OR ENGAGEMENT OF THE VERY UNIQUE RECREATION OPPORTUNITY FOR KAYAKS, PADDLE BOARDS AND CANOES TO ENJOY THE EXISTING PONDS AND OUTDOORS.

COMMUNITY TRAILS AND INTERPRETATIVE SIGNAGE

COMMUNITY TRAILS AND CONNECTION TO THE POUDRE RIVER TRAIL WILL BE ANOTHER PRIMARY FOCUS OF THIS COMMUNITY. THE POUDRE RIVER TRAIL ALLOWS ACCESS TO THE SECTION OF THE RIVER CORRIDOR BETWEEN GREELEY AND WINDSOR. THE TRAIL IS A WIDE PAVED PATH WITH GENTLE GRADES THROUGH SERENE AND QUIET AREAS. IT ALLOWS THOSE THAT USE THE TRAIL TO ENJOY THE NATURAL BEAUTY OF THE MEANDERING RIVER AND THE STANDS OF COTTONWOOD TREES AND WETLAND MEADOWS THAT LINE ITS BANKS. THE CACHE INTERNAL TRAILS WILL CONNECT TO THIS IMPORTANT ASSET AND WILL MEANDER THROUGHOUT THE PROJECT. INTERPRETATIVE SIGNAGE WILL EDUCATE TRAILS USERS ABOUT THE UNIQUE NATURAL ASSETS AND FEATURES OF THE IMMEDIATE AREA.

COMMUNITY FEATURE NAMING

TO FURTHER HONOR THE HISTORY OF THIS AREA, THE VISION IS TO NAME PARKS, STREETS, SHELTERS, AND THE AMENITY CENTER USING MAIN RIVER NAMES AND NATURAL FEATURES. SOME OF THE POSSIBILITIES THAT ARE VERY RELEVANT TO THIS SPECIFIC CONCEPT ARE:

- ROCKY MOUNTAIN NATIONAL PARK AND THE CACHE LA POUDRE ALONG WITH ITS HOME ON THE CONTINENTAL DIVIDE
- MESA VERDE AND THE FEATURES OF ITS CLIFFS
- BLACK CANYON OF THE GUNNISON NATIONAL PARK AND THE DEEP CONTRASTS ALONG THE GUNNISON RIVER
- GREAT SAND DUNES NATIONAL PARK WITH ITS UNASSUMING CREATION AND SHIFTING NATURE

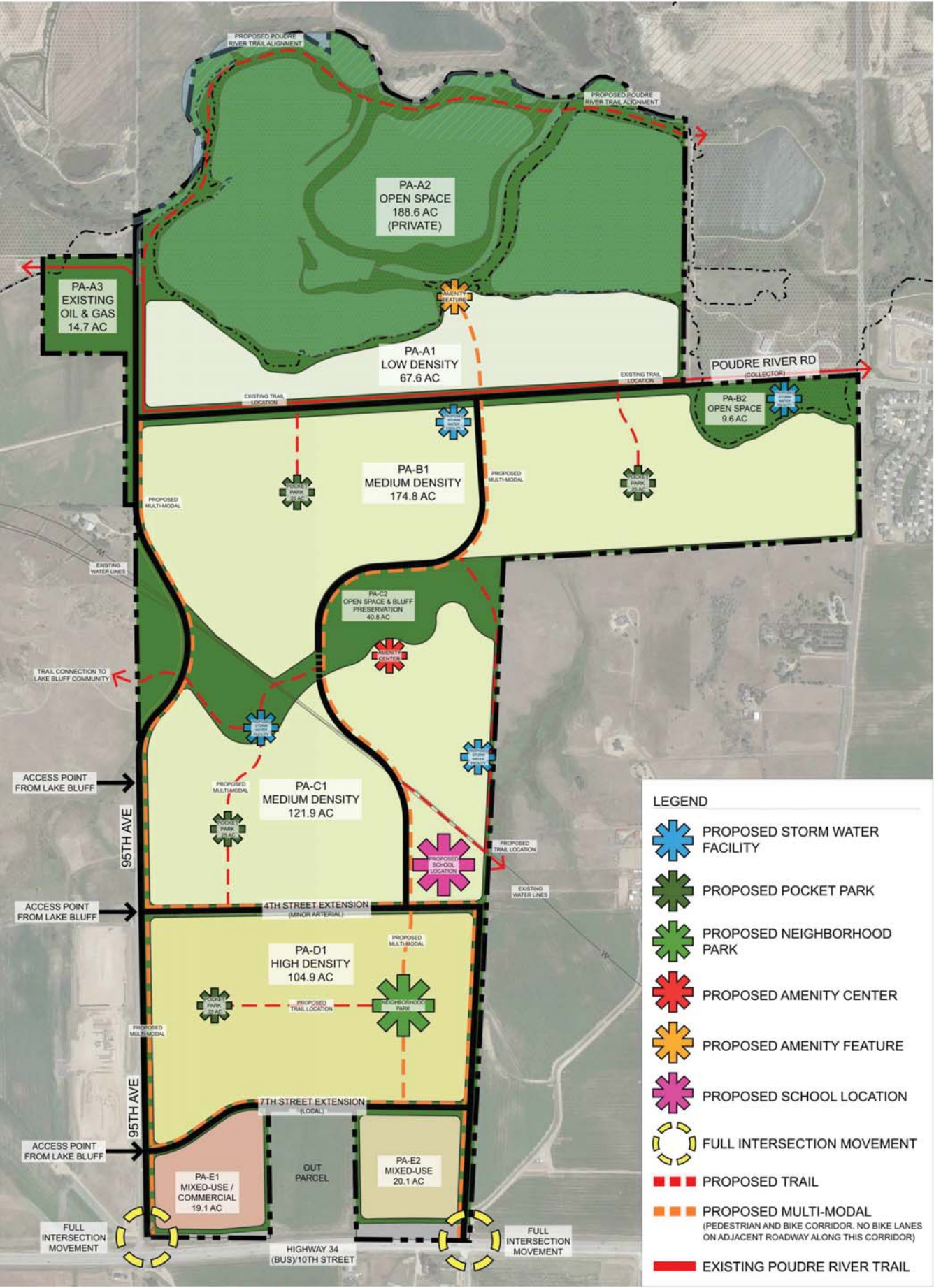
NEIGHBORHOOD NAMES OF SUB-COMMUNITIES (NEIGHBORHOODS) WITHIN THE CACHE WILL ALSO DERIVE FROM THESE NATURE/HISTORY-BASED TERMS FROM OUR COUNTRIES OTHER NATIONAL PARKS AND THEIR MAIN FEATURES. NEIGHBORHOODS WILL BE MARKED BY NATURALISTIC OR RUSTIC SIGNAGE THAT MIMICS THE MAIN ENTRY FEATURE DESIGN. EACH NEIGHBORHOOD OFFERS A DISTINCT LIVING ENVIRONMENT FROM HIGHER DENSITY LIVING ON THE SOUTH AREA (I.E. TOWNHOMES) TO ESTATE LOTS ON THE NORTH SECTION THAT MESH WELL WITH THE NATURAL CHARACTER OF THE EXISTING LAKES AND POUDRE RIVER NORTH OF THE PROPERTY.

LANDSCAPE, PARKS AND OPEN SPACE

THE LANDSCAPE PALETTE WILL BE PRIMARILY COLORADO NATIVE PLANTS ARRANGED IN NATURALISTIC AND FLOWING FORMS. THE DIVERSITY OF THE TOPOGRAPHY, EXISTING VEGETATION AND THE DRAMATIC VISTAS PROVIDE AN OPPORTUNITY TO CREATE A RESIDENTIAL COMMUNITY WHICH EMBRACES THE INHERENT BEAUTY OF THE NATURAL COLORADO LANDSCAPE. WHILE THE PROPOSED DEVELOPMENT HAS RESIDENTIAL LAND USES A LARGE PORTION OF THE SITE WILL BE PRESERVED IN PLENTIFUL OPEN SPACE FOR PERPETUITY THAT GENERATIONS CAN ENJOY. MANY AREAS WITHIN THE COMMUNITY OFFER BREATHTAKING VIEWS OF THE POUDRE RIVER VALLEY AND THEREFORE OVERLOOKS WILL BE PROVIDED IN MULTIPLE LOCATIONS. THE PROPOSED LANDSCAPE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE A CRITICAL ELEMENT IN THE OVERALL VISUAL INTEGRITY AND AESTHETICS, THEREFORE, CAREFUL ATTENTION HAS BEEN GIVEN TO THE PLANT PALETTE AND DESIGN TO ENSURE IT WILL BE HARMONIOUS WITH THE SITE.

SMALL AND LARGE PARKS ARE PROVIDED THROUGHOUT THE COMMUNITY ALL CONNECTED WITH TRAILS THAT ULTIMATELY CONNECT TO THE POUDRE RIVER TRAIL. PARKS WILL PROVIDE AMENITIES SUCH AS:

- SHELTERS
- PLAYGROUNDS
- OPEN LAWNS
- TRAIL CONNECTIONS
- URBAN AND RURAL GARDENS
- NATURAL CORRIDORS



THEME & AMENITIES
THE CACHE

STREET, PEDESTRIAN AND BIKE CIRCULATION SYSTEM NOTES:

THE CACHE STREET AND PEDESTRIAN CIRCULATION SYSTEM PROVIDES ACCESS TO ALL PARTS OF THE PROJECT. ACCESS TO EACH PARCEL WILL BE PROVIDED IN A LOGICAL MANNER AND TRAIL/PEDESTRIAN CORRIDORS WILL CONNECT PARKS AND OPEN SPACE AREAS TOGETHER IN A COHESIVE MANNER. PEDESTRIAN CIRCULATION WILL BE A VITAL COMPONENT OF THE CACHE COMMUNITY. THE DESIGN WILL ENCOURAGE AN ALTERNATIVE MODE OF TRANSPORTATION WITHIN THE MIXED-USE AREAS INCLUDING STRONG LINKS TO RESIDENTIAL COMPONENTS OF THE COMMUNITY. AS SHOWN ON THE PRELIMINARY PUD MASTER PLAN, CENTRALLY LOCATED PARKS AND MIXED USES WITHIN CLOSE WALKING DISTANCES OF ALL PROPOSED RESIDENTIAL AREAS ARE PROVIDED. IN THE COMMERCIAL AND MIXED-USE LAND AREAS, SIDEWALKS WILL BE PROVIDED ALONG THE FRONT OF BUILDINGS THROUGH THAT AREA AND THOSE WALKWAYS WILL BE CONNECTED TO THE RESIDENTIAL WALKWAY SYSTEM IN AN ORGANIZED AND LOGICAL CIRCULATION PATTERN FOR EASY ACCESS BETWEEN THE USES AND TO ENCOURAGE PEDESTRIAN ACTIVITY VERSUS ALL VEHICULAR TRAFFIC. THE VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEM WILL PROVIDE MULTIPLE ROUTES FOR CARS, BIKES, AND PEDESTRIANS TO MOVE THROUGHOUT THE CACHE COMMUNITY. SIDEWALKS, WALKWAYS, AND TRAILS WILL PROVIDE THE PEDESTRIAN FRIENDLY ENVIRONMENT AND THE OPEN SPACE SYSTEM WITH TRAIL WILL PROVIDE THE CONNECTIVITY INTERNAL TO THE CACHE COMMUNITY AND THE SURROUNDING AREA.

THE STREET AND VEHICULAR CIRCULATION SYSTEM AT THE CACHE WILL BE A MODIFIED GRID SYSTEM TO ALLOW FOR MAXIMUM CONNECTIVITY THROUGHOUT THE PROJECT. WHILE THE EXACT PARCEL LAYOUTS HAVE NOT YET BEEN DEFINED AT TIME OF THIS SUBMITTAL, THE DESIGN OF THE STREETS WILL RESPOND TO THE NATURAL TOPOGRAPHY OF THE SITE AS MUCH AS FEASIBLE. THE CACHE COMMUNITY WILL PROVIDE INTERNAL STREET DESIGN CONFIGURATIONS WHICH FOSTER INTERCONNECTIVITY BETWEEN THE RESIDENTIAL AREAS AND THE COMMERCIAL/MIXED-USE DEVELOPMENT ON THE SOUTH AREA OF THE PROJECT.

THE PROJECT WILL SATISFY ITS REQUIREMENTS OR SHARE OF THE FOLLOWING MAJOR ROADWAYS:

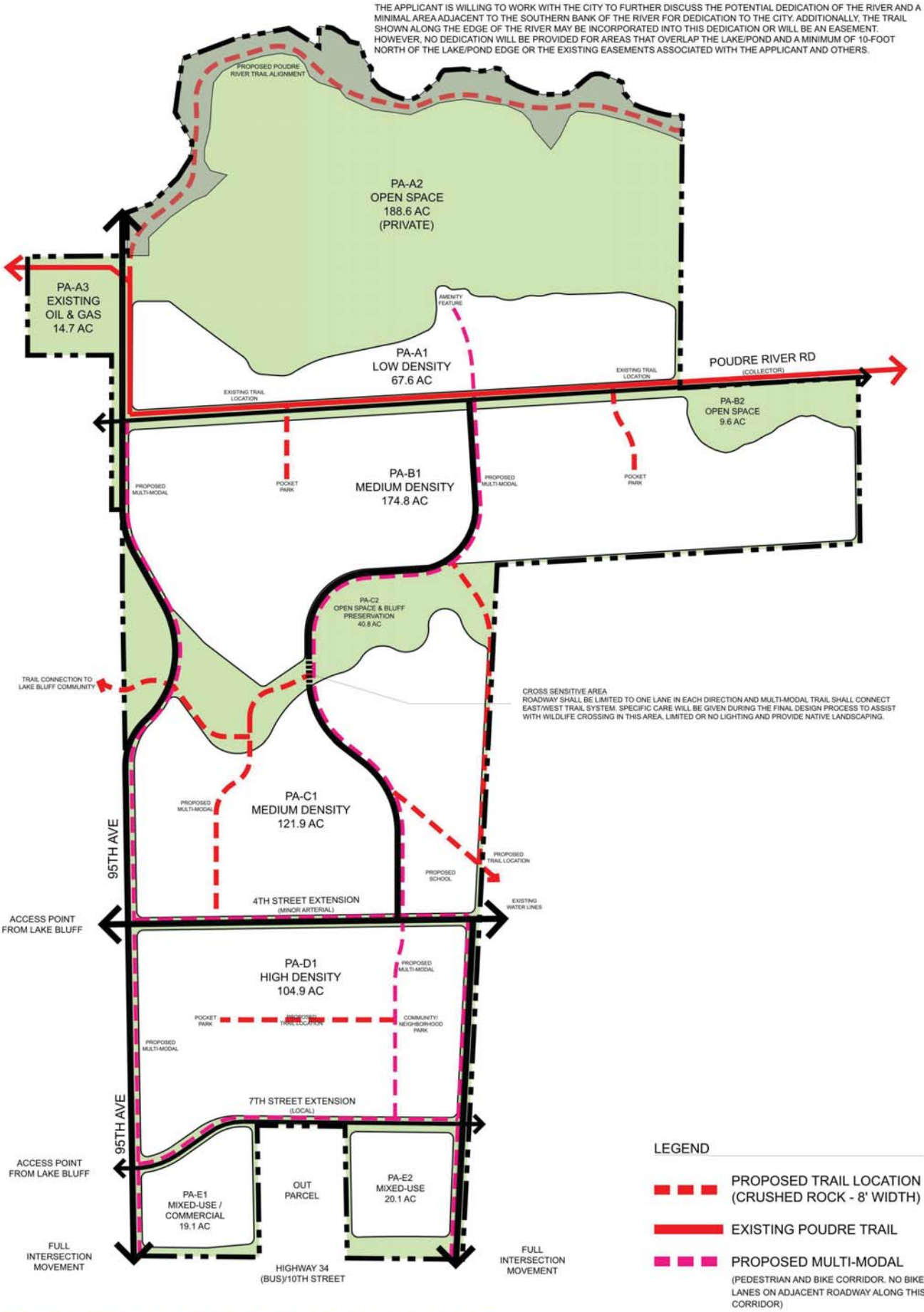
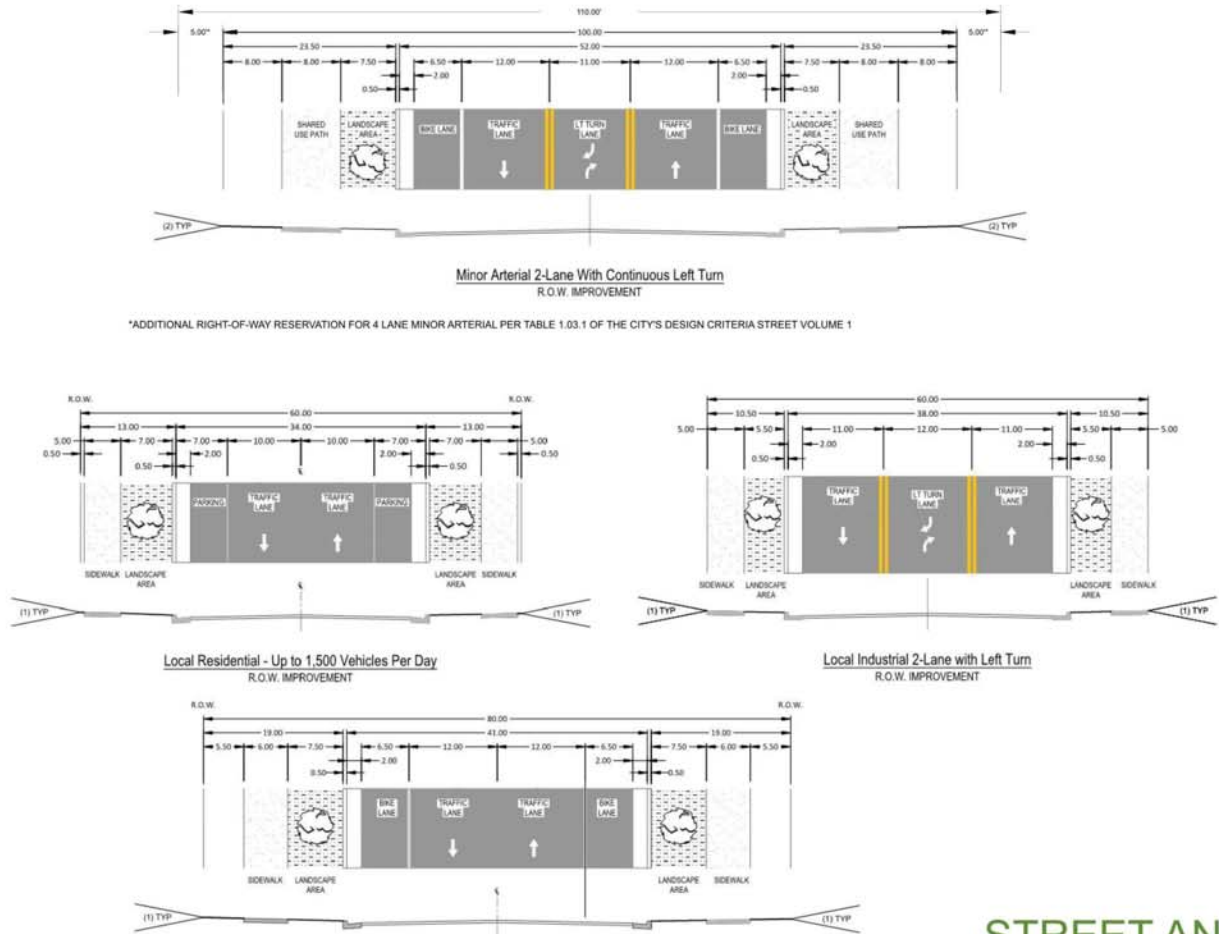
- 95TH AVENUE BETWEEN 10TH STREET/HIGHWAY 34 BYPASS TO THE POUDRE CROSSING.
- 89TH AVENUE BETWEEN 10TH STREET/HIGHWAY 34 BYPASS TO 4TH STREET.
- POUDRE RIVER ROAD BETWEEN 83RD AVENUE TO 95TH AVENUE.
- 4TH STREET BETWEEN 95TH AVENUE AND 89TH AVENUE.

THESE ROADWAY EXTENSIONS AND IMPROVEMENTS WILL PROVIDE INTERCONNECTIVITY BETWEEN THE PROJECT, THE PROPOSED/APPROVED LAKE BLUFF PROJECT TO THE WEST, AND THE EXISTING POUDRE RIVER RANCH DEVELOPMENT TO THE NORTHEAST.

CROSS SENSITIVE AREA
ROADWAY SHALL BE LIMITED TO ONE LANE IN EACH DIRECTION AND MULTI-MODAL TRAIL SHALL CONNECT EAST/WEST TRAIL SYSTEM. SPECIFIC CARE WILL BE GIVEN DURING THE FINAL DESIGN PROCESS TO ASSIST WITH WILDLIFE CROSSING IN THIS AREA, LIMITED OR NO LIGHTING AND PROVIDE NATIVE LANDSCAPING.

PARKING

THE CACHE IS DESIGNED TO ENCOURAGE PEDESTRIAN ACTIVITY AND MIXED USE TO REDUCE EMPHASIS ON VEHICULAR TRIPS PER DAY. DUE TO THE MIX OF HIGHER DENSITY RESIDENTIAL PRODUCTS IN PROXIMITY TO THE COMMERCIAL/MIXED USE AREAS, THE INTERNAL DEMAND FOR PARKING MAY BE REDUCED AND IS PROPOSED. ADDITIONALLY, WITH THE INCORPORATION OF ON-STREET PARKING ALONG THE COMMUNITY ROADWAY NETWORK, PARKING REQUIREMENTS CAN BE DISTRIBUTED THROUGHOUT THE MIXED-USE AREAS, WHICH WILL REDUCE THE NEED FOR MAXIMUM PARKING RATIOS. THE MIX OF USES IN A DEFINED AREA PROVIDES THE OPPORTUNITY FOR SHARED PARKING ARRANGEMENTS. THEREFORE, THE PARKING REQUIREMENTS FOR THE CACHE COMMUNITY WILL FOLLOW CITY CODE, AS AMENDED, SECTION "24-1099 - OFF-STREET PARKING REQUIREMENTS".



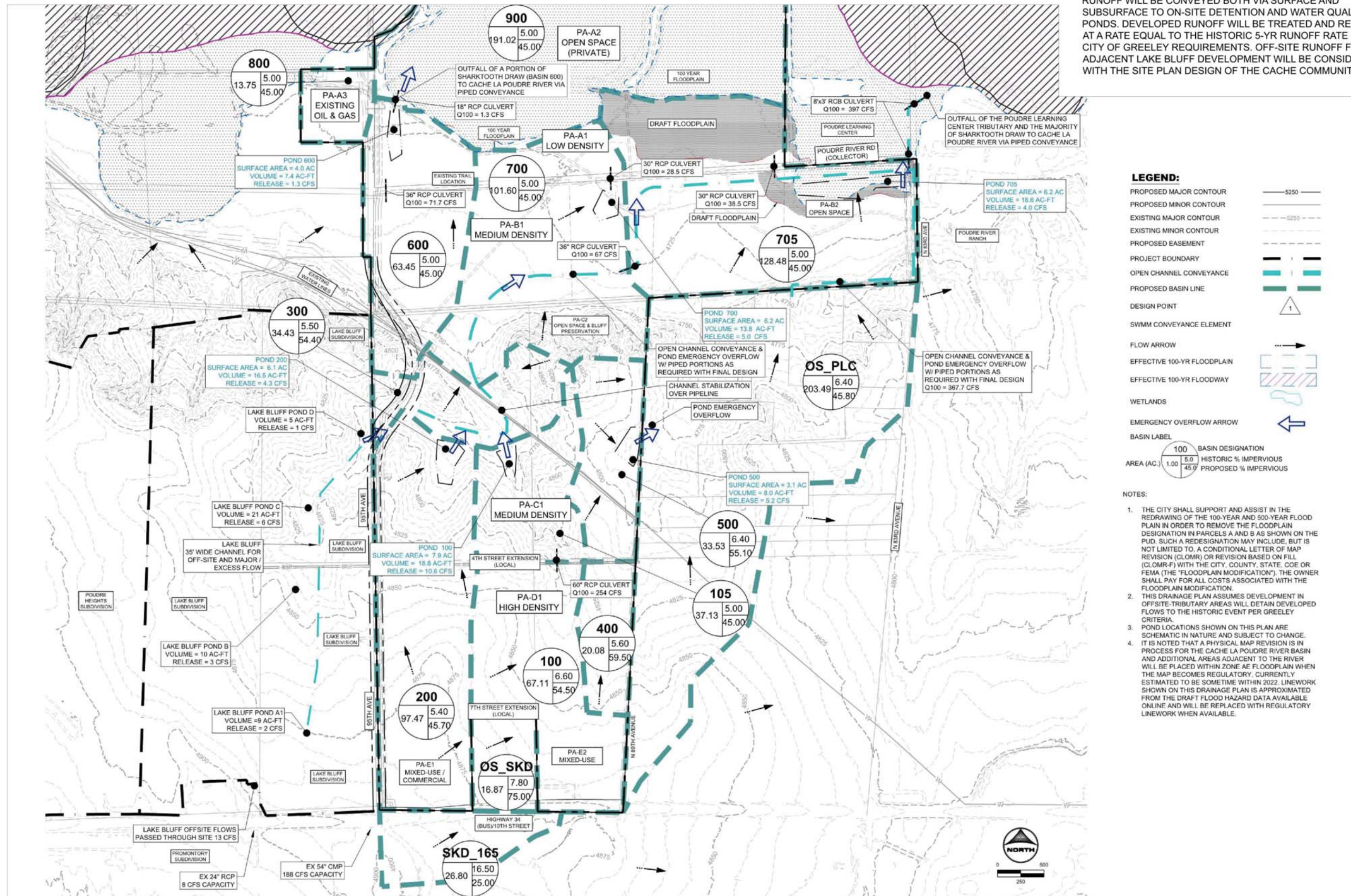
LEGEND

- PROPOSED TRAIL LOCATION (CRUSHED ROCK - 8' WIDTH)
- EXISTING POUDRE TRAIL
- PROPOSED MULTI-MODAL (PEDESTRIAN AND BIKE CORRIDOR. NO BIKE LANES ON ADJACENT ROADWAY ALONG THIS CORRIDOR)



DEVELOPMENT COMMITMENTS MATRIX					
AREA / IMPROVEMENT	PLAN PREPARATION AND APPROVAL	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE OPEN SPACE SHOULD BE CONSTRUCTED WHEN 50% OF THE LOTS IN PA-A1 PA-B1, PA-C1 HAVE BUILDING PERMITS IN PLACE.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.
BLUFF PRESERVATION	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE BLUFF AREAS LOCATED IN PA-C1 SHALL BE PRESERVED AND ANY DISTURBED AREAS SHALL BE REVEGITATED.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
POCKET PARKS - PA-B1 (2 pocket parks), PA-C1 (1 pocket park), PA-D1 (1 pocket park), PA-D2 AND PA-D3 (one park or plaza)	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	POCKET PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVE POCKET PARK EXISTS.	POCKET PARKS ARE TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.
COMMUNITY/NEIGHBORHOOD PARK (PA-D1) - 10 AC.	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED. PARK SHALL BE CREDITED TOWARDS TOTAL PARK REQUIREMENT.	NEIGHBORHOOD PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVE POCKET PARK EXISTS.	NEIGHBORHOOD PARKS ARE TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT AND CREDITED TOWARDS TOTAL PARK REQUIREMENT.	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
INTERNAL COMMUNITY TRAILS	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	INTERNAL COMMUNITY TRAILS WILL BE CONSTRUCTED CONCURRENT WITH THE PARKS AND ADJACENT INFRASTRUCTURE TO THEM.	INTERNAL TRAILS ARE TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.
10TH STREET ROAD AND SIGNAL IMPROVEMENTS	FINAL ROADWAY PLANS WILL BE PREPARED PER CDOT STANDARDS FOR THE 10TH STREET ROW.	REQUIRED IMPROVEMENTS TO BE COMPLETED PER THE TRIGGERS SPECIFIED IN THE TRAFFIC IMPACT STUDY, WARRENTS ARE MET AND/OR AS IDENTIFIED BY CDOT	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
ROADWAYS	FINAL ROADWAY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	ROADWAYS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
UTILITIES	FINAL UTILITY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	UTILITIES SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM SEWER FACILITIES	FINAL STORM SEWER PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	STORM SEWER SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1STCERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM WATER FACILITIES (PONDS)	FINAL POND PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	PONDS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF THE CACHE BEING DEVELOPED AT THAT TIME.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	THE CACHE METROPOLITAN DISTRICT (QUASI PUBLIC)	THE CACHE METROPOLITAN DISTRICT (QUASI PUBLIC)
AMENITY CENTER	THE AMENITY CENTER SHALL BE CONSTRUCTED PER THE OUTLINE WITHIN THIS DOCUMENT.	THE AMENITY CENTER SHALL BE CONSTRUCTED BY THE 750TH RESIDENTIAL BUILDING CERTIFICATE OF OCCUPANCY.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.
AMENITY FEATURE	THE AMENITY FEATURE SHALL BE CONSTRUCTED PER THE OUTLINE WITHIN THIS DOCUMENT.	THE AMENITY FEATURE SHALL BE CONSTRUCTED BY THE 350TH RESIDENTIAL BUILDING CERTIFICATE OF OCCUPANCY.	THE CACHE, LLC, ITS SUCCESSORS & ASSIGNS OR THE CACHE METROPOLITAN DISTRICT	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE CACHE METROPOLITAN DISTRICT.

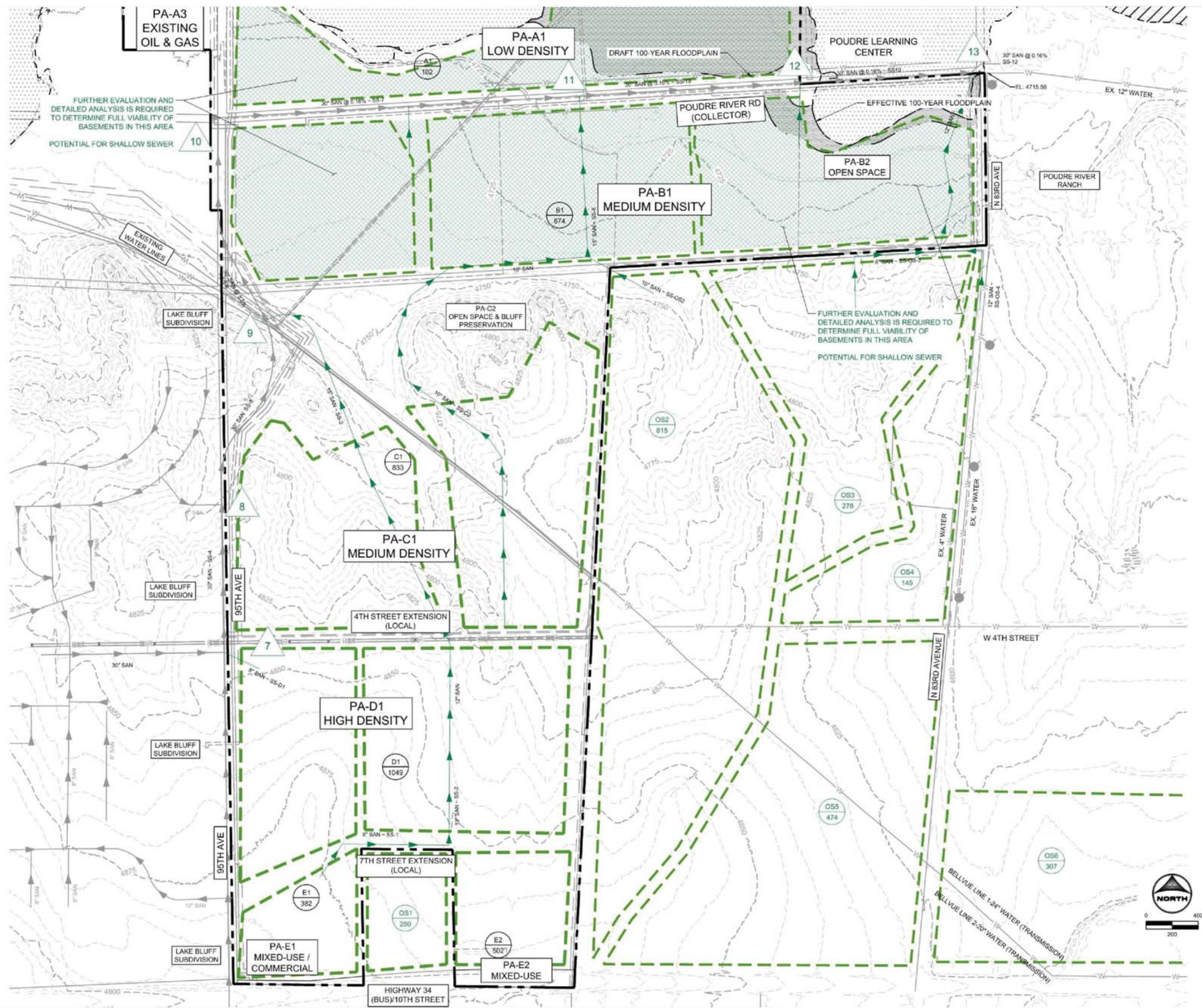
DRAINAGE
STORMWATER WILL GENERALLY FLOW FROM SOUTH TO NORTH. RUNOFF WILL BE CONVEYED BOTH VIA SURFACE AND SUBSURFACE TO ON-SITE DETENTION AND WATER QUALITY PONDS. DEVELOPED RUNOFF WILL BE TREATED AND RELEASED AT A RATE EQUAL TO THE HISTORIC 5-YR RUNOFF RATE PER THE CITY OF GREELEY REQUIREMENTS. OFF-SITE RUNOFF FROM THE ADJACENT LAKE BLUFF DEVELOPMENT WILL BE CONSIDERED WITH THE SITE PLAN DESIGN OF THE CACHE COMMUNITY.



CONCEPTUAL DRAINAGE PLAN

POUDRE HEIGHTS





SANITARY SEWER:
THE CACHE DEVELOPMENT IS IDENTIFIED TO BE WITHIN THE POUDRE BLUFFS BASIN IN THE STANTEC POUDRE TRUNK SEWER PHASE II PROJECT-SUB-BASIN MASTER PLAN. WASTEWATER FLOWS FROM THE POUDRE BLUFFS BASIN CAN BE CONVEYED BY GRAVITY TO GREELEY'S EXISTING 83RD AVENUE AND COUNTY ROAD 62 INTERCEPTOR.

A 30-INCH SEWER TRUNK MAIN HAS RECENTLY BEEN DESIGNED BY STANTEC TO CAPTURE ALL SANITARY SEWER AT THE INTERSECTION OF 95TH AVENUE AND WELD COUNTY ROAD 62. THIS LINE WILL TRANSPORT SEWAGE APPROXIMATELY 1.5 MILES TO AN EXISTING LINE AT POUDRE HEIGHTS SUBDIVISION.

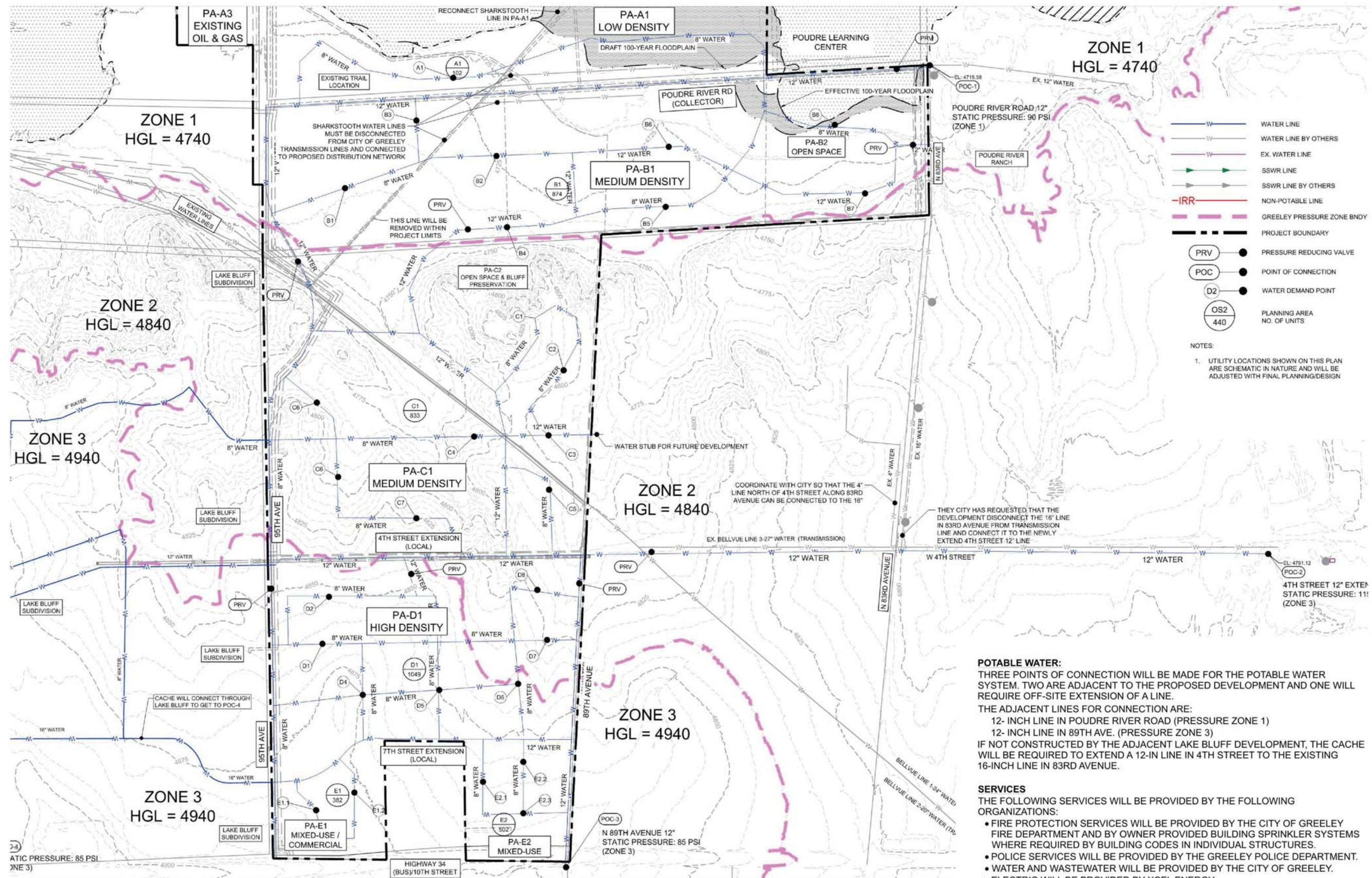
SERVICES

THE FOLLOWING SERVICES WILL BE PROVIDED BY THE FOLLOWING ORGANIZATIONS:

- FIRE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF GREELEY FIRE DEPARTMENT AND BY OWNER PROVIDED BUILDING SPRINKLER SYSTEMS WHERE REQUIRED BY BUILDING CODES IN INDIVIDUAL STRUCTURES.
- POLICE SERVICES WILL BE PROVIDED BY THE GREELEY POLICE DEPARTMENT.
- WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF GREELEY.
- ELECTRIC WILL BE PROVIDED BY XCEL ENERGY.
- NATURAL GAS WILL BE PROVIDED BY ATMOS ENERGY.
- THE SITE WILL BE SERVED BY WINDSOR RE4 SCHOOL DISTRICT.

CONCEPTUAL SANITARY PLAN

THE CACHE



PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for a Convenience Store with Gas Sales in the I-M (Industrial Medium Intensity) Zone District

FILE NUMBER: USR2021-0001

PROJECT: 225 22nd Street and 2123 2nd Avenue – Circle K Stores Inc. USR

LOCATION: 225 22nd Street and 2123 2nd Avenue

APPLICANT: Corey Stinar, Arris Architecture, Inc., on behalf of Circle K Stores Inc.

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: July 13, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-480(a)1-5, Review Criteria/Uses by Special Review, of the City of Greeley Development Code and either approve, approve with conditions, deny, or table the consideration for future consideration.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by the applicant, Corey Stinar, Arris Architecture, Inc., on behalf of Circle K Stores Inc., for approval of a USR (Use by Special Review) to allow for a convenience store with gas sales in the I-M (Industrial Medium Intensity) zone district (see Attachments A, B, and C)

A. REQUEST

The Applicant is requesting approval of a USR for a convenience store with gas sales (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject request is located north of 22nd Street, west of 2nd Avenue and Highway 85 Bypass, specifically at 225 22nd Street and 2123 2nd Avenue (see Attachment A).

Current Zoning:

I-M (Industrial Medium Intensity)

Abutting Zoning:

North: I-M

South: I-M

East: I-M

West: I-M

Surrounding Land Uses:

North: Meat Processing Facility

South: 22nd Street/Auto Repair

East: 2nd Avenue/Highway 85 Bypass/Bank

West: Railroad/Pet Food Processing/Trucking Business

Site Characteristics:

The site currently consists of three lots, with two large buildings, which are being used for industrial use. The majority of the site is paved with concrete and asphalt. The western part of the property consists of railroad right-of-way and overhead utilities. There is one shared access point for the two existing buildings.

D. BACKGROUND

The subject site was annexed into the City of Greeley in 1963 as part of the “Greeley Industrial Subdivision Annexation” and was zoned Industrial (Recording Number 1414900).

The applicant intends to demolish the existing industrial buildings, which are approximately 36,000 square feet in size, to construct a 5,200-square-foot building with a convenience store with gas sales (see Attachment C). In addition to the main store, eight gas pumps for passenger vehicles and four gas pumps for diesel fueling for large trucks would be provided as well. Thirty-four passenger vehicle parking spaces would be provided near the building and along the eastern part of the property, and five large truck parking spaces would be provided along the northwestern part of the site. Hours of operation are anticipated to be 24 hours a day, seven days a week. The site is approximately 2.7 acres in size. The City of Greeley Development Code states that convenience stores with gas sales, primarily because of the retail component, require a USR approval in an industrial zone.

The applicant is proposing to combine the existing lots into one lot through the minor subdivision process. An application has been submitted, and is being reviewed concurrently with this USR application. Minor subdivisions are reviewed and approved administratively.

E. APPROVAL CRITERIA

Uses by Special Review: Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-480 of the Development Code contains five criteria that are used to evaluate Uses by Special Review:

1. The proposed use shall be consistent with the Comprehensive Plan.

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request:

Comprehensive Plan Policy Objective ED-2.4, Business Attraction

Attract and retain business and industry that align with the City's target industries and support economic diversity.

Staff Comment: The proposed USR as submitted, would allow a new business to locate in an area of high vehicular traffic, which may positively impact the success of the business. The proposed use would also support economic diversity; currently there are only a few retail type uses within the area.

This request complies with this Comprehensive Plan policy.

2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.

Staff Comment: The location is ideal for a convenience store with gas sales. The size, design, and operating characteristics of the property and the use has been designed to be compatible with existing and future uses in the area. The proposed use would be located within an area that is intended for industrial uses or uses that would be compatible with industrial uses, and is not adjacent to residential.

The proposed use should not create any significant noise that would impact adjacent uses. Any potential noise created by the proposed use would be regulated by the Development Code.

Traffic impacts have been accounted for in the submittal and found to be acceptable. The industrial area was designed for uses to be commercial and industrial in nature. The subject site has direct accesses off of 22nd Street and 2nd Avenue and is part of a

major transportation corridor, with access to the Highway 85 Bypass. The City of Greeley Public Works Transportation Division, Colorado Department of Transportation, and the Community Development Department staff have reviewed the plans and determined that the impacts to the roadway system are acceptable.

The proposed building design includes stone and stucco. The building includes wall articulation, varied roof lines, multiple building materials, and a covered entryway (see Attachment F). The proposed building would be designed to meet the architectural design standards of the Development Code. The City of Greeley Development Code allows for typical primary building materials to be, but not limited to, brick, stone, and stucco.

The applicant provided a landscape plan as part of the submittal, which shows a variety of types of landscaping that are proposed to be installed to mitigate any visual impact to surrounding properties. Landscaping would consist of a mixture of shade, ornamental, and evergreen trees, as well as a mixture of bushes and shrubs.

City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area, since it is within the City of Greeley.

The proposal complies with this criterion.

3. The site shall be physically suitable for the type and intensity of the proposed land use.

Staff Comment: The site is approximately 2.7 acres in size and would be able to adequately contain all elements of parking, buildings, and landscaping that the applicant proposes on the subject site. The proposed use should be able to adequately achieve all the elements of the Development Code and other City standards for access and drainage.

The proposal complies with this criterion.

4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.

Staff Comment: Direct access for the subject site would be off of 22nd Street and 2nd Avenue. The proposed use would increase traffic somewhat; however, all the proposed parking would be on-site and should not affect traffic flow or parking in the surrounding area. There is not any on-street parking available in the area.

The traffic flow and impacts to parking in the area neighborhood should be minimal; therefore, this criterion is met.

5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.

Staff Comment: Several procedurally nonconforming or approved Use by Special Review projects exist in the surrounding area. Retail developments within the I-M zone are required to obtain USR approval prior to establishment. The cumulative effect of these uses would not be detrimental to any property within the area.

The proposal complies with this criterion.

b) Use by Special Review applications shall also be reviewed to ensure that all of the applicable development standards of Article VI of Chapter 8 of this title have been met, as well as any applicable overlay district provisions.

Staff Comment: The Zoning District Development Standards found in Chapter 18.38 mainly regulate open space, lot coverage, building and structure setbacks, and building height. The proposed plan and accompanying design meets these standards. There are no overlay district provisions for this property. The proposal complies with this criterion.

c) In addition to those criteria and requirements listed in Section 24-480, subsections (a) and (b), Use by Special Review applications shall meet all applicable General Performance Standards found in Chapter 9, Parking Standards in Chapter 10, Landscaping and Buffering Standards in Chapter 11, all applicable Design Review Performance Standards in Chapter 12, Accessory and Temporary Uses, Structures and Buildings in Chapter 15, if applicable, Areas of Ecological Significance in Chapter 13, Hillside Standards in Chapter 14, and Overlay Districts in Article III Chapter 8.

Staff Comment: The proposal demonstrates compliance with the applicable

General Performance, Parking, Landscaping and Buffering, applicable Design Review Performance, and Structures and Buildings Standards.

Hillside Standards, Accessory and Temporary Uses, Areas of Ecological Significance, and Overlay District standards are not applicable to this proposal. The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The three existing lots are part of the Greeley Industrial Park Subdivision (File No. S 18:3) (Recording Number 1437000). Currently, the applicant is proposing to combine the three lots into one for the purpose of developing the lot with a convenience store with gas sales. The Minor Subdivision has been submitted and is being reviewed concurrently with this USR request (File No. SUB2021-0011). Minor subdivisions are reviewed and approved administratively.

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

The proposed rezone boundary is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

On-site grading, including curb and gutter/valley pans, will be used to convey all stormwater runoff to a water quality and detention pond at the northeast corner of the site. This pond will attenuate stormwater flows to acceptable rates and discharge into an existing 24-inch stormwater main that runs along the eastern boundary of the property. A Drainage Report was included with this land use submittal that was reviewed and accepted by both Community Development staff and the City of Greeley Stormwater Division.

6. TRANSPORTATION

Site access for this development consists of two full movement accesses: one along 22nd Street on the south of the property, and one at 2nd Avenue on the east side of the property. Traffic impacts have been accounted for through the preparation of a Transportation Impact Study (TIS) that was included with the land use submittal. According to the TIS, this site is anticipated to generate approximately 4,380 daily trips (including 534 trips in the AM peak hour and 436 in the PM peak hour). A level-of-service analysis for both short and long term traffic horizons showed total traffic to be within City of Greeley Design Criteria

standards at all intersections within the required study area. Community Development staff, as well as the City of Greeley Traffic Division and the Colorado Department of Transportation have reviewed the Transportation Impact Study and accepted it.

G. SERVICES

1. WATER

The City of Greeley provides water service to the area. A six-inch water line currently runs north-south on the west side of the property and will provide the connection for water services to this site.

2. SANITATION

The City of Greeley provides sanitation service to the area. There is an eight-inch sewer line that runs north-south along the west side of the property and will provide the connection for sanitary sewer services to this site.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. The closest fire station, Fire Station #4, is located approximately 550 feet to the east of the subject site.

4. PARKS/OPEN SPACES

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

5. SCHOOLS

No public or private schools are proposed or located within the site. The proposed use would not create any impacts on a school district.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts. The applicant provided a landscape plan as part of the submittal which shows a variety of types of landscaping that are proposed to be installed to mitigate any visual impact to surrounding properties and rights-of-way. Landscaping will consist of a mixture of shade, ornamental, and evergreen trees, as well as a mixture of bushes and shrubs.

2. NOISE

No noise impacts are anticipated with the USR request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on June 24, 2021, per Development Code requirements. A sign was posted on the site on June 30, 2021. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Convenience Store with Gas Sales in the I-M (Industrial Medium Intensity) Zone District is consistent with the Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, approve the Use by Special Review as submitted.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Photo Aerial

Attachment C – Project Narrative

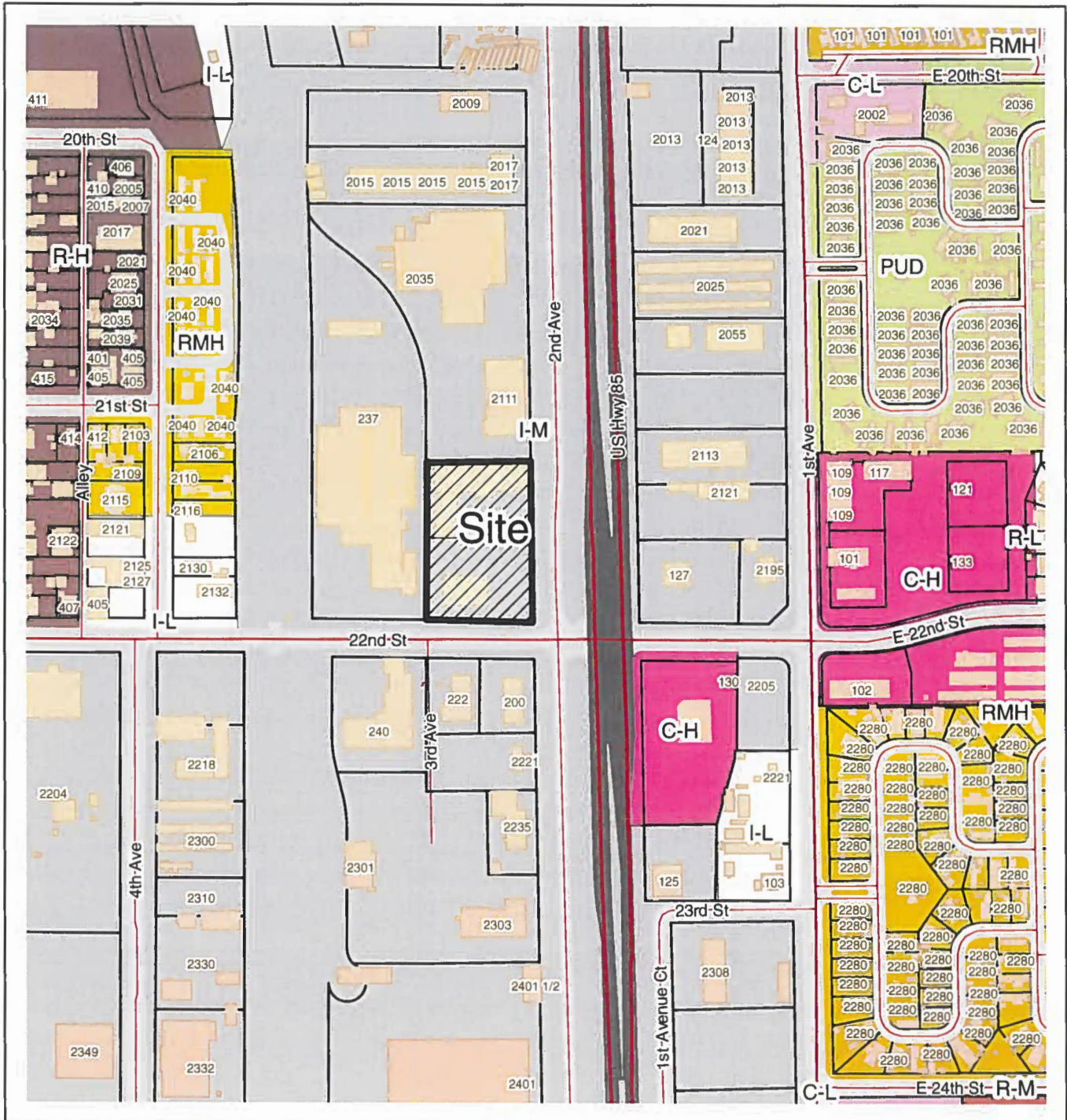
Attachment D – Site Plan

Attachment E – Landscaping Plan

Attachment F – Building Elevations

Attachment G – Neighborhood Notification Boundary Area

Zoning/Vicinity Map Circle K USR



USR2021-0001

Legend

Structure

Weld Parcels

Road Centerline

Roads





Circle K Stores Inc

225 22nd Street

January 11, 2021

Entitlement Narrative: Minor Subdivision - Use by Special Review

INTRODUCTION

Purpose

The following narrative has been prepared in support of the Circle K Stores, Inc's applications for approval of the following entitlements:

- ❖ **Minor Subdivision** for the sole purpose of merging three existing lots into a single lot
- ❖ **Special Review Permit** in association with the **Redevelopment** of an existing site located within a I-M zone

The purpose of this proposal is to allow for the redevelopment of three existing, improved lots located in a developed part of the City of Greeley. The redevelopment plan would result in the construction of a modern convenience store with gas pumps and separate fueling area for diesel trucks.

The new facility will meet both the existing and future needs of the traveling public, those working in or patronizing the surrounding industrial and commercial uses, and local residents. Furthermore, this redevelopment will result in a more commercially viable establishment and a greater ratable for the City of Greeley.

Description of Redevelopment

The proposed redevelopment will include:

The Merging of three existing lots into a single lot approximately 2.7 Acres in size

- The demolition of two older industrial, out-of-date structures with a total floor area of approximately 36,550 square feet..
- The site will be redeveloped with a modern convenience store with 5,200 square feet of patron sales, 16 gasoline fueling positions and 3 high speed diesel fueling positions.
- 39 Parking stalls located the east side of proposed convenience store
- Hours of operation shall be 24 hours, 7 days a week.
- Site and building improvements will include:
 - Upgraded, energy efficient LED lighting with cutoffs to eliminate to the maximum extent practicable light spillage onto neighbors' properties, streets, sidewalks and the night sky (urban glow);
 - Approximately 34,700 square feet (29.4%) of landscaped area;
 - Improved stormwater management and detention
 - New ADA compliant sidewalk area;
 - Bicycle Parking (rack)
- Time frame of redevelopment is spring 2021

Location

This subject site is located at the intersection of 22nd Street and 2nd Avenue. (see Site Plan *Circle K Stores, Inc.*)

Legal description of location.

PARCEL 1:

LOTS 3 AND 4, BLOCK 1, GREELEY INDUSTRIAL PARK A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:

LOT 5, BLOCK 1, GREELEY INDUSTRIAL PARK A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

City Promoted Attributes

The City's Comprehensive Plan, *Imagine Greeley* (adopted 2/6/18), has designated the subject site and its surrounding neighborhood as a "**Long-Range Expected Growth Area (LGREA)**" 22nd Street and 2nd Avenue – the two roadways fronting this site - are each identified in the Comprehensive Plan as being both "**Major Street(s) Constructed to City Standards**" and "**Multi-Modal Corridors.**"

In addition to these two major streets, U.S. Highway 85, the City's major north-south thoroughfare, crosses 22nd Street less than 100 yards from the site.

Neighboring Uses

Industrial uses are located to the north and south of the subject site.

To the east of the site is a bank and a commercial retail business

Objectives

The applicant is proposing to build a new 5200 s.f. convenience store with a 16 position gas canopy and a 3 position diesel canopy.

The successful completion of this development will result in increasing both the property's appeal to the those viewing or passing the site, and its value to the City as a tax paying commercial ratable.

LAND USE PERMITTING/APPROVAL

This proposal requires the approval a **Minor Subdivision** (a lot merger) and the granting of a **Use by Special Review** approval.

For the reasons described in more detail below, we believe that this proposal meets or exceeds both the City of Greeley's approval requirements, and the City of Greeley's municipal planning goals and objectives, as articulated in the City's Comprehensive Planning documents.

Minor Subdivision and Use by Special Permit Application Narrative

The "**Narrative**" requirements for both the **Minor Subdivision and Use By Special Review** are largely the same. Both require that the applicant to address how the proposed development will comply with the criteria of the City of Greeley's Comprehensive Planning Documents and Zoning Code.

Therefore, so as not to be redundant and so as to provide a single comprehensive and integrated description of the development and its relationship to the requirements of the Code of the City of Greeley and its comprehensive planning documents, we have provided a single

integrated **Narrative** that is included with each of the two applications.

Immediately below we have provided:

1. Descriptions of the goals and objectives included in the City's Comprehensive Plan that are both relevant and applicable to the proposed development and its specific location;
2. A discussion of how the proposed development is consistent with, and promotes, the criteria articulated in those goals and objectives;

1) Comprehensive Plan Consistency

Imagine Greeley Comprehensive Plan

Although the City's Comprehensive Plan, Imagine Greeley, adopted February 6th, 2018, focuses primarily on large scale, long range planning, and governmental actions, it is clear that the proposed development and the land use entitlements it requires align with, and advance, the Comprehensive Plan's overarching goals and objectives.

Throughout multiple sections of the Comprehensive Plan several themes, or goals, relevant to this proposed redevelopment are repeated again and again. These multifaceted goals could be summed up as follows:

Promote compact, redevelopment in locations that have been identified for future growth, are proximate to major roadways, are located where city and utility services

(water, sewer, electric, gas, etc.) already exist and public investment in major capital improvements will not be required, and where new development will neither displace existing natural (or environmentally sensitive) areas nor require residents, workers, patrons or customers to travel long distances to reach their jobs, their homes or the services they require.

As described in more detail below, we believe the proposed redevelopment and the permitting actions required to bring this redevelopment plan to fruition are consistent with the following Imagine Greeley Comprehensive Plan goals and objectives.

The **Growth & City Form** section of the Comprehensive Plan lays out a series of goals and objectives designed to improve upon the current situation and prepare for future growth. The first Goal in this section is to "**Manage Growth Effectively**" and includes the following objectives:

- Objective GC1.1 Growth Management: "Manage growth to....minimize impacts on the natural environment, and protect or enhance natural features and resources."
- Objective GC1.2 Form of Growth: "Encourage a compact urban form over sprawl or leap-frog development."
- Objective GC1.3 Adequate Public Facilities: "Restrict development to the Adequate Public Facilities Area (APFA)...."
- Objective GC1.4 Long Range Expected Growth Area (where growth should be targeted): "Regularly review the **Long Range Expected Growth Area (LREGA)** and amend as needed....major amendments must be addressed in accordance with the following guidelines....."

- “A compact urban form is desirable as an alternative to linear physical growth or development patterns that promote sprawl or leap-frog development and result in less efficient use of capital improvements or municipal services....”
- Objective GC4.2 Reinvestment/Adaptive Reuse: “Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure....”

In describing the growth of low density suburban sprawl the City has experienced since the early 2000’s, the **Growth & City Form** section also notes that, “....(The) dispersed pattern of development has resulted in less efficient use of capital improvements and municipal services for the community....” The section goes on to set a goal to “**Prioritize infill and redevelopment.**”

The 4th Chapter of the *Imagine Greeley* Comprehensive Plan is titled, “**Growth Framework.**” The **Growth Framework** chapter notes that the City’s population reached 100,000 people in the last decade and is expected to increase by another 50,000 in the next two decades (50% Growth). The chapter points out the reality that, “This growth will be located in undeveloped areas or occur as infill development or redevelopment within already developed areas.”

The chapter goes on to state, with clarity, the city’s preferred form of development, “the Land Use Guidance Map, in addition to the goals and policies found in Chapter 3, encourages a compact footprint for Greeley, limiting sprawl into undeveloped areas, **encouraging infill and redevelopment in existing areas**, and preserving open lands and other environmentally sensitive areas.” (emphasis added).

The **Natural Resources & Open Lands** section of the *Imagine Greeley* Comprehensive Plan sets an objective recommendation and implementation recommendations for controlling light throughout the City. Although these implementation recommendations are directed towards regulatory actions public infrastructure improvements the City should undertake on its own, it is important to note that the proposed development includes design elements whose purpose is to meet these same broader City goals:

- Objective NR-2.4 Light Pollution
Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.
- I M P NR-2.3 Update, as appropriate, Development Code standards to limit impacts caused by errant light on adjacent properties and rights-of-way (such as requirements for downward directed lighting), and create standard illumination levels for various types of development.
- I M P NR-4.2 Evaluate the feasibility of standardizing the use of energy-efficient lights, such as LEDs, in City facilities, street and other outdoor lights maintained by the City, and in other municipal applications in new facilities or devices, or through upgrades to existing facilities and devices.

2060 Comprehensive Plan - Growth

This Comprehensive Planning Document focuses on the City of Greeley’s historical growth, projected growth and the guiding principles that should define how future growth should be directed and managed. The following excerpts are recommendations relevant to the proposed development and the entitlement approvals the applicant is requesting.

- “Identify and stimulate development in areas of desired growth. (p. 15)

- “Plan, guide and accommodate growth that promotes the most efficient use of resources...” (p. 17)
- “(D)evelopment within....the Adequate Public Facilities Area (APFA) will be a priority to accommodate new growth.” (p. 17)
- “A compact urban form is desirable to linear physical growth or development patterns which promote sprawl or leap-frog development that results in less efficient use of capital improvements or municipal Services.” (p.17)
- “Direct growth in a manner which creates the least impact on the natural indigenous environment.” (p. 15)

2) Proposed Development’s Consistency with Comprehensive Plan Criteria

The proposed redevelopment represents private investment in an area:

1. That has been specifically identified by the City as an area where redevelopment should be occur;
2. Where utilities and major roadways are already in place; and
3. Where no public investment in new infrastructure will be required.
4. Where no natural, undeveloped, indigenous environment will be disturbed.

As shown on the *Imagine Greeley* Comprehensive Plan’s ***Adequate Public Facilities Analysis (Major Streets)*** and ***Existing Rights of Way*** plans, the subject site is located within the Comprehensive Plan’s designated **Long Range Expected Growth Area (LREGA)**.

Also, as shown on the Comprehensive Plan’s ***Land Use Guidance Map***, as well the above two noted plans, the two roadways on which this site maintains frontage and access (22nd Street and 2nd Avenue) have been designated in the City’s comprehensive planning documents as **both** “Multi-Modal Corridors” and “Major Streets Constructed to City Standards,” meeting another the City’s recommended criteria to be used in identifying preferred locations for targeted redevelopment.

Lastly, as part of this site’s redevelopment into an attractive and new commercial use, several design details, including light fixture cutoffs are being employed specifically to minimize light spillage into neighboring properties, public sidewalks, public streets, and the night sky (a major cause of urban glow). Furthermore, energy efficient LED lighting has been included in the development’s design so to reduce energy consumption. The increased use of these types of lighting fixtures are identified goals that the City has set for itself (e.g., new types of street lighting) in the Comprehensive Plan.

We believe that this proposed compact redevelopment - located on roadways and within an area that the City’s Comprehensive Plan has specifically identified as ideal for redevelopment - clearly comports with major components of the City of Greeley’s Comprehensive Plan.

Furthermore, the fact that this private investment in redevelopment is targeted to an area with existing infrastructure that will not require that any public funds be used to expand, extend or otherwise upgrade the City’s infrastructure – combined with the fact that this redevelopment will increase the value of a commercial ratable – also meets many of the fiscal goals/criteria articulated in the City’s comprehensive planning documents.

As a **Use by Special Review**, the proposed redevelopment is subject to Chapter 18.46 – Design Review Performance Standards of the Code of the City of Greeley, Colorado. Immediately below, this chapter's standards for "Convenience Stores and gas stations" are provided along with applicant's notations in **bold** describing how the development complies with these standards:

18.46.090 - Convenience stores, gas stations and auto repair shops.

(a) The following provisions shall apply to all convenience stores and gas stations:

*(1) No more than one (1) access drive shall be permitted for each street frontage. **One access drive each is provided on 22nd Street and 2nd Avenue.***

*(2) All light sources, including canopy, perimeter and flood lights and lenses, shall be shielded or fully recessed within the roof canopy so that light is contained on-site. **Complies. All exterior lighting is downward facing to reduce "urban glow" and includes shielding to prevent light spillage onto neighboring properties and, public sidewalks and roadways. All exterior lighting fixtures are energy efficient LED fixtures.***

*(3) If on-site dispensing of fuel is provided, the design, location and operation of these facilities shall be compatible with the design, location and operation of the convenience store. **Complies. The minimum separation between the convenience store and the pumps is more than 60 feet. Furthermore, the new design provides for no more than two pumps in any aisle.***

*(4) The maximum height of a canopy shall be seventeen (17) feet, measured from grade to the highest point on the canopy. Canopies that have a pitched roof shall be a maximum height of twenty-four (24) feet measured from grade to the highest point on the canopy. Canopies shall be architecturally compatible with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, architectural style and colors. The material used on the underside of the canopy shall not be highly reflective. Setbacks for the canopy shall be measured from the outside edge of the canopy. **Please see submitted elevations demonstrating complementary materials, architectural style and colors.***

*(5) Adequate stacking space shall be provided on-site without using any portion of the adjacent street or alley for stacking. Stacking shall not occur in required setbacks. **Complies***

*(6) Dispensing pumps and adjacent parking, fueling or service areas shall not be located within the property setbacks. **Complies. No pump is located closer than 60 feet to a property line and most are located more than 65 feet from a property line. The minimum setback for lot lines facing a street is 25 feet.***

(6) If the convenience store, gas station or auto repair use is immediately adjacent to residential zoned property or existing residential uses on at least two (2) sides, the hours of operation shall be limited to between 6:00

a.m. and 11:00 p.m. daily. Not Applicable. Proposed site is not adjacent to a residential district or use.

I-M Use and Bulk Standards

Permitted Use: “Convenience Stores with Gas Sales” are a permitted use, subject to the Use by Special Review Standards

Lot Size: No Minimum Lot Size Required. Subject site is approximately 2.7 acres.

Building Structure Setback: 25 Feet from lot lines adjoining streets. The structure is located more than 90 feet from any street frontage.

Building Height: 40 Feet Maximum. Building’s maximum height is 24 Feet.

Parking Calculations

Drainage: Please see Drainage Report included with application.

§18.42.05 - Table18-42 Minimum Parking Requirements	Required Parking Spaces	Provided Parking Spaces
Convenience stores with gas sales	1 space per pump island (7), plus 1 space per 150 sq. ft. floor area (15), plus 2 spaces per 3 employees (2) = 24 PS	25 Stripped 2 Employee 14 at Pumps =41 PS

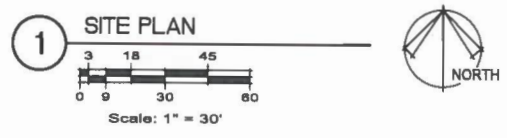
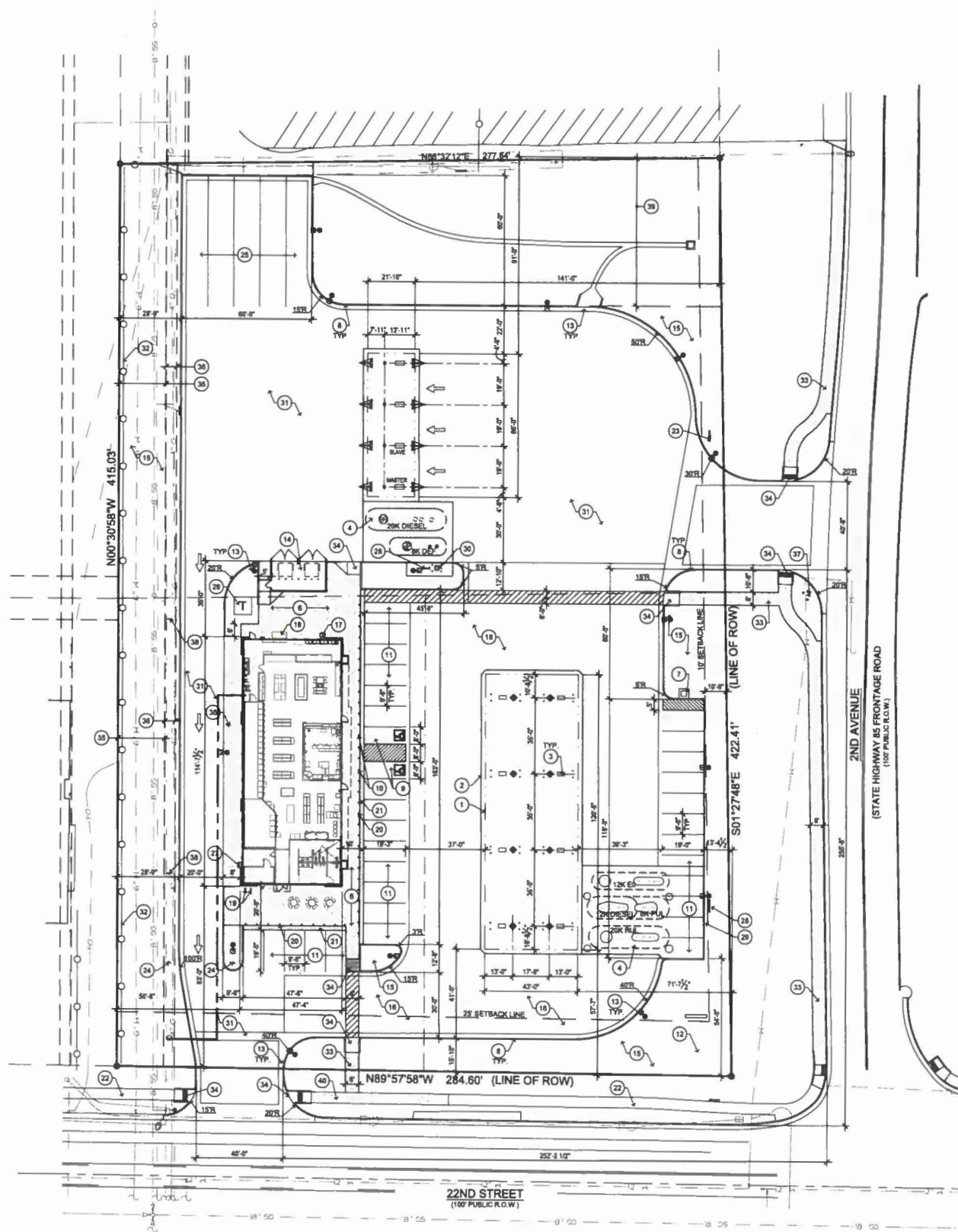
Traffic: Please see Traffic Impact Study included with application.

CONCLUSION

The proposed redevelopment of a site located both within one of the City of Greeley’s designated major growth areas and adjacent to two of the City’s designated major streets is fully consistent with the City of Greeley’s Comprehensive Planning criteria as articulated in its adopted goals and objectives.

The proposed modern and enlarged convenience store with gas pumps has been designed to fully comply with all land use regulations, including the requirements of the Use by Special Review’s performance standards.

The proposed redevelopment is located in an area where all necessary infrastructure is already in place and no new capital improvement investments by the City will be needed. Lastly, this redevelopment will result in a modern, attractive convenience store with gas pumps that will be better able to service the needs of the city’s growing population, whether they be local residents, members of the workforce or the traveling public.



LAND USE DATA	
PRIMARY USE:	CONVENIENCE STORE WITH FUEL SALES
BUILDING CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	M
WELD COUNTY PARCEL NUMBER:	096117102003 & 096117102005
LAND AREA WITHIN PROPERTY LINES:	117,694 S.F. 2.70 ACRE
GROSS FLOOR AREA:	5,200 S.F. (4%)
DRIVE / PARKING AREA:	78,759 S.F. (67%)
LANDSCAPE AREA:	33,735 S.F. (29%)
PARKING:	
CONVENIENCE STORE: 1 / 150 S.F. FLOOR AREA	
GROSS FLOOR AREA =	5,200 S.F.
MINUS AREA USED FOR EQUIPMENT =	-760 S.F.
TOTAL GFA USED FOR PARKING CALC. =	4,440 S.F.
EMPLOYEE PARKING REQUIRED: 2 SPACES PER 3 EMPLOYEES	
3 EMPLOYEES PER SHIFT =	= 2
TOTAL PARKING REQUIRED =	= 32
PARKING PROVIDED:	
9'-6"x19' REGULAR STALLS:	31
12'-0"x60' TRUCK STALLS:	5
ADA PARKING	2
TOTAL:	38
OFF-STREET LOADING REQUIRED: 1	
OFF-STREET LOADING PROVIDED =	1
BICYCLE PARKING REQUIRED: 5% OF TOTAL = 39x.05 = 1.95	
BICYCLE PARKING PROVIDED =	2

- KEY NOTES**
1. NEW FREE STANDING CANOPY
 2. CONC. CANOPY SLAB
 3. MULTI-PRODUCT DISPENSERS
 4. NEW UNDERGROUND PRODUCT TANKS
 6. CONCRETE SIDEWALK
 7. AIR MACHINE
 8. CONCRETE CURB & GUTTER
 9. HANDICAP PARKING STALL
 10. HANDICAP PARKING SIGN, SET IN BOLLARD, RE: DETAIL 8, SHEET C.5
 11. 8'-6"x19' PARKING SPACES, TYPICAL
 12. ID / PRICE SIGN
 13. LED AREA LIGHT, RE: DETAIL 5, SHEET C.5
 14. TRASH ENCLOSURE, RE: DETAIL 3, SHEET C.6
 15. LANDSCAPE AREA
 16. ASPHALT PAVING
 17. CO2 WITH STORAGE CABINET
 18. ELECTRICAL SERVICE ENTRANCE CABINET
 19. BIKE RACK, RE: DETAIL 11, SHEET C.5
 20. 4" BOLLARD, SPACED EVERY 5', SEE DETAIL 10, SHEET C.5
 21. 2'-6" WIDE CONCRETE COLOR BAND PER OWNER. SCORE AT 5'-0" O.C. SEE DETAIL 10, SHEET C.5
 22. EXISTING SIDEWALK TO REMAIN
 23. TRUCK ENTRANCE DIRECTIONAL SIGN
 24. "DO NOT ENTER" SIGN (MUTCD #X-RS-1)
 25. 12'x60' TRUCK PARKING
 26. ELECTRIC TRANSFORMER
 27. GAS METER
 28. FUEL TANK VENT RISERS
 29. RAISED CURB FOR TANK STICK STORAGE, RE: FUEL PLANS AND COORDINATE LOCATION WITH CONSTRUCTION REP.
 30. REMOTE DEF TANK FILL
 31. CONCRETE PAVEMENT
 32. 6' HIGH CEDAR STOCKADE FENCE SEE DETAIL 4 ON SHEET C.6
 33. NEW CONCRETE SIDEWALK
 34. NEW ACCESSIBLE CURB RAMP
 35. NEW 21' 5" EXCLUSIVE WATER & SANITARY SEWER EASEMENT
 36. EXISTING 5' UTILITY EASEMENT (REC. NO. 1434469 & 1437000)
 37. EXISTING FIRE HYDRANT
 38. FIRE LANE SIGNAGE (MUTCD #R7-6-9) SEE DETAIL 12 SHEET C.5
 39. DRAINAGE MAINTENANCE EASEMENT
 40. REPLACE PORTION OF EXISTING SIDEWALK AS REQUIRED TO ACHIEVE MAX. 5% RUN SLOPE & 2% CROSS SLOPE. FIELD VERIFY EXTENT OF REPLACEMENT

CITY APPROVAL:
CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS

ACCEPTED BY: _____
ENGINEERING DEVELOPMENT REVIEW / DATE
CIVIL INSPECTIONS MANAGER

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
14180 East Evans Avenue
Aurora, Colorado 80014
engineering@escvco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0859

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO

CIRCLE K STORES, INC.

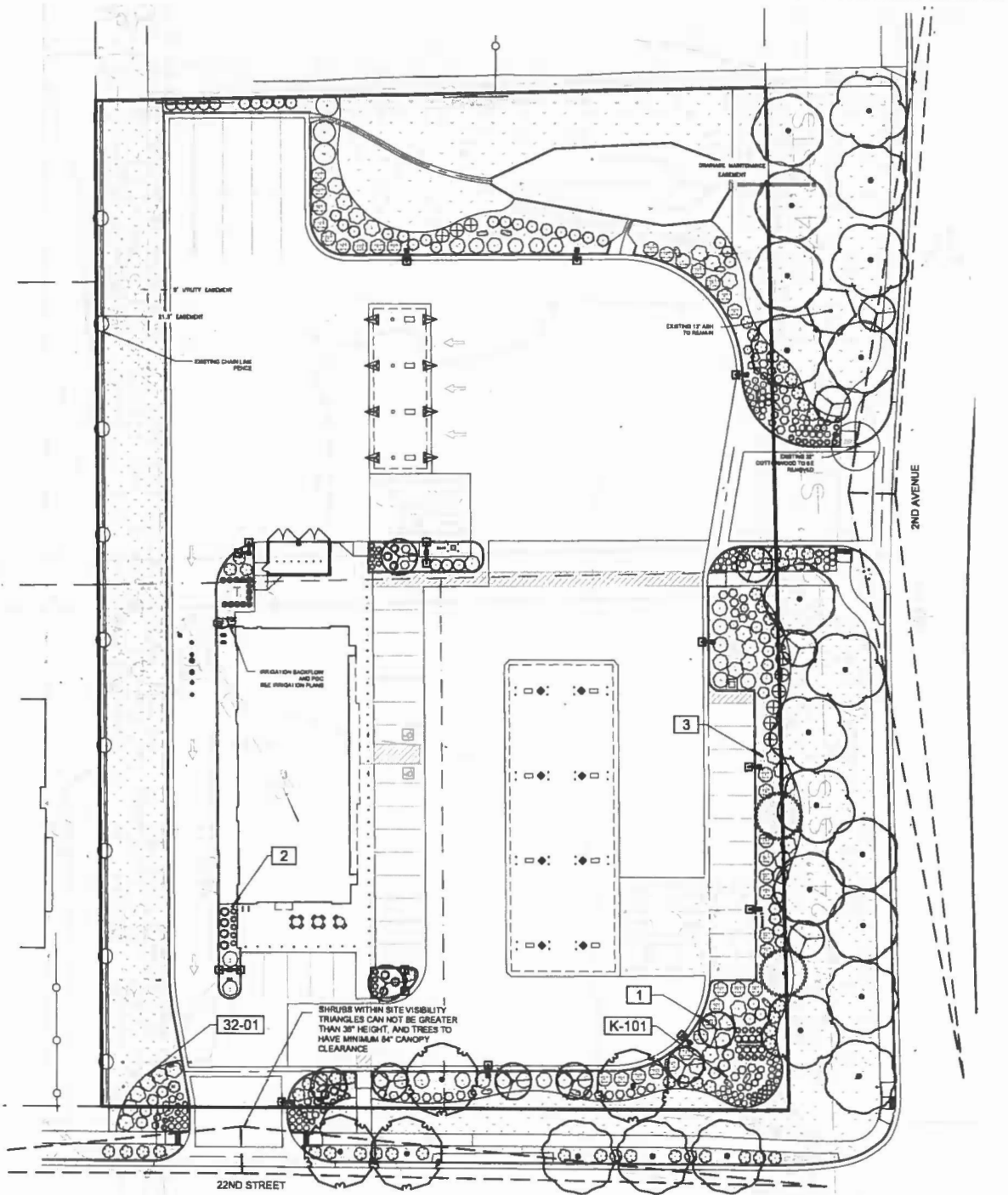
ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21
USR SUBMITTAL #3	04/28/21
USR SUBMITTAL #4	06/04/21

PROJECT NO. 0833

SHEET TITLE
SITE PLAN

SHEET NO.
C.4
84

Know what's below.
Call before you dig.
811 CALL 811
www.call811.com
Or The One-Call Center Of Colorado
www.1call811.org
1-800-822-1987
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



LANDSCAPE PLAN
SCALE: 1" = 3' 0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
2	MINIMUM 3" ROOTBALL OFFSET FROM BUILDING, TYP.	
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1,092 LF
K-101	GRANITE/MOSS ROCK BOULDER-DECORATIVE. 1/2 TON AVG SIZE	13

18.44.060 MAINTENANCE OF LANDSCAPE AREAS

- (a) The property owner shall be responsible for maintenance of all on-lot landscaping. This shall include a requirement for the maintenance of landscaping to preclude interference with any part of a sidewalk, driveway or roadway. In the event the property is not owner-occupied, upon credible written evidence provided by the property owner that the tenant has accepted responsibility for landscape maintenance (such as written in the lease), the tenant shall be held jointly responsible for the maintenance of all on-lot and right-of-way landscaping.
- (b) Except for perimeter treatment areas, the property owner adjacent to the roadway or right-of-way shall be responsible for the perpetual maintenance of the roadway or right-of-way. This shall include a requirement for the maintenance of landscaping to preclude interference with any part of a sidewalk, driveway or roadway. Any changes to landscaping within parkways or rights-of-way must meet the requirements of this Chapter.
- (c) Maintenance of the perimeter treatment shall be the responsibility of the developer until an owners' association is established. Thereafter, the owners' association shall maintain the perimeter treatment in perpetuity.
- (d) All common open space shall be maintained by an owners' association in perpetuity.
- (e) The developer, owners' association, property owner and/or tenant, as required by this Chapter, shall be responsible for the installation and maintenance of all on-lot and right-of-way landscaping, buffering, perimeter treatment and screening improvements in a healthy condition.
- (f) Detention areas not accepted by the City for dedication shall be maintained by an owners' association.
- (g) Notwithstanding the above provisions, owners of property within an area governed by an owners' association may be held jointly and severally responsible for common areas, detention pond areas and/or perimeter treatment areas if the owners' association becomes inactive or defunct.

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	MATURE SIZE H x W (feet)
PE	2	AUSTRIAN PINE / PINUS NIGRA	8' B&B	35 x 20		
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	
AH	13	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	8' B&B	1.5" CAL	20 x 20	
SHADE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	
CO	7	COMMON HACKBERRY / CELTIS OCCIDENTALIS	8' B&B	2" CAL	50 x 30	
GTS	4	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	8' B&B	2" CAL	50 x 30	
GD	8	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA 'ESPRESSO'	8' B&B	2" CAL	50 x 30	
EX-REM	1	EXISTING TREE TO BE REMOVED / REMOVE AS INDICATED RECOMMENDATION	EX			
EX-RET	1	EXISTING TREE TO REMAIN / TO REMAIN- PROTECT DURING CONSTRUCTION	EX			
UWP	8	PROSPECTOR ELM / ULMUS WILSONIANA 'PROSPECTOR'	8' B&B	50 x 30		
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE		
AC	25	MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	5 GAL	2 x 6		
CMF	9	FERNBUSH / CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH'	5 GAL	8 x 6		
ES	41	DWARF BLUE RABBITBRUSH / ERICAMERIA NAUSEOSA SPECIOSA	5 GAL	2 x 4		
FM	3	NEW MEXICAN PRIVET / FORESTIERA NEOMEXICANA MULTISTEM	5 GAL	8 x 8		
PAL	40	DWARF RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	5 GAL	2.5 x 2.5		
POD	28	DIABLO NINEBARK / PHYSOCARPUS OPULOFOLIUS 'DIABLO'	5 GAL	7 x 7		
POL	10	DWARF PURPLE NINEBARK / PHYSOCARPUS OPULOFOLIUS 'LITTLE DEVIL'	5 GAL	3.5 x 3.5		
PBP	57	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	1.5 x 6		
RG	37	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	1.5 x 7		
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE		
BB	56	BLUE GRAMA / BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GAL	2 x 3		
PVD	13	DALLAS BLUES SWITCH GRASS / PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL	5 x 2.5		
SW	55	BIG SACATON / SPOROBOLUS WRIGHTII	1 GAL	5 x 4		
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE		
CI	74	WINE CLIPS / CALLIRHOE INVOLUCRATA	1 GAL	5 x 2.5		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
NLS	34,788 SF	PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	SEED			
MULCHES	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
RM	16,817 SF	RIVER ROCK 1"-2" / ROCK MULCH PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH			

PERIMETER TREATMENT LANDSCAPING		TOTAL LANDSCAPE AREA PROVIDED = 33,735 = 29% (23,539 REQUIRED) LIVE PLANTING = 7,855 (NEW PLANT MATERIAL) + 13,224 SEED = 20,499 PROVIDED (61%)	
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width	Linear
East - 2nd Ave	Collector	20' / 50'	395
South - 22nd st	Minor Arterial	20' / 25'	242
No. of Trees Req / Prov.	Shrubs Required / Provided	Percent Ground Plane Veg. Req. / Provided	Notes
12 / 12	32 / 32	50% / 65%	
6 / 6	40 / 40	50% / 55%	
PARKING LOTS		No. of Spaces & Islands Provided: 34 / 2	
		Shade Trees Required / Provided: 2 / 2	
		Shrubs Coverage Provided / Island: 65% min	
		Parking Landmass Analysis: 6,154 sf Parking = 3 Add'l Trees + Parking Screening = 105 lf	
INTERNAL COVERAGE		51,546 Landscape Area 32,770 Provided Coverage	
Net Site Area (SF) (less public R.O.W.)	Internal Area (SF) Provided	Percent Ground Plane Veg. Req. / Provided	
117,695 SF	51,546	50% / 63%	
ROW TREES (1/35 LF)			
Street Frontage	LF	Shade Trees Req. / Provided	Landscape Area Provided
East - 2nd Ave	395	12 / 12	450 sf
South - 22nd st	242	7 / 7	450 sf
BUFFERYARDS			
Boundary LF	Multiplier	Shade Tree Req. / Provided	Ornamental Tree Req. / Provided
		Evergreen Tree Req. / Provided	Type 2/1 Shrub Req. / Provided

LANDSCAPE ON PUBLIC RIGHT-OF-WAY
1. Prior to installing any landscape on public right-of-way a permit must be obtained from the city of Greeley community development department after review and approval.

LANDSCAPE PLAN REQUIREMENTS

- No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements. [Volume II, Section 2.05(A)]
- No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services. [Volume II, Section 2.05(B)]
- Soil for landscaping shall be amended with 4 cu yds of organic material per 1000 sq.ft. [Chapter 14.08.280(7)]
- Automatic irrigation system shall be equipped with an automatic rain detection device. [Chapter 18.44.100.3.b]

TREE REMOVAL NOTE:

ALL TREE REMOVALS MUST BE DONE BY A LICENSED GREELEY ARBORIST. A LIST OF THOSE COMPANIES IS AVAILABLE FROM THE GREELEY FORESTRY PROGRAM.

CASH-IN-LIEU TO BE PROVIDED

COVERAGE CALCULATIONS

	SF	POINTS
Evergreen Trees		
2 PINUS NIGRA / AUSTRIAN PINE	100	200
Ornamental Trees		
13 ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	25	325
Shade Trees		
7 CELTIS OCCIDENTALIS / COMMON HACKBERRY	50	350
4 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	50	200
6 GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	50	300
1 REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	0	0
1 TO REMAIN - PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	50	50
8 ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	50	400
Shrubs		
25 ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	25	625
16 CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	25	400
41 ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	25	1025
3 FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	50	150
33 PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	10	330
32 PHYSOCARPUS OPULOFOLIUS 'DIABLO' / DWARF PURPLE NINEBARK	25	800
11 PHYSOCARPUS OPULOFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	25	275
54 PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	10	540
39 RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	10	390
Grasses		
39 BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	5	195
13 PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	5	65
37 SPOROBOLUS WRIGHTII / BIG SACATON	10	370
Perennials		
57 CALLIRHOE INVOLUCRATA / WINE CLIPS	5	285
Turf		
SEEDING GRASS AREA	13224	
TOTAL	20499	

CITY APPROVAL:
CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE: _____
ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER

APPROVAL CERTIFICATE

ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrissinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escservice.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

CIRCLE K STORES, INC.
STORE # NT
225 22ND STREET
GREELEY, COLORADO



ISSUE	DATE

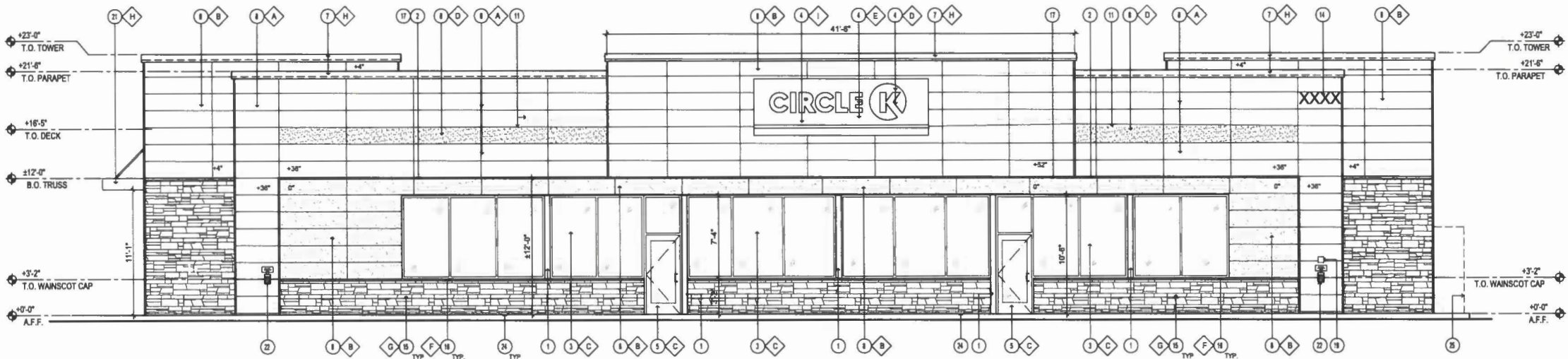
PROJECT NO. 0833

SHEET TITLE

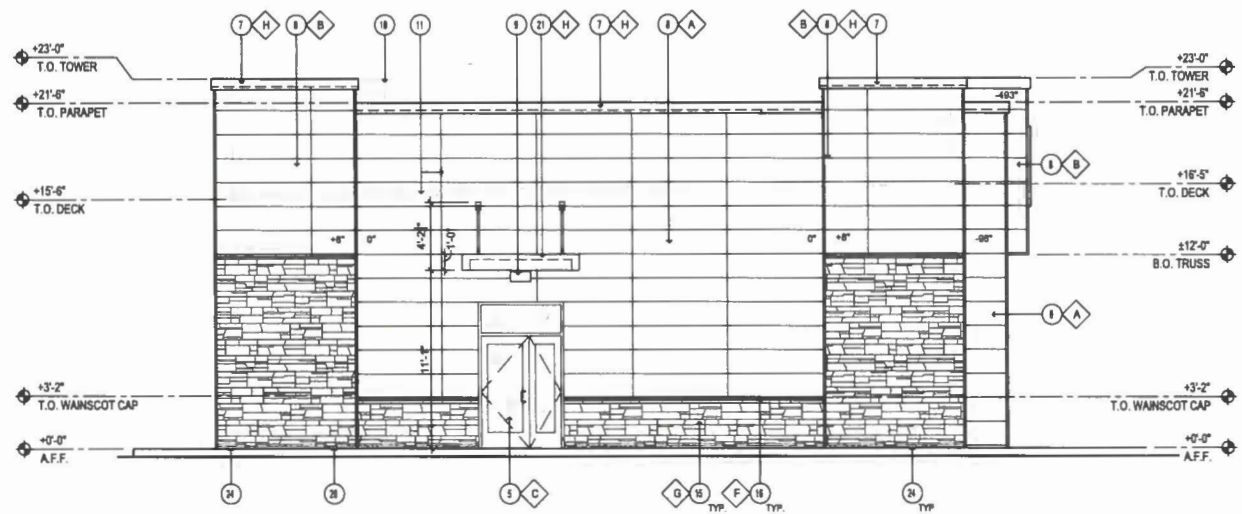
FINAL LANDSCAPE PLAN

SHEET NO.

L.1



1 EAST ELEVATION
SCALE: 3/16 = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16 = 1'-0"

KEY NOTES (X)

1. STEEL COLLAR WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAME W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. PRE-FINISHED METAL CORING
8. MICHNA FIBER CEMENT WALL PANEL SYSTEM
9. WALL MOUNTED LIGHT FIXTURE, COLOR, BLACK, SEE ELECTRICAL PLAN
10. SEE PANEL LOCATION, SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
13. DOWNSPOUT, RE. PLUMBING PLAN
14. ADDRESSING LOCATION: 8" TALL BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1-3/4" THK. X 8" MICHNA KURASTONE HIGH FIBER CEMENT WAINSCOT
16. 1-1/2" HIGH MICHNA FIBER CEMENT CAP INSTALL PER MFR. SPEC.
17. MICHNA ESSENTIAL "OVERHANG" FLASHING
18. PARAPET WALL BEYOND
19. (90X90) KEY BOX AT 8'-4" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. ALUMINUM AWNING WITH SUPPORT ROOFS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET F1.9 - FUEL PIPING FLOOR PLAN
23. INSULATED METAL DOOR
24. MICHNA ESSENTIAL "STARTER" FLASHING
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. WAB.1 & 11AB.1
27. LEADER SOIL, SEE PLUMBING DWGS.
28. EMERGENCY OVERFLOW SCUPPER, SEE PLUMBING DWGS.
29. METAL ROOF ACCESS LADDER WITH SECURITY DOOR

FINISH SCHEDULE (X)

- A - MICHNA TUFF BLOCK
COLOR TO MATCH BSW 8885 TOASTY
 - B - MICHNA TUFF BLOCK
COLOR TO MATCH BSW #115 TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANELED CLEAR GLASS
 - D - SHERWIN WILLIAMS RSW 4881
"SAFETY RED"
 - E - SHERWIN WILLIAMS RSW 7885
CIRCLE K WHITE
 - F - MICHNA CHISELED BELL TAN
 - G - MICHNA LEDGESTONE BLUFF
 - H - SHERWIN WILLIAMS RSW 8886
PRESTONE MANSARD BROWN DR (USE FOR PRE-FINISHED METAL CORING)
 - I - CIRCLE K ORANGE #PMS 144
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** CONFIRM WITH OWNER'S REF.

APPROVAL CERTIFICATE

ENGINEERING INITIALS / DATE
PLANNING INITIALS / DATE
OWNER INITIALS / DATE



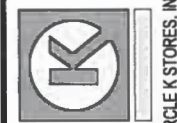
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escc.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0959

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO

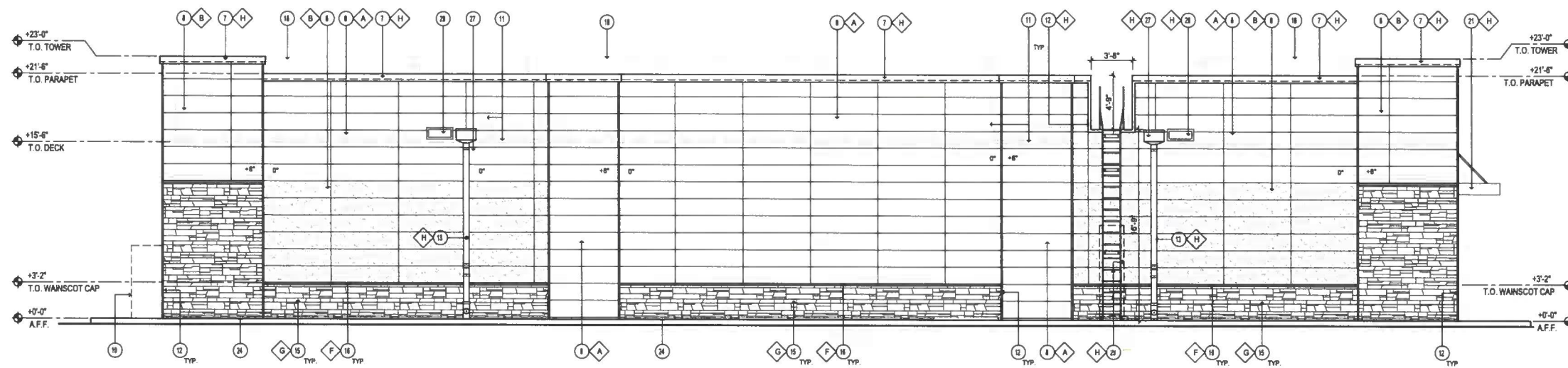


ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21
USR SUBMITTAL #3	04/28/21
USR SUBMITTAL #4	06/04/21

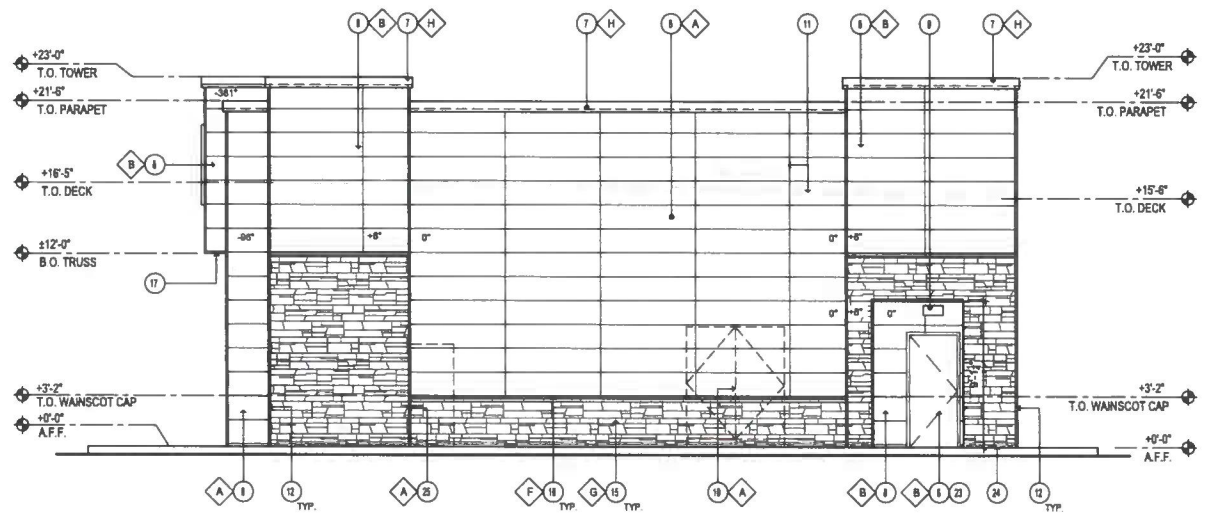
PROJECT NO. 0833

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A.1



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ CLEAR GLASS WINDOW SYSTEM
- INTERIALLY ILLUMINATED SIGN (ANDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL CORING
- NICHIA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK, SEE ELECTRICAL PLAN
- SEE PANEL LOCATION, SEE ELECTRICAL PLAN
- ROOF LINE AND HVAC UNITS
- 1-1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT, RE. PLUMBING PLAN
- ADDRESSING LOCATION, IF TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
- 1-3/8" THK. X 8" NICHIA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHIA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- NICHIA ESSENTIAL "OVERHANG" FLASHING
- PARAPET WALL BEYOND
- (KNOX) KEY BOX AT 8'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET F1.8 - FUEL PIPING FLOOR PLAN
- INSULATED METAL DOOR
- NICHIA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALKGRADE, SEE DET. BAA.1 & 11A&1
- LEADER BOX, SEE PLUMBING DWGS.
- EMERGENCY OVERFLOW SCUPPER, SEE PLUMBING DWGS.
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR

FINISH SCHEDULE

- A** - NICHIA TUFF BLOCK
- COLOR TO MATCH ISW 6885 TOASTY
 - B** - NICHIA TUFF BLOCK
- COLOR TO MATCH ISW 8115 TOTALLY TAN
 - C** - 1" INSULATED, DOUBLE PANELED CLEAR GLASS
 - D** - SHERWIN WILLIAMS ISW 4061
- "SAFETY RED"
 - E** - SHERWIN WILLIAMS ISW 7005
- CIRCLE K WHITE
 - F** - NICHIA CHISELED SILL TAN
 - G** - NICHIA LEDGESTONE BLUFF
 - H** - SHERWIN WILLIAMS ISW 6000
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL CORING)
 - I** - CIRCLE K ORANGE #PMS 144
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** CONFORM WITH OWNER'S REP

ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
970.988.6302
corey.stinar@arrisinc.net

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1884
14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escsco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO
CIRCLE K STORES, INC.

ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21
USR SUBMITTAL #3	04/28/21
USR SUBMITTAL #4	06/04/21

PROJECT NO. 0833
SHEET TITLE
EXTERIOR ELEVATIONS

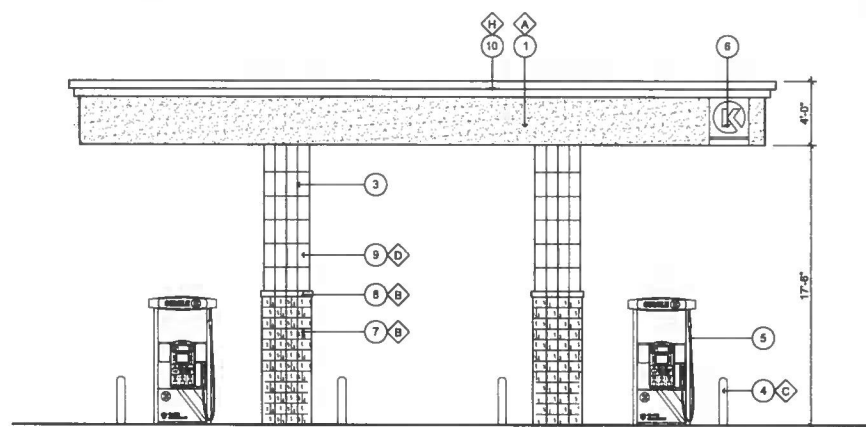
APPROVAL CERTIFICATE

ENGINEERING _____ INITIALS / DATE _____

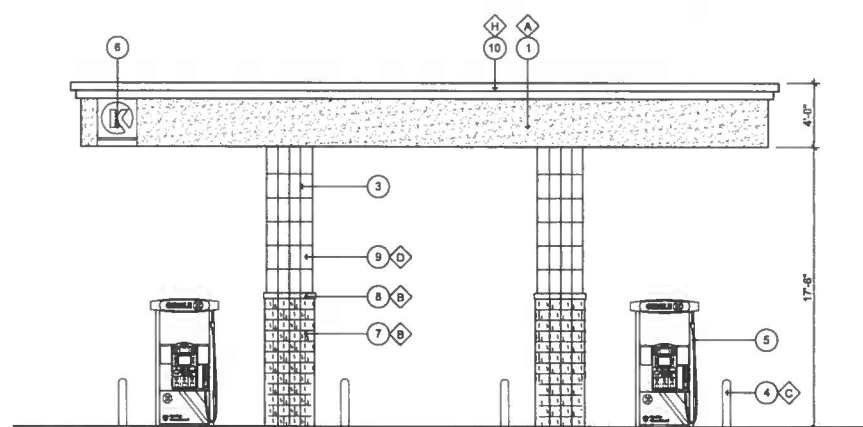
PLANNING _____ INITIALS / DATE _____

OWNER _____ INITIALS / DATE _____

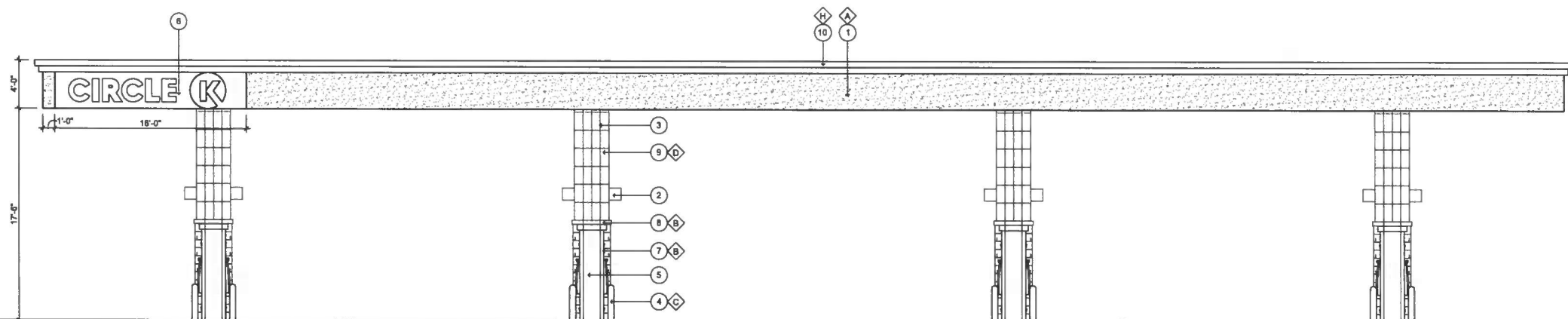
SHEET NO.
A.2
87



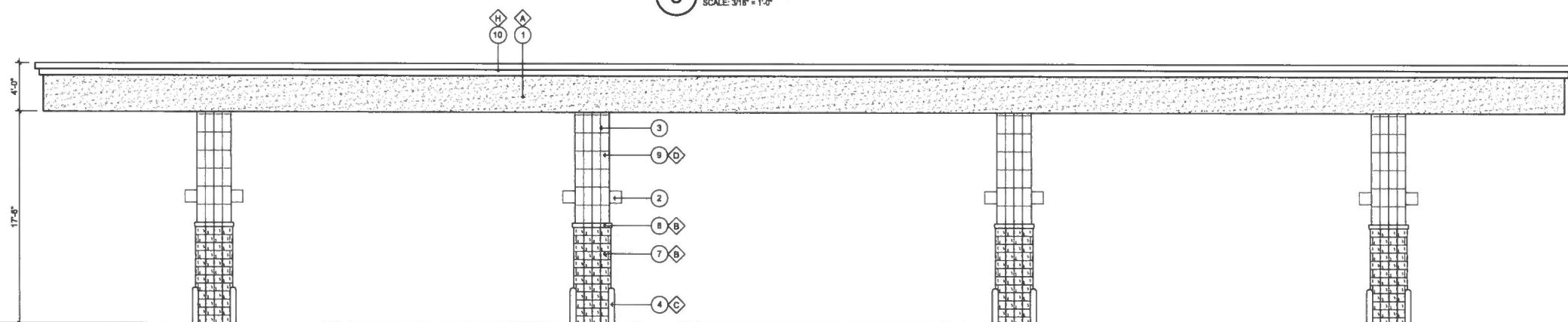
1 (FACING WEST 22ND STREET)
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



3 (FACING HIGHWAY 65)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 (FACING STORE)
WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- 1 ACM PANEL "TEX-COTE"
- 2 COLUMN FLAGS BY SIGNAGE VENDOR
- 3 LINE OF STEEL COLUMN WITHIN
- 4 6" Ø BOLLARD, 36" HIGH
- 5 FUEL DISPENSER
- 6 INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
- 7 4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
- 8 4X8X8 SOLID CMU CAP, INSTALL PER MFR. SPECS.
- 9 NICHHA FIBER CEMENT WALL PANEL SYSTEM
- 10 ACM CORNICE

FINISH SCHEDULE

- A COLOR TO MATCH SHERWIN WILLIAMS - #SW 8115 - TOTALLY TAN
- B SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
- C PVC BOLLARD SLEEVE "DARK GRAY"
- D NICHHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW8115 - TOTALLY TAN
- E COLOR TO MATCH SHERWIN WILLIAMS #SW 6090 - JAVA



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escservice.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO



CIRCLE K STORES, INC.

ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21
USR SUBMITTAL #3	04/28/21
USR SUBMITTAL #4	06/04/21

PROJECT NO. 0833

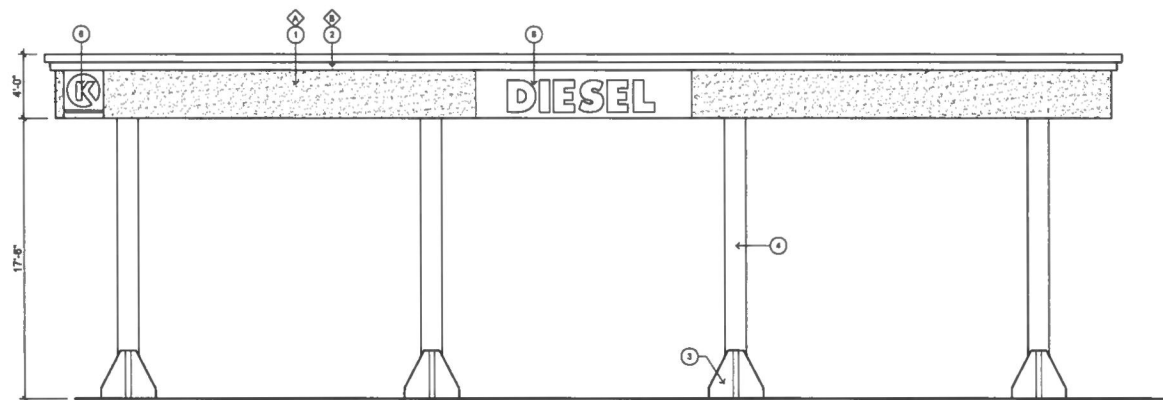
SHEET TITLE
**FUEL CANOPY
EXTERIOR
ELEVATIONS**

SHEET NO.

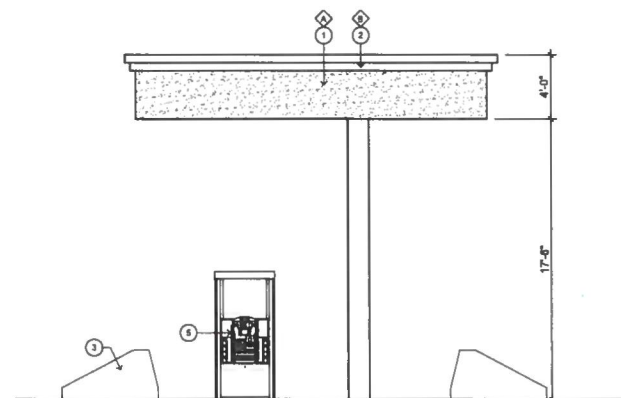
A.3
88

APPROVAL CERTIFICATE

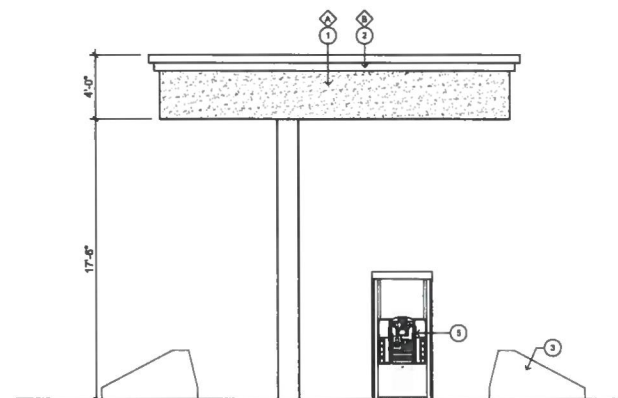
ENGINEERING _____ INITIALS / DATE _____
PLANNING _____ INITIALS / DATE _____
OWNER _____ INITIALS / DATE _____



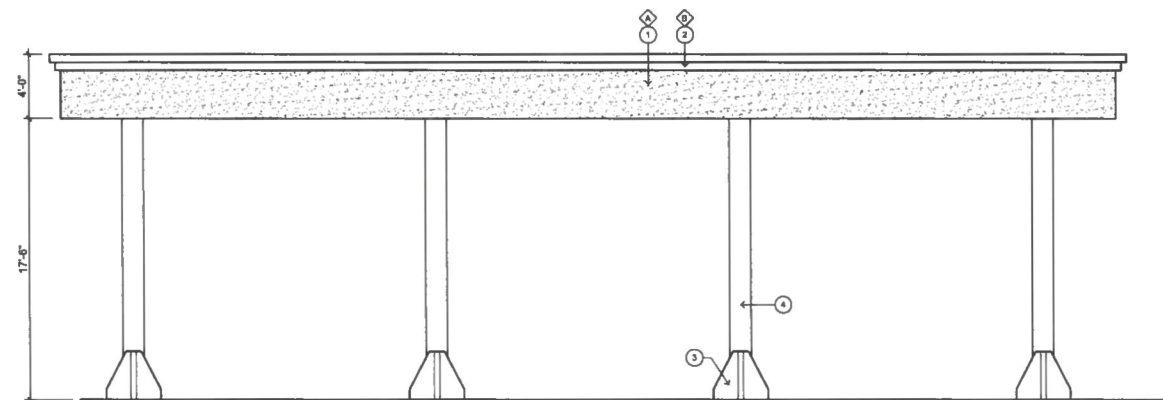
1 (FACING HIGHWAY 85)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- 1 ACM PANEL "TEX-COTE"
- 2 ACM CORNICE
- 3 CONCRETE BOLLARD
- 4 STEEL CANOPY COLUMN - PAINT
- 5 FUEL DISPENSER
- 6 INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT

FINISH SCHEDULE

- A COLOR TO MATCH SHERWIN WILLIAMS - #SW 8115 - TOTALLY TAN
- B COLOR TO MATCH SHERWIN WILLIAMS #SW 6090 - JAVA



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14180 East Evans Avenue
Aurora, Colorado 80014
engineering@escvco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO



CIRCLE K STORES, INC.

ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21
USR SUBMITTAL #3	04/28/21
USR SUBMITTAL #4	06/04/21

PROJECT NO. 0833

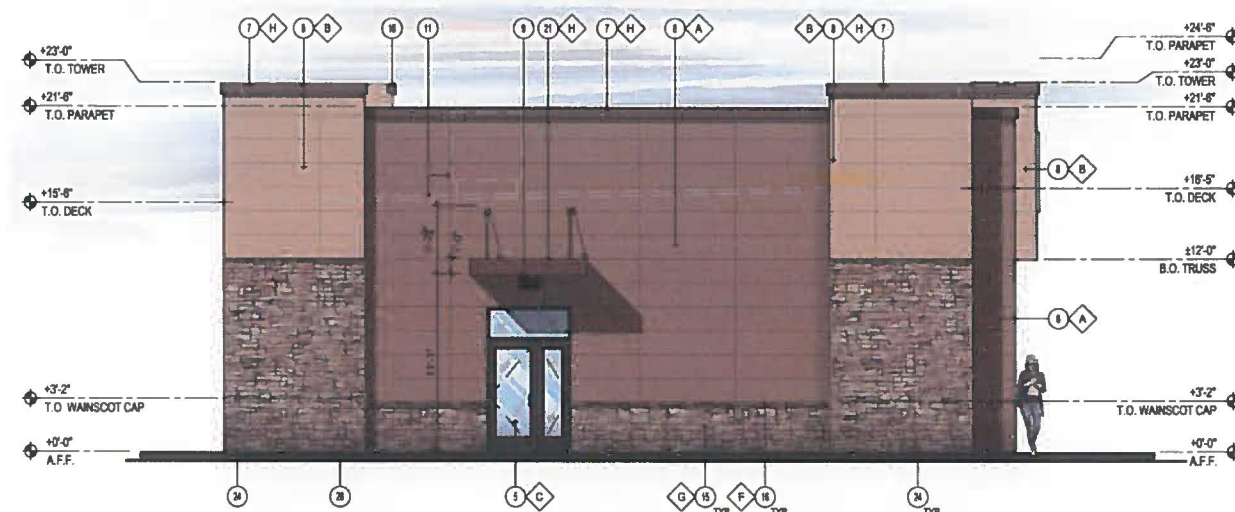
SHEET TITLE
DIESEL
CANOPY
EXTERIOR
ELEVATIONS

SHEET NO.
A.4

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / BOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAME W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. PRE-FINISHED METAL CORING
8. NICHIA FIBER CEMENT WALL PANEL SYSTEM
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK, SEE ELECTRICAL PLAN
10. BEER PANEL LOCATION, SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
13. DOWNSPOUT, RE. PLUMBING PLAN
14. ADDRESSING LOCATION: 1" TALL INCH BLACK NUMBERS, PANEL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
15. 1-3/4" THK. X 8" NICHIA KURASTONE HIGH FIBER CEMENT WAINSCOT
16. 1-1/2" HIGH NICHIA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. NICHIA ESSENTIAL "OVERHANG" FLASHING
18. PARAPET WALL BEYOND
19. (R)EQ KEY BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. ALUMINUM ARMING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BLOCKING IN EXTERIOR WALL FOR ARMING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET P1.8 - FUEL PIPING FLOOR PLAN
23. INSULATED METAL DOOR
24. NICHIA ESSENTIAL "STARTER" FLASHING
25. OCE TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRABRADE, SEE DET. 804.1 & 1044.1
27. LEADER BOX, SEE PLUMBING DWGS.
28. EMERGENCY OVERFLOW SCUPPER, SEE PLUMBING DWGS.
29. METAL ROOF ACCESS LADDER WITH SECURITY DOOR

FINISH SCHEDULE

- A - NICHIA TUFF BLOCK
COLOR TO MATCH #BW 8888 TOASTY
 - B - NICHIA TUFF BLOCK
COLOR TO MATCH #BW 8115 TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANELED CLEAR GLASS
 - D - SHERWIN WILLIAMS RSW 4881
"SAFETY RED"
 - E - SHERWIN WILLIAMS RSW 7625
CIRCLE K WHITE
 - F - NICHIA CHASED SILL TAN
 - G - NICHIA LEDGESTONE BLUFF
 - H - SHERWIN WILLIAMS RSW 8300
FIRESTONE MANSARD BROWN BR (USE FOR PRE-FINISHED METAL CORING)
 - I - CIRCLE K ORANGE #PMS 144
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** CONFIRM WITH OWNER'S REP



Artis Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@artisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escsco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO



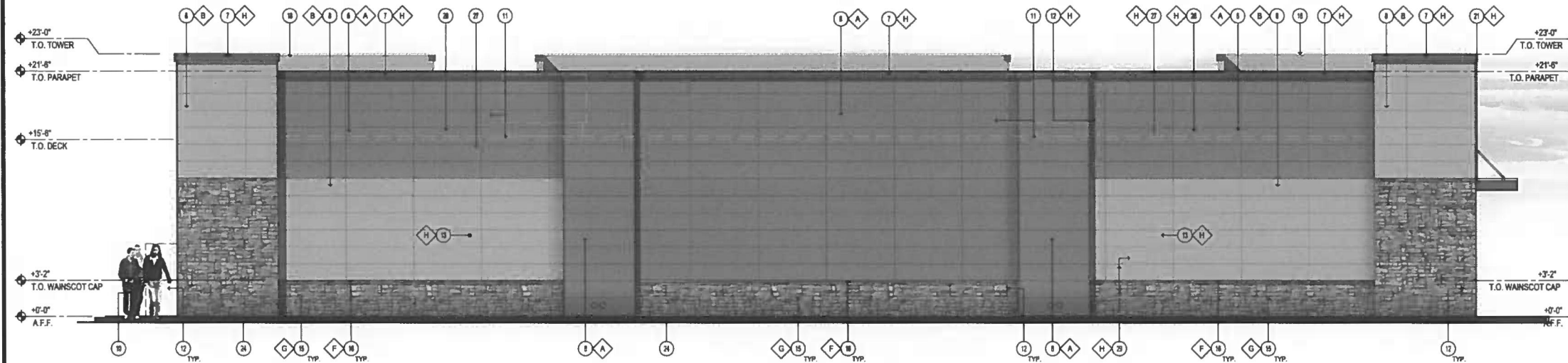
CIRCLE K STORES, INC.

ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21

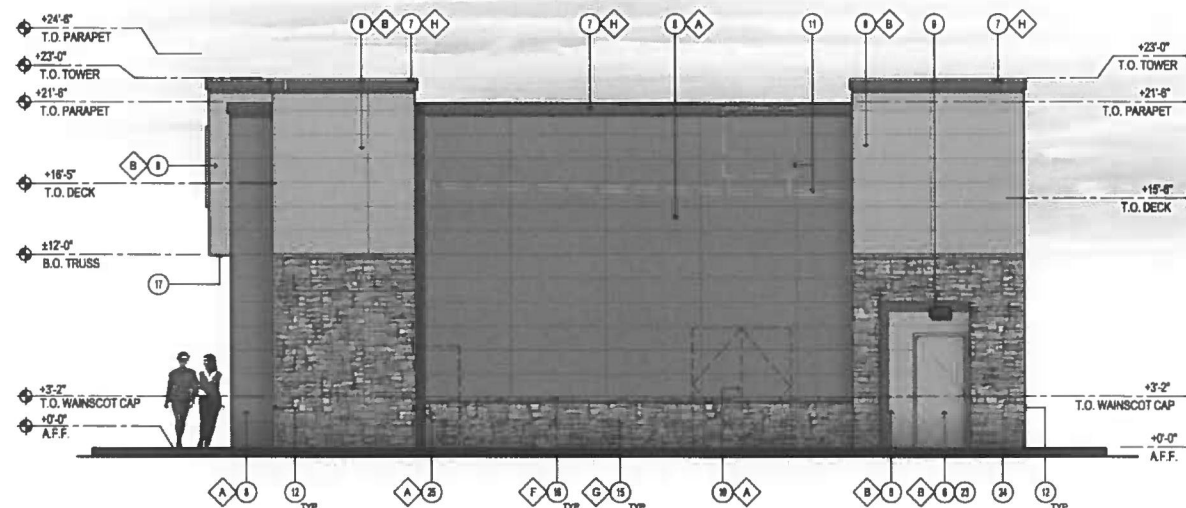
PROJECT NO. 0833

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A.1



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / ROOF
- DARK BRONZE ANODIZED WINDOW FRAME W/ CLEAR GLASS WINDOW SYSTEM
- INTERIALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHIA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK, SEE ELECTRICAL PLAN
- SEE PANEL LOCATION, SEE ELECTRICAL PLAN
- ROOF LINE AND HVAC UNITS
- 1-1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT, RE. PLUMBING PLAN
- ADDRESSING LOCATION, IF TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
- 1-3/8" THK. X 8" NICHIA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHIA FIBER CEMENT CAP METALL PER MFR. SPEC.
- NICHIA ESSENTIAL "OVERHANG" FLASHING
- PARAPET WALL BEYOND
- JOCKEY KEY BOX AT 8'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET P1.8 - FUEL PIPING FLOOR PLAN
- INSULATED METAL DOOR
- NICHIA ESSENTIAL "STARTER" FLASHING
- CCR TANK WITH METAL COVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALKGRADE, SEE DET. 8A.1 & 11A.1
- LEADER BOX, SEE PLUMBING DWGS.
- EMERGENCY OVERFLOW SCUPPER, SEE PLUMBING DWGS.
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR

FINISH SCHEDULE

- A - NICHIA TUFF BLOCK
COLOR TO MATCH RSW 8085 TOASTY
 - B - NICHIA TUFF BLOCK
COLOR TO MATCH RSW 8116 TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANELED CLEAR GLASS
 - D - SHERWIN WILLIAMS RSW 4081
"SAFETY RED"
 - E - SHERWIN WILLIAMS RSW 7805
CIRCLE K WHITE
 - F - NICHIA CHISELED GILL TAN
 - G - NICHIA LEDGESTONE BLUFF
 - H - SHERWIN WILLIAMS RSW 0580
"PRESTONE MANHARD BROWN DR (USE FOR PRE-FINISHED METAL COPING)
 - I - CIRCLE K ORANGE RPMS 144
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY
**COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
***CONFORM WITH OWNER'S REP



Arria Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escvco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO

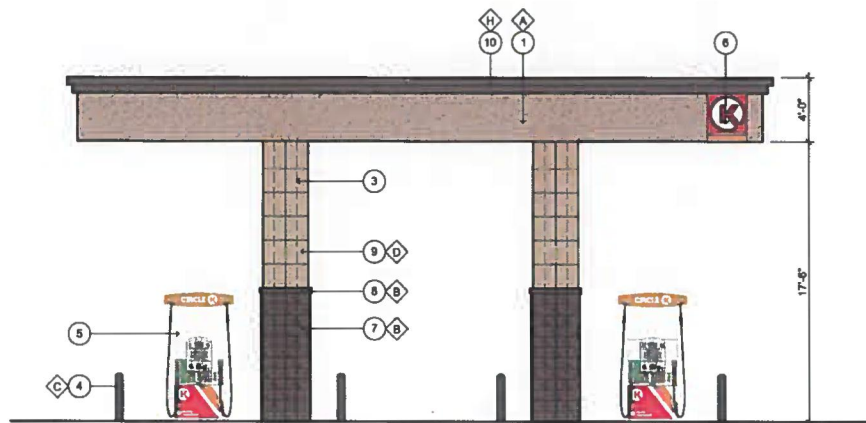


ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21

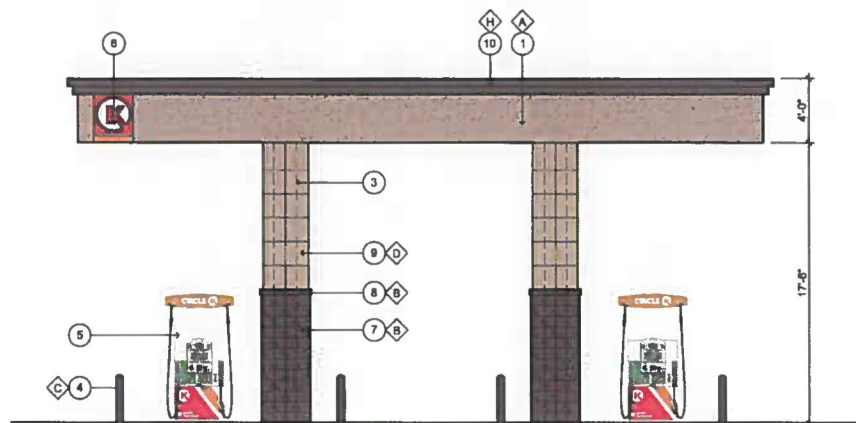
PROJECT NO. 0833

SHEET TITLE
EXTERIOR ELEVATIONS

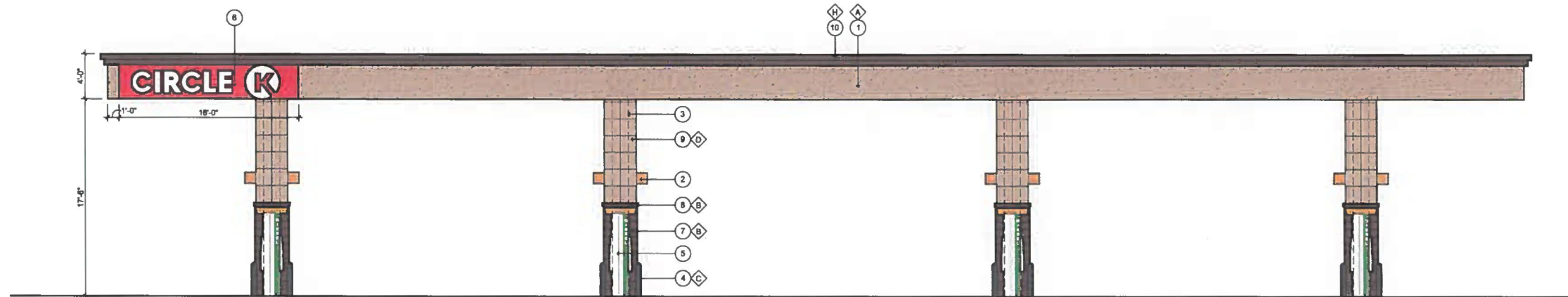
SHEET NO.
A.2



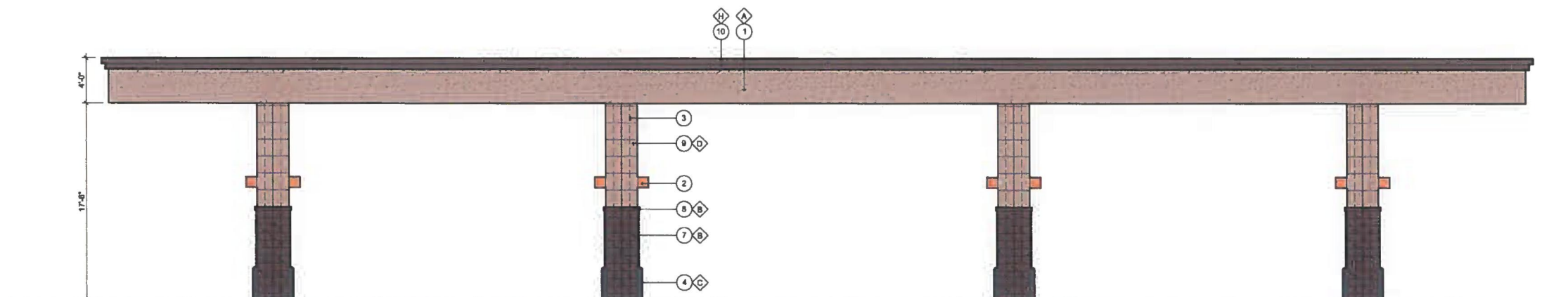
1 (FACING WEST 22ND STREET)
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 (FACING HIGHWAY 85)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 (FACING STORE)
WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES (X)

- 1 ACM PANEL "TEX-COTE"
- 2 COLUMN FLAGS BY SIGNAGE VENDOR
- 3 LINE OF STEEL COLUMN WITHIN
- 4 8" Ø BOLLARD, 36" HIGH
- 5 FUEL DISPENSER
- 6 INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
- 7 4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
- 8 4X8X8 SOLID CMU CAP, INSTALL PER MFR. SPECS.
- 9 NICHHA FIBER CEMENT WALL PANEL SYSTEM
- 10 ACM CORNICE

FINISH SCHEDULE (X)

- A COLOR TO MATCH SHERWIN WILLIAMS - RSW 8115 - TOTALLY TAN
- B SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
- C PVC BOLLARD SLEEVE "DARK GRAY"
- D NICHHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW8115 - TOTALLY TAN
- E COLOR TO MATCH SHERWIN WILLIAMS RSW 8080 - JAVA



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14180 East Evans Avenue
Aurora, Colorado 80014
engineering@escvco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0669

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO

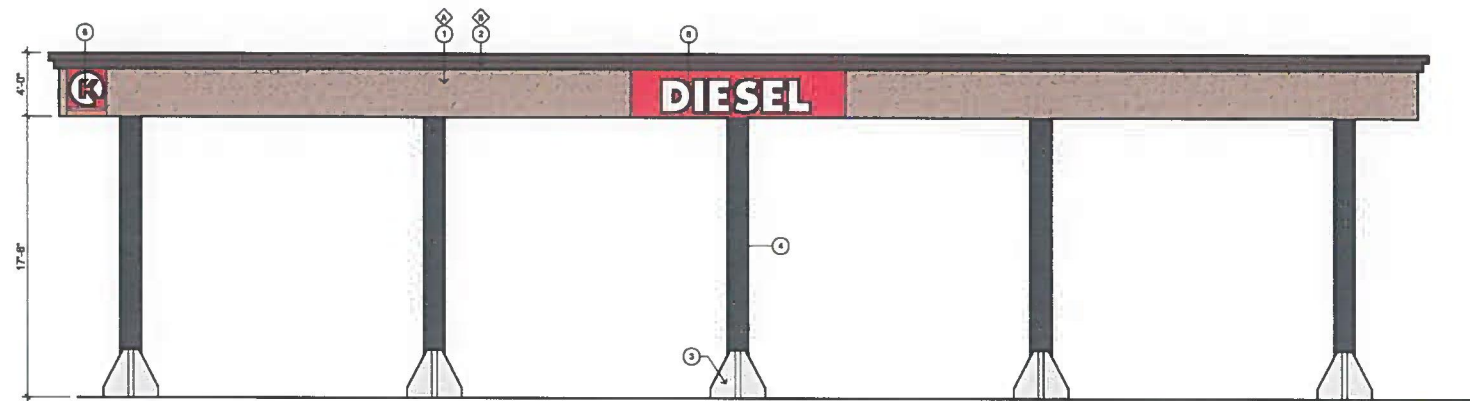


ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21

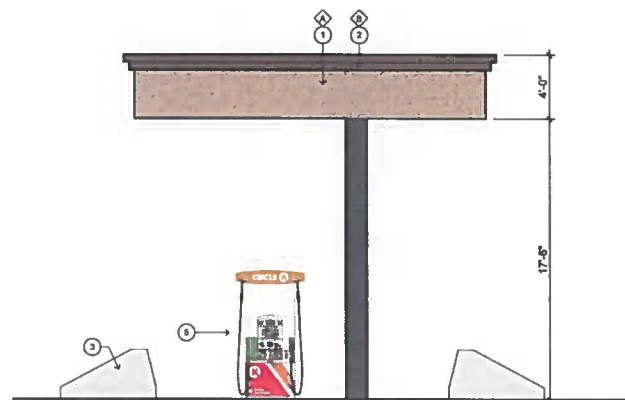
PROJECT NO. 0833

SHEET TITLE
FUEL CANOPY
EXTERIOR
ELEVATIONS

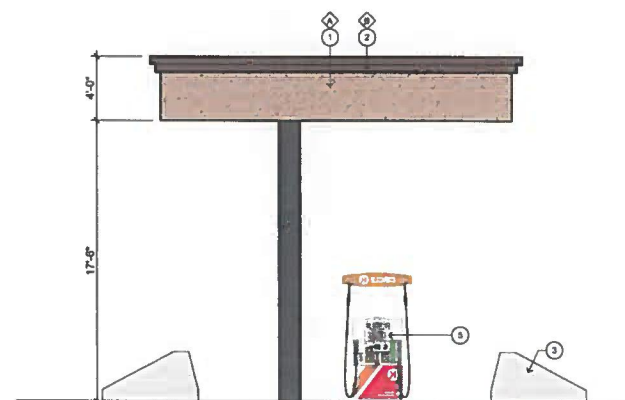
SHEET NO.
A.3



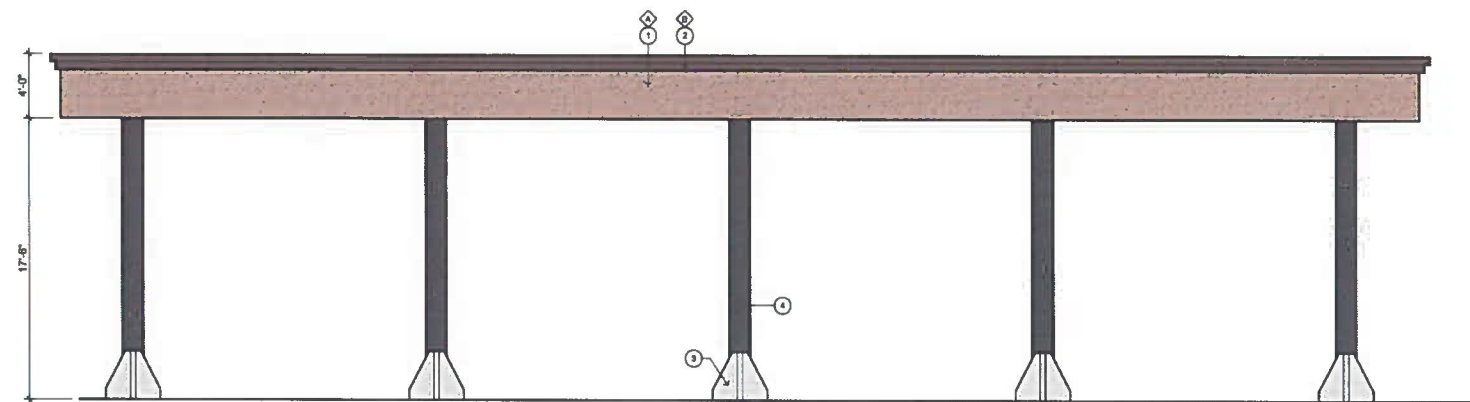
1 (FACING HIGHWAY 85)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



2
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4
WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- 1 ACM PANEL "TEX-COTE"
- 2 ACM CORNICE
- 3 CONCRETE BOLLARD
- 4 STEEL CANOPY COLUMN - PAINT
- 5 FUEL DISPENSER
- 6 INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT

FINISH SCHEDULE

- A COLOR TO MATCH SHERWIN WILLIAMS - #SW 6115 - TOTALLY TAN
- B COLOR TO MATCH SHERWIN WILLIAMS #SW 8090 - JAVA



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
corey.stinar@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escvco.com
P 303.337.1383
F 303.337.7481
T/F 1.877.273.0859

PREPARED FOR:
CIRCLE K STORES, INC.
STORE # NTI
225 22ND STREET
GREELEY, COLORADO



CIRCLE K STORES, INC.

ISSUE	DATE
USR SUBMITTAL #1	12/30/20
USR SUBMITTAL #2	03/13/21

PROJECT NO. 0833

SHEET TITLE
**DIESEL
CANOPY
EXTERIOR
ELEVATIONS**

SHEET NO.

A.4





Planning Commission Memorandum

Date: July 13, 2021
To: Planning Commission
From: Carol Kuhn, AICP, Chief Planner
Through: Mike Garrott, AICP, Planning Manager
RE: Development Code Update – Worksession – Chapters 3-6 Highlights

As part of the Development Code Update, staff has been working with the Technical Committee, Advisory Committee, Homebuilders, and the consulting team to revise various chapters in the Development Code, Title 24. The purpose of this worksession is to review the draft code language for Chapters 3-6. Section Maps have been included to provide a road map for the proposed changes, explain the rationale behind the changes, and to identify newly-added sections.

Chapter 3. Subdivision Standards

24-301	Streets
24-302	Parks & Trails
24-303	Blocks & Lots
24-304	Required Improvements
24-305	Adequate Public Facilities

This chapter provides planning, engineering, and urban design standards for subdivisions. It establishes development patterns and infrastructure requirements as land is divided and ownership fractures. The changes in this code integrate more “urban design” elements into the planning and development process at this key preliminary stage of development.

Specific provisions would include:

Reorganization of all of the subdivision standards into five key components of large-scale development patterns – Streets, Parks & Trails, Blocks & Lots, Required Improvements, and Adequate Public Facilities (infrastructure).

- **Streets.** Consolidate current street standards from various documents (current Development Code, Public Works Specifications, and Transportation Plan) and include the following additions:
 - Refine the standards related to street connectivity to distinguish different contexts in the plan – primarily distinguishing walkable areas and car-oriented areas.
 - Make the narrow neighborhood street, allowed only as a “performance option” in the current code, applicable for all neighborhoods, provided sufficient

connectivity and appropriate neighborhood design features to complement this street type are included.

- Add walkable mixed-use / commercial streets for application in the “centers” and mixed-use areas identified in Imagine Greeley Comprehensive Plan.

Chapter 4. Zoning Districts & Uses

24-401	District Intent & Applicability
24-402	Allowed Uses
24-403	Accessory Uses
24-404	Specific Use Standards
24-405	District Performance Standards

This chapter establishes the zoning districts; uses are either allowed “by right”, subject to the applicable district development and design standards, or are permitted through a Use by Special Review application process, with specific standards unique to that use. This chapter would include few revisions, but would modify the existing standards by:

- Focusing purely on land use, with the zoning district development standards moved to either Chapter 5 (residential) or Chapter 6 (Nonresidential).
- Adding two new Mixed-Use (MU-) districts – MU-L (Low Intensity) and MU-H (High Intensity), which would be proposed as counterparts to the existing commercial (C) districts. These proposed additions are based on the Placemaking discussions with the Advisory Committee, Planning Commission, and City Council. These new districts could be used for new development projects; no existing zoning would be changed through the code update – any applications to rezone to MU-L or MU-H would be applicant-initiated.

Chapter 5. Residential Development Standards

24-501	Intent & Applicability
24-502	Residential Development Standards
24-503	Residential Design Standards
24-504	Neighborhood Features & Common Areas
24-505	Courtyard Pattern
24-506	Residential Micro-Housing District

This chapter includes all of the development and design standards for residential neighborhoods. It consolidates the various residential lot, setback, and height standards, and it incorporates community and building/lot design standards from the current code. All of the topics in this section are currently regulated. These proposed modifications aim to: (1) simplify current standards into objective, measureable standards; (2) focus or emphasize a key component of the current design standards; and (3) create more nuance and distinctions for standards based on the context of a particular neighborhood. Specific revisions to note are:

- *Residential Building Types*. The current standards are a mix of district and building type standards; the proposed revisions shift to a “building type” approach, and place

a greater emphasis on “missing middle” housing – higher-density, smaller-scale, multi-unit projects. Changes impacting the existing residential districts are:

- R-E. No change
- R-L. Allowing a minimum lot size of 4,500 s.f. lot by right, which is currently allowed through the cluster option.
- R-M. Increasing the range of building types allowed - specifically the lower end of the “missing middle” types (smaller lot detached houses and small-scale multi-unit buildings, and accessory dwelling units (ADUs))
- R-H – No significant change, but added specific language regarding standards that may apply to the missing middle building types and promoting these more as strategies for infill.
- *Residential Design Standards.* In the current code, the residential standards are scattered throughout the code. Similar sections repeat throughout the code, but may be phrased differently and reference similar areas of residential design, sometimes causing conflicts and interpretation issues. This section reorganizes the standards to focus on three key components – frontage design, building design, and block and lot design.
- *Neighborhood Features & Common Areas.* This section would establish design standards for neighborhoods and ensure connectivity for open spaces, trails, and parks.
- *Courtyard Pattern.* This pattern is related to a specific infill strategy, but it could also be used in new developments. For this housing type, an exception would be made to allow lots to not front a street and to allow for a minor lot size reduction. This pattern would combine the “missing middle” housing options and the smaller formal open space options into a particular type of residential development that can increase housing options while supplying a higher level of neighborhood design.
- *Residential Micro-Housing District.* These changes would reflect the standards for the existing R-MH district but would also include the following changes:
 - Improve the neighborhood / community design of these projects based on the same principles applied to all neighborhoods – emphasizing the streets and open spaces and improving the relation of housing sites and buildings to those spaces;
 - Reduce the overall project size to allow projects to fit into more areas;
 - Align the density and lot sizes with comparable typical manufactured housing sites;
 - Broaden the applicability of this district to more types of small format housing that would meet the same scale, pattern, design, and intensity standards.

Chapter 6 Nonresidential Development Standards

24-601	Intent & Applicability
24-602	Nonresidential Development Standards
24-603	Nonresidential Design Standards

This chapter includes all of the development and design standards for nonresidential development. Similar to Chapter 5, it consolidates the various commercial and

industrial zoning districts found throughout the current code. The topics of the design standards are all addressed in the current code, but are not well-coordinated and are difficult to follow. Many are addressed in alternatives or performance options, but do not have clear criteria as to when and where they should apply. Proposed changes to this section include (1) adding more specific criteria for the circumstances where alternatives and options should apply, (2) emphasizing the primary goal of the design standards (to create better relationships to the public spaces and strengthen the character of an area), and (3) mitigating impacts on surrounding property.

Specific sections to note include:

- *Nonresidential Development Standards.* This section would capture the existing district standards, but add limits on the scale of lots for the new mixed-use districts to promote compact, walkable patterns (maximum sizes, rather than minimum).
- *Nonresidential Design Standards.* An outcome of the placemaking facilitated discussions was to “bundle” most of the building and design standards into packages that escalate as the building moves closer to the street. Key aspects of this strategy include:
 - Building on topics already regulated in the current code by simplifying them into building placement and orientation, transparency, and facade design.
 - Provide options for street-front buildings as well as allow for the existing commercial districts to maintain the default to more car-oriented patterns (C-L and C-H) with a minimum of a 25’ setback, with basic building design standards to reflect existing standards.
 - The new mixed use districts (MU-L and MU-H, unmapped) would have default standards for more pedestrian-oriented patterns (0’ – 10’ setback, with enhanced human scale design), but allow options for more relaxed standards in specific cases.
 - Create a simplified approach using building form and design standards for specific areas, based on a block-by-block urban design pattern.

The proposed schedule for the adoption of the Development Code is as follows:

Track	Chapter(s)	PC Worksession	PC Hearing	CC Public Hearings
Track I - Non-substantive changes for organization and improved usability.	Ch 1 – General Provisions	March 23, 2021	April 13, 2021	June 1, 2021 (First Reading)
	Ch 2 - Procedures	April 27, 2021	May 18, 2021	June 15, 2021 (Public Hearing) September 21, 2021 (2 nd Reading – No

Track	Chapter(s)	PC Worksession	PC Hearing	CC Public Hearings
				public comment)
Track II - Non-policy technical changes and coordination with other City policies and documents.	Ch 7 – Access & Parking Ch 8 – Landscape & Site Design Standards Ch 9 – Signs Ch 10 – Special Purpose Districts & Areas Ch 11 – Supplemental Standards Ch 12 - Reserved	May 25, 2021	June 8, 2021	July 6, 2021 (First Reading) July 20, 2021 (Public Hearing) September 21, 2021 (2 nd Reading – No public comment)
Track III - Substantive changes called for in the Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities that need broader input and direction from the Advisory Committee, Planning Commission, and City Council.	Ch 3 – Subdivision Standards Ch 4 – Zoning Districts & Uses Ch 5 – Residential Development Standards Ch 6 – Non-residential Development Standards Ch 13 – Definitions	June 22, 2021 and July 13, 2021	July 27, 2021	August 3, 2021 (First Reading) August 17, 2021 (Public Hearing) September 21, 2021 (2 nd Reading – No public comment)

Attachments:

Attachment A: Chapter 3 – Subdivision Standards

Attachment B: Chapter 3 – Subdivision Standards - Framework & Section Map

Attachment C: Chapter 4 – Zoning Districts & Uses

Attachment D: Chapter 4 – Zoning Districts & Uses – Framework & Section Map

Attachment E: Chapter 5 – Residential Development Standards

Attachment F: Chapter 5 – Residential Development Standards – Framework & Section Map

Attachment G: Chapter 6 – Nonresidential Development Standards

Attachment H: Chapter 6 – Nonresidential Development Standards – Framework & Section Map

Chapter 3. Subdivision Standards

- 24-301 Streets
- 24-302 Parks & Trails
- 24-303 Blocks & Lots
- 24-304 Required Improvements
- 24-305 Adequate Public Facilities

24-301 Streets

- a. **Intent.** The intent of the street design standards is to:
 1. Plan street networks to connect to adjacent projects, correspond with the topography, and to ensure the proper arrangement of blocks and lots for coordinated long-range growth and development.
 2. Emphasize street design as a key determinant of Greeley's community image and unique identity.
 3. Integrate street networks and street designs with open spaces to establish a valuable public realm.
 4. Build complete and multi-modal networks of well-connected streets, trails, and paths to improve the access, capacity, safety, and efficiency of transportation systems.
 5. Plan frequent collector or neighborhood connector streets to link multiple projects or neighborhoods together, and avoid major streets becoming barriers.
 6. Use street design to call attention to differing contexts within the City, and to better support development patterns and uses abutting the streets.
 7. Design streets to account for all potential users of the streets, including pedestrians, bicycles, automobiles, trucks, and transit.
 8. Implement the Greeley Comprehensive Plan and Transportation Master Plan as development occurs, and in particular, the complete street policies and the connectivity policies of those plans.
- b. **Street Network.** Arterial, collector, neighborhood connector, and local streets shall generally be laid out according to the policies of the Comprehensive Plan, Transportation Master Plan, and other major street, parks, trail and open space plans. In the absence of more specific guidance in these plans, the following standards shall apply to street networks:
 1. **Blocks and Connectivity.** Streets shall be laid out to provide a network of streets and blocks based on the planning context and development pattern as identified in Table 24-3-1:

Table 24-3-1: Block Sizes & Connectivity

Planning Context <i>Comprehensive Plan Development Framework Categories</i>	Block Size	Cul-de-sac Limits
Walkable Commercial & Neighborhoods <i>Downtown; Downtown, Legacy Urban, and Mixed Use Neighborhoods; Mixed Use Areas and Centers; and any other commercial areas or neighborhoods where walkable patterns are planned.</i>	200' min. 500' max. 5.5 ac. max.	Prohibited
Suburban Neighborhoods & General Non-residential	260' min. 1,000' max.	500' max.

Table 24-3-1: Block Sizes & Connectivity

Planning Context	Block Size	Cul-de-sac Limits
<i>Comprehensive Plan Development Framework Categories</i>		
<i>Suburban Neighborhoods; Employment, Industrial and Commercial Areas; and other areas supporting commercial corridors or employment areas outside walkable centers.</i>	8 ac. max.	



Figure 24-3-1 Connectivity & Block Sizes. Street networks shall be based on maximum block sizes (length between centerlines of perimeter streets and area) and stub to adjacent property at a frequency sufficient to create connected networks, unless exceptions justify not connecting.

2. **Exceptions.** The following are exceptions to the block and connectivity standards in Table 24-3-1:
 - (a) **Natural Features, Parks, Trails or Other Civic Spaces.** Blocks or parcels abutting or containing important natural features, topographical constraints or otherwise creating parts of the public parks or common space system, may be larger provided the proposed street layout preserves these features and integrates them into public realm design for the area.
 - (b) **Regional Transportation Routes.** Blocks or parcels abutting significant regional transportation routes that impede local network connectivity, such as highways or rail rights-of-way, may be larger provided the street networks and development patterns achieve local connectivity in all other ways possible.
 - (c) **Rural Lots or Future Development Tracts.** Property divided into lots of at least five acres for rural or very low-intensity development, or tracts reserved for future development, may exceed block limits provided development is arranged to allow future streets in compliance with these regulations and a logical pattern of re-

subdivision can occur with minimal disruption of buildings, utilities, and other structures.

- (d) **Oversized Parcels.** Where oversized parcels are platted for special land uses or projects that involve large-scale buildings and development patterns, such as campuses, large-scale employment complexes, or regional commercial areas, blocks may be larger than specified in Table 24-3-1. Internal access streets shall mimic the block structure in Table 24-3-1, include the urban design amenity of streets in Table 24-3-2, and create logical extensions and connectivity to the public streetscape beyond the project.
- (e) In any case where streets are not required to connect by Table 24-3-1 through exceptions to this Section, alternative designs such as loops, eyebrows, closes, or courtyard layouts are preferred over dead ends and cul-de-sacs.



Figure 24-3-2 Internal Access Streets. Internal access streets used to mimic public street networks and streetscapes for over-sized parcels and large scale development (24-301.b.2.(d)).

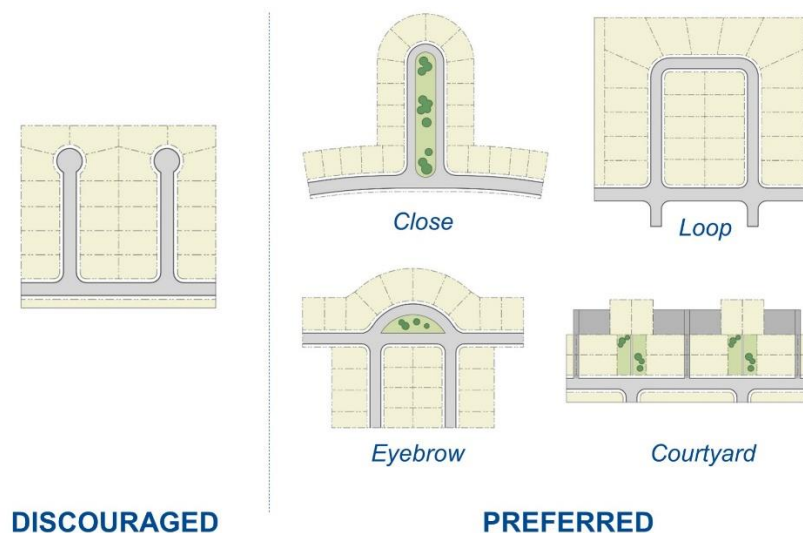


Figure 24-3-3 Disconnected Street Options. Where streets will not connect, blocks and lots should be laid out to limit the need for cul-de-sacs and maximize other options such as loops, closes, eyebrows and courtyard patterns. (24-301.b.2.(e)).

3. **Walkways and Bicycle Routes.** In any case where exceptions for larger blocks apply, or any other area where pedestrian and bicycle connections are important, such as adjacent to schools, parks, trail systems or community centers, the City may require pedestrian walkways or bicycle routes through blocks or at the end of any cul-de-sac. Connections shall be dedicated to the City and meet the City's trail standards or be common areas and meet the Trail or Pedestrian Passage design standards in Section 24-504.



Figure 24-3-4 Walkways and Bicycle Routes. Where streets will not connect or where larger blocks are platted, connections for pedestrians or bikes may be required through blocks or at the ends of disconnected streets. (24-301.b.3).

4. **External Connections.** Streets shall be planned to provide continuation to adjacent undeveloped and future growth areas at intervals of at least the maximum block length in Table 24-3-1, unless justified by an exception in 24-301.b.2. The City may require dedication of right-of-way and construction of streets extended to the boundary line of the property to be subdivided, or approve alternative arrangements for location and timing of construction that equally or better coordinate with anticipated future development of adjacent areas.
5. **Half Streets.** Street systems shall be laid out to eliminate or avoid new perimeter half streets between adjacent property owners. The full right-of-way width of streets shall be dedicated and half-streets shall only be accepted by the City when it conforms to the Transportation Master Plan.
6. **Intersections and Offsets.** Streets shall be laid out to intersect subject to the following:
 - (a) Intersection angles should be as near as possible to right angles, and intersections less than 75 degrees are generally not acceptable.
 - (b) Oblique streets should be curved approaching an intersection and should be approximately at right angles for at least 100 feet prior to the intersection.
 - (c) Intersections should be generally aligned with existing intersections on the opposite side of the street, and offsets of the centerlines between 25 feet and 125 feet are generally not acceptable.
 - (d) Intersections of more than two streets at one point are generally not acceptable.
7. **Alternative Compliance.** Alternative compliance to the street network standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and where the proposed network meets any of the following additional applicable criteria:
 - (a) Better coordinate streets and trail connections with adjacent development, and particularly considering a greater frequency of bicycle and pedestrian connections.
 - (b) Implement any officially approved transportation plan for a specific area.

- (c) Emphasize unique natural features or better correspond to topography,
 - (d) Implement traffic calming in a manner that improves pedestrian and bicycle connections.
 - (e) Create gateways and focal points within the street network by unique arrangements of streets and blocks.
 - (f) Average block sizes for the project as a whole implement a comparable or greater degree of connectivity, particularly considering the frequency of collector and neighborhood connector streets that can extend beyond the project.
- c. **Street Types & Design.** The street types in this section provide typical cross sections to implement context-based street design, design “complete” streets, and result in multi-modal networks for the various contexts in Greeley, based on the policies of the Comprehensive Plan and Transportation Master Plan.
 1. *Context & Type.* The street designs are grouped with the following design types for application to specific contexts:
 - (a) *Neighborhood Streets.* A neighborhood-oriented residential street type, appropriate where a higher level of neighborhood design amenity and neighborhood walkability is desired. It is characterized by large street trees, wide sidewalks, slow speeds, and occasional on-street parking. Neighborhood streets require a well-connected network to disperse traffic and slow speeds, so that no single street is burdened with high volumes and speeds.
 - (b) *Pedestrian Streets.* A pedestrian-oriented commercial or mixed-use street type, appropriate for all areas where walkability is a goal. It is characterized by narrow lanes, slow speeds, on-street parking, wide sidewalks, and large, well-designed pedestrian amenity zones that support social and economic activity along these streets. Pedestrian streets require a highly-connected network so that a variety of street design types can better support abutting uses and urban design characteristics, and ensure that vehicles and pedestrians have multiple alternative and direct routes to destinations.
 - (c) *Standard Streets.* A basic street type, appropriate generally where no particular development characteristics or urban design context warrant application of other street types. These streets accommodate peak anticipated vehicle traffic, but seek to balance and integrate other modes of transportation.
 2. *Alternative Compliance.* The design standards shown for each street type in Table 24-3-2: Street Types and Cross Sections, are typical. They may be modified based on context and according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The Director shall consult with the Public Works Director to reconcile any planning, urban design, traffic, and engineering issues.
 - (b) In contexts where there is constrained rights-of-way, unusual topographic conditions, or unanticipated development pattern and traffic issues, specific elements of the cross section may be modified to best reflect the priorities for the street type expressed in sub-section c.1.
 - (c) Any official plan approved by the Planning Commission for streets, or applying specific street types or street sections to a particular area, shall be used by the Director and Public Works Director.
 - (d) The Director and Public Works Director may consult the guidance provided by the Transportation Master Plan, or any other street specification and design guides officially authorized by the City that meet the intent of this section.

Table 24-3-2: Street Types & Cross Sections

Street Type	ROW Width	Street Width [1]	Travel Lanes	Edge Condition [2]	Landscape Amenity	Sidewalk	Bicycle Facility [2]	Applicability / Functional Class
<i>Neighborhoods</i>								
Neighborhood Street	54'	30'	16' – 18' yield flow	7' parking both sides	7+ parkway	5'	N/A slow street / low volume	- Local – Low Volume - Local Residential 25' – 1-side parking; 20' – no parking
Neighborhood Connector	60'	32' - 34'	2 @ 9'-10'	7' parking both sides	8+ parkway	6' - 8'	6' bike lane (optional)	- Local - Residential - Minor Collector - Residential
Neighborhood Parkway [3]	90'	34' (+ 12' - 20' center median)	2 @ 10'	bike lane	10'+ parkway 12' -20' median (optional)	8' -10'	6' - 7' bike lane	- Minor Collector – Residential - Major Collector – Residential - Minor Arterial - Residential
Access Alley [4]	20'	14'-16' (< 40 units) 16'-18' (41+ units)	n/a	shoulder	n/a	n/a	n/a	n/a – internal to block
<i>Pedestrian (Walkable centers / Mixed Use areas)</i>								
Pedestrian Street	60' – 80'	36'	2 @ 10'	8' parallel parking both sides (angled optional)	4' – 8' amenity zone	8' -12'	N/A slow street / low volume;	- Local - Minor Collector
Avenue	90' - 100'	56'	4 @ 10'	8' parallel parking both sides (angled optional)	4' – 8' amenity zone	12' – 16'	6' bike lane (optional)	- Minor Collector - Major Collector - Minor Arterial
Access Alley [4]	20'	18' – 20'	n/a	shoulder	n/a	n/a	n/a	n/a – internal to block
<i>Standard (Commercial / Industrial)</i>								
Standard Local	60'	36'	2 @ 11'	parking and/or bike lanes	7+ parkway	5' – 8'	6' bike lane (optional)	Local
Standard Collector	70'	36'	2 @ 11'	parking and/or bike lanes	8+ parkway	6' -10'	6' bike lane (optional)	Minor Collector
Standard Collector	90' – 100'	58'	4 @ 11'	bike lane	8+ parkway	8' -12'	6' – 7' bike lane	Major Collector
Standard Arterial	120+	72' (w/ 16' center median)	4 @ 11'	bike lanes	12+ parkway	8' - 12'	6' - 7' bike lane OR 12' multi-use trail (off-street)	Minor Arterial
Standard Arterial	130+	82' (w/ 16' center median)	6 @ 11'	curb & gutter	12+ parkway & 16' center median	12+ multi-use trail	12' multi-use trail (off-street)	Major Arterial

[1] Street width is back-of-curb measurement, with curb and gutter included street width where it is on-street parking or a travel lane. Where bike lanes are on the edge, the curb and gutter may need to be added to the width to provide a clear surface for bicycles.

[2] Configurations reflect typical cross sections; where bicycle lanes or angled parking is optional, or where both are provided, greater street and ROW widths may be necessary for proper configuration.

[3] On a Neighborhood Parkway, a center median is optional, but if not provided space shall be allocated to a wider parkway with additional trees.

[4] Access alleys may be located in an easement at the City's discretion and provided a property owner's association or other entity with financial and administrative capacity for maintenance is established.

Neighborhood Street			
①	ROW width	54'	
②	Street Width	30'*	
③	Travel Lanes	16' – 18' yield flow	
④	Edge Condition	7' parking both sides	
⑤	Landscape Amenity	7'+ parkway	
⑥	Sidewalk	5'	
⑦	Bicycles	N/A	
Applicability		• Local – Low Volume • Local Residential	

Neighborhood Connector			
①	ROW width	60'	
②	Street Width	32' – 34'	
③	Travel Lanes	2 @ 9' – 10'	
④	Edge Condition	7' parking both sides	
⑤	Landscape Amenity	8'+ parkway	
⑥	Sidewalk	6' – 8'	
⑦	Bicycles	6' bike lane (optional)	
Applicability		• Local • Minor Collector	

Neighborhood Parkway			
①	ROW width	90'	
②	Street Width (curb-to-curb)	34' (+median width)	
③	Travel Lanes	2 @ 10'	
④	Edge Condition	bike lane	
⑤	Landscape Amenity	10'+ parkway 12' – 20' median (optional)	
⑥	Sidewalk	8' – 10'	
⑦	Bicycles	6' – 7' bike lane	
Applicability		• Minor Collector • Major Collector • Minor Arterial	

Access Alley (Residential)

①	ROW / Easement width	20'	
②	Street Width	14 – 16" (< 40 units) 16' – 18' (41+ units)	
③	Travel Lanes	N/A	
④	Edge Condition	shoulder	
⑤	Landscape Amenity	N/A	
⑥	Sidewalk	N/A	
⑦	Bicycles	N/A	
	Applicability	N/A – internal to block	

Pedestrian Street

①	ROW width	60" – 80'	
②	Street Width	36'	
③	Travel Lanes	2 @ 10'	
④	Edge Condition	8' parallel parking (angled optional)	
⑤	Landscape Amenity	4' – 8' amenity zone	
⑥	Sidewalk	8' – 12' min.	
⑦	Bicycles	N/A	
	Applicability	• Local • Minor Collector	

Avenue

①	ROW width	90' – 100'	
②	Street Width	58'	
③	Travel Lanes	4 @ 10'	
④	Edge Condition	8' parallel parking both sides (angled optional)	
⑤	Landscape Amenity	4' – 8' amenity zone 12' -20' median (optional)	
⑥	Sidewalk	12' – 16' min.	
⑦	Bicycles	6' bike lane (optional)	
	Applicability	• Minor Collector • Major Collector • Minor Arterial	

Access Alley (Commercial / Industrial)

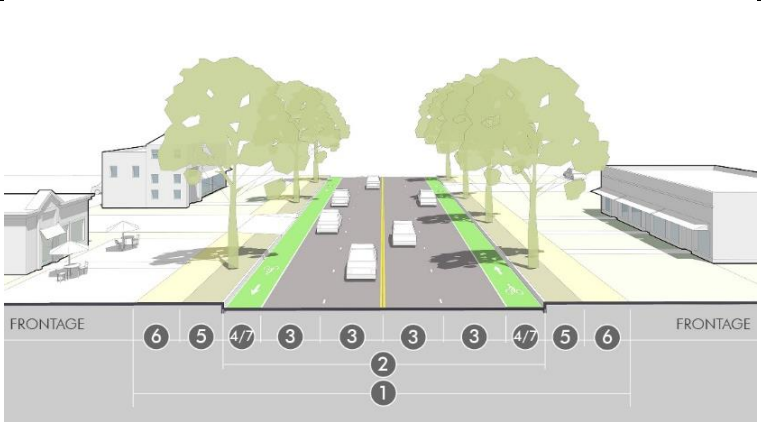
①	ROW /Easement width	20'	
②	Street Width	18' – 20'	
③	Travel Lanes	N/A	
④	Edge Condition	shoulder	
⑤	Landscape Amenity	N/A	
⑥	Sidewalk	N/A	
⑦	Bicycles	N/A	
	Applicability	N/A – internal to block	

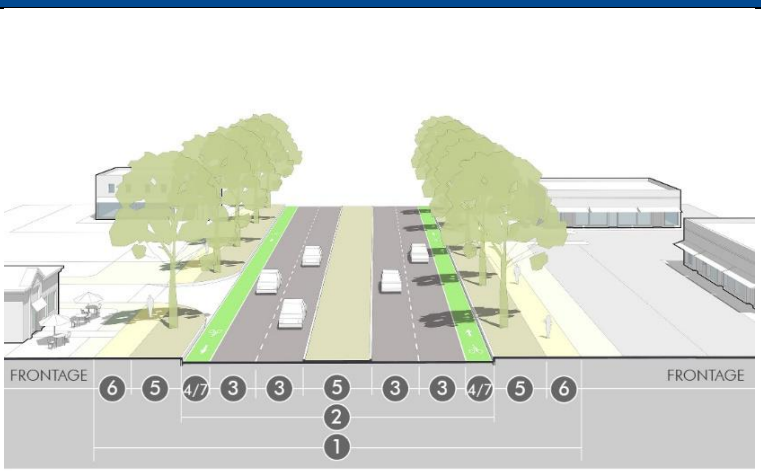
Standard Local

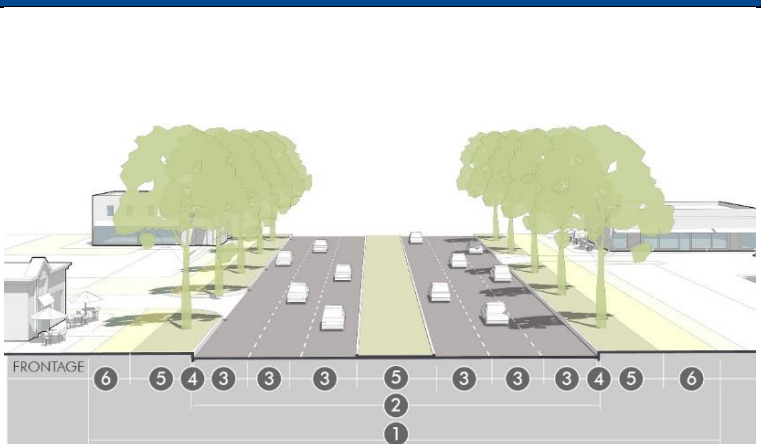
①	ROW width	60'	
②	Street Width	36'	
③	Travel Lanes	2 @ 11'	
④	Edge Condition	Parking and/or bike lanes	
⑤	Landscape Amenity	7' + parkway	
⑥	Sidewalk	5' – 8'	
⑦	Bicycles	6' bike lane (optional)	
	Applicability	• Local	

Standard Collector (Minor)

①	ROW width	70'	
②	Street Width	36'	
③	Travel Lanes	2 @ 11'	
④	Edge Condition	Parking and/or bike lanes	
⑤	Landscape Amenity	8' + parkway	
⑥	Sidewalk	6' – 10'	
⑦	Bicycles	6' bike lane (optional)	
	Applicability	• Minor Collector	

Standard Collector (Major)			
①	ROW width	90' – 100'	
②	Street Width	58'	
③	Travel Lanes	4 @ 11'	
④	Edge Condition	bike lane	
⑤	Landscape Amenity	8' + parkway	
⑥	Sidewalk	8' – 12'	
⑦	Bicycles	6' – 7' bike lane	
Applicability		• Major Collector	

Standard Arterial (Minor)			
①	ROW width	120'+	
②	Street Width	72' (w/ median)	
③	Travel Lanes	4 @ 11'	
④	Edge Condition	bike lanes	
⑤	Landscape Amenity	12' + parkway 16' center median	
⑥	Sidewalk	8' – 12'	
⑦	Bicycles	6' – 7' bike lane OR 12' multi-use trail (off-street)	
Applicability		• Minor Arterial	

Standard Arterial (Major)			
①	ROW width	130'+	
②	Street Width	82' (w/ median)	
③	Travel Lanes	6 @ 11'	
④	Edge Condition	Curb & gutter	
⑤	Landscape Amenity	12' + parkway 16' center median	
⑥	Sidewalk	12' multi-use trail	
⑦	Bicycles	12' multi-use trail (off-street)	
Applicability		• Major Arterial	

- d. **Intersection Design.** Intersections shall generally be designed according to the Greeley Design Criteria and Construction Specifications for streets. The subsections below provide specific and additional considerations to align intersection design with the development patterns and public realm design of a particular area.
1. **Corner Radii.** In order to balance the competing interest of vehicle turning movements and the safety and distance of pedestrians crossing the street, the Director and Public Works Director may approve decreases from the corner radii specified in the Design Criteria and Construction Specifications based on the following considerations:
 - (a) The context of a particular development, and in particular, whether walkable development patterns are a priority.
 - (b) The impact that the specified radii has on increasing the distance that pedestrians must cross.
 - (c) The desired speeds of vehicles in the roadway and the desired speeds and volume of turning vehicles.
 - (d) The connectivity of the street network and whether vehicles have multiple alternative routes that minimize frequent turning movements at one particular location.
 - (e) The effective turning radius of vehicles considering other features of the specific cross section, including bicycle lanes, on-street parking or other configurations that impact the actual path of turning movements.
 - (f) The likelihood that large vehicles will make frequent turning movements at a particular location, compared with the ability of over-sized vehicles or unusual turning movements to safely encroach into other areas of the street.
 - (g) Other design guides or industry manuals officially authorized by the City that meet the intent of this section.
 2. **Sight Distance.** Proper lines of sight shall be maintained at all intersections and all vehicle connections to the street. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street, or 15 feet back from the flow line where no specific point is evident, to all points 2.5 feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersecting street specified in Table 24-3-4, Clear Sight Distance.

Table 24-3-4: Clear Sight Distance

Class & Speed of Intersecting Street	Left Y Distance	Right Y Distance
Arterial 30 – 50+ MPH	150'	75'
Collector 30-35 MPH	120'	75'
Local 25 – 30MPH	60'	60'

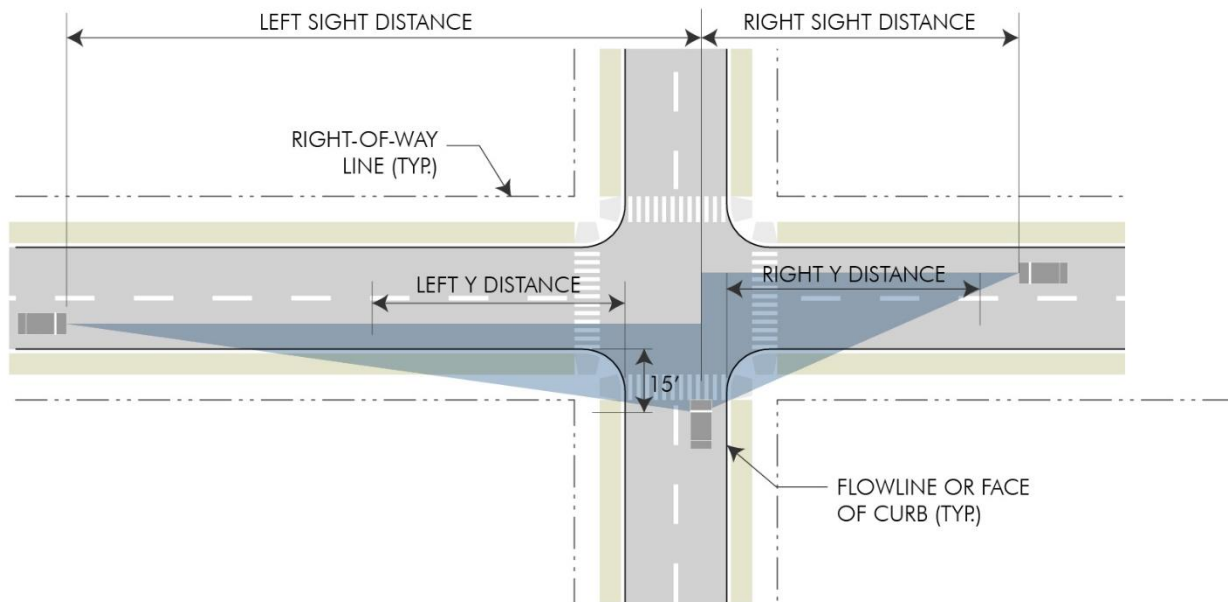


Figure 24-3-5 Clear Sight Distance

- (a) These distances are typical to be used under normal conditions and may be modified by the Traffic Engineer to protect the public safety and welfare under exceptional conditions.
 - (b) No building, structure, vegetation or other type of visual obstruction shall be placed or maintained within the triangle created by the centerline of the street intersection, the stopping point on the approaching street, and the sight distance specified in Table 24-3-6 to the centerline of the intersecting street.
 - (c) Street trees, light poles or other limited narrow obstructions are allowed within the sight triangle provided they do not have any foliage, limbs, or other broad obstructions between 2.5 and 8 feet and are no closer than 20 feet to the intersecting right-of-way line.
 - (d) Fully controlled intersections where signalization establishes and prioritizes safe turning movements may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the Director and Public Works Director.
3. **Crosswalks.** All intersections and crosswalks shall be designed to address conditions at each specific location, based on the guidance in the Transportation Master Plan and applicable standards in the Design Criteria and Construction Specifications. In general or where this guidance does not provide more specificity, sidewalks or trails intersecting with public streets or other vehicle access shall have crossings meeting the following standards:
- (a) Curb ramps meeting Americans with Disability Act (ADA) accessibility standards and guidelines shall provide a direct, non-diverted approach from the sidewalk along the block into the designated or protected crossing area.
 - (b) Crossings on collector streets or higher classification shall be considered for enhanced crosswalks including pavement markings, bulb outs, signalization, refuge islands or other traffic-calming measures that are appropriate to the context of the intersection.

- (c) Where blocks exceed more than 700 feet between intersections or at other locations of high pedestrian activity, mid-block crossings shall be considered. Mid-block crossing designs and locations are subject to a specific recommendation and approval of the Director and Public Works Director.
 - (d) Any crosswalk over 80 feet, or any other significant pedestrian crossing, may require a pedestrian refuge in the median at the discretion of the Director and Public Works Director.
- 4. **Turn Lanes.** Turn lanes for left or right turn movements may be required for specific intersections, based on an approved traffic study and with consideration by Director and Public Works Director. Requirements for turn lanes should be based on careful consideration of the context balancing the impact of crossing distances for pedestrians, vehicle turning speeds, and prioritization of other planning, urban design, and traffic engineering issues. In general, this space should come from reconfiguration of the space within the roadway width near the intersection (i.e. within median space, narrowing lanes, or limiting on-street parking) rather than claiming space from the pedestrian area or streetscape, or rather than widening the road and right-of-way.
- e. **Traffic Calming.** In order to meet the desired speeds throughout the street network, to manage volumes in association with the street network, and to meet the City's Complete Streets policies and intent of this section, traffic-calming strategies may be required in street plans. Traffic calming may include bulb outs and curb extensions, medians and islands, neck downs, vertical diverters, enhanced or raised crossings, and other speed management techniques approved by the Director and Public Works Director. [See *National Association of City Transportation Officials Guidelines*.]
- f. **Engineering and Construction Specifications.** All other engineering specifications, horizontal and vertical alignment, design details, and technical or construction specifications for constructing streets shall be covered by the City of Greeley's Design Criteria and Construction Specifications for streets, and administered by the Public Works Director.

24-302 Parks & Trails

- a. **Intent.** The intent of this section is to:
 - 1. Emphasize open and civic space design as a key determinant of Greeley's community image and unique identity.
 - 2. Integrate parks and trail systems, and other common areas into the patterns of streets and blocks to create a coordinated public realm.
 - 3. Value the design, function and appropriate location of different types of open space, rather than solely the quantity of space.
 - 4. Consider the context and multiple functions that open spaces can serve to support development including ecological, recreation, aesthetic and urban design functions.
 - 5. Promote good civic design and create focal points for the community, district, neighborhood or development site.
 - 6. Integrate natural systems into the design of public or common open spaces to improve stormwater management, protect water resources, preserve ecosystems, and improve sustainability efforts.
 - 7. Implement Greeley's Parks, Trails, and Open Lands Master Plan, other plans for natural areas and trails, and coordinate the design and location of other open and civic spaces with these plans.

- b. **Required Park Dedication.** All residential subdivision applications shall dedicate land suitable for the development of parks according to the formula in Table 24-3-5: Park Land Dedication. Where no suitable land is available in the proposed development, the City may accept the cash-in-lieu equivalent of the land value. This requirement shall also apply to any rezoning or use by special review for residential uses that is not associated with a plat application, and where a previous plat application was not required to dedicate land or pay a cash-in-lieu equivalent.

Table 24-3-5: Park Land Dedication		
	Dedication Requirement	Formula
Total Acre Requirement	9.75 acres / 1,000 people	Units x 2.7 people / unit x 0.00975 acres / person
Neighborhood Park	3.25 acres / 1,000 people	Units x 2.7 people / unit x 0.00325 acres / person
Community Park	3.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0035 acres / person
Sports Complex	1.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0015 acres / person
Regional Park	1.5 acres / 1,000 people	Units x 2.7 people / unit x 0.0015 acres / person

- The city reserves the right to adjust the acreage requirement between the four park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required based upon recommendations by the Cultural, Parks and Recreation Department.
 - Existing dwelling units within a subdivision shall be excluded from the calculation of the park dedication requirement.
 - Where a final unit count cannot be determined until subsequent stages of a project, land dedication shall be based on an assumed average density. Multifamily density shall be assumed at 20 dwelling units per acre but may be adjusted by the City where more specific information on the site, developable area or anticipated building types exist.
 - Land proposed for park dedication shall be clearly identified on any submitted plat including the number of acres for each site and the total acreage proposed for city park dedication within the project.
 - The dedication shall be by warranty deed, and the title shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of dedication. The applicant shall provide the City with a title insurance policy in the City's name and a certified survey at the time of conveyance.
 - Land dedicated for parks shall include adequate site access, installation of curb, sidewalks, and storm drainage systems, and the necessary water rights or other available water service to provide for irrigation and drinking water.
 - Community park and/or sports complex park land shall be dedicated to the City prior to recordation of the first final plat for the subdivision as defined by the preliminary plat. Neighborhood park land shall be dedicated at the time of the final plat for the area to be served by the neighborhood park.
- c. **Cash-in-lieu of Dedication.** Cash-in-lieu of land dedication may be used when the City determines the cash value of land to be more appropriate in satisfying the needs of the proposed subdivision than land within the proposed subdivision. Typical cases include small developments, locations with disadvantageous topography or access, or developments that already have adjacent facilities that could be expanded to satisfy the need created by the proposed development.
- The City will adopt a pre-determined per acre cash-in-lieu of land for parks amount, that may be administratively adjusted periodically and will be available on file with the Community Development Department. The pre-determined amount will be based on a mass appraisal performed by an independent qualified appraiser using generally accepted appraisal practices. As an alternative to the City's predetermined cash-in-lieu amount, the applicant may submit a proposal for determination of the cash-in-lieu

- amount. The proposal shall supply supporting information, including at least one report by an independent, qualified appraiser using generally accepted appraisal practices. The supporting information supplied must be adequate to allow the City to evaluate the proposed amount. If the City determines that the alternate proposal is not adequately supported, the City's predetermined cash-in-lieu amount will be applied.
2. The cash-in-lieu amount will be paid at the time the plat is recorded, unless otherwise determined by the City and agreed to in a subdivision improvement agreement.
 3. The City may adjust the cash-in-lieu requirement between the types of open and civic space in this code, or based on any policies of the Parks, Trails, and Open Lands Master Plan.
 4. The City may accept combinations of cash and dedication where only a portion of the required dedication can be met by acceptable park sites within the project. The required cash value shall be pro-rated to the amount of required land not dedicated and accepted.
- d. **Trails & Natural Areas.** The City may require or the applicant may offer trails and natural areas for public dedication in addition to the land for parks and rights-of-way. Based on the recommendations of the Parks, Trails, and Open Lands Master Plan, and other plans of the Culture, Recreation and Parks Department, the City may accept the dedication, and may credit this dedication to the parks requirement where it equally or better meets the intent of this section.
- e. **Neighborhood Features & Common Area Systems.** Land dedication, or cash-in-lieu of dedication parks is not intended to replace, discourage, or prohibit the creation of pocket parks, civic spaces, or other open lands features operated and owned by a homeowners' association or other governing entities for any other public, common, or private purpose. Section 24-504 includes requirements for Neighborhood Features and Common Areas. These areas shall be coordinated with the design and location of street networks, parks and trails to better leverage a system of parks, trails, open lands, and civic spaces throughout the area.

24-303 Blocks & Lots

- a. **Intent.** The intent of the blocks and lots standards is to:
1. Ensure the proper arrangement of blocks and lots to complement the street network, parks and trail system, and neighborhood features and common areas.
 2. Arrange blocks, lots and development in a manner that is least disruptive to existing topography and capitalizes on inherent natural characteristics of the land as defining features.
 3. Coordinate access and utilities for each lot in association with larger systems of streets and infrastructure.
 4. Promote appropriate site, building and frontage designs in relation to streetscapes and open spaces.
 5. Ensure that all lots are buildable according to this code, that all sensitive, hazardous or other non-buildable areas are preserved from development, and that all non-developed out lots or other parcels serve an urban design or planning function in relation to the overall development pattern.
- b. **Block & Lot Arrangement**
1. *General Layout.* All blocks shall be laid out to have two tiers of lots unless dictated by existing development patterns outside of the control of the project or by access management on major arterial streets or railroad rights-of-way. In these cases, streetscape standards, trails, or common areas should be used to create buffers and transitions where the rear of lots would abut these areas.

2. *Hazards and Unbuildable Areas.* Blocks and lots shall be arranged to avoid hazards and unbuildable areas including steep grades, unstable or expansive soils, lands with inadequate drainage or subject to flooding, and natural drainage areas. These areas shall be incorporated into open and civic space systems, restricted tracts or out lots, or otherwise mitigated to eliminate hazards.
3. *Block Size & Patterns.* The maximum block length and size shall be based on the street connectivity standards in Section 24-301.b.
4. *Lot Patterns.* All lots shall front on a public street, or on an internal access street or common area open space where specifically allowed by these regulations. Lots shall meet the standards for the zoning district, or where applicable for the specific permitted building types. All side lot lines shall generally be perpendicular to front lot lines, or radial to any curves along the front lot lines. Other irregular lot patterns shall only be permitted where they are used to integrate patterns of buildable lots into the overall block structure and to provide consistent relationships of buildings and lots to the streetscape.
5. *Addressing.* All lots and other parcels shall require an address following City address policies and guidelines, including streets and street names.
6. *Easements.* All blocks shall include easements for all utilities, required improvements, and access necessary to serve each lot.
 - (a) Easements shall be granted by the owner to the appropriate entity, according to the needs and specifications of that entity.
 - (b) Easements shall be coordinated with each entity early in the platting process to ensure proper arrangement of blocks, lots and building sites.
 - (c) In general, easements and any associated structures or facilities shall be located on the most remote and least visible portions of sites. Where available, alleys shall be used for easements and services. Otherwise, easements and associated facilities shall be located along rear lot lines, remote corners, and other low-visibility joint lot lines.
 - (d) In cases where block, lot and building patterns necessitate easements and facilities along the side or front lot lines, additional design and screening may be required to ensure appropriate relationships to frontages and streetscapes.
7. *Drainage.* Where a subdivision is traversed by a watercourse, drainage way or stream, blocks shall be laid out in coordination with these features.
 - (a) A pedestrian or bikeway easement may be required where drainage areas interrupt the block structure more than permitted in Section 24-301.b, or where the City determines the area is appropriate for active recreation or transportation uses.
 - (b) All necessary rights-of-way and easements shall be dedicated to the City or other public entity to preserve the hydrologic, environmental, or stormwater function of the watercourse, drainage way or stream.
 - (c) Access for service vehicles shall be incorporated into the design of any drainage areas or easements internal to the block structure or common areas.

24-304 Required Improvements

- a. **Intent.** The intent of this section is to:

1. Ensure that all improvements necessary to serve lots within a subdivision are constructed, inspected or otherwise assured of completion prior to the issuance of permits and final approvals.
 2. Prevent the location or design of a subdivision from placing an undue burden on public utility systems and community facilities serving other areas.
 3. Provide appropriate apportionment of costs, and offset higher net costs or premature costs to the public resulting from subdivisions.
 4. Protect against subdivisions where soil, subsoil or flooding conditions would create potential dangers to public health or safety.
 5. Coordinate subdivisions and construction of required improvements with other anticipated improvements or with future growth.
- b. **Timing of Improvements.** All required improvements shall be provided in one of the following ways:
1. *Construction Prior to Building Permit.* Improvements may be constructed and certified record drawings of as-built shall be submitted to the City and certified that it was built as shown and to city specifications by:
 - (a) the contractor;
 - (b) the project surveyor; and
 - (c) the project engineer
 2. *Financial Guarantee.* The applicant may defer any improvements by submitting a financial guarantee for 125% of the total cost of improvements based on approved design or construction plans.
 - (a) The guarantee shall be in a form and for an amount acceptable by the City.
 - (b) Any deferral of streets shall require all weather surfaces of concrete, asphalt or road base placed on the lip of the curb and gutter for interim access of construction and emergency vehicles.
 - (c) All improvements for the particular phase of the plat shall be installed prior to a certificate of occupancy for any part of the phase.
 - (d) Upon submittal and acceptance of as-built drawings for the improvements, the City may release the financial guarantee, but retain 20% for the 2-year warranty period.
 3. *Subdivision Improvement Agreement.* The City and the applicant may enter into a subdivision improvement agreement recorded in association with an approved plan that more specifically defines the type, timing, and guarantees for required improvements.
- c. **Required Improvements.** The following improvements and plans are required for all subdivisions. All improvements are subject to the City or other responsible entities' standards, plans, and specifications for improvements.
1. Survey monuments;
 2. Sanitary sewer main lines and service lines to each lot;
 3. Water main lines and service lines to each lot;
 4. All non-potable mains and services to required lots'
 5. Fire Hydrants
 6. Storm sewers, culverts, detention facilities, bridges and any other approved storm drainage components, or elements required by a Stormwater Management Plan.
 7. Dust Abatement and Erosion Control Plan; and
 8. Perimeter Treatment Landscape Plan.
 9. Utilities (telephone, electrical service, gas lines and cable television). All utilities shall be installed underground and be in place prior to any postponed street or alley surfacing. Above-ground facilities necessarily appurtenant to underground facilities or other installation of peripheral overhead electrical transmission and distribution feeder lines or

- other installation of either temporary or peripheral overhead communications, distance, trunk or feeder lines may be above ground. No curb, gutter or sidewalk shall be installed until all utilities are provided.
10. Streets, Alleys and Sidewalks. All streets shall be paved and all other improvements such as sidewalk, bike paths, curb and gutter shall be installed as required. In cases where an existing street has not been brought up to City specifications the street shall be paved and all other improvements such as sidewalk, bike paths, curb and gutter shall be installed in order to meet City specifications. If any subdivision is located adjacent to any existing street right-of-way, the applicant shall improve at least the adjacent half of the street according to City specification.
 11. Street signs (on residential projects only);
 12. Street Lights
 13. All other improvements required as a condition of approval of the plat or contained within the subdivision improvement agreement shall be completed.
- d. **Procedures for Improvements.** To ensure that all required improvements are built according to City specifications, the construction process shall generally take the following steps:

Table 24-3-9: Procedures for Improvements

Step 1: Construction permit application	- Plans and specifications, submitted by the applicant. - Warranty for improvements submitted per Section 24-304.e.. - Staff review and scheduling of pre-construction coordination meeting.
Step 2: Construction permit issued	- Release of grading permits - Release of ROW permits
Step 3: Initial Inspection	- Permittee notifies the City of completion of construction as permitted. - As-built drawings submitted by the permittee, certified by the contractor, surveyor and project engineer. Any major changes to the as-built drawings shall be reflected and recertified prior to Final Acceptance. - City inspects and issues a punch list for any necessary deficiencies or maintenance. - If no punch list items, or after punch list completed, Preliminary Acceptance by the City and Certificate of Substantial Completion issued. - City maintenance begins, but permittee financial responsibility for defects, maintenance and repairs continues. - Two year warranty period begins
Step 4: Intermediate Inspection	- Option of the City. - Any point at least 120 days prior the expiration of warranty period.
Step 5: Final Inspection (30 – 60 days prior to expiration of warranty period)	- Permittee submits request for Final Acceptance Certificate - Punch list issued for any outstanding items to be completed before end of the 2-year warranty. - If no deficiencies identified, Final Acceptance Certificate issued - Release of warranty authorized (unless cash deposit option used, which is non-refundable)

- e. **Warranty.** All public improvement infrastructure, perimeter landscaping treatment improvements and common area improvements shall provide a two-year warranty period covering design and construction defects.
1. Warranty shall be one of the following, at the option of the permittee and subject to approval of the form by the City:
 - (a) Warranty Bond for 20% of total construction cost of required improvements
 - (b). Letter of Credit for 20% of total construction cost of required improvements
 - (c) Cash deposit for 1% of total construction cost of required improvements that is non-refundable. A cash deposit is an administration fee and shall not be construed as creating any type of insurer/insured relationship or subject the City to the provisions of Title 10, C.R.S.

2. The warranty amount shall be based on an estimate provided by the applicant, or the Director may determine an alternate amount based on relevant similar projects and comparable improvements.
3. The City may approve the construction permit in clearly defined, logical phases of construction, and may accept the apportioned warranty prior to the beginning of each phase.
4. The use of the warranty shall be restricted for the repair, replacement, completion and maintenance of all improvements subject to the construction permit, including detention facilities, perimeter landscaping and open space.
5. If the City uses any of the warranty, the permittee shall replace that amount used prior to being issued any new construction permits, either for the affected specific project or any other projects in which the permittee has an interest.
6. The City may extend the two-year warranty for all or a portion of the amount if major items have not been repaired/replaced to the City's satisfaction.
7. At least once each year, the City Engineer shall review the use of all cash payment funds received by the City pursuant to this Section. After review, the City Engineer shall report to the City Manager and City Council, and make recommendations regarding the cash payment fund including transfers of fund balances to the General Fund.
8. After final inspection and final acceptance, and at the end of the 2-year warranty period, the City shall release the permittee from any Warranty Bond or Letter of Credit. If the warranty is by cash deposit, this amount is not refundable.

24-305 Adequate Public Facilities

- a. **Intent.** The intent of the adequate public facilities standards is to:
 1. Anticipate and evaluate the incremental and long-term impact of development on broader public and community facility needs.
 2. Identify opportunities to integrate plans for public and community facilities into the planning and design of proposed land divisions.
 3. Consider the location of public and community facilities in coordination with the initial planning considerations for streets, open spaces, blocks, and lots, so that needed facilities are appropriately located prior to the premature commitment of these areas to conflicting development patterns.
 4. Ensure that public facilities needed to serve new development are available concurrent with development, and maintain service levels in existing areas as new development occurs.
 5. Apportion appropriate costs for the impact of new development on existing and planned public facilities.
 6. Provide the opportunity to negotiate implementation of public or community facilities beyond the impact of the particular project, where the lack of facilities may otherwise constrain potential future development.
 7. Promote fiscal responsibility for all public entities by coordinating the planning, design and financing of public facilities with the impact generated from proposed development.
- b. **General Requirements.**
 1. *Public Facility Plans.* Public facilities shall be provided consistent with the following adopted City documents:
 - (a) Comprehensive Plan;
 - (b) Water, Sewer, and Non-potable Water Master Plans;
 - (c) Comprehensive Storm Water Master Plans;
 - (d) Transportation Master Plan;
 - (e) Development Fee Study;

- (f) Parks, Trails, and Open Space Master Plan; and
 - (g) Other adopted documents related to City capital improvements.
 2. *Service Area Map.* Available services shall generally mean it is existing, or funds are allocated to construct or service implementation of the facility in the current 2-year city budget cycle. The City shall update the existing and budgeted service area map at least once each year. **[include appropriate cross reference to map].**
 3. *Project Impacts.* Individual projects will be evaluated for adequacy based on specific studies provided by the applicant and accepted by the City that demonstrate:
 - (a) The location of the proposed development relative to existing facilities and service;
 - (b) The ability of the project to access those facilities and services; and
 - (c) The capacity of existing facilities and services to serve the new project while maintaining acceptable levels of service for existing development.
 4. *Other Provisions.*
 - (a) Finding of adequate facilities does not exempt the applicant from paying impact fees provided in Section 24-305.d.
 - (b) Nothing in this Section shall limit the City from denying an application where it otherwise determines that adequate public facilities will not be in place concurrent with the application, despite the effect of any of the requirements or options provided in this Section.
 - (c) Nothing in this Section shall prohibit any other public entity from establishing fees that apportion the appropriate contribution for the impacts on planning, design and land acquisition for facilities needed due to the development.
- c. **Specific Adequacy Standards.** In addition to being consistent with the public facility plans in Section 24-305.b.1, adequacy of specific public facilities shall be evaluated as follows. City analysis and project-specific studies of the impact, demand and capacity of existing facilities will be required to make a final adequacy determination.
1. *Fire.* Fire service is considered adequate if the proposed development is located within a 1.38 mile radius of an existing, operational fire station. This requirement is based on the analysis that one fire station is needed for every 30,000 people generally living in a six-square-mile area, as applied in the Comprehensive Plan. Proposed developments including land uses that pose a high risk of fire may be subject to more stringent requirements.
 2. *Parks.* Park facilities are considered adequate if the proposed development is located within a half-mile radius of a neighborhood park and within a one-mile radius of a community park, where the park is not separated from the proposed development by an expressway, facility or natural feature. Regional parks, trails, natural areas, or sports facilities are not included in the analysis unless they contain facilities equivalent to those available in neighborhood parks.
 3. *Police.* Police service extends to the City limits and adequacy shall be determined according to call response times relevant to the proposed development location.
 4. *Sanitary Sewer.* Sewer facilities are considered adequate if the proposed development is connected to a sewer line that is eight inches or larger in diameter with sufficient capacity as defined by the City.

5. *Water.* Water facilities are considered adequate if the proposed development has sufficient connection to existing water lines that are eight inches or larger in diameter with sufficient system capacity.
 6. *Storm water.* Storm water facilities are generally considered adequate if the site can safely convey storm water runoff to a regional storm water detention facility with sufficient capacity as defined by the City. If the City determines that the proposed development cannot safely convey runoff to an adequate storm water system, adequacy requirements shall be met with detention facilities constructed on site.
 7. *Transportation.* Transportation facilities to support new development are generally considered adequate if the proposed development is connected to a collector or arterial road or expressway (or will be connected at the time the improved arterial or collector is constructed within the two-year budget cycle) constructed to an acceptable cross-section with sufficient capacity to serve the development as defined by the City.
- d. **Impact Fees.** To mitigate project impacts on City service systems beyond the improvements required in Section 3.04 Required Improvements, developers shall pay standard impact fees established by Title 6, Chapter 15 of the Greeley Municipal Code
1. If the facility is currently inadequate, sub-standard, or not existing, the impact fee shall be paid at the time of final plat. For purposes of economic development, the City may defer the impact fees for commercial and industrial development until the time of a building permit.
 2. Impact fees where adequate facilities are existing shall be paid at the time of building permit.
 3. As an alternative to the fee, the City may accept the applicant constructing or upgrading of any facility to the standards of this Section.
 4. *Exceptions.* The City Council may waive requirements that the developer absorb the development costs identified through the adequacy analyses outlined above, and obligate the City to pay said costs only if all of the following conditions are true:
 - a. The project meets City economic development goals as defined in Chapter 4.52 of the municipal code;
 - b. The cost benefit analysis has been prepared by the applicant and accepted by the City; and
 - c. The City Council has identified an adequate mechanism for funding mitigation of impacts at the time of development.
- e. **Reimbursement Agreements.** Applicants constructing required improvements for their property, or other adequate public facilities to serve their project, may be required to oversize the facilities to serve areas larger than their project based on planned future facility for the City. The City may require the applicant to enter into reimbursement agreements established elsewhere in the municipal code and according to the policies and procedures of the department responsible for the facility.
- f. **Dedication of Land.** The City may require the dedication of land to the City or other government entity with jurisdiction over public and community facilities, for parks, open space, public safety facilities, or other public or community facilities.
1. The requirement shall be based on an official master plan of the entity having jurisdiction over the facility identifying the general location and extent of the facility, or some other documented need for the facility that is available for public review.
 2. The dedication must be included on the preliminary plat or a condition of approval of the preliminary plat.

3. Acceptance of the dedication shall be agreed to in writing by the entity having jurisdiction over the site or facility prior to approval of the final plat or through approval of the final plat if dedication is to the City.
4. Dedication of land for community facilities beyond the impact of the application may be credited to the required impact fees based on a detailed analysis and documentation showing costs of land.

Chapter 1. General Provisions

- 24-101 Overview
- 24-102 Interpretation
- 24-103 Administration
- 24-104 Enforcement
- 24-105 Nonconformities

Chapter 2. Procedures

- 24-201 General – All Applications
- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use By Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeal of Administrative Decision
- 24-211 Code Amendment
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication Right-of-way
- 24-214 Annexation

Chapter 3. Subdivision Standards

- 24-301 Streets
- 24-302 Parks & Trails
- 24-303 Blocks & Lots
- 34-304 Required Improvements
- 24-305 Adequate Public Facilities

Chapter 4. Zoning Districts & Uses

- 24-401 Zoning Districts
- 24-402 Allowed Uses
- 24-403 Accessory Uses
- 24-404 Specific Use Standards
- 24-405 Temporary Uses

Chapter 5. Residential Development Standards

- 24-501 Intent & Applicability
- 24-502 Residential Development Standards
- 24-503 Residential Design Standards
- 24-504 Neighborhood Features & Common Areas
- 24-505 Courtyard Pattern
- 24-506 Residential Micro-Housing District

Chapter 6. Nonresidential Development Standards

- 24-601 Intent & Applicability
- 24-602 Nonresidential Development Standards
- 24-603 Nonresidential Design Standards

Chapter 7. Access & Parking Standards

- 24-701 Intent & Applicability
- 24-702 Access & Circulation
- 24-703 Required Parking
- 24-704. Parking Design
- 24-705 Loading Areas
- 24-706 Recreational & Oversized Vehicles
- 24-707 Alternate Access & Parking Plan

Chapter 8. Landscape Standards

- 24-801 Intent & Applicability
- 24-802 Landscape Design
- 24-803 Perimeter Landscape
- 24-804 Plant Specifications
- 24-805 Fences & Walls

Chapter 9. Signs

- 24-901 Intent & Applicability
- 24-902 Exempt Signs
- 24-903 Prohibited Signs
- 24-904 Standards Applicable to All Signs
- 24-905 Specific Sign Allowances
- 24-906 Historic Signs
- 24-907 Nonconforming Signs
- 24-908 Sign Measurements & Interpretation
- 24-909 Relief From Standards
- 24-910 Sign Chart

Chapter 10. Special Purpose Districts & Areas

- 24-1001 Floodplain Overlay District
- 24-1002 Airport Overlay District
- 24-1003 Historic Preservation
- 24-1004 Conservation District
- 24-1005 Areas of Ecological Significance
- 24-1006 Downtown General Improvement District
- 24-1007 Redevelopment Area
- 24-1008 Character Overlay Districts
- 24-1009 Entertainment Districts
- 24-1010 Hillside Development Standards

Chapter 11. Supplemental Standards

- 24-1101 Wireless Communication Facilities
- 24-1102 Oil & Gas
- 24-1103 Adult Uses
- 24-1104 Marijuana Uses

Chapter 12 Metropolitan Districts

Chapter 13 Definitions & Terms

- 24-1301 Description of Uses
- 24-1302 Glossary of Architecture & Design Terms
- 24-1303 Definitions

Note: The current subdivision standards in Chapter 04 are written as a “stand alone” code, so many of the sections are repetitive of things that are included in Chapter 1 and Chapter 2 of the updated development code. This section Map tracks all of current Chapter 04 to provide a complete tracking, even though they are not included in Chapter 3 of the updated code.

CHAPTER 3 SUBDIVISION STANDARDS: SECTION MAP		
Current Standards	Reorganized	Comment
<i>The initial sections track the “Current Standards” column and the “Reorganized” column mostly refers to things that are not included in Chapter 3 of the updated development code</i>		
18.04.100 Purpose	24-301.a Streets, Intent; 24-302 Open & Civic Spaces, Intent; 24-303, Blocks & Lots, Intent; 24-304.a Required Improvements, Intent; 24-305.a. Adequate Public Facilities, Intent	Expanded to be more specific and coordinate with comp plan goals and “purposes” (in 24-101.d; broad and general) and “design objectives (various sub-sections; detailed and outcome oriented or performance based). This aids flexibility and interpretation of the code. (Also replaces 18.04.300 – 1200 – all the #00 numbers which are “Purpose” sections but merely restate the title of the section with no aid to interpreting the section.
18.04.110 Definitions	Chapter 13 Definitions	All definitions will be moved to one location to avoid problems of repeating definitions in multiple sections.
18.04.120 Application and Jurisdiction of Regulations	24-101.c. Jurisdiction	One section for entire code; some detailed provisions broken out into specific “applicability” sub-sections throughout code.
18.04.130 Variances	24-209 Variances	Note: “variances” are a zoning term by statute; flexibility in subdivision regulations should be via exceptions or waivers based on different criteria. Ability for flexibility in subdivisions is reflected in discretion and exceptions in standards, and in the platting process
18.04.200 Pre-application Conference, Process	24-201.c General – All Applications, Pre-application Meeting	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition.
18.04.300 – 310 Development Concept Master Plan	24-202 Minor Subdivisions; 24-203; Major subdivisions; 24-204.c.5. Rezoning, Criteria	Removed this as a specific application type and process; Emphasis shifted to information to support zoning and plat approvals; Under new procedures and based on the structure of substantive standards, more specific plans can bridge between the comp plan, area plans and the standards; the ability to condition zoning and plats on these types of plans is strengthened in this code as opposed to conditioning approvals on specific projects.
18.04.400 – 440 Preliminary Plat procedures	24-203.b Major Subdivisions; Preliminary Plat	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; added public hearing requirement at Planning Commission for preliminary plat (note: in PUDs it may be separated from the plan and zoning decisions and likely a subsequent, and more detailed step.)
18.04.450 Combined Preliminary and Final Plat submittal	24.201.b. General – All Applications, Concurrent Applications	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition. Generalized combined process to other application types beyond combined preliminary and final plat process.
18.04.500 – 550 Final Plat procedures	24-203,c Major Subdivisions, Final Plat	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; clarified steps for administrative approval(staff review and decisions) vs. city council acceptance of public dedications (consent agenda)
18.04.600 – 650 Minor Plat		Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; Clarified “administrative plat” types and criteria in minor subdivisions, and added condominium plat.
18.04.700 – 710 Easement Dedication, Vacation and Recordation	24-212 Vacation and Dedication of Easements	consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; coordinated better with platting process
18.04.800-810 Right-of-way, Dedication and Vacation	24-213 Vacation and Dedication of Right-of-way	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; coordinated better with platting process.

CHAPTER 3 SUBDIVISION STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
18.04.900 - 910 Filing Plat	24-202.a Minor Subdivisions, Applicability	Simplified as a type of administrative approval as minor subdivisions; see also 24-203 Major Subdivisions and 24-205 PUDs where platting process for PUDs (where "filing plats" were assumed to be most used)
18.04.1000 – 1100 Correction Plat	24-202.a Minor Subdivisions, Applicability	Simplified as a type of administrative approval as minor subdivision
18.04.1100 – 1197 Design & Performance Standards	24-301, 24-302, 24-303, 24-304, and 24-305	See reorganized structure and comments below.
18.04.1200 – 1220, Appeals	24-210, Appeals of Administrative Decisions	Consolidated procedures in one chapter and included all common procedures in one section to avoid repetition; coordinated better with platting process. (Note: plats have automatic appeals built in in Table 24-2-1 and 24-202 and 24-203.
18.04.1300 0 1310 Fees, Violations and Penalties	24-201.a General – All Applications, Applications & Fees; 24-104, Enforcement	Consolidated general provisions and procedures in one chapter and included all common procedures in one section to avoid repetition
18.04.1400 Severability	24-101.e Severability	Consolidated general provisions in one chapter to avoid repetition.
<i>Below this point is organized on the revised structure of the subdivision standards emphasizing distinct design elements – it is based on the "Reorganized" column, rather than the current standards.</i>		
18.04.100 Purposes	24-301.a Streets, Intent	Expanded to be more specific and coordinate with "purposes" (in 24-101.d; broad and general) and "design objectives (various sub-sections; detailed and outcome oriented or performance based). This aids flexibility and interpretation of the code
various sections – (18.04.1120 Site Considerations; 18.04.050 Vehicle Access and Circulation; 18.04.060)	24-301.b. Streets, Street Network	Updated to emphasize large-scale planning and development patterns and distinguish different contexts noted in the comprehensive plan. The street network and connectivity is the first and leading determinant of the structure and character of these different places and the current standards only have a single connectivity standard based on intersection spacing of the functional classes (a traffic focus, rather than a development pattern focus); also emphasized large scale access and connections vs. site- or project-scale access and connections.
18.04.1130 Streets, alleys and easements; 18.38.100 Zoning district development standards, Performance options	24-301.c. Streets, Street types	Updated for urban design elements and "complete streets policies"; and better coordinated with the Transportation Plan and the Street Specifications; Neighborhood streets are modified from the current performance option for narrower streets and the walkable mixed-use / commercial streets are new based on the centers concept in the plan and the "placemaking" discussions in the code update process.
new	24-301.d Intersection design	New, added to emphasize some of the pedestrian and bicycle principles in the comp plan.
new	24-301.e	New, added to support some of the pedestrian and bicycle principles in the comp plan and allow slower traffic where warranted
new	24-301.f. Streets, Engineering and Construction Specifications	New, making a clear distinction in streets between planning and urban design standards (subdivision standards of the development code) and engineering and construction standards (specifications).
18.04.100 Purpose	24-302.a Parks & Trails, Intent	Expanded to be more specific and coordinate with "purposes" (in 24-101.d; broad and general) and "design objectives (various sub-sections; detailed and outcome oriented or performance based). This aids flexibility and interpretation of the code.
18.04.1160 Dedications for public sites; 18.04.1165 Required Improvements for Parks; 18.38.020.i (common open space types	24-302.b-d.. Parks & Trails, Required Park Dedication, Cash-in-liu, Trails & Natural Ares, Required Open Space	Incorporated current public dedication sites with no substantive changes, but some clarification on potential acceptance of Trails or Natural Areas in addition to or as part of parks dedication.
18.04.1165(p) Dedication of parks reference to other common areas	24.302.e. Parks & Trails, Neighborhood Features & Common Areas	Revised and enhanced current statement to "not discourage" other open spaces to a more pro-active planning role for linking and integrating private or common open spaces (Required by Chapter 5, Neighborhood Development Standards) into a system
18.04.1140 Blocks 18.04.1150 Lots and Building Envelopes	24-303 Blocks and Lots	Coordination with larger-scale development pattern issues - street networks and utilities); (Note: overall coordination with better network connectivity; see 24-301.b above

CHAPTER 3 SUBDIVISION STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
18.04.1170 – 1197 Required Improvements	24-304 Required Improvements	Existing sections reorganized and simplified, with no substantive changes; note potential ability to not do development agreement on every project (obligation to do what the code requires) and/or coordination with subdivision improvement agreements in 24.202 Minor Subdivisions, and 24-203 Major Subdivisions
18.04.1165 Dedication of land for the development of parks; 18.40.040 Adequate Public Facilities and Services	24-305 Adequate Public Facilities	Existing sections reorganized and simplified with no substantive changes, and some coordination with the process for parks dedications (see 24-302.b.).

Chapter 4. Zoning Districts & Uses

- 24-401 District Intent & Applicability
- 24-402 Allowed Uses
- 24-403 Accessory Uses
- 24-404 Specific Use Standards
- 24-405 District Performance Standards

24-401 District Intent & Applicability

- a. **Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings. The relationship to the Comprehensive Plan is listed to guide the applicability of all zoning districts, but is not determinative in any case without considering the rezoning criterion in Section 24-204.

Table 24-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
H-A – Holding-Agriculture. The H-A district is intended for properties which have been annexed to the City and are either being used for agricultural purposes or have little or no immediate. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.	Limited application as a pre-development area or for agriculture uses in Rural Neighborhoods
R-E - Residential Estate. The R-E district is intended for very low density residential living with detached houses on larger lots or in rural patterns. The district permits limited institutional uses and less intense rural uses that are compatible with low density living. Due to the dispersed development intensity, this area receives lower levels of infrastructure and public service, and should have limited application unless mixed with an overall pattern of housing options.	General application in Suburban Neighborhoods. Limited application in other Neighborhoods for large lot options on the edges of walkable patterns; or in Rural Neighborhoods as part of conservation and open space patterns.
R-L- Residential Low Intensity. The R-L district provides residential living (detached houses) in lower-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities. Alternatively, it may be used for single-family areas integrated into walkable or urban neighborhood patterns.	General application Suburban Neighborhoods Limited applicability in Mixed-use, Legacy Urban, and Downtown Neighborhoods if integrated into walkable patterns.
R-M – Residential Medium Intensity The R-M district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood settings allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.	General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods. Limited Application in Suburban and Rural Neighborhoods, as part of housing mix or creating walkable neighborhoods.
R-H – Residential High Intensity. The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more	General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods; Multi-modal Corridors; and Mixed-use High-intensity Areas.

Table 24-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.	Limited Application in Suburban Neighborhoods, as part of housing mix or creating walkable neighborhoods.
R-MH – Residential Micro-Housing District. The R- MH district provides residential living for smaller format manufactured, mobile, or other small-format residences in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.	Limited application on a project specific basis, considering context and design. (See Section 24-505 for specific applicability).
C-L - Commercial Low Intensity. The C-L district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods. Uses are compatible with residential living in terms of scale, operation, intensity, and format. This district is generally located near and well-integrated with residential neighborhoods an along minor arterial streets, or is located as a transition between more intense commercial areas and neighborhoods..	General application in Employment, Industrial, and Commercial Areas Limited Application in Mixed-use Areas, Multi-modal Corridors, of Centers if integrated into walkable patterns
C-H - Commercial High Intensity. The C-H district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.	General application in Employment, Industrial, and Commercial Areas Limited Application in Mixed-use Areas, Multi-modal Corridors, of Centers if integrated into walkable patterns
MU-L - Mixed Use Low Intensity. The MU-L district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting, intended for small-scale, neighborhood serving activity centers tightly integrated with and serving the daily needs of adjacent neighborhoods (typically under 15 acres before transitioning to other supporting and compatible uses and districts)	General Application in Neighborhood Centers; Downtown Center; Mixed-use Areas; and Employment, Industrial, and Commercial Areas Limited Application in Mixed-Use High Intensity Areas; Regional Centers, and Multi-modal Corridors
MU-H - Mixed Use High Intensity, The MU-H district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting that complements higher-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination. (Typically between 15 and 40 acres before transitioning to other supporting and compatible uses and districts.)	General Applicability in Mixed-Use High Intensity Areas; Regional Centers; and Multi-modal Corridors Limited applicability in Downtown Center; and Employment, Industrial, and Commercial Areas.
I-L –Industrial Low Intensity. The I-L district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.	General application in Employment, Industrial, and Commercial Areas; and Airport Areas. Limited application in Centers; Mixed-use Areas; and Multi-modal Corridors.
I-M - Industrial Medium Intensity. The I-M district provides employment, manufacturing and distribution uses and a moderate scale, intensity and format, that is more compatible with high-intensity commercial uses that require a moderate degree of vehicle and freight access from arterial streets, highways or rail corridors.	General application in Employment, Industrial, and Commercial Areas; and Airport Areas. Limited application in Multi-modal Corridors
I-H – Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application Employment, Industrial and Commercial Areas, and Airport Areas

Table 24-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
C-D Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in Open Lands and Natural Areas, or any other natural area warranting conservation and integration into development patterns.
See Chapter 10 for Special Area and Overlay Districts and Chapter 11 for Supplemental Standards in all districts.	

- b. **Official Zoning Map.** The boundaries of the districts are shown on the official Zoning Districts Map on file with the Community Development Department. Electronic copies and files of this map shall reference the “Official Copy” on file with the Community Development Department, but any copy should be verified with the Department before materially relying on any electronic or other representative copy of the map.

24-402 Allowed Uses

- a. **Use Table.** Table 24-4-2 establishes permitted uses for each zoning districts. These uses and development standards are established to implement the intent of the district, permit a compatible range of uses within each district, and facilitate complimentary transitions between districts.
- The table identifies uses as;
 - Permitted uses (P) subject to staff review and/or site plan approval to confirm compliance with general district and building standards applicable throughout this code.
 - Use by special review (S) subject to the review process and criteria in Section 24-206.
 - Uses not permitted in the district (blank)
 - Uses not specifically listed in the Table shall be presumed to be prohibited, except if the Director determines that a use is similar to and has similar impacts as a use listed in the Table, then the Director may make a written determination as to the category and review required for the use
 - Other accessory or temporary uses may be permitted according to the standards of Section 24-403, Accessory Uses.
 - Uses listed in the table, or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 24-404, Use-specific Standards.
 - Uses in the table are more specifically described in Section 24-1301, Description of Uses.

Table 24-4-2: Zoning Districts & Uses

<i>Districts</i>	<i>R-E</i>	<i>R-L</i>	<i>R-M</i>	<i>R-H</i>	<i>R-MH</i>	<i>C-L</i>	<i>C-H</i>	<i>MU-L</i>	<i>MU-H</i>	<i>I-L</i>	<i>I-M</i>	<i>I-H</i>	<i>H-A</i>	<i>C-D</i>
Use														
Residential Uses														
Single-family Dwelling	P	P	P	P		S	S	P	P				P	
Two-family dwellings			P	P		S	S	P	P					

Table 24-4-2: Zoning Districts & Uses

Use	Districts												
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A
P = Permitted Use S= Use by special review blank = prohibited													
Townhouse dwellings			P	P		S	S	P	P				
Multi-family Dwellings			P	P		S	S	P	P				
Mixed-use dwelling				S		P	P	P	P				
Established Residential (all types)						P	P			P	P	P	P
Accessory Dwelling Unit			P	P		P	P	P	P				
Mobile / Manufactured Home & Parks					P								
Boarding House & Single Room Occupancies				P		S	S	S	S				
Farming	P	P	P	P		P	P			P	P	P	P
Residential Care – Group Home	P	P	P	P		P	P	P	P				
Residential Care – Assisted Living			S	S		P	P	P	P	P			
Residential Care - General				S		S	P	S	P	P			
Residential Care - Institutional				S		S	P	S	P	P			
Public & Civic Uses													
Assembly – Limited (< 500 occupancy)	P	P	P	P	P	P	P	P	P	P	P	P	
Assembly - General (500– 1,500 occupancy)		S	S	S	S	S	P	S	P	P	P	P	
Assembly – Large (1,501+ occupancy; or outside)							P		P	P	P		
Cemeteries, Columbarium							P	P	P	P	P	P	
Golf Course & Country Clubs (no lights)	P	P	P	P	P	P	P	P	P	P			
Libraries, Museums, Public or Quasi-public	S	S	S	S		P	P	P	P	P	P		
Police, Fire Stations, Ambulance Dispatch & Storage	S	S	S	S		P	P	P	P	P	P		
Parks, Open Spaces & Common Areas	See Section 24-302 and 24-504 for standards applicable to all districts.												
Schools	P	P	P	P	P	P	P	P	P	P			
Schools - Adult (Business, Trade)						S	P	S	P	P	P	P	
Schools - Universities / Colleges	P	P	P	P	P	P	P	P	P	P			
Transportation – Bus, Taxi, or Transit Station							S		S	P	P	P	
Transportation – Freight & Maintenance Yard											P	P	
Transportation – Airport, Heliport / Helipad											S	S	
Transportation – Public Parking	S	S	S	S	S	S	P	S	S	P	P	P	
Transportation – Towing Services							S			P	P	P	
Utilities – Limited (towers under heights permitted by zoned and accessory structures and cabinets)	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – General (towers over heights permitted by zone or large structures and cabinets)	S	S	S	S	S	S	S	S	S	S	S	S	
Utilities - Lines over 33 KVA, overhead	S	S	S	S	S	S	S	S	S	S	S	S	S

Table 24-4-2: Zoning Districts & Uses

Use	Districts												
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A
P = Permitted Use S= Use by special review blank = prohibited													
Utilities – Co-generation or Power Plants											P	P	
Commercial Uses													
Adult Businesses (See also Section 24-1103)										P	P	P	
Animal Care – Limited (indoor, < 5K GLA, no boarding)						P	P	P	P	P	P		
Animal Care – General (indoor, 5K-20K GLA or boarding)						S	P	S	P	P	P		
Animal Care – Large (outdoor or >20K GLA)										P	P		
Animal Care – Stables (over 5 boarded animals)										S	S		S
Auction Houses (excludes livestock)										P	P	P	
Automobile - Gas Station Limited (< 9 pumps)						S	P	S	P	P	P	P	
Automobile - - Gas Station General (9 – 20 pumps)							P		S	P	P	P	
Automobile Gas Station Large (21+ pumps)							S			P	P	P	
Automobile - Repair/Service Limited (up to 3 service bays; 0.5 acre max)						S	P	S	P	P	P		
Automobile - Repair/Service General (3-6 service bays; 1 acre max)							P		P	P	P		
Automobile - Repair / Service Large (over 6 service bays or over 1 acre)							S			P	P		
Automobile - Repair / Service for Heavy vehicle and Equipment											P	P	
Automobile - Sales / Rental Limited (up to 0.5 acre)						S	P			P	P		
Automobile - Sales / Rental General (up to 1 acre)							P			P	P		
Automobile - Sales / Rental Large (1+ acre)							S			P	P	P	
Child Care Home (accessory / home occupation)	P	P	P	P	P	P	P	P	P	P	P	P	
Child Care Center / Pre-School						P	P	P	P	S	S	S	
Drive-through services - Accessory						See Section 24-403.e.							
Entertainment / Even Establishments							P		P	P	P		
Food & Beverage – Bar Limited (under 3K GLA; 100 seats)							P	P	P	P	P		
Food & Beverage – Brewery / Winery; Bar General							P		P	P	P		
Food & Beverage – Restaurant Limited (under 5K GLA; 100 seats)						P	P	P	P	P	P		
Food & Beverage – Restaurant Quick Serve							P	S	S	P	P		
Food & Beverage – Restaurant General (5K+ GLA)							P		P	P	P		
Lodging – Short Term Rental	P	P	P	P	P	P	P	P	P	P			P
Lodging – Bed & Breakfast (up to 5 rooms)				S		P	P	P	P	P			
Lodging – Inn (6 to 40 rooms)							P	S	P	P			
Lodging – Hotel/Motel Small (41+ rooms)							P		S	P			
Medical – Limited (under 5K; no emergency service)						P	P	P	P	P			

Table 24-4-2: Zoning Districts & Uses

Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Medical – General (5K – 20K; no emergency service)						S	P	S	P	P				
Medical – Large (>20K; or emergency service)							P		P	P				
Medical - Hospitals						S	P		P	P				
Mortuaries and Funeral Homes						P	P	P	P	P	P			
Office – General (under 20K GLA; under 1 acre)						P	P	P	P	P	P	P		
Office – large (20K + GLA; 1+ acre)							P	S	P	P	P			
Pawn Shops							P			P	P			
Personal Service – Limited (under 5K GLA, under 1 acre)						P	P	P	P	P	P			
Personal Service – General (5K + GLA; 1+ acre)							P		P	P	P			
Recreation – Indoor Limited (under 5K GLA; 0.5 acre max)						P	P	P	P	P	P			
Recreation – Indoor General (less than 20K GLA; 1 acre max)							P	S	P	P	P			
Recreation – Indoor Large (over 20K GLA or over 1 acre)							P		S	P	P			
Recreation – Outdoor Limited (no lights; 0.5 acre max)						P	P	P	P	P	P			
Recreation – Outdoor General (no lights; 1 acre max)							P			P	P			
Recreation – Outdoor Large (lights or over 1 acre)							S			S	S	S		
Recreation – RV and Travel Trailer Park							S			S	S			
Recreation – Outdoor Racetrack											S	S		
Retail – limited (< 3K GLA)						P	P	P	P	P	P			
Retail – General (3K – 20K GLA)							P	S	P	S	S			
Retail – Large (20K – 100K GLA)							P		S	S	S			
Retail – Warehouse (100K+ GLA)							S		S	S	S			
Retail – Outdoor Limited (less than 25%; up to 0.5 acre)							P	S	P	P				
Retail – Outdoor General (less than 50%; up to 1 acre)							P		S	P				
Retail – Outdoor Large (over 50% or more than 1 acre)							S			P	P			
Retail – Outdoor Nurseries and Greenhouse							P		P	P	P			
Retail – Outdoor Flea Market or Swap Shop											P	P		
Industrial Uses														
Auto Dismantling, Junk & Salvage Yards												S		
Commercial Services – Limited (<10 vehicle fleet)							P			P	P	P		
Commercial Services – General (11 – 20 vehicle fleet)							S			P	P	P		
Commercial Services – Large (21+ vehicle fleet)										S	P	P		
Concrete and Asphalt Batch Plants											P	P		
Crematoriums										P	P	P		

Table 24-4-2: Zoning Districts & Uses

P = Permitted Use S= Use by special review blank = prohibited Use	Districts													
	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Foundries												S		
Gravel & Mineral Extraction, Batch Plants														S
Grain & Feed Elevators & Supply												S		
Livestock Auctions												S		
Manufacturing – Limited / Artisan (under 5K GLA)						S	P	P	P	P	P	P		
Manufacturing – General (5K – 100K GLA)										P	P	P		
Manufacturing – Large (100K+ GLA)											P	P		
Manufacturing – Food & Beverage Minor (up to 3 ac.)							P		P	P	P	P		
Manufacturing – Food & Beverage Major (3+ acre)											S	S		
Manufacturing – Chemical Plant											S	S		
Manufacturing – Rendering, Slaughter & Packaging												S		
Oil & Gas Operations	See Section 24-1102 for standards and procedures applicable in all districts													
Research & Testing Labs							P		P	P	P	P		
Warehousing / Storage – Indoor Limited (under 50K GLA; up to 1 acre							P		S	P	P	P		
Warehousing / Storage - Indoor General (50K-200K; GLA; 1 – 5 acre)							P			P	P	P		
Warehousing / Storage – Indoor Large (200K+ GLA; over 5 acres)							S			S	P	P		
Warehouse / Storage– Distribution Center										S	P	P		
Warehouse / Storage – Outdoor Limited (up to 1 acre)							S			S	P	P		
Warehouse / Storage – Outdoor General (1+ acre)										S	P	P		
Warehouse / Storage – Bulk Storage of Flammable Liquids and Gases											P	P		
Waste Management – Recycling Collection Small						S	P	S	P	P	P	P		
Waste Management – Recycling Processing & Collection							P			P	P	P		
Waste Management – Refuse & Transfer Station											S	S		
Water & Waste Water Treatment Plants											P	P		
Well Drilling Companies											P	P		
Wireless Communication Facilities	See Section 24-1101 for standards and procedures applicable in all districts													

24-403 Accessory Uses

In addition to the general use and development standards applicable to all districts, permitted uses may include other accessory uses. This section provides basic performance standards for all accessory uses and some specific standards for particular accessory uses.

- a. **Accessory Uses, Generally.** All principal uses shall include accessory uses subject to the following general standards:
 1. The use and any structure is clearly incidental and subordinate to an allowed use and customarily associated with the allowed use.
 2. The use is on the same lot as the principal use or otherwise clearly associated with an active principal use.
 3. The use is compatible with the general character of the area and comparable in scale and intensity to uses of other property in the vicinity.
 4. No use or structure may be constructed, maintained, or conducted in a way that produces noise, vibration, noxious odor or material, any visible light, glare or other visible impacts that are harmful, damaging or disturbing to the adjacent property.
 5. Any structures or site design elements to support the use can be screened or located to minimize impact on adjacent property or are not significantly different from what is typical for other allowed uses in the district.
 6. There are no unusual traffic patterns or increases in operational activity that impact the use and design of streets and public spaces differently than other allowed uses.
 7. All uses and structures are conducted in a way that is consistent with the intent and objectives of all other design and development standards applicable to the property.
- b. **Accessory Dwelling.** Accessory dwellings are permitted as an accessory use to a principal dwelling as indicated in Table 24-4-2, and subject to the following additional standards:
 1. One accessory dwelling may be permitted per lot only when associated with a detached house or duplex/multi-unit house.
 2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
 3. The accessory dwelling shall not exceed 60 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
 4. All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.
 5. A detached accessory structure shall meet all development and design standards for the building and lot in Chapter 5, Residential Development Standards.
 6. The accessory dwelling shall be compatible with principal building, and whether within the principal building or in a detached structure, be clearly subordinate to the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling.
- c. **Home Occupation.** Home occupations may be accessory to a primary residential use on the lot and shall meet all of the following standards:
 1. The occupation shall be limited to residents of the dwelling and no other employees may be at the site for the purpose of conducting any part of the business operation. If the resident applicant is not the homeowner, the homeowner shall provide authorization with the permit application.
 2. Areas dedicated to the use and storage for a home occupation shall not exceed more than 20% of the habitable floor area of the dwelling, except as may be required for state-licensed child care home.
 3. All activity shall be conducted with an enclosed living area, accessory building, or the garage, except as required for state-licensed in-home family child care.
 4. Any materials or equipment used in the home occupation that is not customary to a residential use shall be stored within an enclosed structure.

5. No alteration of the exterior of the principal residential building or site shall be made which changes the residential character of the building or site, including use of colors, materials, construction, lighting or signs.
 6. No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood. In general, this shall be limited to:
 - (a) No more than 1 customer vehicle parked at the property at a time, except for drop off of children for child care or instruction;
 - (b) No more than 10 client visits per week, except for drop off of children for child care or instruction.
 - (c) Delivery of products or materials is limited to that normally associated with residential purposes.
 - (d) All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.
 - (e) Only one vehicle, not to exceed one-ton capacity, and one trailer which cannot exceed 15 feet, may be related to and used in conjunction with the home occupation and shall be parked on-site except for customary agricultural vehicles and equipment at rural homes.
 7. No equipment, machinery or operation shall be used in such activities that is perceptible off the premises because of noise, smoke, odor, dust, glare, radiation, electrical interference or vibration.
 8. There shall be no retail operations that result in regular or intermittent customer visits to the home, except for the sale of agricultural produce at a rural home, where all merchandise was produced on site.
 9. The property shall be in compliance with all other building codes and property maintenance standards.
 10. Use of utilities shall be limited to that normally associated with residential purposes.
 11. All home occupations shall require a permit issued by the Director according to the following:
 - (a) An application form and materials shall be submitted to the Community Development Department;
 - (b) Notice of a permit application shall be posted and mailed to all abutting or other affected property owners according to Section 24-201.f.
 - (c) The applicant shall submit the application concurrently to the Finance Department for approval of a business license.
 - (d) A permit may be approved by the Director upon a finding that all criteria are met, and the Director may require any additional conditions or limitations to ensure that the criteria continue to be met;
 - (e) A permit shall be valid for three years, but may be renewed for subsequent three-year periods;
 - (f) A permit is valid only for the original applicant, and is not transferable to another person or to another location;
 - (g) The Director may revoke a permit for non-compliance with these criteria, violation of any conditions of the approval, misinformation or misrepresentation in the application, or a change in the nature or extent of the use, or any other circumstance that violates the public health, safety, and welfare.
 12. Any home occupation not meeting these criteria, or otherwise denied a permit by the Director, may only be approved according to Section 24-206, Use By Special Review.
- c. **Livestock.** The limitations in Table 24-4-3: Animal Unit Equivalency Chart shall apply to the keeping of livestock as an accessory use to farming, residential uses, or any other use involving livestock. This chart shall not be used in a cumulative fashion. For example, in the H-A Zone, there is a maximum of 2 animal units permitted per acre. These animal units may be derived from a combination of animals, but in no event shall it exceed the maximum of 2 animal units per acre.

Table 24-4-3: Animal Unit Equivalency Chart			
Animal Species	Max Animals Per Acre (by species)		Animal Unit Equivalent
	H-A zone	Other zone	
Slaughter, feed & dairy cattle, bison, elk, llamas, horses, mules, burros, yaks, alpacas	2	1	1.0
Swine, butcher & breeding - over 55 lbs.	4	4	0.5
Sheep, lamb, goats	4	4	0.5
Turkeys	10	5	0.2
Chickens, broiler & layer; rabbits	20	10	0.1
Total Cumulative Animal Units Allowed Per Acre (combined species)	H-A district		2.0
	Other zones		1.0

- Young stock, less than 50% of adult weight, reduces the above equivalency factor by one-half).
- "Per acre" refers to areas specifically devoted for animal use.)

- d. **Satellite & Communication Equipment.** The following provisions shall apply to the installation of devices and structures used to transmit and receive radio, television or communication signals, except residential satellite dish installations which are three feet or less in diameter, residential single-pole or tower roof or ground-mounted television, or amateur radio antennas:
1. The placement of all equipment shall conform to all standards of the zoning district and overlay district, and shall not be located in any required setback or on any structure unless architecturally screened.
 2. The maximum overall height for a ground-mounted antenna shall be as established for building height in the applicable zoning district. The height of a roof-mounted antenna, combined with the building height, shall not exceed the maximum building height in the applicable zoning district.
 3. The operation of the antenna shall not cause interference with any electrical equipment in the surrounding neighborhood, such as television, radio, telephone or computers unless exempted by federal regulation.
 4. The antenna shall be a single, non-reflective color.
 5. The antenna shall be sited to assure compatibility with surrounding development and not adversely impact the neighborhood, and screened according to Section 24-803.
 6. The antenna and equipment shall be accessory to the principal use of the lot or site.
- e. **Accessory Drive-Through.** Drive-through or drive-up service accessory to an allowed commercial use is permitted subject to the following standards:
1. This section applies to buildings and sites designed for orders to be taken from a customer in a car, where they wait in a queuing area, and then receive products or services delivered to the car from a service window or station. It does not apply to businesses that provide carry-out or to-go products where there is no specific site design or structural facilities dedicated to vehicle service.
 2. Accessory drive-through or drive-up services shall be limited to the following districts:
 - (a) Non-food and beverage service – C-L, MU-L, C-H, MU-H, I-L, and I-M
 - (b) Food & beverage service – C-H, MU-H, I-L, and I-M
 3. The service area shall not substantially expand the traffic or vehicle circulation otherwise necessary for access, parking and circulation to serve the site. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets this criteria.
 4. Vehicle service facilities shall avoid potential pedestrian/vehicle conflicts on the site and along the streetscape.
 - (a) Adequate stacking spaces for automobiles shall be provided on site and outside of setbacks to eliminate any impact on public streets.

- (b) Stacking areas shall generally accommodate at least 5 vehicles, but may be modified for greater or lesser stacking dependent on the use or the context of the site, provided no stacking shall impede vehicle access or circulation on the site or in the right of way.
 - (c) Circulation, stacking and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building from public streets and from internal streets or parking areas. .
 - (b) No access or queuing area shall be provided between the building and the street on any street designed to walkable street standards in Section 24-301 (Pedestrian or Avenue street types), or on “Walkable A” frontage type in Section 24-603. Use of alleys, internal access and the rear of buildings for drive-through services is required to preserve the streetscape design and development patterns of these areas.
 5. Service areas and windows shall be located on the most remote wall that is practicable, considering adjacencies to public-streetscapes, residential property, or other sensitive adjacent areas.
 - (a) No service area, speaker, ordering station, or pick-up window shall be located within 100 feet of any residentially zoned property, or otherwise be audible from residentially zoned property or the public right-of-way,
 - (b) Signs, circulation areas, and lighting elements shall not be create any negative impacts on the public right-of-way or adjacent residential property.
 - (c) Additional screening or buffers may be required beyond the standards of Section 24-803 in order to ensure compatibility.
 6. The Director may require any other drive-through service area that does not clearly meet these standards and criteria to be reviewed subject to the procedures and criteria for Use by Special Review in Section 24-206.
- f. **Craft Manufacturing.** Production, storage, and distribution of products, or other on-site manufacturing, is allowed accessory to an otherwise allowed commercial use, provided:
1. The manufacturing area is no more than 50% of the building area, and any outdoor storage is limited to all applicable site design and screening standards.
 2. The entire site is limited to less than 1 acre.
 3. That all manufacturing areas, warehousing, shipping and distribution facilities are clearly subordinate to the principle commercial use, and all manufacturing is to support the principal use.
 4. No byproducts such as smell, waste, smoke or noise results from the manufacturing that is distinctly different or of greater intensity than the principle use.
 5. Traffic, customer, and shipping patterns and activities from the manufacturing use are not distinctly different from the principle commercial use in terms of intensity and hours of activity.
 6. Examples include microbrewery, bakery, furniture shop, art studio, or similar retail uses with limited and subordinate on-site manufacturing.
- Otherwise such uses are only permitted as a principle manufacturing use.
- g. **Outdoor Storage, Non-residential.** Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:
1. In the C-L, MU-L, and MU-H districts, the storage area shall be located behind the front building line of the principal building.
 2. The storage area shall be fully screened from residential property or public spaces according to the standards and design requirement of Section 24-803 and no materials shall be stacked higher than the screening.
 3. The storage area shall be located on the most remote section of the site or building as possible, but no closer than 30 feet to any street or right-of- way and outside of required setbacks in all cases.
 4. Outdoor storage areas shall be limited to:

- a. No more than 300 square feet in the C-L district.
 - b. No more than 500 square feet in the MU-L or MU-H districts.
 - c. No more than 30% of the building footprint in the C-H and I-L districts.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free surface may be used in the I-M and I-H district.
6. Alternatives to these accessory use limits may only be approved by the Director through site plan review procedures in Section 24-207.
- h. **Outdoor Display and Service Areas.** Outdoor display and service areas accessory to an allowed commercial use, such as sidewalk seating and dining or sidewalk sales are allowed subject to the following conditions:
 1. Outdoor display and service areas shall be located on the same lot as the principal use or along the street frontage immediately abutting the use in the case of street front buildings.
 2. Outdoor display areas shall be limited to no more than 20% of the ground floor area of the principal use, and outdoor service areas shall be limited to no more than 50% of the interior service area.
 3. Display and service areas shall not be arranged where they interfere with pedestrian or building access or clear vision areas. When located on public, common or private sidewalks accessing the building, at 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall remain clear and unobstructed..
 4. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
 5. The area shall be screened from view along any property line abutting a residential use or district according to Section 24-803.
 6. A site plan shall be provided for any outside display or service area more than 400 square feet, lasting more than seven consecutive days, or more than four separate occurrences per year. A site plan shall show the location, area, and dimensions of the display area, and specifications for all lighting, fencing, screening or temporary or permanent structures.
 7. In reviewing the site plan, conditions or performance standards to mitigate noise, visual or operational impacts may be added by the Director to address specific sites or contexts.
- i. **Temporary Construction & Sales Offices.** Temporary construction or sales offices that are accessory to a permitted development project shall provide the following:
 1. The lot shall be within or adjacent to the construction site, or located so that access from the site does not impact public streets or surrounding uses. A sales office shall be limited to sales for the subject site.
 2. Temporary office structures shall be architecturally compatible with surrounding uses and may be permitted on the site until 75% of the project is built out.
 3. All structures and materials shall be removed within one month after occupancy of the project.
 4. If the sales office is intended as a model home, it shall be completed to meet all Building and Zoning Code requirements.
- j. **Temporary Uses.** Uses that may not otherwise be interpreted as being permitted by Table 24-4-2, or accessory uses in Section 24-403, may be permitted through a Temporary Use Permit, provided they are accessory to a principal use of the site or building. Temporary uses on property without a principal use shall be considered under the change of use provisions as a principal use, and are required to meet all applicable standards of the zoning district.
 1. *Permit.* An application for a permit shall be submitted by the owner, or an agent of the owner with written permission from the owner at least 10 days prior to the desired issue date.

- (a) The permit shall have a specified start and end date not more than 90 days per year or be based on a schedule that includes no more than 90 days per year.
 - (b) The applicant shall submit a complete description of the event or activity, including anticipated traffic, hours and peak times of operation, access and circulation plans, the ability to accommodate fire and police access, and any need for special protection or other public safety, health and welfare needs.
 - (c) The applicant shall submit a plan identifying the extent of the grounds, gathering places and circulation routes, any streets or public spaces to be dedicated to the event, the location of all structures, equipment or other accessory facilities, and any utility needs for these structures, equipment or fixtures.
 - (d) The Director may extend the permit one time for up to an additional 30 days. The extension shall only be permitted based on circumstances not foreseeable at the time of the original permit and provided no problems have arisen under the original permit.
- 2. *Standards.* All activities and any temporary structures shall meet the zoning district setbacks and standards, with the exception of the following:
 - (a) Outdoor vendors may operate according outdoor vendor regulations and standards contained in Title 8, Chapter 5 of the City's Code
 - (b) Parking requirements shall generally be met for the principal use and the temporary use, except that the Director may account for any existing and underutilized parking, the duration of the event, and any transportation management when considering the permit criteria.
 - (c) Garage sales for residential property are not subject to the standards of this section or required to get a permit, provided:
 - (1) It is operated by the owner or resident of the property;
 - (2) It is for goods not acquired specifically for resale; and
 - (3) It is limited to no more than 3 consecutive days, and no more than 2 events per calendar year.
- 3. *Criteria.* A temporary use permit shall be evaluated based on the following, in addition to all other general procedures and criteria for site plans in Section 24-207:
 - (a) The proposed use is of a scale, intensity and format that is ordinarily occurring in the vicinity considering the size, anticipated traffic, hours of operation and duration of the event.
 - (b) The anticipated traffic and parking can be handled by the existing street network, site access and lot layout, or the applicant has demonstrated sufficient management strategies and procedures to mitigate any potential negative effects on the area.
 - (c) The degree of potential negative impacts on adjacent property, and in particular the likelihood of the event violating the general District Performance Standards in Section 24-405. The applicant may submit mitigation plans for any potential impacts, including limiting hours of operation, buffers and screening, transportation management, or other evidence or plans to accommodate concerns and limit impacts on surrounding property owners or residents.
 - (d) The use shall comply with all other applicable codes, licenses, or other public health, safety, and welfare requirements.
 - (e) The location subject to the temporary use permit shall be restored to its original condition upon the earlier of the expiration of permit or end of operation, except that permanent improvements made to the location may remain with the property owner's written consent.
 - (f) The Director may impose any other conditions on a permit necessary to protect the public health, safety, and welfare.

- (g) Any temporary use permit that does not meet these criteria may only be approved through the procedures and criteria for a Use by Special Review, in Section 24-206.

24-404 Specific Use Standards

- a. **Mixed-use Dwelling.** In districts where mixed-use dwellings are allowed uses, the following standards shall apply to a building or structure with two or more different uses, one of which shall be residential:
 - 1. In the commercial zoning districts, at least 50 percent of the ground floor of a mixed-use building shall be in a nonresidential land use. In the R-H Zoning District, no more than 50 percent of the total gross floor area of a structure containing a mixed-use, including basement area, shall be devoted to nonresidential uses.
 - 2. In the R-H zone, only commercial uses permitted in the C-L district are allowed, and they may be further conditioned, limited or prohibited through the Use by Special Review process in Section 24-206. Mixed-use dwellings in commercial and mixed-use zones may include any commercial use permitted within that zoning district.
 - 3. The design and character of all buildings and sites shall be compatible with the predominant character of the surrounding neighborhood. The operating characteristics of a nonresidential land use in a predominantly residential neighborhood shall be compatible with the residential uses. For the purposes of this section, operating characteristics shall include, but not be limited to, hours of operation, lighting, noise and traffic.
- b. **Residential Care.** When residential care is a permitted or use by special review, they shall meet the following conditions to ensure they are integrated into neighborhoods, have a non-institutional nature, and maintain the residential character.
 - 1. *Residential Care – Group Home.*
 - (a) Group homes shall meet all of the residential design standards applicable in the particular district, and any alterations to support the group living shall be done in a discrete way in accordance with the design standards.
 - (b) In the R-L and R-M districts, no group home shall be located less than 750 from another existing group home.
 - (c) Group homes shall be supervised at all times, and may include up to 2 resident care givers.
 - (d) Group homes shall be licensed by, operated by, or owned by a governmental agency or non-profit qualified to provide care and supervision.
 - (e) Group homes shall not include alcoholism or drug treatment centers, work release facilities or other housing facilities qualifying as residential care – institutional.
 - 2. *Residential Care – Assisted Living, General, and Institutional:*
 - (a) The use shall be located on a collector street or higher, or otherwise located as a transition between the neighborhoods and other non-residential or mixed-use areas.
 - (b) In residential districts, the building(s) and site shall meet all residential design standards so that the use, building and site is compatible with the neighborhood in terms of scale and intensity of activity.
 - (c) Any facilities necessary to serve the residents, guests or support the staff, that are non-residential in nature shall be located on the most discrete portions of the site and building, and otherwise designed and screened to mitigate impacts on adjacent property according to Section 24-803.

c. **Animal Care.** All animal care facilities shall comply with the following:

1. All animal care businesses shall provide proof of compliance with all standards and licenses required by local or state animal care and control laws.
2. Any facility that provides boarding shall provide the following:
 - (a) Adequate shelter from the elements for the animals.
 - (b) Adequate facilities for preventing the escape of animals from the premises.
 - (c) Adequate facilities for keeping the animal environment clean and free of filth.
 - (d) Confinement and treatment of animals shall be in a manner that is humane and appropriate, which enclosures where the animal spends the majority of the day or where there is otherwise not access to an outside animal run, shall meet the requirements of Table 24-4-4: Animal Boarding Standards, which do not include required exercise areas:

Table 24-4-4: Animal Boarding Standards

Animal Size	Minimum Kennel Area Floor Space*	Height
Extra-small dogs up to 10" high	4.5 s.f.	
Small dogs up to 16" high	6.0 s.f.	
Medium dogs up to 22" high	9.0 s.f.	■ Min. 18 inches ■ At least 1.5 times height of animal at shoulder. ■ Max. Required: 48 inches
Large dogs up to 26" high	12.0 s.f.	
Extra-large dogs up to 30" high	16.0 s.f.	
Giant breeds over 30" high	18.0 s.f.	

* Calculated as: (length of dog in inches + six) (squared) divided by 144 times two equals required floor space in feet

3. Dog runs and exercise areas shall meet the following minimum space requirements:
 - (a) The length of the runs and exercise areas shall be a minimum of three times the length of the dog from the tip of its nose to the base of its tail; the width shall allow the dog to turn around easily; and the height shall be 1½ times the height of the dog at the shoulders, with the maximum height required of 48 inches, the minimum of 18 inches.
 - (b) Indoor/outdoor runs that have the primary enclosure and the exercise area in combination shall for measuring purposes be considered an exercise run and shall be measured from the extreme inside to the extreme outside for length determination.
 - (c) Outdoor or indoor runs used as a combined primary enclosure and exercise area shall be measured from one extreme end to the other extreme end for length. The same criteria will apply to freestanding runs used for exercise areas only.
 - (d) Each dog housed in the specified primary enclosure must be provided the opportunity to exercise for a minimum of 60 minutes over a 24-hour period.
4. Adequate supervision of the animals in the kennel facility must be present to the following standards:
 - (a) There must be a minimum of one human supervisor (at least 16 years of age), present at all times and able to directly view each enclosure or common area where dogs from different owners are commingled.

- (b) If more than 15 dogs are housed in a common area or enclosure, there must be at least one adult supervisor present for each 15 dogs housed within each enclosure or common area, with a maximum of 60 dogs housed in any enclosure or common area at a single time.
 - (c) Where after-business hours or overnight boarding care is provided, the applicant must provide an animal care and supervision plan if human supervision is not provided during this period. Such plan must address how animal care and emergency needs will be managed in the absence of human supervision.
- 5. Commercial businesses for which the principal use is either a pet shop or grooming operation, a pet management plan may be submitted in lieu of compliance with the confinement and exercise standards within this section. The plan must demonstrate compliance with local and state animal care and welfare standards, and include a description of the alternate accommodations related to area, location, duration of enclosure periods, and access to food, water and shelter.
- d. **Automobile Gas Stations.** All automobile gas station uses shall comply with the following:
 - 1. No more than one access drive shall be permitted for each street frontage.
 - 2. All light sources, including canopy, perimeter and flood lights and lenses, shall be shielded or fully recessed within the roof canopy so that light is contained on-site.
 - 3. If on-site convenience store or other retail or service component is provided, the design, location and operation of these facilities shall be compatible with the design, location and operation of the gas station.
 - 4. The maximum height of a canopy shall be 20 feet for flat roofs and 24 feet for pitched roofs.. Canopies shall be architecturally compatible with the principal building and all other accessory structures on the site with the same or complementary materials, architectural style and colors. The material used on the underside of the canopy shall not be highly reflective. Setbacks for the canopy shall be measured from the outside edge of the canopy.
 - 5. Adequate stacking space shall be provided on-site without using any portion of the adjacent street or alley for stacking. Stacking shall not occur in required setbacks.
 - 6. Dispensing pumps and adjacent parking, fueling or service areas shall not be located within the property setbacks.
 - 7. If the convenience store, gas station or auto repair use is immediately adjacent to residential zoned property or existing residential uses on at least two sides, the hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. daily.
- e. **Automobile Repair / Service.** All automobile repair / service uses shall comply with the following:
 - 1. Areas for overnight vehicular storage shall be enclosed or screened from the view of adjacent properties and the public right-of-way except when located in the Industrial - Medium Intensity (I-M) or Industrial -High Intensity (I-H) zones.
 - 2. Where a automobile repair / service use abuts residential uses or residential zones, a minimum 20-foot side yard setback and a minimum 25-foot rear yard setback shall be provided.
 - 3. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles shall be located outside any structure.
 - 4. Landscaping, screen walls, berms, placement of the use or other site design techniques shall be used to screen cars being serviced or waiting for service and to screen overhead doors from view from the public right-of-way.
 - 5. Auto repair uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any auto repair use shall be compatible with surrounding uses in form, materials, color and scale. The location, size and design of the auto repair use shall be compatible with and have

minimal adverse impact on the use of surrounding properties. Overhead doors shall be constructed of non-reflective materials.

- f. **Automobile Repair / Service - Car & Truck Washes.** Uses that include car or truck washes as an accessory or principal use shall comply with the following:
1. Bays shall be located so that they are perpendicular to the public right-of-way or screened from view if on a corner site.
 2. No auto repair shall be conducted within a car or truck wash bay.
 3. All-over spray shall be contained on-site.
 4. Operating characteristics of car and truck washes, such as hours of operation and the use of lighting, shall be conducted in such a manner that is compatible with surrounding land uses.
 5. Other applicable requirements for car and truck washes may be found in the city's storm drainage and water department standards and criteria.
- g. **Bed & Breakfasts.** All bed and breakfast uses shall comply with the following:
1. Cooking facilities, including stoves, hot plates or microwave ovens, shall not be permitted in guest rooms.
 2. Meals or food served in the bed and breakfast shall be prepared in a central kitchen on-site and served solely for bed and breakfast occupants.
 3. Individual rooms in a bed and breakfast shall not be rented more than twice during a 24-hour period.
- h. **Manufacturing – Food & Beverage Minor.** All minor food and beverage manufacturing uses shall comply with the following:
1. Commercial elements of the use shall be visually and physically accessible to the public realm and designed as the most prominent aspect of the site. Commercial elements include the sale of food, beverages or other retail for on-premises purchase or consumption. The use of architecture, sidewalks, landscaping and parking shall be to define and emphasize these commercial components while de-emphasizing the manufacturing and other aspects of the facility.
 2. Loading and storage areas, where otherwise allowed by this Development Code, shall be separated from public entrances and areas associated with the commercial elements of a minor food and beverage processing facility and shall be located at the rear of the facility and screened from rights-of-way and off-site uses, to the extent feasible.
 3. Traffic by heavy trucks or rail shall be separated from public entrances and areas to avoid regular conflicts with the public and commercial aspects of the use.
 4. Environmental impacts, such as odor, heat, glare, noise, vibration and other such emissions or impacts shall be reasonably contained on-site and not discernable at or beyond the property line. The inability to confine such impacts to the site would qualify this use as a major food processing use.
 5. The applicant for a minor food and beverage processing facility shall demonstrate that a portion of the building footprint's square footage, equal to or greater than ten percent and no more than 50 percent, is dedicated to sales of food, beverages or other retail or services for on-premises purchase or consumption.
 6. All other applicable site and building design standards applicable in the particular district or location shall be met.
- i. **Waste Management – Recycling Collection Small.** All small recycling collection uses shall comply with the following:
1. The facility shall be installed as an accessory use to an existing multifamily development, commercial or industrial land use.
 2. Facilities shall not be located within 100 feet (excluding right-of-way) of any residential zoning district.

3. The facility shall be no larger than 300 square feet and occupy no more than five parking spaces, excluding space that will be periodically needed for removal of materials or exchange of containers, and one parking space for an attendant, which shall be located outside setbacks.
 4. All permanent or temporary structures shall be set back at least 10 feet from any public right-of-way, shall be located so that pedestrian or vehicular circulation is not obstructed, and otherwise located in a manner to limit adverse impacts on adjacent property and the public streetscape.
 5. The facility shall accept only glass, metals, plastic containers, papers and similar items; or may be a collection point for donation of reusable, non-perishable household items such as books or clothing.
 6. No power-driven processing equipment shall be used except for reverse vending machines.
 7. Containers shall be constructed and maintained with durable waterproof and rustproof material, covered when the site is not attended, and shall be of a capacity sufficient to accommodate materials collected and collection schedule. All material shall be stored in the unit and shall not be left outside of the unit when unattended. The facility shall be placed on asphalt or concrete and shall not impact any landscaping or landscaped areas.
 8. The facility shall be maintained in a clean and sanitary manner, free of litter and any other undesirable materials.
 9. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling containers.
- j. **Waste Management – Recycling Processing & Collection.** Recycling collection facilities that do not meet the small facility limits, or all recycling processing and collection uses shall be limited to industrial districts and comply with the following:
1. The facility shall not be adjacent to a parcel designated or planned for residential use.
 2. Structure setbacks shall be those provided for the zoning district in which the facility is located.
 3. All exterior storage of material shall be in sturdy containers that are covered, secured and maintained in good condition. Outdoor storage shall be screened by a six-foot solid fence or wall. No storage, excluding truck trailers, shall be visible above the height of the wall or fence. No outdoor storage shall be permitted in zoning districts that do not permit outdoor storage.
 4. The site shall be maintained clean, sanitary and free of litter and any other undesirable materials and shall be cleaned regularly of loose debris. Containers shall be clearly marked to identify the type of material that may be deposited, and the facility shall display a notice stating that no material shall be left outside the recycling containers.
 5. Space shall be provided on-site for a minimum of five vehicles to circulate and to deposit recyclable materials and for employee and commercial vehicle parking.
 6. All containers provided for after-hours donation of recyclable materials shall be at least 100 feet from any residential use or zoning district and constructed of sturdy rustproof construction with sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials.
 7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification, informational and directional signs shall meet the sign standards of the zoning district.
 8. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials.
 9. The site shall be secured from unauthorized entry and removal of materials when attendants are not present.

10. Hazardous materials, dead animals or yard waste shall not be considered recyclable material, except as otherwise provided in this Development Code.

24-405 District Performance Standards

All principal and accessory uses in non-residential districts shall be operated in a manner that meets the performance standards in Table 24-4-5, Non-residential District Performance Standards.

Table 24-4-5: Non-residential District Performance Standards				
	C-L, MU-L	C-H, MU-H, I-L	I-M	I-H
Limits on hours of operation for businesses	6AM – 10PM	n/a	n/a	n/a
No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building.	☒	☒		
No smoke or particulate matter shall be produced that is a number 1 or darker on the Ringelmann chart	☒	☒	☒	
No vibration or concussion which is perceptible without instruments at the property line	☒	☒	☒	
Dust, fly ash, radiation, gases, heat, glare or other effects shall not be produced which are obviously injurious or damaging to humans or property beyond the property line;	☒	☒	☒	☒
Lighting	See Section 24-603.e			

Chapter 1. General Provisions

- 24-101 Overview
- 24-102 Interpretation
- 24-103 Administration
- 24-104 Enforcement
- 24-105 Nonconformities

Chapter 2. Procedures

- 24-201 General – All Applications
- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use By Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeal of Administrative Decision
- 24-211 Code Amendment
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication Right-of-way
- 24-214 Annexation

Chapter 3. Subdivision Standards

- 24-301 Streets
- 24-302 Parks & Trails
- 24-303 Blocks & Lots
- 34-304 Required Improvements
- 24-305 Adequate Public Facilities

Chapter 4. Zoning Districts & Uses

- 24-401 Zoning Districts
- 24-402 Allowed Uses
- 24-403 Accessory Uses
- 24-404 Specific Use Standards
- 24-405 Temporary Uses

Chapter 5. Residential Development Standards

- 24-501 Intent & Applicability
- 24-502 Residential Development Standards
- 24-503 Residential Design Standards
- 24-504 Neighborhood Features & Common Areas
- 24-505 Courtyard Pattern
- 24-506 Residential Micro-Housing District

Chapter 6. Nonresidential Development Standards

- 24-601 Intent & Applicability
- 24-602 Nonresidential Development Standards
- 24-603 Nonresidential Design Standards

Chapter 7. Access & Parking Standards

- 24-701 Intent & Applicability
- 24-702 Access & Circulation
- 24-703 Required Parking
- 24-704. Parking Design
- 24-705 Loading Areas
- 24-706 Recreational & Oversized Vehicles
- 24-707 Alternate Access & Parking Plan

Chapter 8. Landscape Standards

- 24-801 Intent & Applicability
- 24-802 Landscape Design
- 24-803 Perimeter Landscape
- 24-804 Plant Specifications
- 24-805 Fences & Walls

Chapter 9. Signs

- 24-901 Intent & Applicability
- 24-902 Exempt Signs
- 24-903 Prohibited Signs
- 24-904 Standards Applicable to All Signs
- 24-905 Specific Sign Allowances
- 24-906 Historic Signs
- 24-907 Nonconforming Signs
- 24-908 Sign Measurements & Interpretation
- 24-909 Relief From Standards
- 24-910 Sign Chart

Chapter 10. Special Purpose Districts & Areas

- 24-1001 Floodplain Overlay District
- 24-1002 Airport Overlay District
- 24-1003 Historic Preservation
- 24-1004 Conservation District
- 24-1005 Areas of Ecological Significance
- 24-1006 Downtown General Improvement District
- 24-1007 Redevelopment Area
- 24-1008 Character Overlay Districts
- 24-1009 Entertainment Districts
- 24-1010 Hillside Development Standards

Chapter 11. Supplemental Standards

- 24-1101 Wireless Communication Facilities
- 24-1102 Oil & Gas
- 24-1103 Adult Uses
- 24-1104 Marijuana Uses

Chapter 12 Metropolitan Districts

Chapter 13 Definitions & Terms

- 24-1301 Description of Uses
- 24-1302 Glossary of Architecture & Design Terms
- 24-1303 Definitions

CHAPTER 4 ZONING DISTRICTS & USES: SECTION MAP

Current Standards	Reorganized	Comment
18.30.020 Zoning Districts established (plus general "Purpose" statements at beginning of each district in 18.38.	24-401.a District Intent & Applicability, Intent	No substantive changes, but improved description of districts relative to physical patterns, form and design characteristics of each district to better distinguish. Also added "Relationship to Comprehensive Plan" element to provide more specific link to the plan. This is a non-regulatory provision that can be used as a better guide to applying the districts. (Also intent statements for two new districts added)
18.30.040 Zoning Map Established	24-401.a District Intent & Applicability, Official Zoning Map	Simplified with no substantive change; many items in current section are incorporated into the rules of construction in Chapter 1 or procedures in Chapter 2
18.04.120 Application and Jurisdiction of Regulations	24-402.a. Allowed Uses, Use table	Generalized some uses where there was no distinction between the districts they were enabled in, but distinguished other uses by scale and intensity to better refine allowances for the character of different districts – this could allow for greater restrictions on some uses (at larger scales) but more allowances for other uses (at smaller scales). In general, all of the same or similar uses of the current code should be allowed in all of the districts, but the form / format of some may change. Notable changes include: • Adding two new Mixed-use districts • Adding "established residential" to allow existing and legal non-conforming uses an "allowed use" status in districts where residential is prohibited. This can better allow future investment in established housing (currently being addressed by a cumbersome "one time expansion" provision)
18.52 Accessory Uses & Structures 18.53 Temporary Uses & Structures	24-403 Accessory uses	No substantive changes for the current accessory uses, but emphasized a "general" accessory use allowance for any that are not specifically listed and incorporated current temporary use provisions. Moved accessory structures and fences and walls to Chapter 5 and 6 with other development standards. Notable additions to accessory uses include: • Adding an "accessory dwelling unit" (ADU –was secondary dwelling in current code) to the R-M zoning district • Revising home occupation (specifically child care) for recent bill streamlining administrative review of child care homes • Shifted "drive through" as an accessory site design / use element of otherwise allowed uses rather than an allowed principal use in the use table. The standards limit these by a combination of zoning district, context, and street types (relating to some new standards. • Added "craft manufacturing" as an accessory element of other commercial and retail uses. (could be used for micro-brewery/restaurant, bakery/restaurant, manufacturing / art studio, or similar small-scale combinations
18.46.050 Specific Use design standards; and 1846.060 – 1846-200	24-404 Specific Use standards	No substantive change except: • Some uses moved to different sections (Marijuana Uses and Adult uses in Chapter 11); Outdoor Storage and Drive-thru, Drive-in and drive up uses (24-403 Accessory uses for site design-level standards); Electronic Message Displays (Chapter 9 – Signs); and Mobile home and land lease communities(24-506 R-MH district) • Some "uses" and standards incorporated into general design / development standards (Large Commercial and Entertainment uses (24-603 – non-residential design
18.40.080	24-405 District performance standards	Converted generic "anti-nuisance" standards called "environmental standards" and generally applicable to all districts equally, to slightly more specific performance and ambient impact standards so they could potentially be refined more by different zoning districts.



Chapter 5. Residential Development Standards

24-501	Intent & Applicability
24-502	Residential Development Standards
24-503	Residential Design Standards
24-504	Neighborhood Features & Common Areas
24-505	Courtyard Pattern
24-506	Residential Micro-Housing District

24-501 Intent & Applicability

- a. **Intent.** The Residential Development Standards have the following intent.
 1. Improve the appearance and livability of neighborhoods with good civic design, and reinforce the distinct character of different neighborhoods based on their context.
 2. Design and locate parks, trails and other open spaces as focal points that shape neighborhood character.
 3. Design walkable neighborhood streetscapes, with slow traffic speeds, well-connected sidewalks, and shade and enclosure provided by street trees.
 4. Orient all buildings and lots to the public street or to common open spaces that serve as an extension of the streetscape and public realm.
 5. Promote human-scale buildings and create active social spaces along the streetscape.
 6. Provide housing variety within neighborhoods and among different neighborhoods, and ensure compatible transitions between different building types.
 7. Promote lasting and sustained investment in neighborhoods with quality design.
- b. **Applicability .** The standards in this Chapter provide lot, building development, and design standards, and generally apply to all residential development except:
 1. Where stated, some sections may only apply to specific building types, specific districts or specific scales of projects;
 2. The Character Overlay established according to Section 24-1007 may modify standards for a particular area;
 3. Residential development may be further impacted by the standards for Areas of Ecological Significance in Section 24-1004 or Hillside Development Standards in Section 24-1009; or
 4. Any use-specific standards in Chapter 4 may require a more specific or different standard for a particular use.

24-502 Residential Development Standards

- a. **Building Types and Lot Standards.** The development standards for residential districts shall be based on the different building types permitted in each district, as specified in Table 24-5-1, Residential District Building Type & Lot Standards. The design standards in other sections of this article may further specify the design and location of each building type in a specific context.

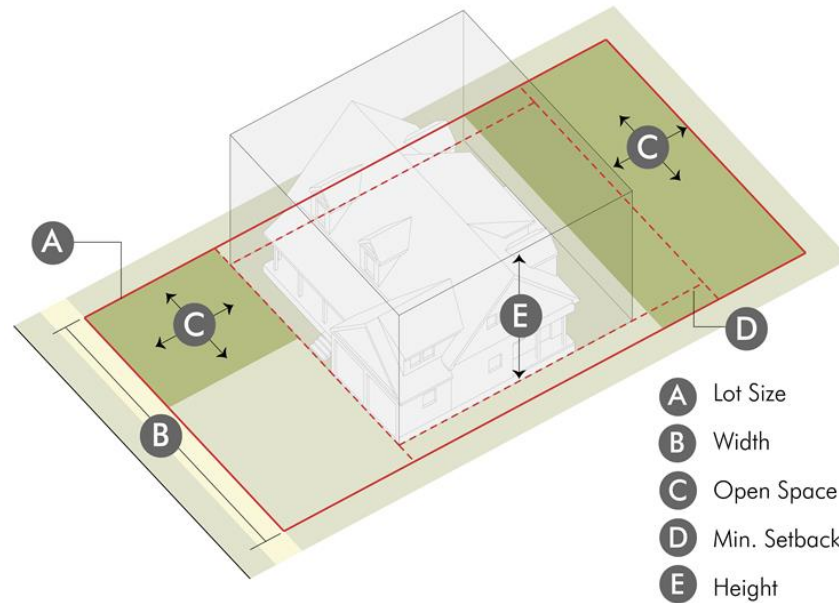


Figure 24-5-1 Building Types

Building types in Table 24-5-1 are distinguished based on lot sizes, unit configuration, building footprints and massing, building placement, and lot open space. This diagram illustrates the key elements standards in Table 24-5-1 applied to a typical lot.



Figure 24-5-2 Range of Building Types

Each zoning district allows a range of building types that are compatible based on the building scale, frontage design, and intent of the specific zoning district. The R-H zoning district allows the greatest range of building types, each specifically defined by the standards of Table 24-5-1: Residential Building Type & Lot Standards.

Table 24-5-1: Residential Building Type & Lot Standards

Zoning Districts						Building / Lot Types	# of Primary Units	Development Standards							
H-A	R-E	R-L	R-M	R-H	R-MH			Area	Width [1]	Lot Open Space	Front [2]	Interior Side	Corner Side [1]	Rear	Building Height
■						Agriculture Acreage	1	40 ac. +	300'+	n/a	35'	25'	25'	50'	30'
	■	■	■			Detached House – Estate Lot	1	13K s.f. +	100'+	30%	25'	5'	15'	20'	30'
		■	■	■		Detached House – Standard Lot	1	6K + s.f.	60' – 99'	30%	25'	5'	15	20'	30'
		■	■	■		Detached House – Neighborhood Lot	1	4.5K + s.f.	45' – 59'	25%	25'	5'	10'	20'	30'
			◇	■		Detached House – Small Lot	1	3K + s.f.	35' – 44'	20%	10'	5'	10'	20'	30'
			◇	◇	■	Detached House – Small Format	1	1.5K +	25' – 34'	15%	10'	3'	8'	10'	40'
			■	■		Multi-unit House – Standard Lot	2-4	6.5K + s.f. 2K s.f. per unit	60' – 99'	25%	25'	5'	10'	20'	30'
			■	■		Multi-unit House – Neighborhood Lot	2-3	4.5K +- s.f. 2K per unit	45 – 59'	20%	25'	5'	10'	20'	30'
				■		Multi-Unit House – Small Lot	2	3K + s.f.	35' – 44'	15%	10'	5'	10'	20'	30'
			■	■		Row House – Standard Lot	3-8	1.5K + s.f. per unit	21' – 30' per unit	12%	10'	5' [3]	10'	10'	40'
				■		Row House – Small Lot	3-8	1K + sf. per unit	14' – 20' per unit	10%	10'	5' [3]	10'	10'	40'
			◇	■		Apartment – Small Lot	3-12	4.5K – 10K s.f.	40' – 79'	200 s.f./unit	10'	5' [3]	10'	10'	40'
				■		Apartment – Medium Lot	13-24	10K – 30K s.f.	80' – 150'	150 s.f./unit	10'	5' [3]	5'	10'	50'
				□		Apartment – Large Lot / Complex	20+	30K s.f. + 1.5K s.f. per unit	150'+	300 s.f./unit	25'	10' [3]	15'	10'	70'
□	□	□	□	□	□	Civic		30K s.f. +	100' +	40%	25'	5'	20'	20'	40'
■	■	■	■	■	■	Accessory Buildings	See 24-403.b. for ADUs	See Residential Accessory Buildings in Section 24-502.c							

■ Allowed

◇ Limited to projects that meet the housing diversity requirements of Section 24-502.d.

□ Civic buildings and uses, and Apartments – Large Lot or Complexes shall only be located on collector or arterial streets in residential districts.

[1] Corner lots shall add at least 5' to the required lot width. Otherwise, lot width ranges shall determine the applicable building type standards within a category

[2] Front setbacks shall be modified based on context and the Frontage Design standards in 24-503.b.

[3] Row Houses, Small Apartments, and Medium Apartments shall have a 10' side setback when abutting lots with a detached house; Large Apartments / Apartment Complexes shall have a 20' side setback when abutting lots with a detached house.

[4] Buildings that require a certificate of occupancy shall be setback at least 250' from an oil/gas facility, and 50' from a well that has been plugged and abandoned. Buildings that do not require a certificate of occupancy shall be setback 150' from a tank battery or oil/gas well (unless plugged and abandoned). See Section 24-1102 Oil & Gas.

- b. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 24-5-1: Residential Building Type & Development Standards.
1. *Lot and Building Configurations.*
 - (a) Row houses and side-by-side duplexes may have individual units platted on separate lots, provided the building meets the standards in Table 24-5-1 and each unit meets any per-unit or proportional standards for each lot. The lots shall be platted with a party wall according to building code standards.
 - (b) Side lot easements between abutting lots may be granted in association with a plat to have the effect of “zero lot line” patterns. Easements for exclusive use of the side yard may be granted to the abutting owner to meet the lot open space requirements and design standards in Section 24-503 for the grantee, yet maintain the required setbacks from the platted lot line for each building in Table 24-5-1 for the grantor. Easements shall be private agreements and account for all access and maintenance scenarios for the lots, open space, and buildings. insert clarifying graphic
 - (c) The front setbacks for each building may be modified according to the frontage types and Frontage Design Standards in Section 24-503.b.
 - (d) Lots may be configured in a Courtyard Pattern as provided in Section 24-505.
 2. *Setback Encroachments.* The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
 - (a) Primary entrance features may encroach beyond the required front building line, as specified in Section 24-503.b.
 - (b) Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 3 feet from any lot line. This exception shall be limited to no more than 20% of the total area of a building elevation.
 - (c) Unenclosed decks or patios at or below the first floor elevation may extend into the rear or side setback but no closer than 5 feet to any lot line. Where a roof is provided, it shall only be single story and shall remain unenclosed with at least 65% open and unobstructed on 3 sides.
 - (d) Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located in easements or rights-of-way, subject to the design standards of those specific authorizations.
 - (e) Any other accessory use or structure within the setback, not specified in Section 24-502.c, shall have a setback of at least 1/3 its height from the property line.
 3. *Height Exceptions.* The following are exceptions to the height limits in Table 24-5-1:
 - (a) Building elements integral to the design and construction of the building, such as parapet walls, false mansards or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
 - (b) Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are cumulatively less than 20% of the building footprint may extend up to 50% above the actual building height.

- (c) Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes, provided they are screened according to the standards of this code.

- c. **Accessory Buildings - Residential.** Accessory buildings shall be permitted in association with, and on the same lot as, a principal building or use, subject to the standards in Table 24-5-2, Residential Accessory Structures, and to the following additional limitations.

Table 24-5-2: Residential Accessory Structures				
Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	1 / lot; + 1 / each 10k s.f.; - Maximum of 3	120 s.f. max	12' max	0' side or rear; 5' if on a concrete slab or similar foundation; and - Behind the rear building line of the principle structure
Secondary Building (detached accessory building)	1 / lot 2 / lot, over 1 ac.; 1 / principal building (apartments)	50% of principal building footprint, up to 1,200 s.f. max.	25' max, but no higher than principal structure.	5' from side and rear; 20' from street side; and - At least 12' behind the front building line of the principal structure
Any building over 12' high or more than 250 square feet shall meet the design standards in Section 24-502.c.2.				
Out-building (large storage building, barns, etc.)	1 / lot over 1 ac. + 1 / each 3 ac. - Maximum of 4	2,000 s.f. max 5,000 s.f. max in H-A	25' max 60' max in HA	10' from side and rear; 30' from any street side; and - Behind the rear building line of the principal structure
Applies to detached houses and civic / institutional uses only				

1. **Generally.**
 - (a) All accessory buildings shall be at least 6 feet from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
 - (b) Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.
 - (c) Minor accessory structures 120 square feet or less, and not on a foundation or slab do not have a required side or rear setback, but should be movable and are otherwise placed "at risk" by the owner with regard to any easements, fence, or screening requirements.
2. **Secondary Building Standards.** In any residential district, secondary buildings over 250 square feet shall or over 12 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
 - (a) The wall height shall be no more than 9 feet above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
 - (b) The roof peak or other top of structure shall not exceed 22 feet above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 feet for shed roofs or pitched roofs below a 6:12 pitch.
 - (c) The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof forms.
 - (d) Secondary buildings with vehicle access directly from an alley or shared easement may be built on the lot line at the alley or shared easement.

- d. **Housing Diversity.** Individual projects shall meet the following housing diversity guidelines based on the scale and context of the project. Diversity shall be based on the categories and building types indicated in Table 24-5-3, and be applied according to Table 24-5-4. The guidelines shall be met by one or a combination of the following:
1. Use a mix of housing types permitted in the zoning district, or propose more than one zoning districts within the project.
 2. The Director may waive this requirement where there is an existing mix of housing within ¼ mile of the project that provides a comparable mix of housing considering the size, price points, and types of housing.
 3. The Director may approve alternative compliance if the applicant submits evidence that achieving the mix unreasonable based on industry data and conditions beyond the applicant's marketing information.

Table 24-5-3: Housing Categories & Building Types

Category I: Detached Houses	Category II: Missing Middle Housing	Category III: Multi-family and Mixed Use
▪ Detached House - Estate Lot ▪ Detached House -Standard Lot ▪ Detached House - Neighborhood Lot	▪ Detached House – Small Lot ▪ Detached House – Compact / Small Format ▪ Multi-Unit House – Standards Lot ▪ Multi-unit house – Neighborhood Lot ▪ Row house – Small Lot ▪ Row house – Large Lot ▪ Apartment - Small	▪ Apartment – Medium ▪ Apartment – Large ▪ Apartment – Complex ▪ Apartment – Mixed-use Building

Table 24-5-4: Housing Diversity

Project Scale	Planning Context (See Comprehensive Plan Growth Framework, Neighborhood Types)		
	Rural Neighborhoods / Urban Reserve Area	Suburban Neighborhoods	Legacy Urban / Downtown Neighborhoods
< 40 Units	no requirement	no requirement	no requirement
40-100 Units	no requirement	▪ At least 2 building types ▪ No more than 70% of one type	▪ At least 3 building types ▪ No more than 50% of one type ▪ At least 20% Category II
101-200 units	▪ At least 3 building types ▪ No more than 50% of one type	▪ At least 3 building types ▪ No more than 50% of one type ▪ At least 20% Category II	▪ At least 3 building types ▪ No more than 50% of one type ▪ At least 30% form Category II
201+ Units	▪ At least 3 building types ▪ No more than 70% from Category I	▪ No more than 50% of a single type among all housing types ▪ At least 30% from Category II	

- e. **Fences & Walls.** Fences and walls in residential districts shall be limited to the sizes and locations in Table 24-5-5, Residential Fences & Walls, and the following additional standards.

Table 24-5-5 Residential Fences & Walls

Location	
Front <i>In the front setback or any location in front of Front Building Line.</i>	▪ 3.5' high ▪ 3.5' – 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). ▪ Up to 8' for ornamental features at pedestrian entries.

Table 24-5-5 Residential Fences & Walls

Location	
Side and Rear <i>In the side, street side, or rear yard and behind the Front Building Line.</i>	6' high - A fence or wall outside of required setbacks (i.e. in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences <i>Any fence within 30' of a Collector or Arterial street right-of-way as part of Perimeter Landscape in Section 24-803.</i>	Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: - All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of Section 24-802. - Expanses of over 100' shall be broken up by either: - Offsets of +/- 3' on 1/3 of length for every 150' span; or - Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e. wrought iron); or - Architectural pillars or posts (i.e. stone, or masonry) at least every 50'. - Alternatives may be approved by the Director in association with the perimeter landscape plans for in Section 24-803, Streetscapes in 24-301, and Neighborhood Features & Common Areas (Trails) in 24-504.
All Locations	All fences or walls along rights-of-way or easements shall be set back at least: 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations. 2' from any sidewalk. 3' from the edge of any alley or similar vehicle access surface - Fences or walls may only be located in the right-of-way or public easement by a revocable right-of-way permit from the Public Works Department

1. **General Fence & Wall Design Standards.**
 - (a) All fences or walls located along common lot lines shall be located so the fence is on the property line, or at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
 - (b) The finished side shall face adjacent property or any public right-of-way, public space, or common areas.
 - (c) Any fence or wall in the floodplain shall also require a floodplain development permit.
 - (d) All fence or walls shall be located and designed to comply with sight distance requirements of 24-301.d.2. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
 - (d) Temporary fences for construction may be up to 6 feet tall or as otherwise specified in construction permits
 - (e) All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, the following require a building permit when allowed by this code:
 - (1) Any fence or wall over 6 feet.
 - (2) Any retaining walls over 4 feet.
 - (3) Walls in the setbacks over 6 feet shall only be permitted by alternative compliance in Section 24-208.

2. **Materials.** Fences and walls shall be consistent in character, materials and appearance with the architecture of the principal building(s) on the same lot. Fences and walls shall be constructed out of any of the following materials:
 - (a) Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
 - (b) Wrought iron or aluminum simulating wrought iron;
 - (c) Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
 - (d) Chain link or vinyl clad chain link, in the side or rear yard only and limited to 4 feet high, or up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over 8 feet remain free of opaque screens.

24-503 Residential Design Standards

- a. **Applicability.** The Design Standards shall apply to the R-L, R-M, and R-H zoning districts, and to any residential building type permitted in non-residential zoning districts. The standards shall specifically apply to the following circumstances:

Table 24-5-6: Applicability	
Activity	Applicability of Standards
Site or Landscape work on less than 50% of the lot	Standards only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance.
Site or Landscape work on 50% or more of the lot.	All site and landscape for the entire lot shall be brought into compliance with the standards.
Rehabilitation, remodeling or additions to buildings that add more than 200 square feet to the building footprint or mass, but less than 50%.	Standards only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is greater than 75% of the assessed value.
New primary structure; or Rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass.	All standards for the entire building and lot shall be met.
Ordinary Maintenance	The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

- b. **Frontage Design.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape, including building placement, lot access, garage extent and location, and entry features. Frontage Types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 24-5-1.
 1. **Design Objectives.** Frontage types shall be applied to meet the following design objectives:
 - (a) Enhance the image of neighborhoods by coordinating streetscape investment with private lot and building investment.
 - (b) Design frontages to the particular context of the neighborhood, block and street.

- (c) Coordinate development across several lots, considering the cumulative impacts on streetscapes from the frontage design of each lot.
 - (d) Orient all buildings and lot frontages to the streetscape, while still promoting effective transitions from public spaces to private spaces on the lot.
 - (e) Limit the impact on the neighborhood streetscape from frontages designed for car access, particularly on narrower lots or walkable streets and neighborhoods.
 - (f) Provide outdoor livable spaces that activate the streetscape.
 - (g) Use front entry features to reinforce neighborhood character, promote unique design with subtle variations to building patterns, and create consistent, human-scale connections to the streetscape.
2. **Frontage Design Standards.** Frontage types shall be designed according to the standards in Table 24-5-7, Residential Frontage Types & Design Standards. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives. Where multiple frontage types are permitted, the frontages should be similar for all lots on the same block face or gradually transition to different building placement and frontage types on adjacent lots. In general, the front building line of adjacent buildings shall not differ by more than 5 feet.

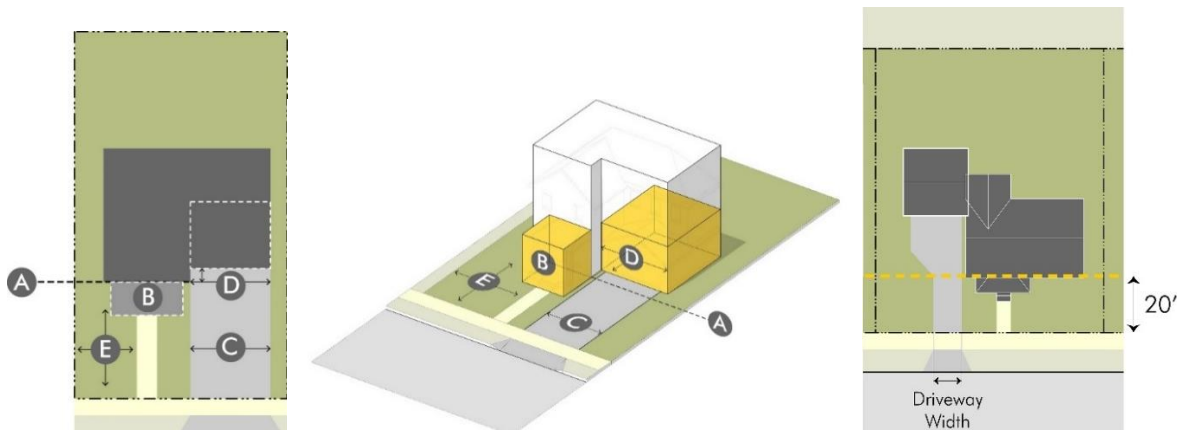
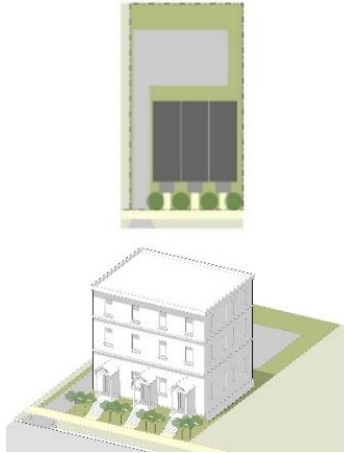
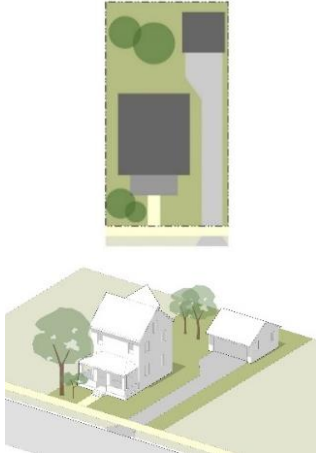


Figure 24-5-3 Frontage Design Standards

This diagram illustrates the key elements of frontage design –(A) front building line; (B) front entry features, (C) driveway widths; (D) garage extent and location, and (E) landscape areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block. *[update graphic to revised standards - particularly 3rd graphic]*

Table 24-5-7: Residential Frontage Types & Design Standards

Frontage Element		Terrace	Neighborhood Yard	Suburban Yard
				
Application	R-L		☐ Required frontage type in the Legacy Urban & Downtown Neighborhood areas	☒
	R-M	☐	☒	
	R-H	☐	☒	
Front Building Line		10' – 25'	25' – 60'	25' +
Front Entry Feature		Required, See Section 24-503.a.4	Required, See Section 24-503.a.4	Required, See Section 24-503.a.4
Driveway Width		15% of lot width, up to 20' maximum	20% of lot width, up to 20' maximum	50% of lot width, up to 27' maximum
Garage Limitations		20% of facade – must be at or behind FBL; - Up to 35% if stepped back 12'+ from FBL	35% of facade – must be at or behind FBL; - Up to 45% if stepped back 12'+ from FBL	65% of facade –no more than 12' in front of FBL
Landscape [1]		60% minimum landscape; and 40% maximum hardscape.	70% minimum landscape; and 30% maximum hardscape.	50% minimum landscape; and 50% maximum hardscape

■ Required / default standard

□ Optional / alternative standard to be applied based on context

[1] Landscape refers to allocation of space between front lot line and front building line. See Section 24-802 Landscape Design for planting requirements, standards, and specifications.

3. **Driveway Limits.** The following driveway standards apply to the driveway limits in Table 24-5-7:
 - (a) Driveway width limits apply to the first 50' of the lot depth, or up to the Front Building Line, whichever is less.
 - (b) Any garage meeting the design standards may have a driveway expanded to the width of the entry up to 20 feet in front of the garage entry, but no closer than 20 feet to the front lot line.
 - (c) In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
 - (d) All parking shall be outside of the frontage area, except detached houses or multi-unit houses may have one required parking space per unit in the driveway, provided it is at least 7 feet by 18 feet, entirely outside of the right of way, and does not interfere with any pedestrian area.

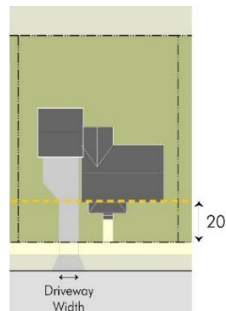


Figure 24-5-4 Application of Driveway Limits

Driveway limits shall apply to the first 50' or up to the Front Building line, whichever is less, except any front-loaded garage meeting these standards may have a driveway expanded to the width of the entry 20 feet in front of the entry. (24-503.b.3.(a) and (b). *[Update graphic to recent revised standards]*



Figure 24- 5-5 Driveway & Garage Options

Frontage type standards are based on lot widths to recognize both the proportionate and cumulative effect that frontage design elements have on the streetscape, and narrower or compact lots may be more limited. In these situations, options that reduce the car-orientation yet accommodate the convenience of access of vehicles should be used. Options include narrower entries, side entries, shared drives, common lanes, or internal block alleys. (24-503.b.3.(c).

4. **Garage Design:** The following garage design standards apply to the garage limits in Table 24-5-7:
- (a) Garage limits shall be measured by the exterior walls of the floor plan or other clearly distinguished massing element on the front facade;
 - (b) Any front-loaded garage that is more than 35% of the elevation or that projects in front of the main mass of the house shall include at least 2 of the following features to reduce the scale and prominence of the garage:
 - (1) A front entry feature associated with the non-garage mass of the building that projects in front of or is no more than 4 feet behind the garage entry, and is at least 10 feet wide.
 - (2) The wall plane with a garage entry is limited to no more than 200 square feet, by the following:
 - i. At least one bay stepped back at least 2 feet; and/pr
 - ii. Ornamental features such as canopies, eye brows, or cantilevers distinguish the wall plane of any upper level gables or living space.
 - (3) Garage doors have windows that are at least 15% of the door and other ornamental trim or accents on the doors.

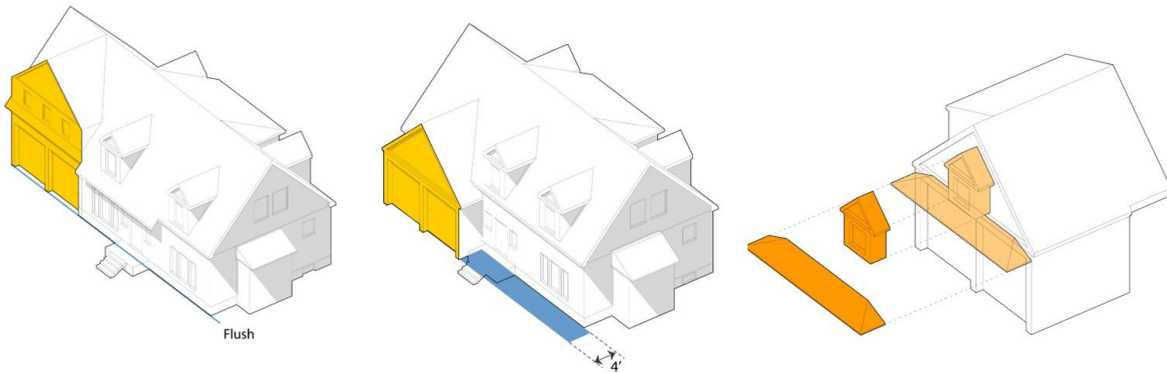


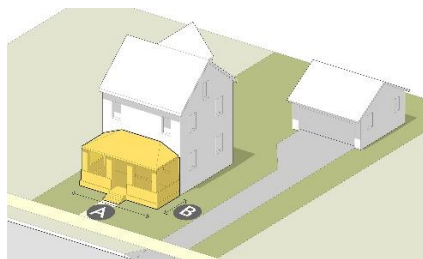
Figure 24-5-6 Front Loaded Garage Design

Where front-loaded garages project in front of the main mass or occupy a larger % of the elevation, design strategies can be used to reduce the scale and incorporate garage entries to other livable spaces of the building. (24-503.b.4.)[update image to show range of options on revised standards]

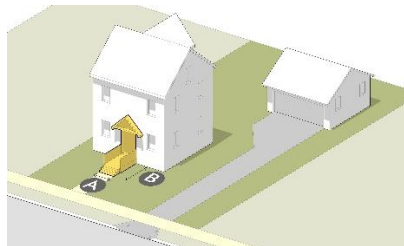
5. **Front Entry Features.** The entry feature standards and design techniques in Table 24-5-8 shall be used where entry features are required by Frontage Types in Table 24- 5-7, and are otherwise recommended to achieve the design objectives of this Section and to meet the standards of Table 24-5-9, Building Design Standards.

Table 24-5-8: Front Entry Features			
Design Element	Width	Depth	Details & Ornamentation
Porch	12' minimum	8' - 12'	▪ Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. ▪ If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.
	Suburban Yard frontage may reduce porch to 48 s.f.; at least 4' in all directions.		
Stoop	6' – 12'	6' – 8'	▪ ,Decorative railing or walls along steps and side of stoop.

			- Ornamental features accent the front entrance such as canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features. - May be associated with a single-story enclosed front entry portico, projecting from the building.
<i>Entry Court</i>	12' +, but never more than 50% of facade	10' – 24'	- Recessed entry within the building footprint. - Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening. - Ornamental pillars, posts or landscape accent the pedestrian entrance and create a gateway into the entry court.
<i>General Design</i>	- All entry features shall have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk or street. For Suburban Yard frontage, this can connect via the driveway. - All entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. - Entry features shall be single-story, so that any roof structure and any ornamentation occur between 8' and 14' above the floor-level of the entry feature. - Entry features meeting these standards may encroach up to 10 feet in front of the front building line, but never closer than 5 feet to a public or common property line, provided they are unenclosed with at least 65% open and unobstructed on all sides that project into the setback. - Any building with more than 150 feet of front facade, or any side greater than 200 feet and permitted within 20 feet of the street, shall have 1 entry feature for every 100 linear feet of building frontage on the street.		



Porch



Stoop



Entry Court

Figure 24-5-7 Front Entry Features - Types

The porch, stoop and entry court are three distinct types of entry features that create active, social spaces and human-scale details on the residential frontages. Spaces with a minimum width (A) and depth (B) specified in Table 24-5-8 provide usable social spaces, activate the streetscape and frontage, and contribute to the massing and modulation required by the building design standards.

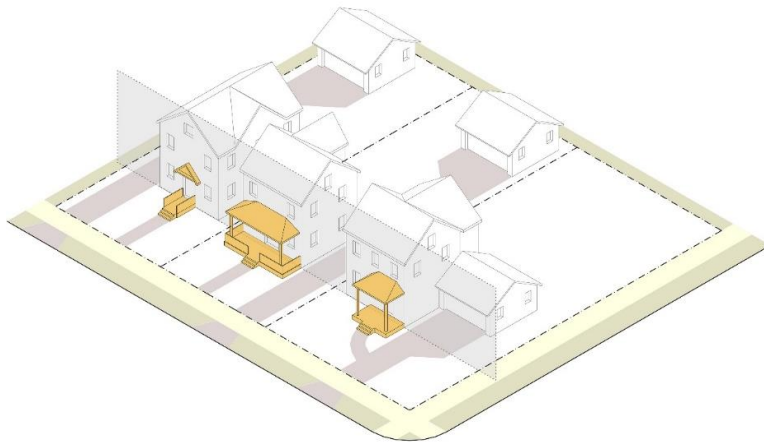


Figure 24-5-8 Primary Entry Feature - Encroachments

Front entry features meeting the standards of this section create social spaces that help activate streetscapes, and create a variety of human-scale details along blocks. These features may encroach into the front setback to improve the frontages along blocks.

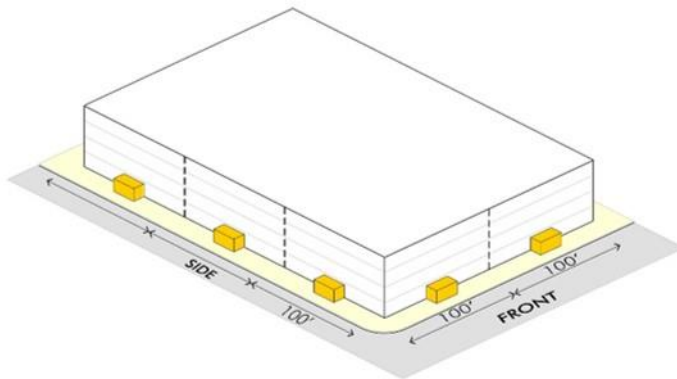


Figure 24-5-9 Primary Entry Feature - Large Buildings

Front entry features should be more frequently located on larger buildings with wall planes in close proximity to the street. This breaks up the building massing and activates the streetscape.

5. **Alternative Compliance.** Alternative compliance to the frontage design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
 - (b) An alternative design allows the building, garage, and access to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - (c) For detached houses or multi-unit houses alternatives to the driveway widths and setbacks may be approved for a required, accessory or guest parking space provided:
 - (1) No other reasonable alternative exists;
 - (2) It is limited to no more than 140 square feet of additional paved or all weather surfaces;
 - (3) The expanded paving is at least 10 feet from the front lot line if 45 degrees to perpendicular to the front, or at least 25 feet if 45 degrees to parallel to the front; insert graphic to clarify
 - (4) All drainage and potential impacts on adjacent property are addressed; and
 - (5) The Director may require other design or landscape mitigation to ensure the parking and access is as discrete as possible,

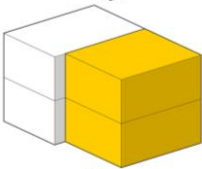
- (d) In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

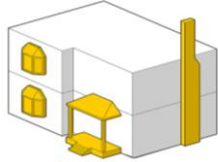
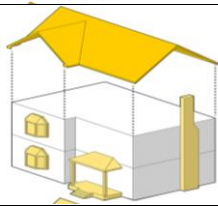
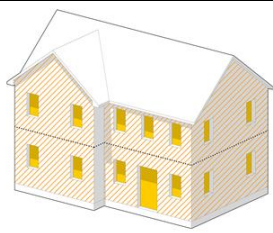
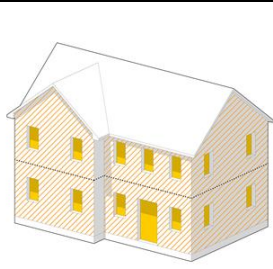
Figure 24-5-10 Accessory Parking Pad

To meet parking requirements, accessory parking pads may be approved by alternative compliance provided they minimize impacts on the streetscape and adjacent property. (24-503.b.5.(c)).

- c. **Building Design.** Building design refines the scale and form of buildings beyond basic height, setback and lot coverage standards.
1. **Design Objectives.** The following design objectives shall be used in applying the building design standards in this Section.
 - a. Relate buildings to public realm and streetscape in a consistent manner and create a compatible massing along the block.
 - b. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
 - c. Use combinations of height, width, depth, and roof forms break down the building volume into smaller-scale masses
 - d. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions of adjacent development.
 - e. Use materials and human-scale architectural features to create depth, texture, variation and visual interest to walls, particularly on larger facades, along streetscapes, and near active open spaces or adjacent lots.
 - f. Encourage unique architectural expression, and promote the use of key details and design characteristics inherent in the chosen style for the building.
 - g. Promote enduring investments with the application of durable, quality materials.
 2. **Building Design Standards.** Table 24-5-9, Building Design Standards provides standards for massing and facade design. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives.

Table 24-5-9: Building Design Standards

Design Detail	Building Type	Detached House (all), and Multi-Unit House	Row House, Apartment (all)
<i>Wall Plane Limits.</i> <i>Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.</i>		800 s.f. or 45 linear feet	1,200 s.f. or 70 linear feet

<i>Blank Wall Limits.</i> Maximum wall plane without modulation on at least 20% of the wall plane.		500 s.f. or 30 linear feet	800 square feet or 45 linear feet
<i>Roof Pane Limits.</i> Maximum roof plane without offset of at least 2', complex planes, dormers or gables.		600 s.f. or 35 linear feet	1,000 s.f. or 50 linear feet
<i>Transparency.</i> Minimum window and door openings per elevation (includes decorative trim, molding and casing)		Front – 20%; 15% 1-story Side – 8% Street-side - 12% Rear - 8%	Front – 20% Side – 8% Street-side - 12% Rear - 8%
<i>Materials</i>		Primary Material – 65% - 85% Secondary Material - 10% - 30% (limit 3 primary / secondary) Accent Material - 5% - 20% (limit 2 accent)	Primary Materials: Lap siding (9" minimum board); vertical siding; alternative exposure pattern siding; brick, stone, stucco, Secondary Materials: Any primary material, synthetic / veneer brick or stone; integrally tinted and textured masonry block; and standing seam metal (roofs only) Accent Materials: All secondary materials, plus architectural metals, and wood or prefabricated synthetic trim or architectural details.

3. **Wall Plane Limits.** Massing techniques use changes in the building footprint, height, or significant shifts in wall planes to break down the volume of larger buildings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the massing requirements of Table 24-5-9, Building Design Standards:
- Break the building into distinct masses (primary mass, secondary mass, and wings, and entry features), so that at least 25% of the building elevation is off-set as a different mass. Distinct masses should be off-set by at least 4 feet or otherwise be noticeably smaller and subordinate to the main mass.
 - Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or off-set secondary masses to create compatible massing with adjacent structures.
 - Articulate rooflines by stepping the roof, using gables and dormers, dropping eaves, and using prominent overhangs to create offsets and projections of at least 2 feet.
 - Use cantilevers of upper stories of at least 2 feet and step back portions of the building by at least 4 feet in association with meaningful outside space, such as a balcony, deck, patio or entry feature.
 - Use entry features and other massing to create subtle distinctions between the same or similar building types, and to create compatible form and scale between buildings of a different size and type.

[detailed break-out graphic of options / techniques]

4. *Blank Wall Limits.* Modulation uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall planes. The following techniques should be used to achieve the design objectives of this sub-section and to meet the modulation requirements of Table 24-5-9, Building Design Standards:
 - (a) Divide larger facades into smaller components with projections, recesses, material changes, and/or ornamentation, so that at least 20% of the facade is distinguished with modulated elements.
 - (b) Create projections, offsets and voids in the wall planes with bay windows, balconies, cantilevers and/or step-backs of facades. Projections should be at least 2 feet and recesses should be at least 4 feet to break up wall planes.
 - (c) Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between 2 inches and 2 feet from the wall and be at least 8 inches wide.
 - (d) Use color changes and accent materials to emphasize distinct components of the facade.
 - (e) Break up remaining large expanses of blank walls with facade composition that considers the location and grouping of windows, doors, or architectural details.

[detailed break-out graphic of options / techniques]

5. *Transparency.* Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the windows and doors requirements of Table 24-5-9, Building Design Standards:
 - (a) Provide transparency with the location, pattern, and proportions of windows and doors, and create relationships to surrounding public, common, or social spaces.
 - (b) Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly to make multi-unit houses compatible with adjacent detached houses and appear as single houses.
 - (c) Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the facade or to relate to outside open spaces.
 - (d) Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - (e) Locate windows strategically in relation to privacy concerns in adjacent spaces and buildings, but maintain consistent exterior patterns; recall that high-bank windows, transom windows, opaque windows and window treatments are a better adaptable and user-controlled strategy than simply no windows at all.
 - (f) Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to gang groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); or otherwise group windows with significant details that clearly differentiate these elements from the main facade may count these features for up to 25% of the window and door requirement.
 - (g) The window requirement may be waived on sides of buildings that are closer than 3 feet to the property line, if necessary to meet applicable building code requirements.

[detailed break-out graphic options / techniques]

6. **Materials.** Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to achieve the design objectives of this section and the materials standards of Table 24-5-9, Building Design Standards:
 - (a) Use natural materials such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten, or vertical), brick, stone, stucco, ceramic, or terra cotta tile. Synthetic alternatives to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals.
 - (b) Siding shall be continued to within 18 inches of finished grade on any side, unless the foundation is stone, stone veneer, or other ornamental finish is applied.
 - (c) Brick, stone, or other ornamental accent materials shall wrap the corner for at least 2 feet on any facade, or otherwise terminate at interior corners to give a finished appearance the architectural element.
 - (d) Coordinate changes in color and materials in association other changes in massing and modulation of the building.
 - (e) Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof-structure, particularly on buildings 3 stories or more.
 - (e) In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.

7. **Variations of Buildings.** All projects involving three or more buildings shall provide variations in the elevation from the two buildings on each adjacent side, and the three nearest buildings on the opposite side of a facing block, with at least two of the following:
 - (a) Variations in the front entry features as indicated in 24-503.b.5. Variations should include combinations of at least two of the following changes:
 - (1) Different types of entry features: such as, porch, stoop, or entry court;
 - (2) Different roof styles associated with the entry feature: such as gable, hip, shed, flat, arched, or no roof;
 - (3) Different locations and extent of the entry feature: such as centered, shifted, wrapped; projecting, or embedded; and half or full; and/or
 - (4) Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern.
 - (b) Variations in the facade composition, including massing, modulation, window types and placement, materials and material changes, and details and ornamentation, to the extent that the buildings have a distinct appearance;
 - (c) Variations of the roof forms considering the type of roof, orientation of gables, or use of dormers; or
 - (d) Variations of the model or building type with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not be used to meet the variation requirement.
 - (e) In the case of multi-unit buildings:
 - (1) For duplexes / multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
 - (2) For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features shall apply to emphasize different units, and the variation shall apply between units in the building.

[detailed break-out graphic of options / techniques]

8. **Alternative Compliance.** Alternative compliance to the building design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - (b) The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
 - (c) Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - (d) In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

- d. **Lot Open Space Design.** Lot open space helps scale buildings properly to the lot and block, create transitions from public streetscapes to private lots, and ensure that residents have usable open space and outside social areas. These spaces also complement the neighborhood features, common areas, and public parks throughout the neighborhood. Open space designed according to the standards and design objectives of this sub-section shall be used to meet the lot open space standard established in Table 24-5-1.
 1. **Design Objective.** The following design objectives shall be used to apply the lot open space standards in this section.
 - (a) Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features and ensures access to a variety of open spaces
 - (b) Design all unbuilt areas to serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community serving potential of these spaces.
 - (c) Ensure that all lots and buildings have access and proximity to useable open space, whether public, common or private on-lot spaces.

 2. **On-Lot Open Space Design.** On-lot and building open space required for each building type in Table 24-5-1: Residential Building Type & Lot Standards, shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
 - (a) Private frontage areas designed according to Section 24-503-b., excluding any driveways, parking areas or other automobile space;
 - (b) A front entry feature designed according to Section 25-503.b.3, provided it is at least 80 square feet, and at least 8 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building.
 - (c) Courtyards, meeting the standards of Section 24-505;
 - (d) Rear or side yards provided they are part of an open area at least 300 square feet and at least 15 feet in all directions.
 - (e) Uncovered decks or patios, provided they are part of an open area at least 120 square feet and at least 10 feet in all directions – this space is limited to no more than 50% of the requirement for the lot and building;
 - (f) For apartment or mixed use buildings:

- (1) Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building; or
 - (2) Private balconies or patios, provided they are at least 6 feet by 10 feet – this space is limited to no more than 25% of the requirement for the lot and building.
3. **Alternative Compliance.** Alternative compliance to the open space design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The lot and building has access to at least two different active open space within 1,320 feet, and meeting the design and service area standards Section 24-504, Neighborhood Features and Common Areas.
 - (b) All buildings and lots shall include at least 1 of the required lot or open space types.
- e. **Exterior Lighting.** All exterior lighting in residential zoning districts shall meet the standards of 24-603.f. Exterior Lighting.

24-504 Neighborhood Features and Common Areas

- a. **Design Objectives.** The following design objectives shall be used to design and locate neighborhood features and common space.
 1. Arrange neighborhoods, blocks and lots around a connected system of open lands, parks, trails and civic spaces
 2. Design and locate unbuilt areas to serve multiple aesthetic, ecological, recreation and social functions
 3. Integrate civic spaces and neighborhood features into streetscape designs and create gateways and transitions to unique neighborhoods and districts
 4. Design neighborhoods with access to outdoor recreation and opportunities active living.
 5. Locate formal civic spaces to serve as gathering places and focal points of compact, walkable neighborhoods
 6. Preserve natural features for their aesthetic and ecological value, including groves of trees, prairie, streams, unusual and attractive topography, and similar natural landscape features.
 7. Distribute open and civic spaces so that all development has access and proximity to a variety of amenities appropriate to its context.
- b. **Required Features & Common Areas.** Neighborhood features and commons areas shall be required for all residential projects based on the number of dwelling units specified in Table 24-5-10. It may include the types of spaces identified in Table 24-5-11 provided they are designed and located according to the criteria in Section 24-504.c.

Table 24-5-10: Required Neighborhood Features	
Required Features	Dwelling Units
0	<21
1	21-50
2	51 - 100

3	101-200 units
+1	each increment of 100 units

- c. **Neighborhood Feature & Common Area Design.** Neighborhood features and common areas may include the types of spaces identified in Table 24-5-11.

Table 24-5-11 Neighborhood Feature & Common Area Types			
Type	Size	Service Area	Feature Points
Natural Areas	At least 1 acre, but dependent on ecological value of the space and the ability to other coordinated and undisturbed natural areas (ideally 40 acres or more)	n/a	1 – 3 depending on quality / size
Trail System	20' min. width landscape corridor; 8' minimum width paved or crusher fine path; 10' minimum if multi-modal; - At least 1 block length, but sufficient continuity to connect entire project with pedestrian and bicycle systems outside of project.	w/in 1000' of trail, or up to 0.25 mile from trail head.	1
Pocket Park (See 24-302 for larger parks)	1 – 4 acres - At least 100' wide in all directions - Frontage on at least 1 public street OR connections to street by a trail	w/in 0.25 miles	1
Recreation Center	10K s.f. – 4 acres 2K s.f. min. community building and/or 20' x 40' min. community pool	w/in 0.5 miles	2 for building 2 for pool 3 for both
Square / Green	5K s.f. – 1 acre - At least 50' wide in all directions - Frontage on at least 2 public streets	w/in 1,000'	1
Plaza / Courtyard / Community Garden	1K – 5K s.f. - At least 25 wide in all directions - Frontage on at least 1 public street OR connection to street by trail or pedestrian passage	abutting lots or on the same block	1
Enhanced Streetscape	50% minimum increase above pedestrian / amenity area required by 24-301; OR - Median – 12' minimum on collector; 16' minimum on arterial - At least 1 block length	abutting lots on the same block	0.25
Gateways	100 – 1K s.f. at all intersections of collector streets or higher classification OR - Smaller but equivalent monumentation and identify features dispersed at all intersections.	abutting lots on the same block	0.25
Pedestrian Passage	12' – 20' wide corridor 6' wide minimum paved path 150' length min, and through the entire block or connecting from street to other civic space.	abutting lots on the same block	0.25

1. **Design Criteria.** All neighborhood features and common space shall include enhanced landscape design to ensure a distinctive identity and amenity for the neighborhood.
 - a. Natural areas (open lands and trails) shall include large areas of vegetation, native or natural landscape, and undisturbed or restored topography and natural features. These areas shall be located to preserve valuable ecological resources such as riparian corridors, plant or animal habitat, or prominent landscape features.
 - b. Recreation areas (parks, trails, and recreation centers) shall include playgrounds, sport courts, and larger landscape areas designed for un-programmed outdoor

- recreation. These areas shall be located at highly-visible, central locations and important intersections of the street networks and/or trail systems.
- c. Formal areas (greens, plazas, squares and courtyards) shall include hardscape, public art, seating areas, ornamental landscape, water features or other enhancements to serve as focal points and gathering places. These areas shall be located to serve as focal points for compact development patterns or higher density development serving the immediate surrounding area.
 2. *Designated Out Lots.* All neighborhood features and common space shall be designated on a plat as out lots under common ownership and reserved for the limited and specified purpose of serving surrounding development with amenities. Except, multi-family projects may include the neighborhood features or common space within the required 30% lot open space in private ownership.
 3. *Coordination with Other Public Space.* All neighborhood features and common areas shall be coordinated, to the greatest extent practical, with the larger system of parks and civic spaces required in Section 24-302.
 - d. **Stormwater Facilities.** Stormwater facilities shall be designed and integrated into the street network or open and civic space system in order to avoid redundant and inefficient facilities on individual lots. Any area used for stormwater may be counted towards the neighborhood feature and common areas provided:
 1. It is integrated into the design of the space as aesthetic amenity and is consistent with the design, function, and character of the space.
 2. The design does not impact the utility of the space for either purpose (i.e stormwater functions do not compromise the use and value of the space as intended open space, and open space designs do not compromise maintenance and management and performance for stormwater functions according to the design and performance standards of the Design Criteria and Construction Specifications for Stormwater, Volume II).
 3. The maintenance and management of the portion of the facility serving stormwater function is clearly identified, whether that is a public dedication or whether it is an obligation of the owner or property owners' association.
 - e. **Ownership and Management.** Neighborhood features and common areas platted as part of a development shall require specific designation on the final plat as a separate out lot. Options for ownership and management include:
 1. Creation of or dedication to a non-profit entity capable of carrying out the ownership and management.
 2. Creation of a homeowners', leaseholders' and/or property owners' association that owns the space in common and is capable of carrying out the ownership and management.
 3. Dedication to a public entity as part of the rights-of-way, parks or other community facilities element of the plan. The City may accept dedications of land in its sole discretion, provided it meets other open space and conservation goals of the City indicated in the Comprehensive Plan or other official Culture, Parks, and Recreation Department plans.

All neighborhood features and common areas shall require documentation recorded with the final plat that outlines the ongoing maintenance plans, as well as administrative and financial management of the space according to these standards. Documents such as covenants for a homeowners' association, bylaws or charter for a non-profit entity, or similar agreements and guarantees, shall be filed with the clerk and recorders office in association with the plat prior to any building permits.

- f. **Alternative Compliance.** Alternative compliance to the neighborhood feature and common areas standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and the following additional applicable criteria:
1. The location, accessibility and quality of existing publicly dedicated areas, streetscape, or other public realm elements, particularly as it relates to infill development.
 2. The extent of lot open space associated with buildings and the opportunity for it to provide usable open space to residents.
 3. Alternatives to the neighborhood amenity and common area types that create a distinct identity or preserve a valuable resources.

24-505 Courtyard Pattern

- a. **Applicability.** Residential buildings and lots may be designed to front on a courtyard based on the following design standards. The courtyard pattern is appropriate where:
1. Courtyards are designed as an extension of the public streetscape and open space system for the project, block or neighborhood.
 2. Blocks and surrounding lots are deep, allowing a different configuration of buildable lots; or
 3. Other developed areas where existing lot patterns in the vicinity warrant use of this pattern to facilitate infill development and compatible building types.
- b. **Eligible Building Types.** The following building types are eligible for this pattern, subject to the limitations stated:
1. Small Apartments, up to 5 buildings or 36 units, whichever is less.
 2. Row Houses, up to 4 buildings or 24 units, whichever is less.
 3. Multi-unit House or Detached House, up to 8 buildings.
- c. **Design Standards and Exceptions.**
1. The minimum lot size per building in Table 24-5-1 may be reduced up to 30%, provided the courtyard is owned in common by all lots or otherwise established as a shared-space amenity.
 2. Lots and buildings may front on the courtyard, rather than along a street, provided they otherwise meet the design standards applicable to the front of buildings.
 3. The front setback may be reduced to 5 feet from the courtyard.
 4. Vehicle access and parking for each lot shall be coordinated for all lots and buildings, and designed in a way that minimizes the impact on the public street and the courtyard. Access shall meet all frontage standards applied to the project as a whole.
 5. Any buildings fronting on the street, or the sides of any buildings adjacent to the street shall still meet requirements for public frontages and orientation standards in this section. Corner buildings may need to meet the front building design standards on both the street front and the courtyard.
 6. The courtyard shall meet the following design standards:
 - (a) *Size.* 1,000 to 5,000 square feet.
 - (b) *Proportions.* The courtyard shall be at least 25 feet in all directions and be no wider than 4:1 (length to width).
 - (c) *Frontage & Access.* The courtyard shall be have frontage on a public street, or be visible from and directly connected to the streetscape.

- (d) **Landscape:** At least 25% of the area shall be allocated to planter beds, seasonal plantings, foundation plants or other landscape amenities, and otherwise meet the landscape standards applicable to Terrace frontages.



Figure 24-5-### Courtyard Pattern

Courtyard patterns allow multiple buildings to front on common open spaces with reduced lot sizes and setbacks, provided all open space design standards are met, provided the courtyard and building maintain frontage design and streetscape standards on a public street.

24-506 Residential Micro-Housing District

- a. **Intent.** The intent of this section is to provide smaller-format manufactured, mobile or other small homes, in a neighborhood or community that includes common neighborhood amenities, and with site designs that limit impacts on adjacent property and promotes development patterns that are compatible with the surrounding areas.
- b. **Applicability.** Small format home communities are permitted in the Residential Micro-Housing District (R– MH), and implemented through rezoning conditioned on a specific project plan according to Section 24-204, or as a Planned Unit Development according to Section 24-205. These standards shall not apply to:
 1. Mobile homes, trailers or similar temporary buildings used as an interim structure associated with an ongoing construction project under valid permit;
 2. A single mobile or manufactured home used as an accessory structure in the H-A district.
 3. Interim or temporary housing strategies to address emergencies; or
 4. Detached houses that are assembled off site and “manufactured,” provided they meet all other standards of the applicable zoning district.
- c. **Development Standards.** Except as otherwise modified through a development plan according to the approval procedures and criteria in Section 24-204, the general development standards for manufactured and other small format home projects are included in Table 24-5-12.

Table 24-5-12: R-MH Development Standards

Project	Amount of Bonus Units Above Base Density
5 acre minimum, 150' minimum frontage an arterial or collector 20% open space <i>Project Size:</i> <i>Exception:</i> the Director may recommend a plan for as small as 3 acres and 100 feet of public street frontage if the plan demonstrates exceptional community design and layout for the common areas within the community, a high-quality and well-designed housing concept, and special attention to integrating and relating the project to surrounding areas.	
10 units per acre, maximum <i>Project Intensity:</i> <i>Exception:</i> Up to 18 units per acre for any project with more than 30% of the project area designed as useable open space meeting Open & Civic Space standards in Section 24-302.	
<i>Perimeter Setbacks</i> 25' minimum from any street boundary; 20' from any property boundary See Section 24-803 for perimeter landscape standards.	
Home Sites	
2,500 s.f. minimum, <i>Lot Size</i> <i>Exception:</i> 1,200 s.f. minimum for any project with more than 30% of the project areas designed as useable Open & Civic Spaces meeting the types and standards in Section 24-302	
<i>Lot Width</i> 25' minimum, and at least 20' frontage on a public street, common internal street, or common open space with street access at the rear of the site.	
<i>Setbacks</i> Front: 10' minimum, or 18' minimum from internal street edge, whichever is greater Side: 5' minimum, or 3' minimum with 10' between buildings on adjacent lots Rear: 10' minimum	

Table 24-5-12: R-MH Development Standards

All buildings shall meet the project perimeter setback.	
<i>Height</i>	30' maximum
<i>Site Design</i>	Each home site shall have a private patio, courtyard or similar outdoor amenity of at least 120 square feet. Any structure associated with this outside amenity may be located within 5 feet of the lot or home site boundary. Each home site may have accessory storage up to 120 square feet, up to 8 feet tall. The accessory storage shall be in an accessory building or in an area screened from the internal streets, common areas or adjacent property. An accessory building shall be set back at least 40 feet from any public or internal street, or behind the dwelling unit. Accessory buildings shall be separated by at least 5 feet from any other structure. Where the project provides a community storage area of comparable size for each unit, storage on the site is not required
<i>Parking</i>	Projects shall meet Chapter 7 for required parking. At least one parking space shall be on the home site. However, and additional space and any required guest parking may be located on the internal street or in a common parking lot within 250' of the home site..

- d. **Uses.** In addition to any uses enabled for the R-MH district in Table 24-4-2: Zoning Districts and Uses projects may include the following specific uses:
1. Dwelling units consisting of modular homes, mobile homes, or other similar small detached dwellings.
 2. Accessory buildings and uses incidental to those listed above and which support the residential community, including offices, recreation buildings, storage areas, maintenance and utility facilities, or other community services.
- e. **Common Areas.** All common areas not dedicated as home sites according to the development standards in Section 24-504.c, shall be designed as common spaces according to the development plan. This space shall be allocated to:
1. *Internal Streets.* Internal streets shall laid out to organize the project into blocks and lots so that all home sites and lots are served by streets. Internal streets shall be 20' where no parking is permitted, 24' wide where parking is permitted on one side, and 28' wide where parking is permitted on both sides. Internal streets shall connect to public streets as follows:
 - (a) One connection for projects under 25 dwelling units;
 - (b) Two connections for projects between 25 and 100 dwelling units.
 - (c) One connection per every 50 dwelling units for projects over 100 dwelling units
 2. *Neighborhood Features & Common Areas.* Common areas shall meet one of the design types specified in Section 24-504 at a rate specified in Table 24-5-10. All common areas shall be designed and located in a manner that ensures adequate accessibility for all units in the community.
 3. At least one of these spaces shall include a community building, which is centrally located, for recreation and meeting functions, laundry facilities, or other common amenities. The community building shall be at least 1,000 square feet, or 15 square feet per dwelling unit, whichever is greater.
 4. Other internal circulation or open space such as walkways, landscape perimeters or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all internal streets or at greater intervals through a trail or path system.

5. A common storage and utility area shall be provided within the plan including at least 100 square feet per unit. This area may be used for storage of large equipment, recreational vehicles, maintenance or other utility functions for the community. This area shall be screened from the project and from surrounding property according to the landscape standards in Article 8.
- f. **Building Design.**
 1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
 2. Parking spaces on a home site shall be located to the side or rear of the dwelling. Home sites may include a carport, provided it remains open and unenclosed on at least 75% of the perimeter, is no taller than the dwelling unit, is no larger than 400 square feet, but in no case larger than the dwelling unit.
 3. Any mobile home or similar non-foundational dwellings shall:
 - a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code;
 - b. Be skirted within 14 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the dwelling and consistent with the quality of development in the community.
 - e. Be located on a hard surface pad with a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.
- g. **Landscape and Parking Design.** The standards of Chapters 7 and 8 are generally applicable to R-MH district development plans, except as modified through a development plan based on the approval procedures and criteria in Section 24-204 or 24-205.
- h. **Subdivisions.** Each home site may be individually platted if:
 1. All lots shall have public utility access as provided in Chapter 3, including public easements for access to each home site and all other standards and criteria of the subdivision standards are met;
 2. All dwellings are on a permanent foundation or affixed to a permanent slab; and
 3. There are covenants and restrictions assuring that all provisions of this section and the approved development plan, will be maintained through a management entity or common association.

Chapter 1. General Provisions

- 24-101 Overview
- 24-102 Interpretation
- 24-103 Administration
- 24-104 Enforcement
- 24-105 Nonconformities

Chapter 2. Procedures

- 24-201 General – All Applications
- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use By Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeal of Administrative Decision
- 24-211 Code Amendment
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication Right-of-way
- 24-214 Annexation

Chapter 3. Subdivision Standards

- 24-301 Streets
- 24-302 Parks & Trails
- 24-303 Blocks & Lots
- 34-304 Required Improvements
- 24-305 Adequate Public Facilities

Chapter 4. Zoning Districts & Uses

- 24-401 Zoning Districts
- 24-402 Allowed Uses
- 24-403 Accessory Uses
- 24-404 Specific Use Standards
- 24-405 Temporary Uses

Chapter 5. Residential Development Standards

- 24-501 Intent & Applicability
- 24-502 Residential Development Standards
- 24-503 Residential Design Standards
- 24-504 Neighborhood Features & Common Areas
- 24-505 Courtyard Pattern
- 24-506 Residential Micro-Housing District

Chapter 6. Nonresidential Development Standards

- 24-601 Intent & Applicability
- 24-602 Nonresidential Development Standards
- 24-603 Nonresidential Design Standards

Chapter 7. Access & Parking Standards

- 24-701 Intent & Applicability
- 24-702 Access & Circulation
- 24-703 Required Parking
- 24-704. Parking Design
- 24-705 Loading Areas
- 24-706 Recreational & Oversized Vehicles
- 24-707 Alternate Access & Parking Plan

Chapter 8. Landscape Standards

- 24-801 Intent & Applicability
- 24-802 Landscape Design
- 24-803 Perimeter Landscape
- 24-804 Plant Specifications
- 24-805 Fences & Walls

Chapter 9. Signs

- 24-901 Intent & Applicability
- 24-902 Exempt Signs
- 24-903 Prohibited Signs
- 24-904 Standards Applicable to All Signs
- 24-905 Specific Sign Allowances
- 24-906 Historic Signs
- 24-907 Nonconforming Signs
- 24-908 Sign Measurements & Interpretation
- 24-909 Relief From Standards
- 24-910 Sign Chart

Chapter 10. Special Purpose Districts & Areas

- 24-1001 Floodplain Overlay District
- 24-1002 Airport Overlay District
- 24-1003 Historic Preservation
- 24-1004 Conservation District
- 24-1005 Areas of Ecological Significance
- 24-1006 Downtown General Improvement District
- 24-1007 Redevelopment Area
- 24-1008 Character Overlay Districts
- 24-1009 Entertainment Districts
- 24-1010 Hillside Development Standards

Chapter 11. Supplemental Standards

- 24-1101 Wireless Communication Facilities
- 24-1102 Oil & Gas
- 24-1103 Adult Uses
- 24-1104 Marijuana Uses

Chapter 12 Metropolitan Districts

Chapter 13 Definitions & Terms

- 24-1301 Description of Uses
- 24-1302 Glossary of Architecture & Design Terms
- 24-1303 Definitions

CHAPTER 5 RESIDENTIAL DEVELOPMENT STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
n/a	24-501 Intent & Applicability	Compiled from various sections to establish the intent and set up the new approach for all residential development standards
18.38 Zoning District Development Standards 19.38.030-070 for residential districts 18.38.100 Performance Options	24-502.a Residential Development Standards	Converted all of the current residential development standards to a complete range of building types. These roughly parallel current district standards or current building-specific standards where they are included in the current code. Some lot sizes, building heights and lot open space requirements were adjusted to better reflect the specific scale of the projects. The most notable changes are: • R-L now includes the cluster option (4,500 s.f. lot) as an allowed type) • R-M includes a much broader range of “missing middle” housing types – specifically multi-unit houses, row houses, and small apartments. • R-H allows the full range of housing types from detached houses to larger apartments (most of these are currently allowed in R-H, but are not clearly called out. • Specific but limited enabling of smaller lot options – Small lot (3K to 4.5K lot) and small format (1.5K t 3K) based on prototypes and precedents studied from other projects.
various sections	24-502.b Dimension exceptions	Incorporation of various exceptions, interpretation rules or additional standards in one section related to the development table. Added an option for a “zero lot line” application through use of easements rather than platted lot lines (b.1.(b))
18.52.030 Accessory Uses & Structures, Accessory Uses & Structures	24-502.c Accessory buildings - residential	Incorporated current standards but refined by type/scale of building and increased some allowances – particularly for larger lot sizes and particularly larger “outbuildings” on larger lot sizes. These are more typical for the types of structures found in these contexts.
New section	24-502.d. Housing diversity	This is a new element. It is added based on 3 considerations in the process: • The advisory committee’s discussion of similar provisions in other communities, and the desire to explore the option but be more lenient and reasonable with the ranges and requirements. • The expansion of the range of housing options in the code, and specifically the addition of more small lot and missing middle options. (This tool can ensure that these are integrated into a mix). • The comprehensive plan policies for housing options and diversity. The standards are based on a combination of context (in relation of planning areas), scale (amount of units being proposed) and range of specific categories and types of housing. The section includes exceptions for alternative compliance and considering projects in their context of established mixes.
18.52.035 Accessory Uses & Structures, Fences and Walls	24-502.e. Fences and walls	Current provisions with no substantive changes
n/a	24-503.a Residential Design Standards, Applicability	Compiled from various sections to establish the intent and set up the new approach for all residential design standards
Various provisions from: • 18.38.100 Performance Options • 18.40.090 Architectural review standards • 18.40.100 Site and building design standards	24-503.b Frontage Design	New approach to a range of standards in current code addressing similar topics. This new approach accomplishes the following: • Allows a more comprehensive approach to the design issues by focusing on the streetscape • Allows adjustments based on context – in this regard, the suburban frontage is relaxed from the current standard and the neighborhood and terrace are increased from the current standard. • Allows more targeted application of “alternative compliance” to allow some flexibility.

CHAPTER 5 RESIDENTIAL DEVELOPMENT STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
18.46.040 Infill area design standards		
Same as above	24-503.c Building design	New approach focusing on a few key elements of building design – massing (volume of buildable areas); modulation (composition and breaking up blank walls); transparency (connecting to outside with windows and doors); and materials. Using a similar structure this section sets the intent / design objective; establishes a measureable objective standard; identifies a range of design strategies that may be used to meet that standard; and then allows for alternative compliance when something not listed or something not technically meeting the standard would serve the objective equally or better. This section is derived from the similar range of topics in the current regulations.
Same as above	24.503.d. Lot Open Space Design	Several sections in the current code address the topic of “useable open space” and allow elements at various scales to count towards this. This section refines what can count to this requirement at the lot scale and adds more small and formal options for the smaller lot building types (which have lessor on lot open space requirements). It also establishes connections to the next larger scales – Common areas of the neighborhoods (24-504) and parks and trails at the subdivision scale (24-302)
18.40.110 Lighting Standards	24-503.e Exterior Lighting	This is a cross reference to the existing lighting standards, recently updated by staff.
18.40.100(a)(12) and (b) Neighborhood Identity Features	24-504 Neighborhood Features & Common Areas	This is a reorganization of the current “Neighborhood Identity Features” sections; the goal is the reflect better connections of these spaces as the connection between larger scale open space systems (Parks, Trails and Natural Areas, and the block and lot open spaces of individual building sites. There are only minor adjustments to the current standards in the applicability and types of spaces required.
New section	24-505 Courtyard Pattern	This is a new provision combining two elements from the existing code for a specific pattern option – the building types (and particularly new building types) and arranging them around a specific “neighborhood identity feature” – the courtyard. It can be particularly applicable for infill areas and integrating houses on deeper blocks, but also an added neighborhood design feature in new neighborhoods. It offers a reduction in lots sizes for enhanced courtyard designs – essentially “layering” the front yard / frontages of multiple building in a single space with more design amenities.
18.38.050 R-MH Residential Mobile Home District 18.46.150 Mobile homes and land lease communities	24-506 Residential Micros-housing District (R-MH)	This section is a reorganization of the current manufactured housing district to broaden the application to a wider range of small format housing. The changes are in a few key areas: - Allowing a broader range of small housing options (not just a conventional trailer / manufactured house options) to coordinate with the new Detached House – Small format option in 24-502.a. - Allowing smaller project threshold (5 acres rather than 8) and larger densities (10 unit/acre base instead of 8; and up to 18 units per acre with more open space). These densities are more in range with the typical yield from this smaller home site. - Requiring more specific designs for the common amenity areas (similar to Neighborhood Features & Common Areas in 25-504) and allowing the density to escalate at a particular threshold of this space. These actions align with the Council’s strategic housing policy point to explore more manufactured housing opportunities.



Chapter 6 Nonresidential Development Standards

24-601 Intent & Applicability

24-602 Nonresidential Development Standards

24-603 Nonresidential Design Standards

24-601 Intent & Applicability

- a. **Intent.** The Nonresidential Development Standards have the following intent.
 1. Promote good civic design and improve the appearance and vibrancy of commercial districts, employment centers, civic spaces, and other public places.
 2. Design and locate open spaces as an extension of the public realm, and emphasize the different contexts of places throughout the City.
 3. Improve the accessibility of centers and districts throughout the City by arranging development within multi-modal networks, and coordinating site access and internal circulation systems with these networks.
 4. Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to relate to these spaces.
 5. Refine the design, scale, and details of buildings based on the relationship to the public realm and make distinctions in design based on the context of development.
 6. Improve the value of places, strengthen the economic potential of commercial districts and employment centers, and promote lasting and sustained investment in nonresidential development through good design.
- b. **Applicability**
 1. The standards in this Chapter shall apply to all development in the C-L, C-H, MU-L, MU-H, I-L, I-M, and I-H districts, except where stated that sections only apply to specific districts or specific situations.
 2. All new structures shall comply with these standards.
 3. Modification or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the Director may waive any design standards applied to modifications or additions that:
 - (a) Conflict with the consistent design of an existing building;
 - (b) Conflict with the prevailing character on the block or immediate vicinity of the project; or
 - (c) To otherwise facilitate infill development or adaptive reuse of an existing building.
 4. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building shall not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

24-602 Nonresidential Development Standards

- a. **District Lot and Building Standards.** The lot and building standards for nonresidential districts are specified in Table 24-6-1.

Table 24-6-1: Nonresidential District Lot & Building Standards

Zoning District	Lot Standards			Minimum Setbacks				Building Height
	Size	Frontage Width	Open Space	Front [1]	Interior Side [2]	Corner Side [1]	Rear [2]	
C-L Commercial Low Intensity	n/a	25'+	20%	25'	0'	25'	0'	40'
C-H Commercial High Intensity	n/a	25'+	20%	25'	0'	25'	0'	60'
MU-L Mixed-use Low Intensity	20K s.f. max	25' – 100'	15%	0' – 10'	0'	0' – 10'	0'	40'
MU-H Mixed Use High Intensity	2 ac. max	25' – 300'	15%	0' – 10'	0'	0' – 10'	0'	60'
I-L Industrial Low Intensity	n/a	50' +	10%	25'	0'	25'	0'	40'
I-M Industrial Medium Intensity	n/a	100'+	10%	25'	0'	25'	0'	40'
I-H Industrial High Intensity	n/a	100'+	10%	25'	0'	25'	0'	60'

[1] Front setbacks may be modified according to the frontage type design standards in 2-603.b..

[2] Non-street setbacks shall be as specified by the building code for each class of building. However, greater setbacks may be necessary to meet the building design standards or landscape standards applicable to a particular use or building.

[3] Any district that permits residential uses, may allow residential lots designed according to the residential building type standards in Chapter 5.

b. **Dimension Exceptions.** The following are exceptions to setback and building dimensions standards established in Table 24-6-1: Nonresidential District Building & Lot Standards.

1. **Setback Encroachments.** The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
 - (a) Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles.
 - (b) Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 3 feet from any side or rear lot line. This exception shall be limited to no more than 20% of a building elevation.
 - (c) Ground-mounted mechanical equipment meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
 - (d) A lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 feet from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.
 - (e) Any other accessory use or structure within the setback, not specified in Section 24-602.c, shall have a setback of at least 1/3 its height from the property line.
2. **Height Exceptions.** The following are exceptions to the height limits in Table 24-6-2:

- (a) Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
- (b) Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 15% above the actual building height.
- (c) Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code or otherwise incorporated into the architecture of the building.
- (d) Accessory site structures such as flag poles, monuments, or water towers, may have a height limit of 50 feet, but shall be setback a distance of at least 1/3 its height from the property line.
- (e) 1 foot of additional height may be permitted for each 1 foot in additional setback, up to a maximum of 10 additional feet above the maximum height limit. For any structure using this exception where there is no required setback, and default required setback of 10 feet shall be used for applying this exception. The additional setback area shall be used for landscape areas required by Section 24-803 or open space meeting the standards of 24-603.d.
- (f) All height exceptions shall be in conformance with air space regulations relative to the Airport Overlay District in Section 24-1002.

- c. **Accessory Buildings – Nonresidential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building, subject to the standards in Table 24-6-2, Nonresidential Accessory Structures, and to the following additional limitations.

Table 24-6-2: Nonresidential Accessory Structures				
Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	1 / lot; + 1 / each 10k s.f; - Maximum of 3	120 s.f. max	12' max	0' side or rear; 5' if on a concrete slab or similar foundation; and 25' on any street side lot line - Behind the rear building line of the principle structure
Secondary Building (detached accessory building)	1 / principal building	25% of principal building footprint, up to 1,200 s.f. max.	25' max, but no higher than principal structure.	5' from side and rear; 10' from street side; and - At least 12' behind the front building line of the principal structure
Any building over 12' high or more than 250 square feet shall meet the design standards.in Section 24-502.c.2.				

1. **Generally.**
 - (a) All accessory buildings shall be at least 10 feet from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
 - (b) Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location and orientation.
 - (c) Minor accessory structures of 120 square feet or less, and not on a slab or similar foundation do not have a required interior side or rear setback, but should be movable and are otherwise placed “at risk” by the owner with regard to any easements, fence, or screening requirements.

2. **Secondary Building Standards.** In any nonresidential district, secondary buildings over 250 square feet or 12 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
 - (a) Any portion of the building or structure potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and details that are compatible with the principal structure, or otherwise be screened according Section 24-803.
 - (b) Any building or structure exceeding the limits in Table 24-6-2 shall be treated as a second principal building and meet all lot and building design standards applicable to principal buildings.

- d. **Fences & Walls.** Fences and walls in Nonresidential districts shall be limited to the sizes and locations in Table 24-6-3, Nonresidential Fences & Walls.

Table 24-6-3 Nonresidential Fences & Wall	
Location	
Front <i>In the front setback or any location in front of Front Building Line.</i>	▪ 3.5' high ▪ 3.5' – 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). ▪ Up to 8' for ornamental features at pedestrian entries.
Side and Rear <i>In the side, street side, or rear yard and behind the Front Building Line.</i>	▪ 6' high; ▪ 8' in the I-M or I-H district, provided the fence remains open (i.e. wrought iron or chain link) ▪ A fence or wall outside of required setbacks (i.e. in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences <i>Any fence within 30' of a Collector or Arterial street right-of-way as part of Perimeter Landscape in Section 24-803.</i>	Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: ▪ All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of Section 24-802. ▪ Expanses of over 100' shall be broken up by either: ○ Offsets of +/- 3' on 1/3 of length for every 150' span; or ○ Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e. wrought iron); or ○ Architectural pillars or posts (i.e. stone, or masonry) at least every 50'. ▪ Alternatives may be approved by the Director in association with the perimeter landscape plans for in Section 24-803, and Streetscapes in 24-301,

1. **General Height & Location Standards.** The following standards are applicable to fences and walls in all locations.
 - (a) All fences or walls along rights-of-way or easements shall be located:
 - (1) At least 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations.
 - (2) At least 2' from any sidewalk.
 - (3) At least 3' from the edge of any alley or similar vehicle access.
 - (4) Fences or walls may only be located in the right-of-way or easement by a revocable right-of-way permit from the Public Works Department
 - (b) All fences or walls located along common lot lines shall be located so:
 - (1) The fence is on the property line; or
 - (2) The fence is at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.

- (3) The finished side faces adjacent property or any public right-of-way, public space or common areas.
 - (c) Any fence or wall in the floodplain shall also require a floodplain development permit.
 - (d) All fence or walls shall be located and designed to comply with sight distance requirements of 24-301.d.2. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
 - (e) Temporary fences for construction may be up to 6 feet or as otherwise specified in construction permits
 - (f) All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards, In particular any of the following allowed by these standards, or permitted by alternative compliance or variance, requires a building permit::
 - (1) Any fence or wall over 6 feet;
 - (2) Any retaining walls over 4 feet;
 - (3) Walls in the setbacks over 6 feet shall only be permitted by a alternative compliance in Section 24-208.
2. **Materials.** Fences and walls shall be consistent in architectural character, materials and appearance of the principal building(s) on the same lot. Fences shall be constructed out of any of the following materials:
- (a) Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
 - (b) Wrought iron or aluminum simulating wrought iron;
 - (c) Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
 - (d) Chain link or vinyl clad chain link:
 - (1) Chain link is permitted in the side or rear yard only in the C-L, C-H, MU-L and MU-H districts.
 - (2) Chain link with slats is only allowed in the I-M and I-H districts, and proved it is not located along a collector or arterial street.
 - (3) Chain link fences may be up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over 8' remain free of opaque screens.
 - (e) Barbed wire may be allowed only in the I-M, I-H, C-D and H-A districts, added to the height of chain link fences and located above 6.5 feet. Barbed wire is limited to no more than three bands. Exterior area security lighting, controlled by an automatic light level switch, is installed and maintained in good operating condition.

Section 24-603 Nonresidential Design Standards

- a. **Applicability.** The design standards shall apply to the C-L, C-H, MU-L, MU-H, I-L, I-M, and I-H zoning districts.
 - 1. **General Applicability.** The design standards apply based on the context of a particular project, according to the general applicability provisions in Table 24-6-4.

Table 24-6-4: Applicability of Design Standards

Zoning District	Applicability
C-L , C-H, I-L, I-M and I-H	- Frontage C standards preferred and generally applicable; - Frontage D standards may apply on large commercial sites (over 2 acres) or industrial buildings; - Frontage A and B standards by alternative compliance
MU-L	- Frontage A standards preferred and on at least 2 blocks or at least 50% of a project; - Frontage B standards generally applicable on the remainder; - Frontage C or D standards by alternative compliance
MU-H.	- Frontage A standards preferred and on at least 4 blocks or at least 50% of a project; - Frontage B standards generally applicable on the remainder; - Frontage C or D standards by alternative compliance
Residential Development	Where residential building types are permitted in any nonresidential district, they may be developed according to the Residential Development Standards in Chapter 5.

2. **Alternative Compliance.** Alternative compliance to the general applicability of the design standards in Table 24-6-2 may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:

- Streets with pedestrian amenities, on-street parking, or designed according to the Pedestrian or Avenue Street type standards in Section 24-301 are generally appropriate for the Frontage A and Frontage B frontage type and design standards.
- Streets with higher traffic speeds or volumes, that lack pedestrian amenities, or lack on-street parking are generally appropriate for Frontage C and Frontage D frontage type and design standards.
- Where the context of a specific block or site has a prevalence of development that reflects patterns similar to any particular frontage and design type, the prevailing pattern may be implemented.
- A development plan for an area or project may more specifically map street types and frontage types on a block-by-block basis, and any plan officially approved by the Planning Commission or City Council in association with the development may further specify the applicability of the frontage types and design standards for a particular district, area, or project.

- b. **Frontage Design.** Frontage design determines the relationship between private development and the public realm, and determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design encompass the design of the frontage. Frontage types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 24-6-1, as indicated in the applicability provisions of Section 24-603.a.

1. **Design Objectives.** Frontage types in Table 24-6-5: Nonresidential Frontage Design shall be applied to meet the following design objectives:

- Enhance the image of the City by coordinating streetscape investment with private lot and building investment.
- Orient all buildings and lots to the public street, or to common open spaces that serve as an extension of the streetscape and public realm.
- Design frontages based on the context of the area, block, and street, particularly using landscape areas to screen and separate sites from higher-volume / higher

- speed streets and using social spaces and human scale design in areas and on streets intended for more compact and walkable development.
- (d) Coordinate development across multiple lots along block faces, considering access, parking, landscape, and open space design.
 - (e) Create transitions that allow a range of different building types to engage the streetscape in compatible ways along a block.
 - (f) Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building form and placement.
 - (g) Frontages should be similar for all lots on the same block face or gradually transition to different types in contexts that allow multiple frontage types.
2. **Frontage Design Standards.** Frontage types shall be designed according to the standards in Table 24-6-5: Nonresidential Frontage Design. Sub-sections following the table provide specific design strategies and techniques to be used to meet these standards and design objectives.

Table 24-6-5: Nonresidential Frontage Design

	<i>Frontage A</i>	<i>Frontage B</i>	<i>Frontage C</i>	<i>Frontage D</i>
<i>Front Building Line (build-to range)</i>	0' – 10'	0' – 25'	25' – 80'	80' +
<i>Required Front Building Line</i>	80%	60%	40%	n/a
<i>Access Width (max.)</i>	20'	24'	32'	40'
<i>Access Spacing (min.)</i>	1 per block	200'	150'	50'
<i>Parking Setback (min.)</i>	Behind rear of building.	Behind front building line	5' – 20' min. See Section 24-704.b. for parking setbacks specific to parking lot size	5' – 20' min.
<i>Extent of Parking Frontage (max.)</i>	0%	30%	n/a	n/a
<i>Landscape</i>	See Sections 24-301 and 24-302		See Section 24-803	
<i>Applicability</i> (See Table 24-6-4)	<i>MU-L, MU-H</i>	■	□	◇
	<i>C-L, C-H</i>	◇	◇	■
	<i>I-L, I-M, I-H</i>	◇	◇	■

- Preferred
 □ Permitted
 ◇ Limited to Alternative Compliance

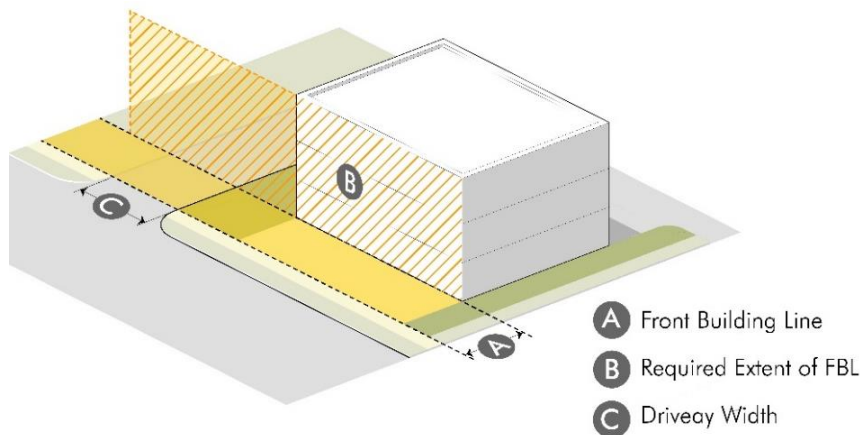


Figure 24-6-### Frontage Design

Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access widths, and parking location and extent along frontage. Coordinating frontage design of multiple buildings and sites along a block impacts the character of the streetscape and the block. **[update image for revised text/table 24-6-5]**

3. **Building Form and Placement.** All buildings shall establish a front building line within the range specified in Table 24-6-5, Nonresidential Frontage Design. This required front building line shall modify the required front setback in Table 6-2 based on the appropriate frontage for the street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - (a) Front building facades meeting the design standards in Table 24-6-6, Nonresidential Building Design; or
 - (b) Open spaces meeting the requirements of Section 24-603.d provided:
 - (1) It is limited to no more than 50 feet or 50% of the lot frontage, whichever is greater;
 - (2) There are defining features at the extension of the required front building line, such as decorative walls or fences, landscape features and other human scale details; and
 - (3) All building facades fronting the open space meet the standards otherwise applicable along the streetscape.
 - (c) Projects designed around internal access streets according to Section 24-301 may use the internal access streets for the purpose of applying frontage standards.

[detailed break-out graphic of options / techniques]

4. **Access and Parking Limits.** The following standards apply to the driveway and parking limits in Table 24-6-5, Nonresidential Frontage Design:
 - (a) Access width limits apply to the first 25' of the lot depth, or up to the Front Building Line, whichever is less.
 - (b) Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Greeley Design Criteria and Construction Specifications for Streets may specify different access standards on any particular street or lot.
 - (c) In cases where these standards limit access to a particular lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
 - (d) All parking shall be setback as specified in Table 24-6-5 and limited only to the extent specified along the frontage, and be screened according to the standards in Chapter 7.

[detailed break-out graphic of options / techniques]

5. **Landscape.** The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - (a) For Frontages A and B this area shall be designed to coordinate as an extension of the streetscape according to Sections 24-301.
 - (b) For Frontages B and C this area shall be designed according to the parking setback and landscape design standards in Chapters 7 and 8.
 - (c) On all frontage types, lot open space meeting the standards of Section 24-603.d may be included in this area.

6. **Alternative Compliance.** The appropriate application of frontage types is based upon a combination of the character of the zoning district, the streetscape design on which the development fronts, and the building form and placement on a specific lot. Alternative compliance to the frontage design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of parking lots and service areas.
 - (b) An alternative design allows the building, access, and parking to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - (c) Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided the location is consistent with development patterns in the vicinity and it is designed to minimize impacts on streetscapes.
 - (d) In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

- c. **Building Design.** Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards by breaking down the volume into smaller-scale masses, and by adding depth, texture, and variation to surfaces to relate to the spaces around the building.
 1. **Design Objectives.** Building design standards in Table 24-6-5, Nonresidential Building Design shall be applied to meet the following objectives:
 - (a) Reinforce the context, patterns, and design character of the zoning district or a particular area.
 - (b) Refine the scale, massing, and details of buildings to a greater degree the closer they are to the public realm and other publicly used spaces.
 - (c) Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site.
 - (d) Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
 - (e) Relate buildings to adjacent development by mimicking similar scale, massing and proportions through step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of larger buildings.
 - (f) Use materials and human-scale architectural features to create depth, texture, variation, and visual interest to walls, particularly on larger facades, along streetscapes, or near active open spaces or adjacent lots.

- (g) Strengthen the identity and economic value of distinct places by reinforcing any prevailing architectural themes or styles; where no prevailing theme or style exists, encourage unique architectural expression and promote the use of key details and design characteristics inherent in the chosen architectural style for the building.
 - (h) Emphasize the quality and longevity of investments in the area with materials and colors that are attractive, durable, and have low maintenance requirements.
2. **Building Design Standards.** Table 24-6-5, Nonresidential Building Design provides standards for massing and facade design based on the frontage type and the placement of the building. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards and the design objectives.

Table 24-6-6: Nonresidential Building Design				
	Frontage A	Frontage B	Frontage C	Frontage D
<i>Front Building Line (from Table 24-6-5)</i>	0' – 10'	0' – 25'	25' – 80'	80' +
<i>Wall Plane Limits</i>	50' / 500 s.f.	100' / 1,000 s.f.	100' / 1,000 s.f.	150' / 2,000 s.f.
<i>Blank Wall Limits</i>	15' / 300 s.f.	30' / 600 s.f.	50' / 1,000 s.f.	50' / 1,000 s.f.
<i>Entry Feature Spacing (max)</i>	50'	75'	1 per building	1 per building
<i>First Story Transparency</i>	60% - 90%	40% - 90%	40% - 90% within 50' of entrance	40% - 90% within 25' of entrance
<i>Upper Story Transparency</i>	15% - 40%	15% - 40%	15% - 40%	n/a
<i>Secondary or Side elevations within 20' of ROW</i>	Meet primary frontage design standards for at least 30' or 30% of elevation of building whichever is greater.			
<i>Secondary Side / Rear elevations between 20' and 100' or otherwise directly visible from ROW</i>	Meet standard at 50% of the requirement for primary elevations, except for required entrance ; OR Have a Type III or higher perimeter landscape within 50' of the building per Section 24-803.			

[insert revised conceptual image]

3. **Wall Plane Limits.** Larger building elevations shall be broken into smaller components by one or a combination of the following techniques to meet the wall plane limits in Table 24-6-5, Nonresidential Building Design:
- (a) Emphasize structural bays and vertical breaks in interior components of the building at regular intervals, with visible features such as columns, pillars, or pilasters, or other details and accents that are between 6 and 48 inches wide, project between 4 and 24 inches off the façade.
 - (b) Differentiate massing with projections, balconies, cantilevers or step backs from the main mass associated with entrance features, different stories, or secondary masses of the building. Massing shall create deviations in the wall plane of at least 2 feet if projecting from the façade and at least 4 feet if recessed from the façade, and encompass at least 20% of the entire elevation.
 - (c) Horizontal differentiation of a base, body and top of buildings.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.

- (3) Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lessor trim associated with a material change.



Figure 24-6-### Horizontal Articulation

Defining buildings with a distinct base, body and top can help reduce the scale of larger buildings and can create relationships between adjacent buildings with dissimilar scale. [\[refine graphic to recent revisions\]](#)



Figure 24-6-### Vertical Articulation

Defining buildings with a distinct structural bays creates a finer grain of buildings, both when viewed from a distance and when experienced on the streetscape. This is particularly important for longer expanses of buildings and can help integrate larger buildings and lots within a pattern of smaller buildings and lots.

4. **Blank Wall Limits.** Building elevations shall feature interest, variation, depth, and texture by one or a combination of the following techniques to meet the blank wall limits in Table 24-6-5, Nonresidential Building Design:

- (a) Patterns of windows and doors meeting the transparency requirements in Section 24-603.c.5. and 6.
- (b) Massing elements meeting the wall plane limits of Section 24-603.c.3
- (c) Ornamental architectural details complimentary to the materials and architectural style of the building.
- (d) Color and material changes associated with trim or massing elements of the building.

[detailed break-out graphic of options / techniques]

5. *Primary Entrance Features.* Primary public entrances shall be clearly defined on all front facades with at least three of the following elements and be located at intervals specified in Table 24-6-5, Nonresidential Building Design:
- (a). A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches.
 - (b). Transom or sidelight windows that frame and emphasize the entry.
 - (c). Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
 - (d). Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates landscape and hardscape designs.
 - (f). For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25' from each corner for the purpose of the required Primary Entry Feature intervals.

[detailed break-out graphic of options / techniques]

6. *Transparency.* Buildings shall have the percentage of openings specified in Table 24-6-5, Nonresidential Building Design, based on the following:
- (a) Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the sidewalk grade, or within 10 feet above the first floor elevation if the building is set back more than 10 feet from the street.
 - (b) Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
 - (c) All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window.
 - (d) For industrial and civic buildings setback more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.

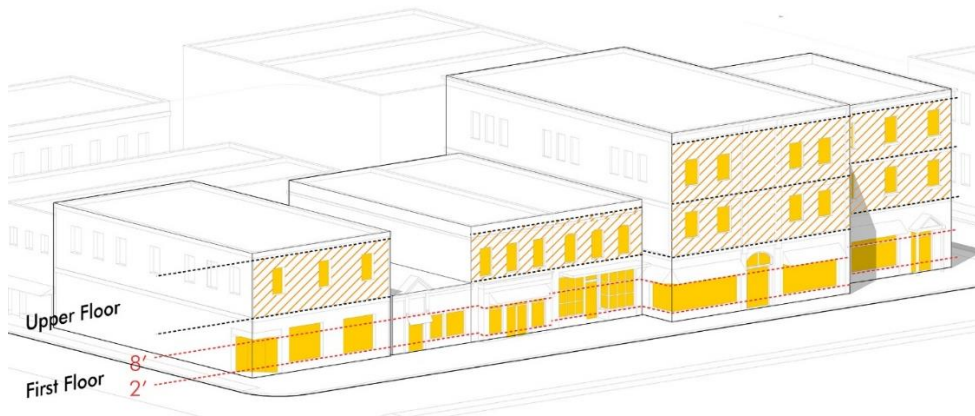


Figure 24-6-1 Transparency.

Transparency requirements eliminate large expanses of blank walls and create physical and perceptual connections to spaces around buildings. Meeting the requirements for each story helps reduce the scale of larger buildings.

7. **Materials.** Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.
 - (a) The predominant surfaces on building walls shall be one of the primary materials listed in Table 24-6-6, Nonresidential Building Materials.
 - (b) Synthetic alternatives may be approved by the Director if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.
 - (c) No more than 4 materials should be use, including the use of secondary and accent materials.
 - (d) Material changes shall emphasize different elements of the building, in association with the massing and modulation standards.
 - (1) Where material changes are vertical (i.e. different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials.
 - (2) Where material changes are horizontal (i.e. different materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster in association with a different structural or massing component of the building.
 - (e) Material colors shall be used to blend buildings into an area, to coordinate elements of a development, and be drawn from the prevalent color schemes in the surrounding area. Primary material colors should be low-reflectance, subtle, neutral or earth tone colors. Monotonous or monochromatic color palettes are strongly discouraged. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.

Table 24-6-6: Nonresidential Building Materials

Primary Materials (50% to 90%)	Secondary Materials (20% to 40%)	Accent Materials (10% to 30%)
Brick Stone Stucco Slate Exterior Insulation and Finish System (EIFS) – water managed only Concrete Masonry Units (CMU) - colored and textured only Horizontal wood lap siding (50% limit) Architectural metals (prefinished non-corrugated) (50% limit) Corrugated metals (I-H only) Standing seam metal (roofs only)	Any of the primary materials Architectural tiles Glass Color concrete Precast concrete Corrugated metal (I-L, I-M and I-H only)	Any of the primary or secondary materials Precast stone Wood trim

8. **4-sided Design.** All buildings shall incorporate 4-sided design, so that that no matter what view you have of the building, the design is not interrupted and all parts are perceived as a coordinated part of a unified whole. Specifically:
 - a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.

- b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.
- 9. **Alternative Compliance.** Alternative compliance to the building design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - (b) The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
 - (c) The requirement is inconsistent with the principal function of the building when applied to industrial buildings in the I-M and I-H districts.
 - (d) Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - (e) In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
- d. **Lot Open Space Design.** The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas or uses landscape areas to mitigate undesirable impacts..
 - 1. **Design Objectives.** The required lot open space in Table 24-6-1 shall be designed and located to meet the following design objectives:
 - (a) Coordinate site design with the larger open space system and public realm design of the area.
 - (b) Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and creating transitions between distinct building sites or different places.
 - (c) Design a hierarchy of gateways, gathering places, parks, landscape perimeters, and natural features, integrated with streets, internal access streets, trails, and pedestrian passages.
 - (d) Select open space types based on the context of the areas and natural amenities of the site; in general more compact and formal gathering spaces are most appropriate in walkable commercial and mixed use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
 - (e) Use landscape, furnishings, fixtures, art, planters, and other elements of common spaces to complement buildings, coordinate buildings and sites within an area, and distinguish the unique character of different places.
 - (f) Preserve natural features and historical drainage patterns that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.
 - 2. **Lot Open Space Design.** Lot open space required for each building and lot in Table 24-6-1 shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:

- (a) Private frontage landscape areas designed according to Section 24-603.b., excluding any driveways, parking areas, or other automobile space;
 - (b) Courtyards, plazas, patios, or similar outdoor seating areas that are either designed as an extension of the public streetscape on the frontage, or at least 500 square feet and 20 feet in all directions if internal to the site;
 - (c) Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building;
 - (d) Private balconies or patios, provided they are at least 6 feet by 10 feet – this space is limited to no more than 25% of the requirement for the lot and building; or
 - (e) Landscape areas and perimeter treatments designed according to the standards of Chapter 8. These areas shall be limited to:
 - (1) No more than 25% of the requirement for lot open space in mixed-use districts.
 - (2) No more than 50% of the requirement for lot open space in commercial districts; and
 - (3) No limit in industrial districts.
 3. *Alternative Compliance.* Alternative compliance to the lot open space design standards established in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following additional applicable criteria:
 - (a) The lot and building has access to at least two different active open space on the same block or abutting block, and meeting the design and service area standards Section 24-302 or 24-504.
 - (b) Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.
- e. **Exterior Lighting.**
1. *Design Objectives.* The following design objectives shall be used in applying the lighting standards in this Section:
 - (a) Provide sufficient illumination for security and safety needs in specific areas
 - (b) Ensure lighting does not interfere with the proper and safe function of the rights-of-way, and mitigate any potential negative affects on adjacent property.
 - (c) Maintain adequate lighting for publicly accessible outdoor areas and social spaces.
 - (d) Enable lighting that enhances architectural elements and landscape features, in subtle and attractive ways.
 2. *Location & Height.* Exterior lighting shall be located as specified in Table 24-6-7.

Table 24-6-7: Light Location & Height

Location	Maximum Height
Within 50' of any Residential Zoning	▪ 20'
All other locations – free-standing	▪ 30', but no taller than the principal building
Building-mounted	▪ 30' or 3' below the eave, parapet or cornice, whichever is less.

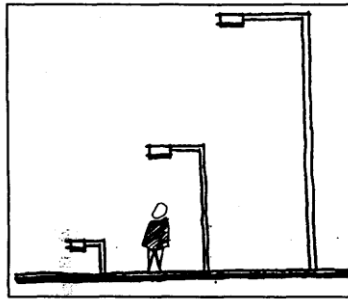


Figure 24-6-### Light Heights

3. **Maximum Lighting Levels.** Maximum lighting levels are provided in Table 24-6-8. Lighting levels are average maintained horizontal levels, measured using a calibrated, color and cosine-corrected portable light meter and taken at a level position not more than six inches above the ground which the subject light source is on.

Table 24-6-8: Maximum Lighting Levels*

Area	Residential Zones	Commercial & Industrial Zones
Building exterior	0.5; (0.0 at property line)	1.0—5.0
Walks, pathways	0.5; (0.0 at property line)	1.0
Parking lots	1.0; (0.0 at property line)	2.0
Street or driveway lighting (internal to site)	0.6; (0.0 at property line)	1.2
Loading docks	N/A	20.0
Auto sales (outdoor display)	N/A	30.0 average, 60.0 spot location

* Information gathered from Illuminating Engineering Society (IES) Lighting Handbook. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

4. **General Standards.** All lighting shall be the following design and performance standards:
 - (a) No lighting shall be used in any way which could interfere with the safe movement of vehicles on public streets, including:
 - (1) Any fixed lighting that is not designed for street illumination that produces light which could interfere with the operation of a vehicle;
 - (2) Any lighting which could be confused with any type of traffic control device, emergency or warning signals; or
 - (3) Any lighting that blinks, flashes, flickers or changes intensity with the exception of temporary holiday displays.
 - (b) No light spillage or glare shall be visible at or beyond the property line of the development. Lighting shall be provided at sidewalks or pathways, common areas or facilities, primary building entrances and in parking areas. All outside lighting shall include fixtures with a dimming interface
 - (c) Outdoor lighting shall be L.E.D (Light emitting Diode) “Dark Sky” compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare. The use of low pressure sodium light fixtures shall be prohibited in the city.
 - (d) The style and materials of light standards and fixtures shall be compatible with the architectural character and materials of buildings on the site, and building mounted lights are encouraged to use ornamental lights rather than wall pack fixtures.

- (e) All lights shall be directed downward and the light source shall be shielded and not visible from any adjacent property, except for accent and flagpole lighting which shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Wall lights shall be full cutoff fixtures, with flat lenses, and mounted so the lights are directed downward and the light source shall not go beyond the property line. Fixtures installed under canopies, awnings, and overhangs shall be fully recessed.

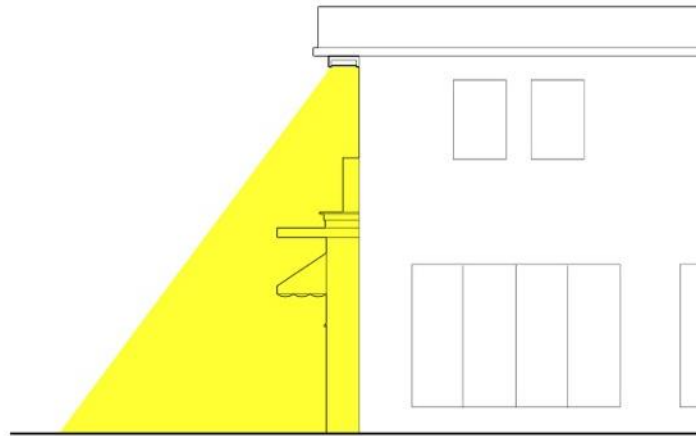


Figure 24-6-### Lighting Directed Downward onto Site.

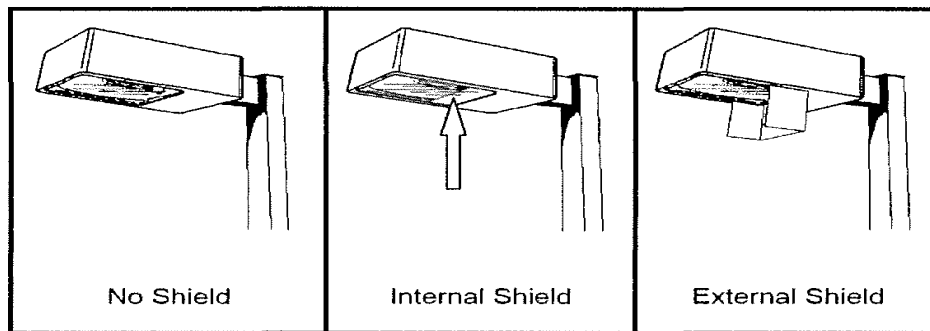


Figure 24-6-### Light Shielding.

- (f) No activity shall be conducted within 500 feet of a residential zone which creates glare exceeding 0.0 footcandle at the property line, except for parking lots, neighborhood recreation and service facilities and streets, which may be illuminated at levels up to 1.0 footcandle.
- (g) All parking lot lighting fixtures and exterior building floodlights, except those required for security purposes, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the beginning of business hours. If a portion of a parking lot is offered for use after dark, only that portion shall be lighted.
- (h) Lighting within parking structures shall be designed to provide safety and security and be integrated into the architectural character of the structure.

- (i) In addition to all other standards lighting of all outdoor recreational facilities except baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters shall meet the following:
 - (1) All lighting or illumination units or sources shall be hooded or shielded and directed downward so that they are not visible from any adjacent lot or property; and
 - (2) Lights or illuminating units shall not allow light either directly or through a reflecting device to spill upon any adjacent real property.
- (j) In addition to all other standards, baseball, softball, soccer, volleyball or football fields; driving ranges; or other field recreation facilities shall meet the following:
 - (1) Light fixture or illumination source shall not exceed 90 feet high.
 - (2) Individual lighting of 150 watts or greater shall not be used after 11:00 p.m., or within one hour after the event, whichever is later. Exceptions to this section may be granted by the Director.

Chapter 1. General Provisions

- 24-101 Overview
- 24-102 Interpretation
- 24-103 Administration
- 24-104 Enforcement
- 24-105 Nonconformities

Chapter 2. Procedures

- 24-201 General – All Applications
- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use By Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeal of Administrative Decision
- 24-211 Code Amendment
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication Right-of-way
- 24-214 Annexation

Chapter 3. Subdivision Standards

- 24-301 Streets
- 24-302 Parks & Trails
- 24-303 Blocks & Lots
- 34-304 Required Improvements
- 24-305 Adequate Public Facilities

Chapter 4. Zoning Districts & Uses

- 24-401 Zoning Districts
- 24-402 Allowed Uses
- 24-403 Accessory Uses
- 24-404 Specific Use Standards
- 24-405 Temporary Uses

Chapter 5. Residential Development Standards

- 24-501 Intent & Applicability
- 24-502 Residential Development Standards
- 24-503 Residential Design Standards
- 24-504 Neighborhood Features & Common Areas
- 24-505 Courtyard Pattern
- 24-506 Residential Micro-Housing District

Chapter 6. Nonresidential Development Standards

- 24-601 Intent & Applicability
- 24-602 Nonresidential Development Standards
- 24-603 Nonresidential Design Standards

Chapter 7. Access & Parking Standards

- 24-701 Intent & Applicability
- 24-702 Access & Circulation
- 24-703 Required Parking
- 24-704. Parking Design
- 24-705 Loading Areas
- 24-706 Recreational & Oversized Vehicles
- 24-707 Alternate Access & Parking Plan

Chapter 8. Landscape Standards

- 24-801 Intent & Applicability
- 24-802 Landscape Design
- 24-803 Perimeter Landscape
- 24-804 Plant Specifications
- 24-805 Fences & Walls

Chapter 9. Signs

- 24-901 Intent & Applicability
- 24-902 Exempt Signs
- 24-903 Prohibited Signs
- 24-904 Standards Applicable to All Signs
- 24-905 Specific Sign Allowances
- 24-906 Historic Signs
- 24-907 Nonconforming Signs
- 24-908 Sign Measurements & Interpretation
- 24-909 Relief From Standards
- 24-910 Sign Chart

Chapter 10. Special Purpose Districts & Areas

- 24-1001 Floodplain Overlay District
- 24-1002 Airport Overlay District
- 24-1003 Historic Preservation
- 24-1004 Conservation District
- 24-1005 Areas of Ecological Significance
- 24-1006 Downtown General Improvement District
- 24-1007 Redevelopment Area
- 24-1008 Character Overlay Districts
- 24-1009 Entertainment Districts
- 24-1010 Hillside Development Standards

Chapter 11. Supplemental Standards

- 24-1101 Wireless Communication Facilities
- 24-1102 Oil & Gas
- 24-1103 Adult Uses
- 24-1104 Marijuana Uses

Chapter 12 Metropolitan Districts

Chapter 13 Definitions & Terms

- 24-1301 Description of Uses
- 24-1302 Glossary of Architecture & Design Terms
- 24-1303 Definitions

CHAPTER 6 NONRESIDENTIAL DEVELOPMENT STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
n/a	24-601 Intent & Applicability	Compiled from various sections to establish the intent and set up the new approach for all residential development standards
18.38.080 Zoning District Development Standards, Commercial District Standards 18.38.090 Zoning District Development Standards, Industrial District Standards 19.38.100 Zoning District Development Standards, Performance Options	24-602.a Nonresidential Development Standards	Converted all of the current commercial and industrial development standards to single table. These match the current district standards, with the exception of a height increase in C-L (30' to 40' or approx. 3-story building) and C-H (40' to 60' or approach 5-story building). Some of the performance options for building height or building placement are converted into other sections (height exceptions in 24-602.b.2; frontage types in 24-603.b.). This section includes two new Mixed Use districts that feature increased heights, maximum lot sizes, and reduced setbacks to ensure compact, walkable building forms.
various sections, plus 18.38.100 Performance Options	24-602.b Dimension exceptions	Incorporation of various exceptions, interpretation rules or additional standards in one section related to the development standards table.
18.52.030 Accessory Uses & Structures, Accessory Uses & Structures	24-602.c Accessory buildings - residential	Incorporated current standards but distinguished between minor and secondary (by size) for the purposes of setbacks and design standards. Additional buildings beyond these sizes on the same lot would be an additional principal building and need to meet all standards for principal buildings
18.52.035 Accessory Uses & Structures, Fences and Walls	24-602.d. Fences and walls	Current provisions with no substantive changes
n/a	24-603.a Nonresidential Design Standards, Applicability	Compiled from various sections to establish the intent and set up the new approach for all nonresidential design standards. This also introduces the "frontage types" in the applicability table. This is a variation of the current performance options for reduced front setbacks (see 24.503.b.below).
Various provisions from: • 18.38.100 Performance options • 18.40.090 Architectural review standards • 18.40.100 Site and building design standards • 18.46.040 Infill area design standards	24-603.b Frontage Design	The frontage types is a new approach to the current performance option for reduced front setbacks. This approach includes the following additional elements • More variations in range of building placement to account for different contexts • Comprehensive standards for the design of the entire frontage, not just the building placement. • Correspondence with building design standards with the principle that the closer to the street the more human-scale design standards apply • Default standards for particular districts (suburban form for C- and I- districts; walkable form for MU- districts) but with criteria for alternative compliance and applying the different frontage types based on street types (from 24-301).
Same as above	24-603.c Building Design	New approach, derived from a similar range of topics in the current regulations. It focuses the standards on a few key elements of building design – massing (volume of buildable areas); modulation (composition and breaking up blank walls); primary entrance features (more massing and emphasizing connections to streetscape); transparency (connecting to outside with windows and doors); and materials. Variations to the standards are based on building placement and proximity to the street (frontage types). Compared to current standards, the standards are increased for frontage types A & B (buildings between 0' and 25' from the street); the standards are comparable for frontage type C (buildings between 25' and 80' from the street; and the standards are reduced for frontage type D (buildings 80'+ from the street). This section uses a similar structure as Frontage Design – stating the intent / design objective; establishing a measureable objective standard; identifying a range of design strategies that may be used to meet that standard; and allowing for alternative compliance when something not listed or something not technically meeting the standard would serve the objective equally or better.

CHAPTER 6 NONRESIDENTIAL DEVELOPMENT STANDARDS: SECTION MAP

Current Standards	Reorganized	Comment
Same as above	24.603.d. Lot Open Space Design	This section refines and presents options how to design and use the non-building portions of lots (setbacks and lot open space %) in different context – more landscape, separation and screening in suburban contexts vs. more hardscape and smaller social spaces for mixed-use or walkable). It coordinates with other sections dealing with these topics (24-603.b – frontage design, Chapter 8 – Landscape Design), but in some cases may require additional open space design if these spaces cannot be designed to meet the objectives of the lot open space standards.
18.40.110 Lighting Standards	24-603.e Exterior Lighting	This reflects the existing lighting standards, recently updated by staff.