



Small Lot Planned Unit Developments

Review Criteria and Guidelines

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Introduction/Purpose

Small lot Single Family Residential PUDs are defined as a PUD which proposes detached single family homes on lot sizes that average less than 6000 sq. ft. These PUDs may consist of Greenway Oriented Units or Street-Oriented (Non-greenway) units. Greenway Oriented Units front onto (i.e. provide a primary public access toward) a courtyard or landscaped open area, with pedestrian connections via the greenway to parking and the street system. Street Oriented units front onto a street, and have common open space within the PUD design. Streets with right of way widths less than a standard residential street (termed Access Streets) may be used with Greenway Oriented Units, subject to the guidelines listed below. Where open space is located across an Access Street, units will also be considered Greenway Oriented units.

These developments are recognized to provide important housing opportunities in a single family residential market. With the smaller lot size and greater lot coverage, however, the design of these neighborhoods becomes a critical component to their long-term livability. It is the intent of these administrative guidelines to offer techniques that can be implemented to address the review criteria associated with small lot PUD developments.

Use of this Manual

This Manual is intended to facilitate the design and review of Small Lot Planned Unit Developments in the city of Colorado Springs. All PUD plans are reviewed under the Development Plan Review Criteria. These Criteria are provided (p.3) in their entirety. Each review criterion is listed separately with the applicable guidelines following. If no guidelines are applicable to a review criterion, none are listed.

Manual Layout Key

Review criterion.....	7.3.607 Criterion section
<i>Design guideline.....</i>	7.3.607 Criterion reference..

Definitions

Small Lot Planned Unit Development: Small lot Single Family Residential PUDs are defined as a PUD which proposes detached single family homes on lot sizes that average less than 6000 sq. ft. These PUDs may consist of Greenway Oriented Units, or Street-Oriented (Non-greenway) units.

Greenway Oriented Unit (Fig. 1A & 1B): Greenway Oriented Units front onto (i.e. provide a primary public access toward) a courtyard or landscaped open area, with pedestrian connections via the greenway to parking and the street system. Where open space is located across an Access Street, the fronting units will also be considered Greenway Oriented units.

Street Oriented Units (Fig. 2A & 2B): Street Oriented units front onto a street, and have common open space within the PUD design.

Access Streets: Streets with right of way widths less than a standard residential street. This street type may be used with Greenway Oriented Units, subject to the guidelines listed below.

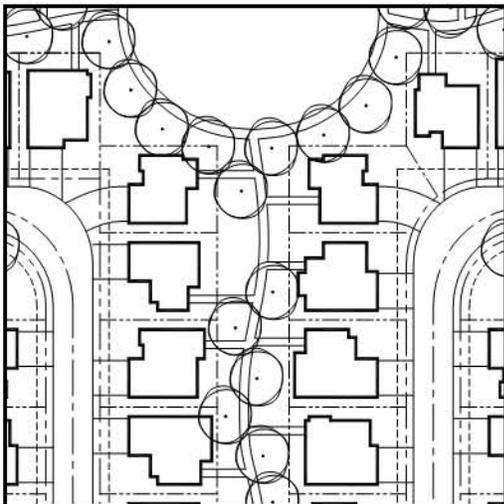


Figure 1A: Greenway Oriented Unit— plan view

Greenway Units will have primary pedestrian access off of a courtyard or open space, with the architectural "front" of the structure oriented to the courtyard.



Figure 1B: Typical Greenway Oriented Unit

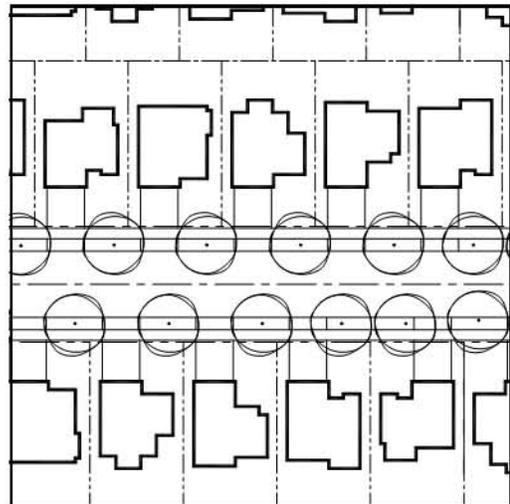


Figure 2A: Street Oriented Unit— plan view

Street oriented Units will have primary pedestrian access off the adjacent standard residential street.



Figure 2B: Typical Street Oriented Unit

Review Criteria

The following review criteria is applied in the Development Plan review of small lot PUDs. Referenced within the review criteria are guidelines that will offer opportunities that can be used to address the stated review criteria. This does not, however, limit the applicant's flexibility in offering alternative design solutions that also support the review criteria.

7.3.607: Review Criteria for Development Plan:

A development plan for land within a PUD zone shall be approved if it substantially conforms to the approved PUD plan and the development plan review criteria listed below. The standards and other requirements set forth in a development agreement may be used to demonstrate compliance with development plan review criteria. An application for a development plan shall be submitted in accord with requirements outlined in article 5, part 2 and part 5 of this chapter. Unless otherwise specified by a development agreement, the project shall be vested by the development plan in accord with section 7.9.101 and subsection 7.5.504C2 of this chapter.

- 7.3.607.A. Consistency with City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?
- 7.3.607 B. Consistency with Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?
- 7.3.607.C. Compatibility Of The Site Design With The Surrounding Area:
 1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?
 2. Do the design elements reduce the impact of the project's density/intensity?
 3. Is placement of buildings compatible with the surrounding area?
 4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?
 5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?
- 7.3.607. D. Traffic Circulation:
 1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?
 2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
 3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?
 4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?
 5. As appropriate, are provisions for transit incorporated?
- 7.3.607.E. Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?
- 7.3.607. F. Privacy: Is privacy provided where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?
- 7.3.607.G.Pedestrian Circulation:
 1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?
 2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?
- 7.3.607.H.Landscaping:
 1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?
 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or City Planning's landscape architect can be consulted for assistance.
- 7.3.607.I. Open Space:
 1. Residential Area:
 - a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.
 - b. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.
 - c. Non-residential: Natural features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.
- 7.3.607 J. Mobile Home Parks: Does a proposed mobile home park meet the minimum standards set forth in the mobile home park development standards table in section 7.3.104 of this article?

7.3.607.A.

Consistency With City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?

7.3.607.B.

Consistency With Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?

7.3.607.C.

Compatibility Of The Site Design With The Surrounding Area:

1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?
2. Do the design elements reduce the impact of the project's density/intensity?

7.3.607.C.2

Do the design elements reduce the impact of the project's density/intensity?

Architectural Guidelines:

Small lot PUDs require careful attention to architectural detail. The following are recommended design elements to mitigate the effect of higher density and uniformity.

- a) *Facades that face the street or greenway should be articulated and detailed to create architectural interest (Fig. 3)*
- b) *Diverse architecture to avoid monotony (Fig. 4)*
- c) *Variety in building placement (that promotes privacy) (Fig. 5)*
- d) *Building entries that front open areas or courtyards (Fig. 6)*
- e) *Bay windows (oriented away from closely adjoining units)*
- f) *Building and roof plane articulation (Fig. 7)*
- g) *Site and landscape amenities (Fig. 8)*
- h) *Street oriented units: 6' or larger tree lawns with street trees provided (each frontage should include a minimum average planting of one tree per lot).*
- i) *Greenway oriented units should provide for a primary pedestrian access directly on to the greenway.*



Figure 3: Architectural detail



Figure 4: Diverse architecture

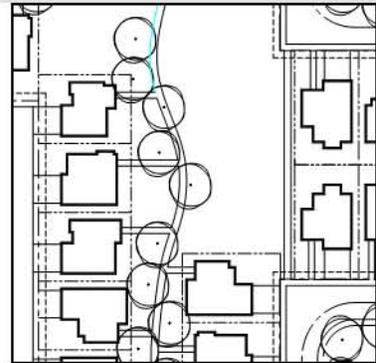


Figure 5: Variety in building placement



Figure 6: Building entries on courtyard



Figure 7: Building/roof plane articulation



Figure 8: Site/landscape amenities

<p>3. Is placement of buildings compatible with the surrounding area? 4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?</p>	<p>7.3.607.C. (cont. p. 4)</p>
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<p><i>Small Lot PUDs should be subject to the same landscape buffer requirements as multi-family projects (Zoning Code 7.4.323).</i></p>	<p>7.3.607.C.4 Are landscaping and fences/walls provided ...</p>
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<p>5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?</p>	<p>7.3.607.C. (cont.)</p>
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<p><i>Landscape setbacks from major streets to be provided consistent with Chapter 7, Article 4, Section 320 (B) of the City Zoning Code.</i></p>	<p>7.3.607.C.5 Are residential units buffered from arterial ...</p>
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<p>Traffic Circulation:</p> <ol style="list-style-type: none"> 1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity? 2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? 	<p>7.3.607.D.</p>
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<p>Guidelines Applicable to Greenway Oriented Units: <i>Access Streets, which serve Greenway Oriented Units, can be significantly reduced in width because parking is prohibited, pedestrian access and landscaping is provided in the greenway, and some utilities may be located in the greenway.</i></p> <p>A. Design of Access Streets.</p> <ol style="list-style-type: none"> 1) <i>Access Streets should be designed to serve adjacent residential properties only. The road network should preclude the use of access streets as "cut-through" facilities.</i> 2) <i>Design speed is for low traffic speeds and low volumes, designed for maximum 20 MPH (based on AASHTO acceleration formulas for a P design vehicle before it is necessary for the driver to begin slowing (for an intersection or curve).</i> 3) <i>May be either public or private</i> 4) <i>Sidewalks are not required on Access streets if a sidewalk is provided to the primary entries of all units facing the greenway</i> 5) <i>May serve as utility corridors to provide utility service to directly adjacent residential</i> 6) <i>Minimum 22' mat width (minimum 24' flow line to flow line).</i> 7) <i>Minimum 30' right of way with 5' utility easements either side (Fig. 9)</i> 	<p>7.3.607.D.1 & 2</p> <p>Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?</p> <p>Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?</p>
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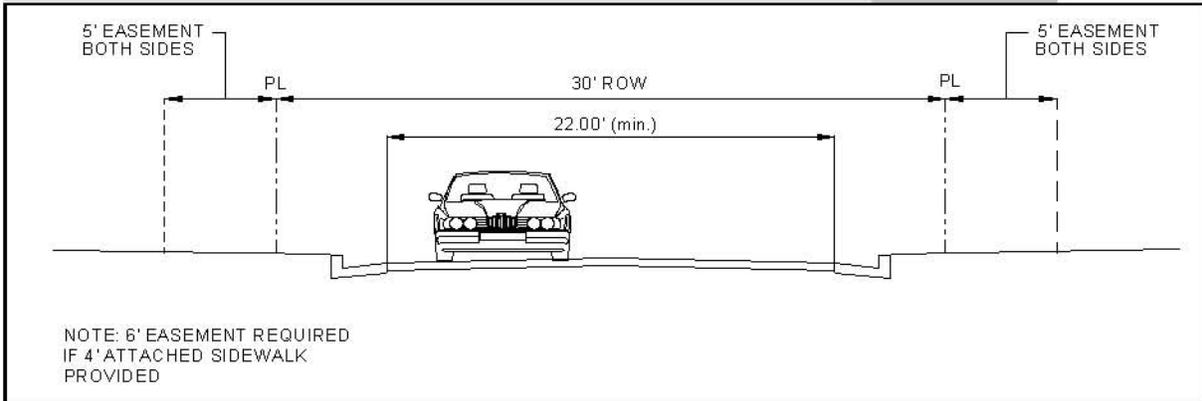


Figure 9: Access Street Cross-section

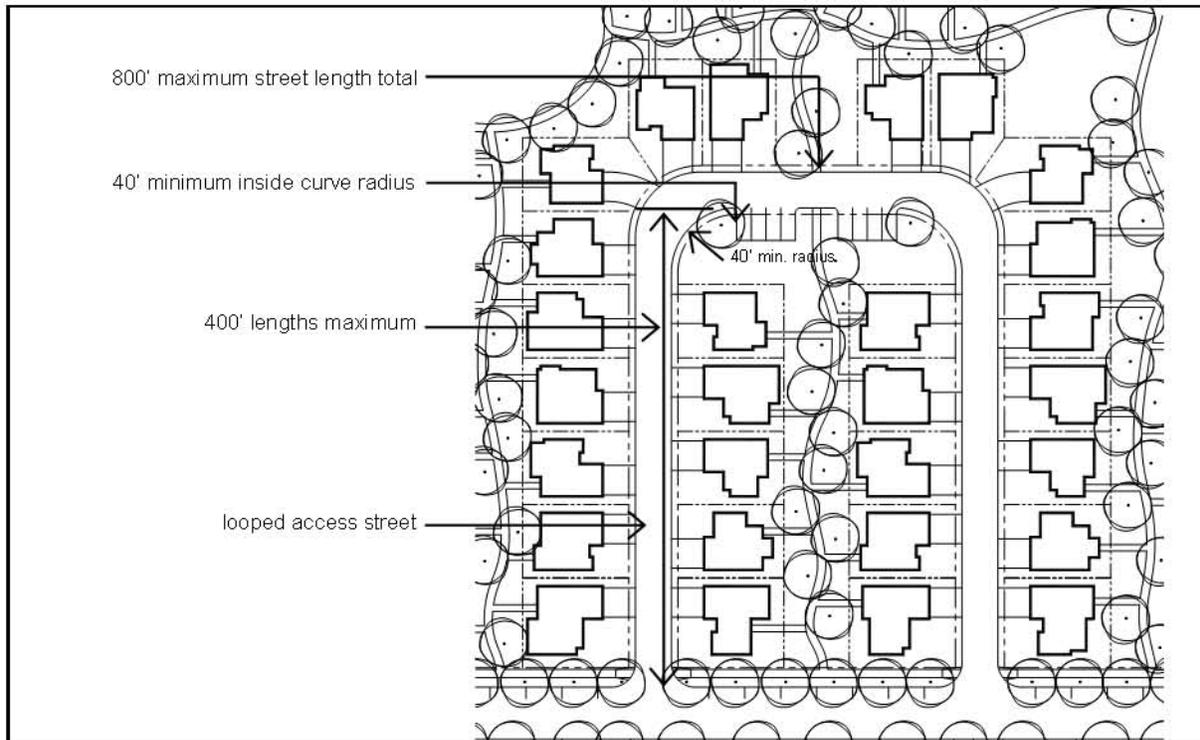


Figure 10: Access street layout

(cont.)
7.3.607.D.1 & 2

Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?

Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

- 8) Street lengths should be limited to 800' before intersecting with a standard sized street
- 9) To slow traffic speeds, a typical block length should be 250'; no leg should exceed 400' before encountering a forced turn of 45 degrees or greater, or a stop condition or roundabout or other control feature at an intersecting street. Other traffic calming measures may be required where sight visibility is reduced, such as where short driveway lengths are utilized, or where access streets cross greenbelts or pedestrian ways. (Fig. 10)
- 10) Continuous or looped streets connecting to a standard sized street are preferable to dead-ends. (Fig. 10)
- 11) Minimum 15' inside curb return curve radii are required at all intersections (Fig. 11); minimum 40' inside curb radius required for 45 degrees or greater horizontal curves (forced turns). See alternative design for private dead-end streets less than 150' in length. (Fig. 12)
- 12) No parking to occur on access streets, to be posted and enforced
- 13) Curbs to be either vertical or mountable curbs, or not used at all in order to assure maneuvering room for emergency and oversized vehicles. If no curbs provided, roadway surface must be concrete, and shaped to carry surface drainage down the center, with shoulders designed to support the weight of oversized vehicles.

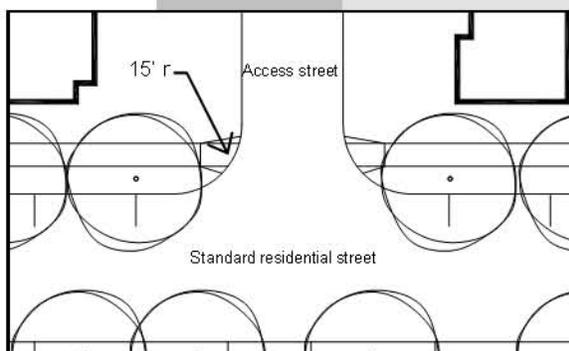


Figure 11: Access street intersection

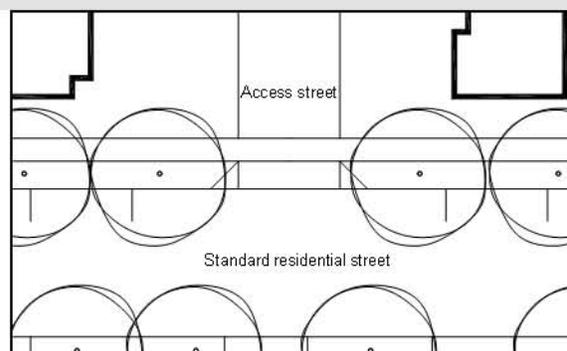


Figure 12: Access street intersection for private, dead-end streets 150' or less in length.

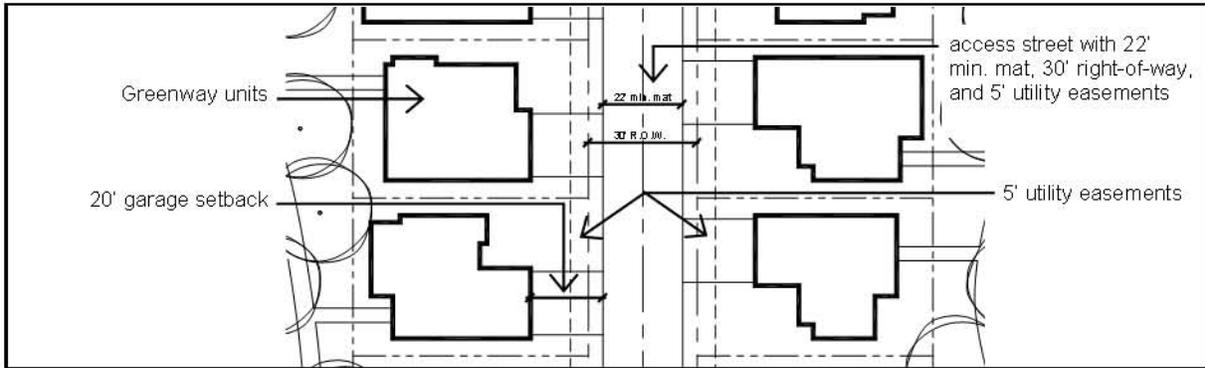


Figure 13: Access street setbacks

- 14) Other narrow street designs may be permitted, such as one-way streets with angled driveways or other narrow street designs that can provide an equivalent measure of public safety.
- 15) Average daily traffic volume should be limited by limiting the number of units taking access to a maximum of 50 SFR units.

B. Setbacks along Access Streets/ Driveway Lengths.

- 1) Fences, walls and other non-utility structural encroachments should be located outside the five-foot utility easements (Fig. 13)
- 2) Driveway length should be 20', measured from back of curb or inside of sidewalk where sidewalks are provided, to garage door, unless alternative parking is provided in lieu of the tandem parking within the 20' driveway length (see 3 and 4 below).
- 3) If alternative parking is provided in lieu of the driveway parking, the driveway length should be not less than eight feet (8') to assure adequate site distance for vehicles exiting the garage, nor more than ten feet (10') to prevent the illegal parking of vehicles overhanging the roadway (lengths measured from face of curb to garage door).
- 4) Traffic calming measures may be required where sight visibility is reduced, such as where short driveway lengths are utilized.
- 5) If no driveway tandem parking is provided, not less than one additional parking space per unit should be provided, either on-street or in parking bays located within 200' radius of the unit(s) they are serving. (Fig. 14.)

(cont.)
7.3.607.D.1 & 2

Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?

Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

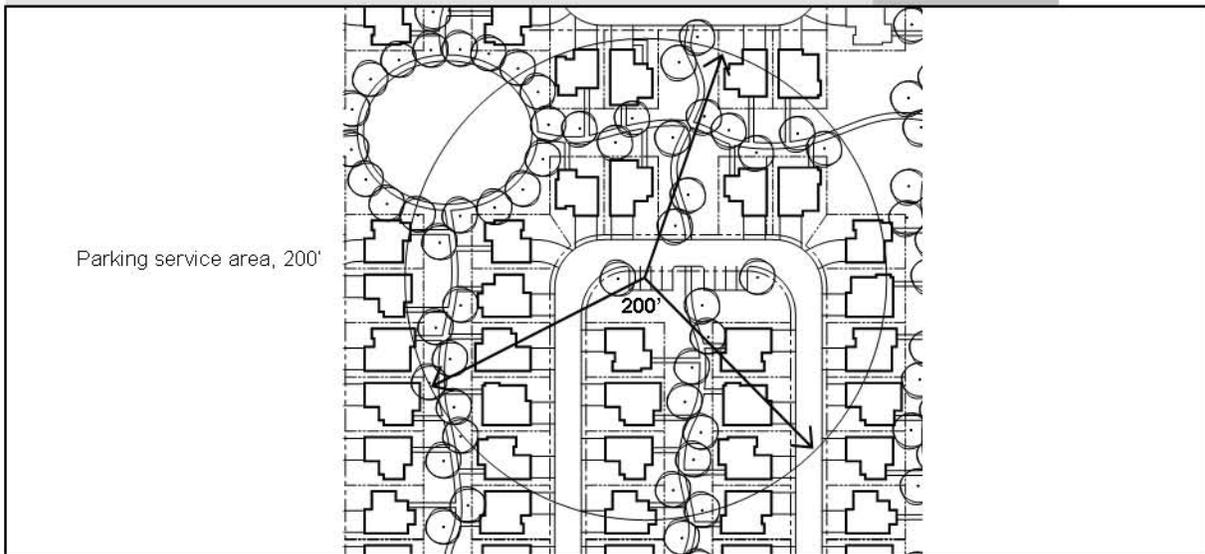


Figure 14: Resident parking

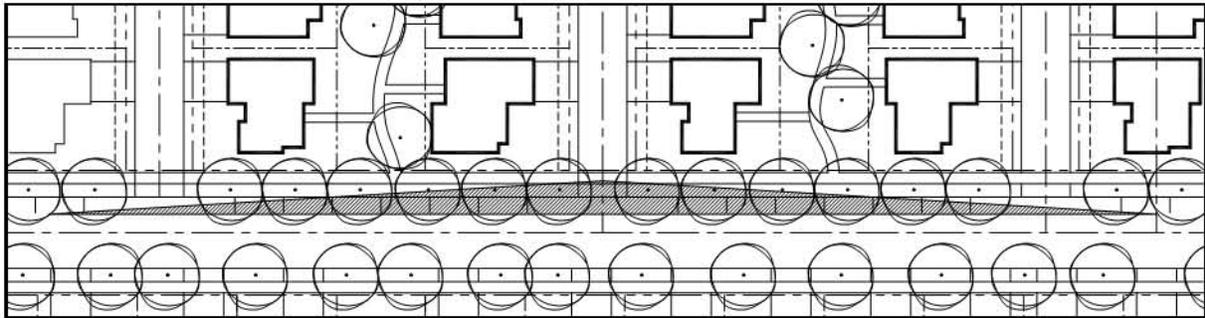


Figure 15: Access street sight visibility

(cont.)
7.3.607.D.1 & 2

Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?

Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

- 6) To fully accommodate three-point backing maneuvers, turning radius should be a minimum of 24' measured from the back of a parking space to the opposite curb face, line of potentially parked vehicles (where parking is permitted), or opposite edge of pavement. (Fig. 22)

C. Corner sight distances.

- 1) City line of sight standards should be followed for building setbacks on access street. Sight distances for all locations should meet AASHTO sight distance standards.
- 2) Where streets have design speeds of 25 MPH, the sight triangle (unobstructed views 30" above the roadway) for intersections with a stop condition (on level ground) is 250' X 15' (where 15' is measured back from the intersection edge of travel lane and 250' is measured in both directions from the intersection center line) (Fig. 15)
- 3) Visibility guidelines for horizontal curves (forced turns) on narrow streets should be observed, based on 10-15 MPH design speed
- 4) Fifteen MPH speeds would require a sight triangle with 80' sides measured outward from both sides of the intersection of centerlines at the corner
- 5) Driveway aprons should not be located on the inside radius of 45+ degree curves.

D. Dead End Access Streets for Greenway Oriented Units.

- 1) May serve up to eighteen (18) dwelling units if provided with a 42' radius minimum cul de sac turn-around (Fig. 16)
- 2) May serve up to ten (10) dwelling units if provided with a "T" or "Y" hammerhead turn-around (Fig. 17)
- 3) May serve up to six (6) dwelling units if not provided with a turn-around (Fig. 18)
- 4) The "T" or "Y" should be a minimum of 60' in length at the end, outside edge to outside edge, with the exception that for streets over 200' in length, the fire code may require a more extensive turn-around.
- 5) If no turn-around is provided, the street length should not exceed 150' and should contain no horizontal curves which could restrict backing visibility

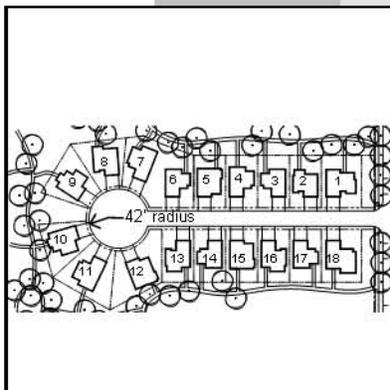


Figure 16: Access street with cul-de-sac

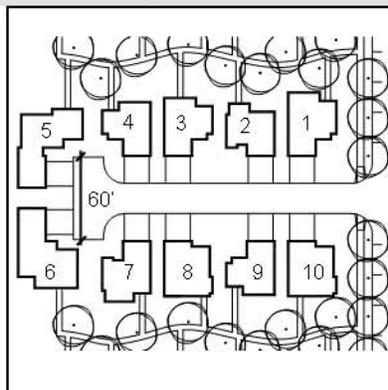


Figure 17: Access street with hammerhead

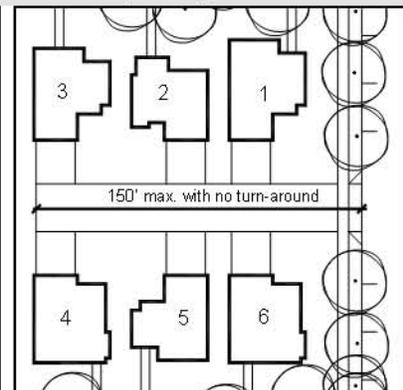


Figure 18: Access street without turn-around

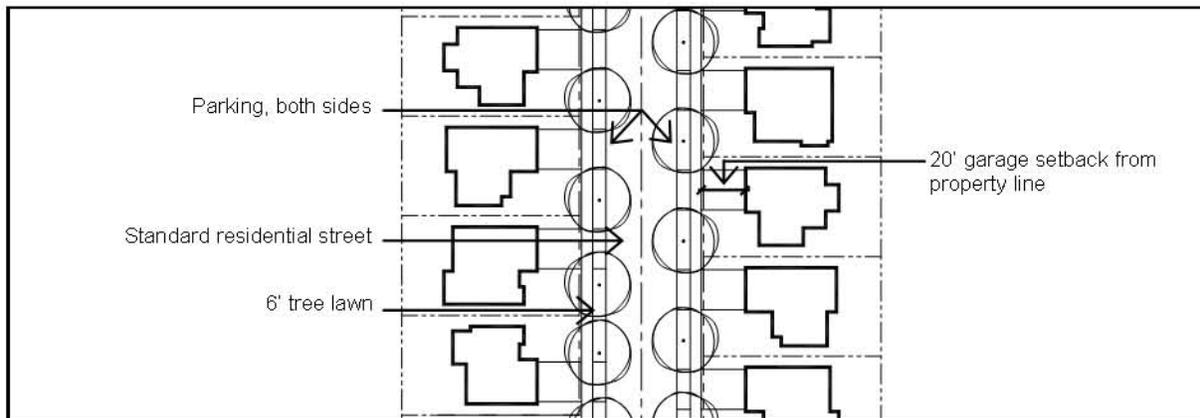


Figure 19: Street oriented units

- 6) All dead-end streets should remain private and be maintained by a Homeowners Association, unless provided with a minimum 42' radius cul de sac turn-around.
- 7) Private, dead-end streets that are 150' or less in length should provide a driveway apron type connection to its adjoining street (Fig. 12). All other access streets should provide for standard radius curb return connections.

(cont.)
7.3.607.D.1 & 2

Is the circulation system designed...

Will the streets and drives provide ...

E. Exception to Greenway Requirement.

Access streets can serve a limited number of lots which do not front on greenways if the original parcel configuration, landform or other platting constraint precludes construction of the greenway. Lots not adjacent to greenways should be accessible by sidewalks. In no event should these exception lots exceed ten percent (10%) of the total number of lots within the development.

Guidelines Applicable to Street Oriented Units:

A. General Guidelines (Fig. 19).

- 1) Standard residential street requirements should apply
- 2) Four foot detached sidewalks or five foot attached sidewalks
- 3) Six foot minimum tree lawn
- 4) Parking allowed both sides
- 5) Garage doors should be set back a minimum of 20' from the front property line or inside edge of the sidewalk, in cases where the sidewalk is located on private property.
- 6) To assure street connectivity, the majority of units should take access from continuous or looped streets rather than dead-end streets.

B. Dead End Access Streets for Street Oriented Units.

- 1) May serve up to ten (10) dwelling units if provided with a cul-de-sac, "T" or "Y" hammerhead turn-around (Fig. 20)
- 2) May serve up to six (6) dwelling units if not provided with a turn-around (Fig. 21)
- 3) The end of the "T" or "Y" should be a minimum of 60' in length at the end, outside edge to outside edge, with the exception that for streets over 200' in length, the fire code may require a more extensive turn-around
- 4) If no turn-around is provided, the street length should not exceed 150' and should contain no horizontal curves which could restrict backing visibility (Fig. 21)
- 5) All dead-end Access Streets described in this section should remain private and be maintained by a Homeowners Association, unless provided with a minimum 42' radius cul de sac turn-around.

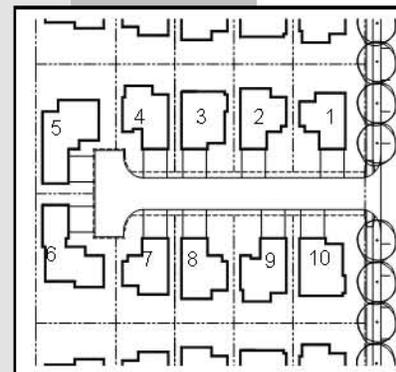


Figure 20: Access street with hammerhead (Street Oriented Unit)

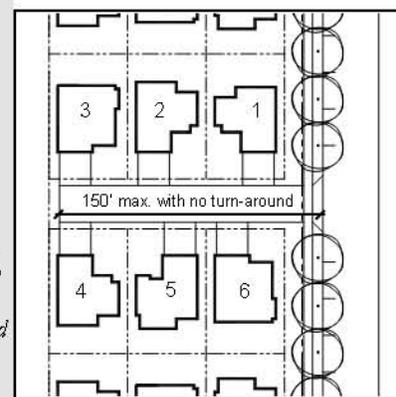


Figure 21: Access street with-out turn-around (Street Oriented Unit)

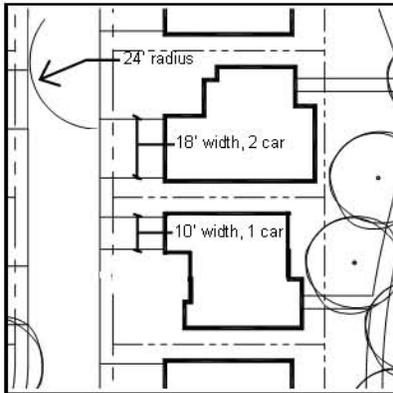


Figure 22: Vehicle maneuvering

General Guidelines Applicable to All Units:

A. Street Construction Standards.

- 1) All streets, public or private, to be constructed at a minimum to the same public pavement design standards in order to maximize design life.
- 2) Alternate materials permitted if City Engineering agrees public design standards are met or exceeded.
- 3) These requirements to be addressed in development plan notes
- 4) Perpetual maintenance of private streets should provide for life-cycle repairs such as pavement overlays.

B. Vehicle Maneuvering Area.

- 1) Driveways that require backing into Access Streets should maintain a minimum width of 18' for two-car driveways, and 10' for one-car driveways. (Fig. 22)
- 2) A minimum 24' turning radius should be provided from back of parking space to edge of curb or pavement on opposite side of street.

C. Covenants, Conditions and Restrictions.

CC&R's should provide for HOA or District maintenance of all private streets and common areas. (Fig. 22)

(cont.)
7.3.607.D.1 & 2

Is the circulation system designed...

Will the streets and drives...

7.3.607.D.
(cont. p. 5)

3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?

(cont.)
7.3.607.D.3

Will adequately sized parking areas be located to provide safe...

Guest Parking.

- 1) Not less than one-half parking space (excluding garage and on-site tandem parking spaces) should be provided per unit, except that for units without tandem driveway parking, at least one additional parking space should be provided.
- 2) Parking spaces should be non-assigned and available for public use.
- 3) Guest parking spaces should be located on-street or within parking bays, and within a 200' radius from the unit(s) they will serve. Parking areas and the pedestrian access to the parking areas should be designed to encourage their use by guests and service providers (i.e. FedEx, UPS, contractors etc.).

7.3.607.D.
(cont.)

4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?

5. As appropriate are provisions for transit incorporated?

7.3.607.E.

Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

7.3.607.E

Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

General Guidelines for Utilities. (Figures 23 & 24)

- 1) Ten foot (10') minimum horizontal separation is required between water, waste water, and storm drains (see Access Street Utility Plan and Section for proposed utility locations).
- 2) Water or wastewater requires a minimum 30' wide access corridor.
- 3) No trees are permitted within the utility easements. A minimum 15' horizontal distance from the centerline of water or wastewater lines is required for all trees if the water or wastewater line is not located under the paved area of a street.

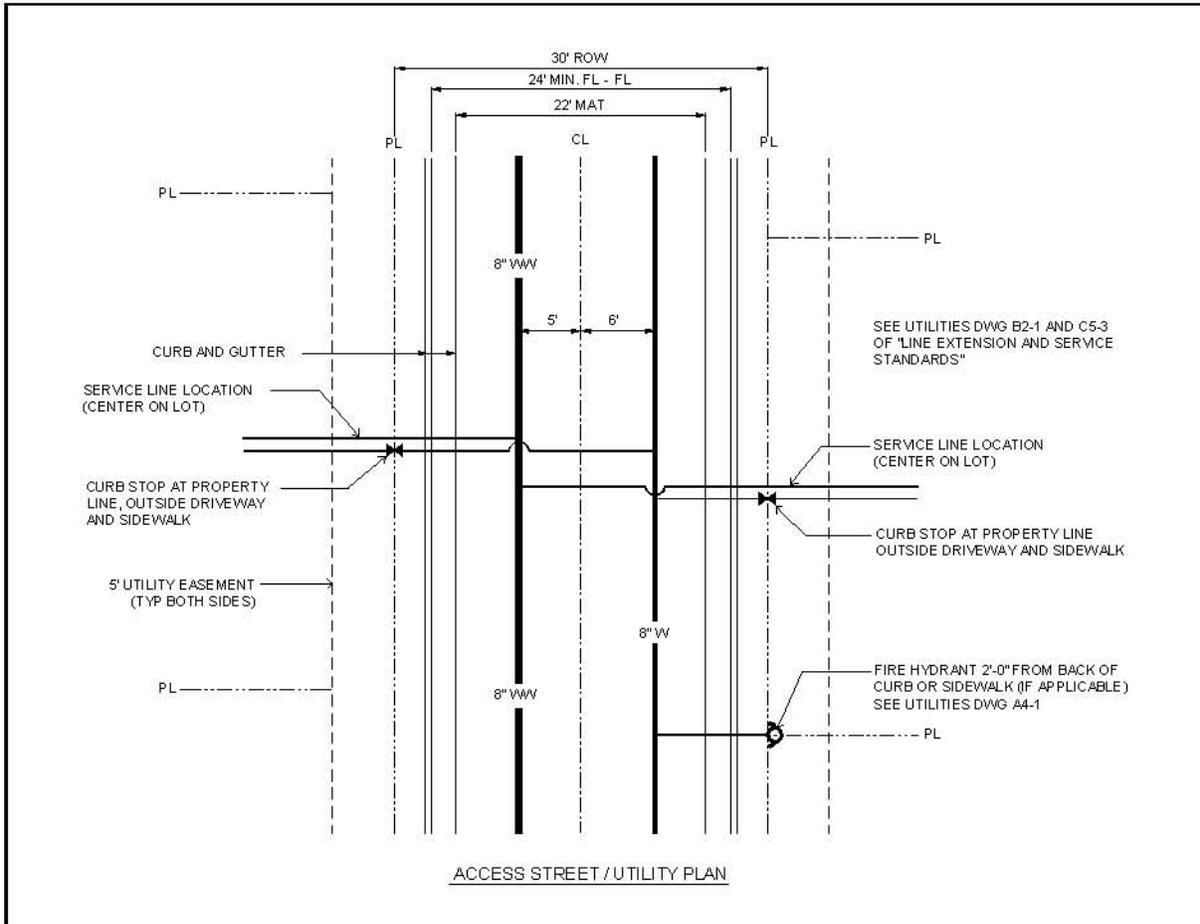


Figure 23: Access street- Utility Plan

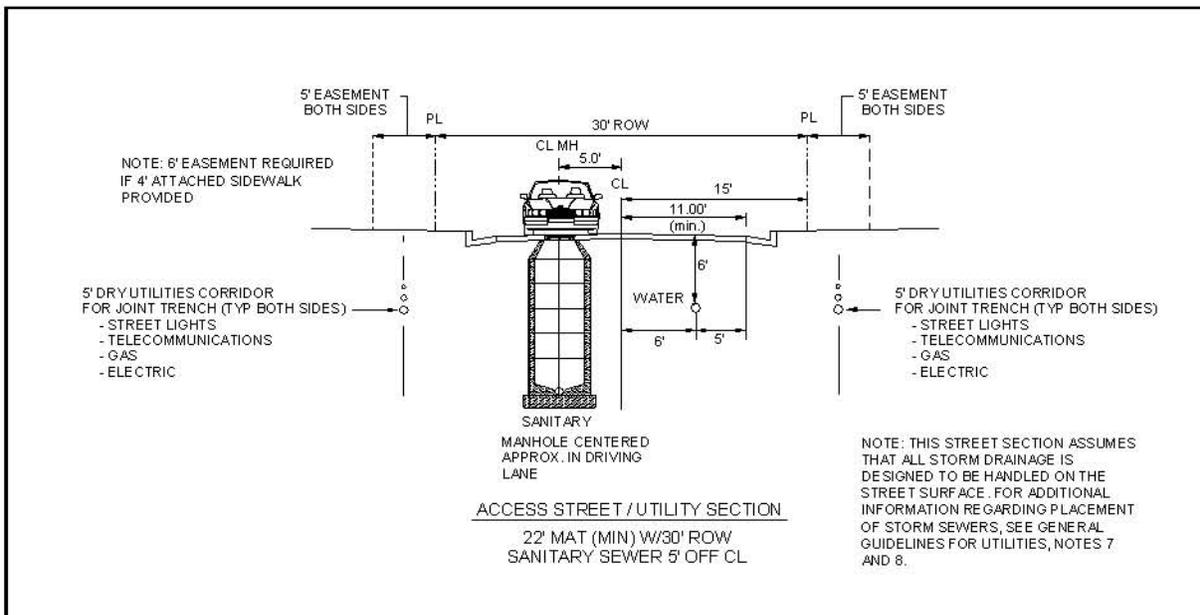


Figure 24: Access street- Utility Section

(cont.)
7.3.607.E

Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

- 4) *Water valves should be easily accessible (not located under designated parking areas).*
- 5) *Additional Wastewater Line Guidelines:*
 - *Access structures (manholes) are ideally located at intersections.*
 - *Straight section wastewater line should not exceed a 400' maximum length without a manhole.*
 - *The areas around wastewater manholes should be designed to support the weight of commercial vehicles (AASHTO HS-20 wheel loading).*
- 6) *Trees located within 10' of storm sewers need City Engineering approval.*
- 7) *The drainage design engineer is alerted to the challenge of finding a suitable location for storm sewer mains in narrow streets. The engineer is referred to the guidelines for handling storm water runoff contained in the published TND and Mixed Use manuals.*
- 8) *In the event of design conflicts with other utilities the engineer should contact City Engineering to discuss an acceptable storm sewer location.*
- 9) *Five foot (5') utility easements are required on both sides of the ROW. The developer should consider the need for space and access for utilities in these easements, including electric transformers, switch boxes, fire hydrants, telecommunications, etc. No trees will be allowed in these easements.*
- 10) *Facilities plans should be submitted and reviewed concurrent with PUD plan review.*

7.3.607.F.

Privacy: Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?

7.3.607.F

Privacy: Is privacy provided, where appropriate, for...

Windows should be located to maximize interior and exterior privacy. [See also private open space requirements; 7.3.607.I]

7.3.607.G.

Pedestrian Circulation:

1. **Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?**

7.3.607.G.1.

Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?

General Guideline.

Pedestrian access should be provided to the primary entry for all units, either by sidewalks in greenways or by sidewalks along streets, and should connect units with guest parking as well as common open space and any other destinations such as schools.

For Greenway Oriented Units (Fig. 25):

- 1) *5' wide concrete sidewalk or other suitable hard surface pedestrian access should be included along greenways.*
- 2) *Sidewalk should provide connection from each unit to on-street parking, parking bays, and common open space and park lands.*
- 3) *The address for each unit should be located on both the street and greenway sides of the unit.*
- 4) *An address directory should be located at each end of the greenway to orient pedestrians to the units that the access is off the greenway.*
- 5) *A low-level pedestrian lighting system should be used to illuminate greenway pedestrian paths.*

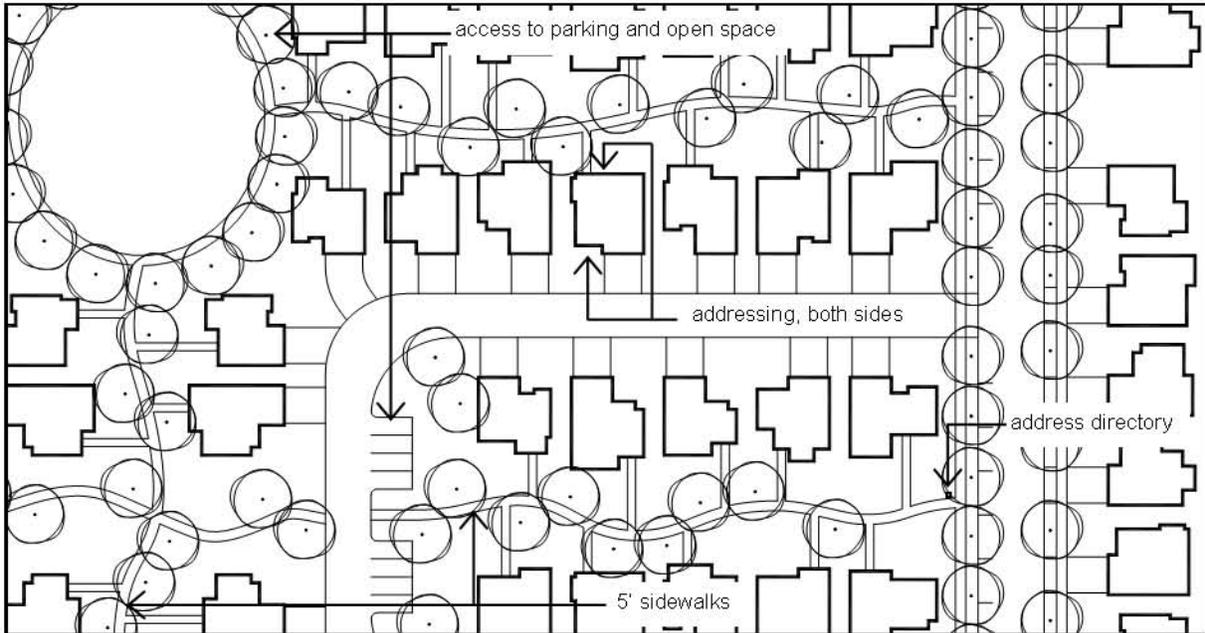


Figure 25: Greenway Unit Pedestrian Circulation

For Street Oriented Units:

Four foot detached sidewalks or five foot attached sidewalks should be included along streets. (Fig. 26)

(cont.)
7.3.607.G.1.

Will pedestrian walkways be functionally separated.

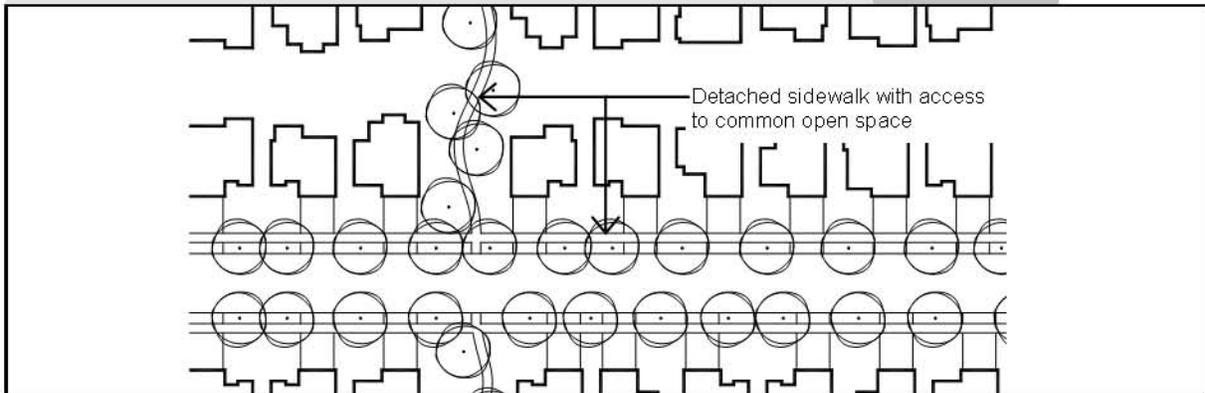


Figure 26: Street Oriented Unit Pedestrian Circulation

2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?

7.3.607.G.

For street oriented units, a six foot tree lawn should be included along residential streets to functionally separate pedestrians. (Fig. 26)

7.3.607.G.2.

Will pedestrian walkways be functionally separated.

7.3.607.H.

Landscaping:

1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?

7.3.607.H.1.

Does the landscape design comply with the City's landscape code and the City's landscape policy manual?

The purpose of the Landscape Code is to establish landscapes that contribute ecologically and aesthetically to the City and that achieve healthy and attractive environments for residents. There are numerous objectives stated in the Code, and in summary they identify the importance of enhancing streetscapes, incorporating open space to enhance the appearance of the built environment and to soften the look of urban development. Sufficient landscaping is necessary to create on-site amenities and increase compatibility with the adjacent neighborhood. The following guidelines are intended to apply to small lot PUDs in order to achieve the goals of the Landscape Code.

Applicable to Greenway Oriented Units:

- 1) For Access Streets, no sidewalks or tree lawns are necessary.

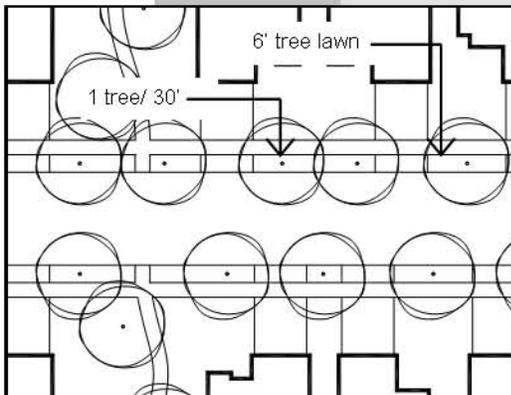


Figure 27: Street oriented unit streetscape

Applicable to Street Oriented Units (Fig. 27):

- 1) A minimum 6' tree lawn should be provided along streets.
- 2) Detached sidewalks and tree lawns should be provided in order to improve pedestrian safety and streetscape character.
- 3) Street trees should be provided within or adjacent to the tree lawn at a minimum spacing interval of 30' (each frontage should include a minimum planting of one tree per lot).

General Requirements:

- 1) Small-lot PUDs should be subject to the same landscape buffer requirements as multi-family projects (Code Section 7.4.323). (Fig. 28)
- 2) Not less than one tree should be provided for each 500 s.f. of common open space. Shrubs may be substituted for up to 50% of the tree requirement at a ratio of 10 shrubs per tree.
- 3) Trees should not be planted within 15' of a wet utility that is not located under the paved area of a street.

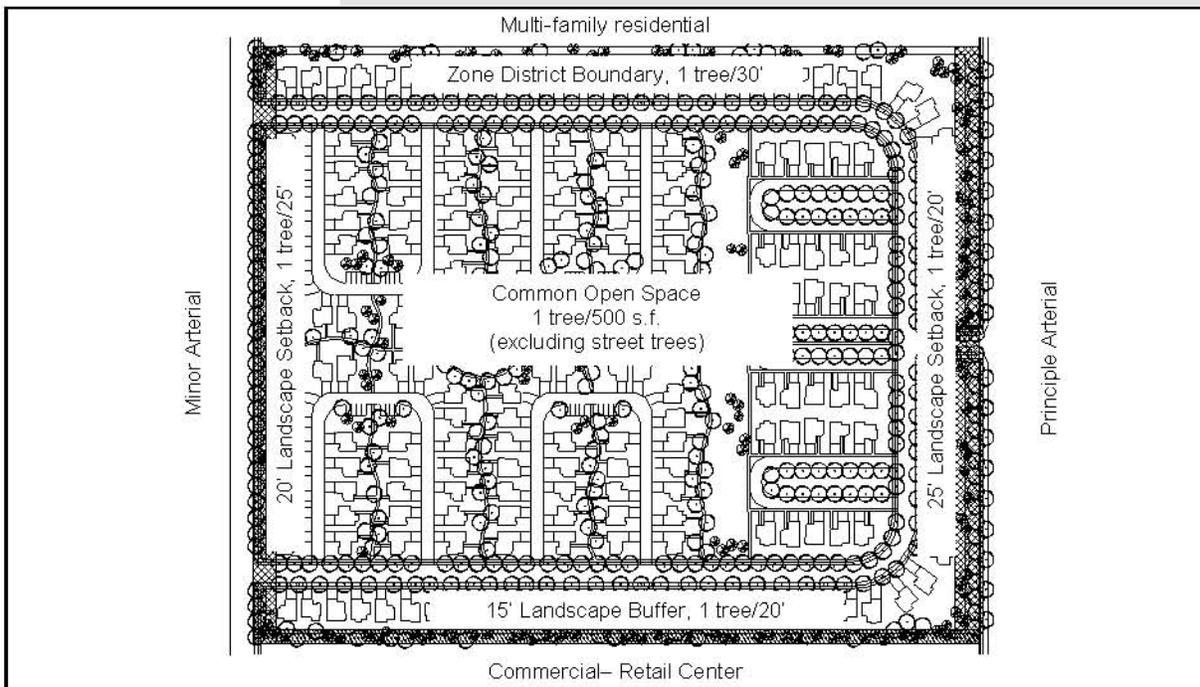


Figure 28: Site landscape

2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or City Planning's landscape architect can be consulted for assistance.

7.3.607.H.

Open Space:

1. Residential Area:

- a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.

7.3.607.I.

General Guidelines.

Common Open Space

- 1) Common, useable open space should be provided per unit based on the following lot sizes (Table 1):
 - a. Lots 5,000 square feet or greater- 200 s.f./ lot
 - b. Lots 4,000 to 4,999 s.f.- 400 s.f./lot
 - c. Lots 3,999 or less s.f.- 600 s.f./ lot

Note: Credit may be given for proximity to public park land or public open space areas as described in Guideline 10 below.

7.3.607.I.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer adjacent properties, and to provide active and passive recreation opportunities. All residential units ...

Lot Size	Requirement with Credit	Requirement without Credit
5,000 s.f. or greater	100 s.f./ lot	200 s.f. lot
4,000 s.f. – 4,999 s.f.	200 s.f./ lot	400 s.f. lot
3,999 s.f. or less	400 s.f./ lot	600 s.f. lot

Note: In order to be eligible for the credit, any Master Planned area should demonstrate that the level of parkland designated within its boundaries meets the recommended amount of parkland for the population projected within the Master Plan (Neighborhood Parks: 2.5 ac./1,000 population; Community Parks: 3 ac./1,000 population).

- 2) Common open space includes on-site recreation areas, greenways, courtyards, parks, and/or trails which are open, convenient, and accessible to the residents of the entire development.
- 3) Not less than one tree should be provided for each 500 s.f. of common open space.

(cont.)
7.3.607.I.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer adjacent properties, and to provide active and passive recreation opportunities. All residential units ...

(cont.)
7.3.607.I.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer...

- 4) *Greenways, Courtyards and Open Space should have a 40' minimum average width, with 20' minimum dimension (note: 30' min. is required if serving also as a public water or sewer easement) (Fig. 29). In determining the width of common open space, private, on lot open space areas should not be counted.*
- 5) *A five foot minimum width pedestrian pathway should be provided within the common open space. Where houses face a greenway, a five foot concrete sidewalk shall be provided through the greenway, along with a three foot (minimum) walkway to the entrance of each unit.*

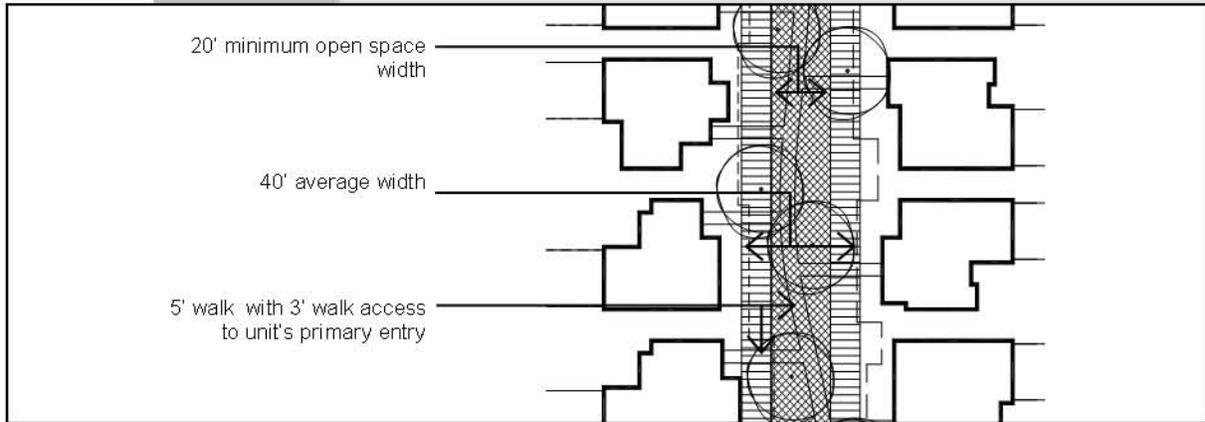


Figure 29: Greenway

(cont.)
7.3.607.I.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer adjacent properties, and to provide active and passive recreation opportunities. All residential units...

- 6) *Average open space width may be reduced by as much as 50% if the open space provides a direct linkage to larger common open space areas, parks, or streamside corridor (Fig. 30). "Direct linkage" means that the units are within close proximity to the larger common area (not more than 200') and there is no physical blockage or street crossings (other than Access Streets) separating the homes with the larger common open space area.*
- 7) *Open Space should be recorded as separate tracts owned and maintained by the HOA.*
- 8) *Required landscape setbacks and buffers and landscaped front yard areas are not counted in meeting common or private open space areas.*
- 9) *If serving as a utility corridor, utility easements and provisions for access and maintenance will be required.*

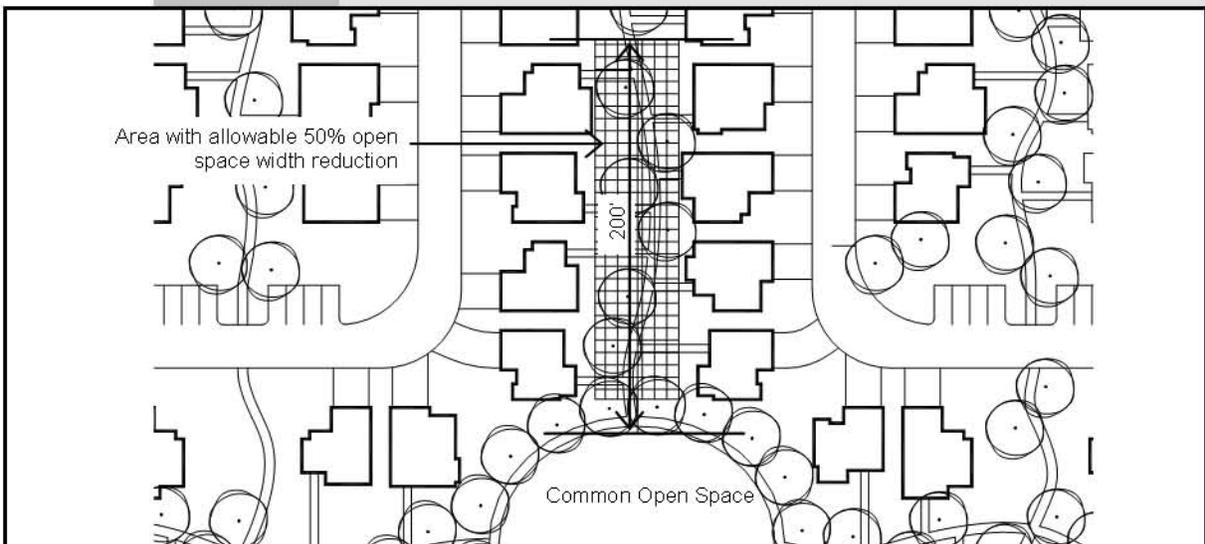


Figure 30: Proximity

10) Areas designated as public park land and/or public open space may be credited towards the on-site common open space if: (a) the park land/open space is located within ¼ mile walking distance of the lots receiving the credit, and (b) a street classified as a minor arterial or greater does not have to be crossed without a grade separation or signalized pedestrian crossing. If these criteria are met, up to a fifty percent (50%) credit for the useable common open space required in Number 1 above shall be allowed. The Table above (Table 1) sets forth this guideline.

(cont.)
7.3.607.1.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer adjacent properties, and to provide...

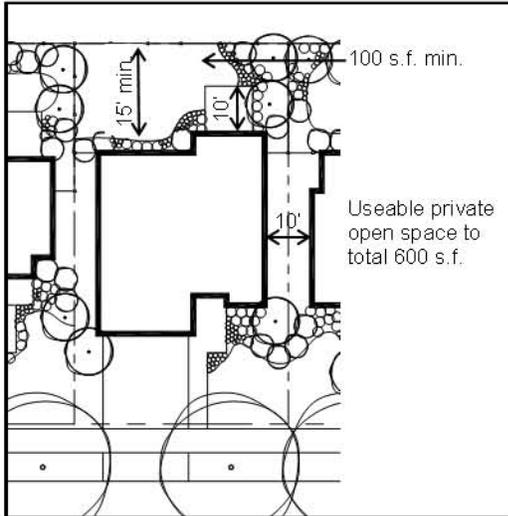


Figure 29: Private Open Space— Street Oriented Unit

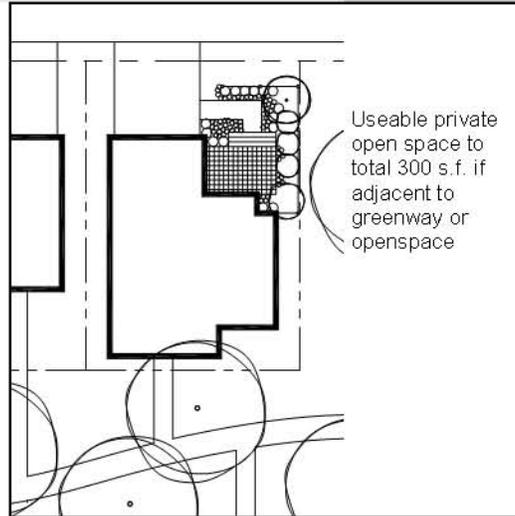


Figure 29: Private Open Space— Greenway Unit

Private Open Space

- 1) Not less than 600 s.f. of usable private open space should be provided per unit with the following exception: 300 s.f. of private open space per unit may be provided if the unit is adjacent to a greenway, common courtyard, or common open space/ recreation area. Units located across Access Streets from common open space should be considered adjacent to open space.
- 2) Private open space areas should have a minimum area of 100 s.f. (except porches with 50 s.f. min. area); and a minimum dimension of 10' for usable side yards or patios, 5' for porches, and 15' minimum dimension for yard area counted toward private open space.
- 3) When private open space is adjacent to common open space, the private open space should be designed to have some form of physical separation in order to promote privacy (such as landscaping).
- 4) For street oriented units, the private open space areas (except porches) should not be located on the street side of the unit.
- 5) Covenants, Conditions and Restrictions (CC&R's) should provide for HOA or District maintenance of all private streets and common areas.

(cont.)
7.3.607.1.1.a.

Open Space: The provision of adequate open space shall be required to provide light, air and privacy, to buffer adjacent properties, and to provide active and passive recreation opportunities. All residential units...

- b. **Natural Features:** Significant and unique natural features, such as trees, drainage channels, slopes and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.
- c. **Non-residential:** Natural features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.

7.3.607 J. Mobile Home Parks: Does a proposed mobile home park meet the minimum standards set forth in the mobile home park development standards table in section 7.3.104 of this article?