

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, AS BEARING SOUTH 89°53'26" EAST, AN ASSUMED BEARING, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, BEING MONUMENTED BY A 3.25" ALUMINUM CAP, THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, SOUTH 89°53'26" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF MOUNTAIN PACIFIC FIRST ADDITION AT RECEPTION NO. 20070024816, NORTH 00°26'00" EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE PUBLIC RIGHT-OF-WAY PER DEED OF DEDICATION AT RECEPTION NO. 20090001102;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 78°22'30" EAST A DISTANCE OF 200.37 FEET;

THENCE SOUTH 78°33'03" WEST A DISTANCE OF 199.63 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS 7,838 SQUARE FEET OR, 18 ACRES, MORE OR LESS AND MAY BE SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS AS GRANTED OR RESERVED BY INSTRUMENTS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

FIRE MITIGATION BEST PRACTICES:

- PURPOSE STATEMENT: TO PROVIDE BEST PRACTICES FOR FIRE MITIGATION THAT SHOULD BE TAKEN INTO CONSIDERATION DURING THE DESIGN PHASE OF ENTITLEMENT AND/OR ON-GOING MAINTENANCE OF THE PROPERTY.
 - INCLUDE METAL FURNISHINGS IN OPEN SPACE AREAS
 - INCLUDE REGULAR MAINTENANCE BY HOA OF DRAINAGE CORRIDORS TO REMOVE DEAD PLANT MATERIAL
 - INCLUDE REGULAR MAINTENANCE BY HOA OF OPEN SPACE AREAS INCLUDING MOWING 2X YEAR AND REMOVAL OF DEAD PLANT MATERIAL
 - USE ROCK MULCH IN PLACE OF WOOD MULCH WHERE APPROPRIATE.

GENERAL NOTES:

- RESIDENTIAL PRODUCT TYPES OTHER THAN WHAT IS LISTED IN THIS PLANNED UNIT DEVELOPMENT CAN BE EVALUATED FOR CONFORMANCE WITH THE INTENT OF THE PLANNING AREAS, AND APPROVED BY THE DIRECTOR OF PLANNING. ANY USES NOT INCLUDED IN THIS PLANNED UNIT DEVELOPMENT, THAT ARE DEEMED ACCEPTABLE, SHALL MEET ALL REQUIREMENTS FOR THE UNIFIED DEVELOPMENT CODE.
- A SHIFT IN DENSITY (OF UP TO 20%) IS PERMITTED BETWEEN DEVELOPMENT PARCELS FOR THIS PLANNED UNIT DEVELOPMENT. AN ADDITIONAL 10% SHIFT IN DENSITY (OF UP TO 30% TOTAL) CAN BE APPROVED BY THE DIRECTOR OF PLANNING, IF IT IS DETERMINED TO MEET THE INTENT OF THIS PLANNED UNIT DEVELOPMENT.

DESIGN INTENT:

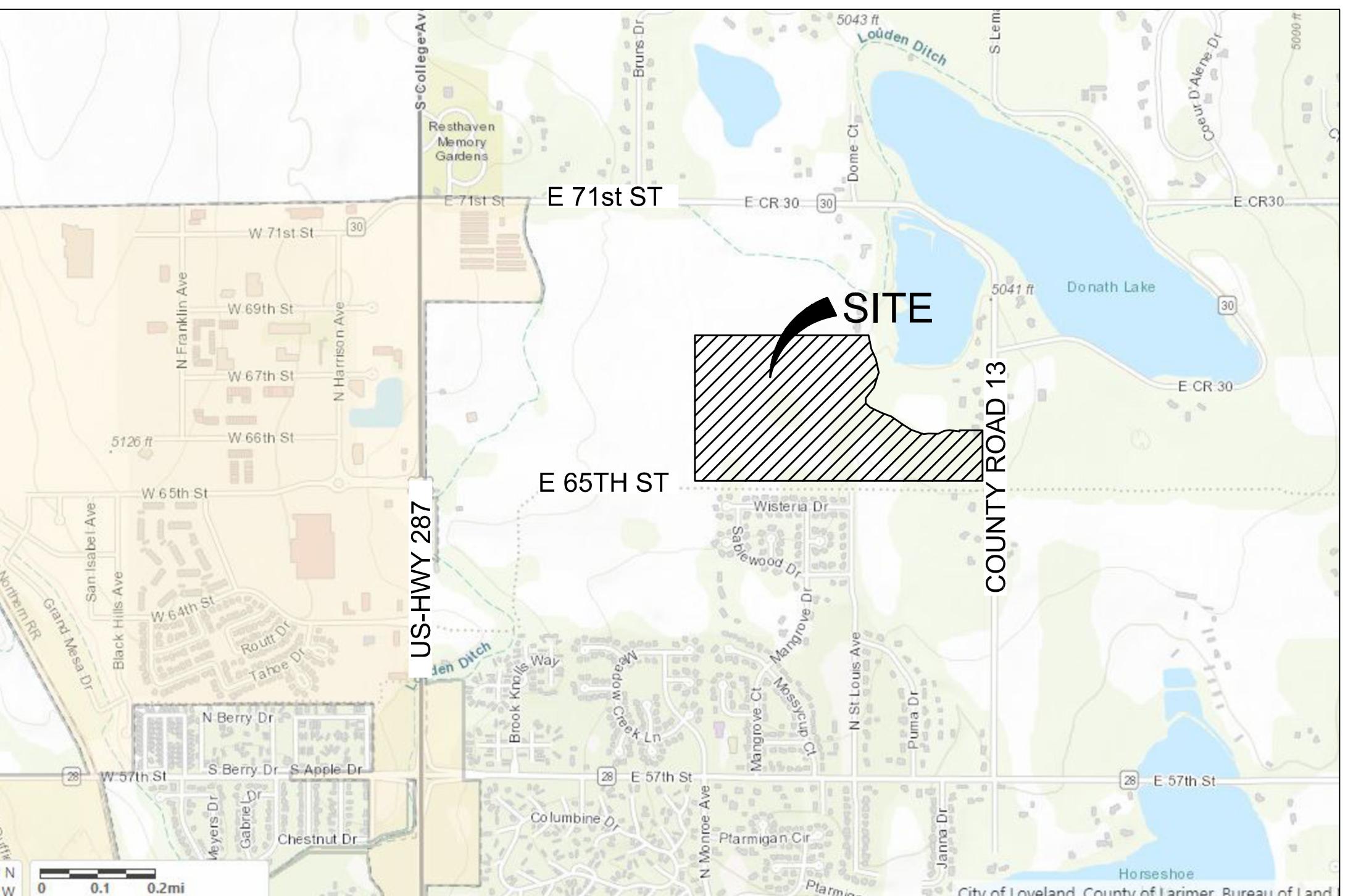
FARRO FIRST ADDITION IS ENVISIONED AS A RESIDENTIAL SUBDIVISION WHICH INCLUDES PARKS, OPEN SPACE AND TRAILS. PLANNED AS A MIXED-USE AND MIXED-DENSITY NEIGHBORHOOD, WHICH INCLUDES SEVERAL OF RESIDENTIAL PRODUCT TYPES, TO INCORPORATE DENSITY, STRUCTURE, AND MEET THE GOALS OF MULTIPLE PLANS. THE PLAN ENCOURAGES DEVELOPMENT THAT ATTRACTS A MIX OF AGE AND INCOME DEMOGRAPHICS, WHILE ALSO SUPPORTING NEARBY COMMERCIAL DEVELOPMENT. TRAILS WILL BE USED TO CONNECT OPEN SPACE AND PARK AREAS WHILE PROVIDING AN ALTERNATIVE METHOD OF TRANSPORTATION FOR PEDESTRIANS AND BICYCLISTS. DENSITY WILL BE FOCUSED INTERIOR TO THE SITE TO ALLOW FOR LOWER DENSITY ALONG THE PERIMETER, WITH SOFT URBAN EDGES. IN ACKNOWLEDGEMENT OF THE PLAN FOR THE REGION BETWEEN FORT COLLINS AND LOVELAND.

WHILE SPECIFIC RESIDENTIAL PRODUCT TYPES HAVE BEEN IDENTIFIED AS PART OF THIS PLANNED UNIT DEVELOPMENT (PUD), THE DESIGN INTENT STATED ABOVE PROVIDES THE FOUNDATION FOR THE DEVELOPMENT OF THIS SUBDIVISION, AND SHOULD ALLOW FLEXIBILITY MOVING FORWARD FOR THE INCLUSION OF COMPONENTS THAT MAY CONTRIBUTE TO, OR STRENGTHEN THESE GOALS. SPECIFIC NOTES HAVE BEEN INCLUDED IN THIS PUD, WHICH DEFINE THE PARAMETERS FOR THE DIRECTOR OF PLANNING TO EVALUATE.

COMPLIANCE WITH THE COMPREHENSIVE PLAN:

THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS ESTATE RESIDENTIAL. THE INTENT OF THIS PUD IS TO ALLOW FOR FLEXIBILITY IN DEVELOPMENT, SUPPORTED BY BLENDING DENSITY ACROSS THE SITE. AREAS OF HIGHER DENSITY ARE ANTICIPATED, AND ENCOURAGED, WHILE THE PERIMETER OF THE SITE DEVELOPS AT A LOWER DENSITY, THE OVERALL DENSITY IS CONSISTENT WITH THE COMPREHENSIVE PLAN DESIGNATION.

VICINITY MAP:



APPROVAL SIGNATURES:

APPROVED THIS ____ DAY OF ____ A.D. 20____
BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

APPROVED THIS ____ DAY OF ____ A.D. 20____
BY THE CITY ENGINEER OF THE CITY OF LOVELAND, COLORADO.

CITY ENGINEER

APPROVED THIS ____ DAY OF ____ A.D. 20____
BY THE CITY ATTORNEY OF THE CITY OF LOVELAND, COLORADO.

CITY ATTORNEY

APPROVED THIS ____ DAY OF ____ A.D. 20____
BY THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO.

CHAIRPERSON

APPROVED THIS ____ DAY OF ____ A.D. 20____
BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO.

MAYOR ATTEST

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT:
I, THE UNDERSIGNED, BEING THE LAWFUL OWNER, AND IN ITS CAPACITY AS
MANAGER, OPERATOR OR AGENT, AND ORACLE, OF ALL OTHER UNLAWFUL RECORD OWNERS, OF
THE PROPERTY SHOWN ON THIS PLANNED UNIT DEVELOPMENT, EXCEPT ANY EXISTING PUBLIC
STREETS, ROADS, OR HIGHWAYS, DOES HEREBY ACCEPT THE CONDITIONS AND RESTRICTIONS
SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND
DATED ____ AND CONSENT TO THE RECORDATION OF ANY INFORMATION PERTAINING
THERETO.

BY: _____
ITS MANAGER: _____
BY: _____
NAME: _____

TITLE: _____
NAME: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____
20____, BY _____ AS _____ OF
AND ON BEHALF OF ALL OTHER OWNERS IN ITS CAPACITY AS OWNER,
MANAGER, OPERATOR OR AGENT, AS
APPLICABLE.

OWNER/APPLICANT:

APPLICANT: POST MODERN DEVELOPMENT
144 NORTH MASON STREET #4
FORT COLLINS CO 80524

PLANNER/ LANDSCAPE ARCHITECT:

TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513
(970) 532-6891

CONTACT: CATHY MATHIS
CATHY@TBGROUP.US

CIVIL ENGINEER:

AVANT CIVIL GROUP
DANNY WEBER
1377 RIVERSIDE AVENUE, SUITE 2
FORT COLLINS, CO 80524
(970) 305-3534

CONTACT: DANNY WEBER
DWEBER@AVANTCIVILGROUP.COM

SURVEYOR:

NORTHERN ENGINEERING SERVICES
301 NORTH HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
(970) 568-6411

CONTACT: BOB TESSELY
BOB@NORTHERNENGINEERING.COM

LAND USE STATISTICS:

PARCEL A	+/- 10.2 AC
PARCEL B	+/- 8.1 AC
PARCEL C	+/- 6.5 AC
PARCEL D	+/- 7.0 AC
PARCEL E	+/- 10.4 AC

SUB TOTAL	+/- 253.12 AC
ROW *	+/- 13.14 AC
*(65TH STREET & COUNTY ROAD 13)	
TOTAL	+/- 60.57 AC

EXISTING COMP PLAN DESIGNATION:	ESTATE RESIDENTIAL (ER)
PROPOSED COM PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (MDR)
PLAN FOR THE REGION BETWEEN FORT COLLINS & LOVELAND:	SUB AREA 11
EXISTING ZONING:	LARIMER COUNTY: RR2 RURAL RESIDENTIAL
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT

CONDITIONS OF APPROVAL:

(TO BE PROVIDED BY CITY OF LOVELAND)

SHEET INDEX:

Sheet 1: COVER SHEET
Sheet 2: LAND USE PLAN
Sheet 3: PUD BULK DEVELOPMENT STANDARDS
Sheet 4: LAND USE MATRIX
Sheet 5: PUBLIC & PRIVATE IMPROVEMENTS
Sheet 6: DESIGN STANDARDS AND PROPOSED DEVIATIONS
Sheet 7: DESIGN STANDARDS AND PROPOSED DEVIATIONS
Sheet 8: DESIGN STANDARDS AND PROPOSED DEVIATIONS

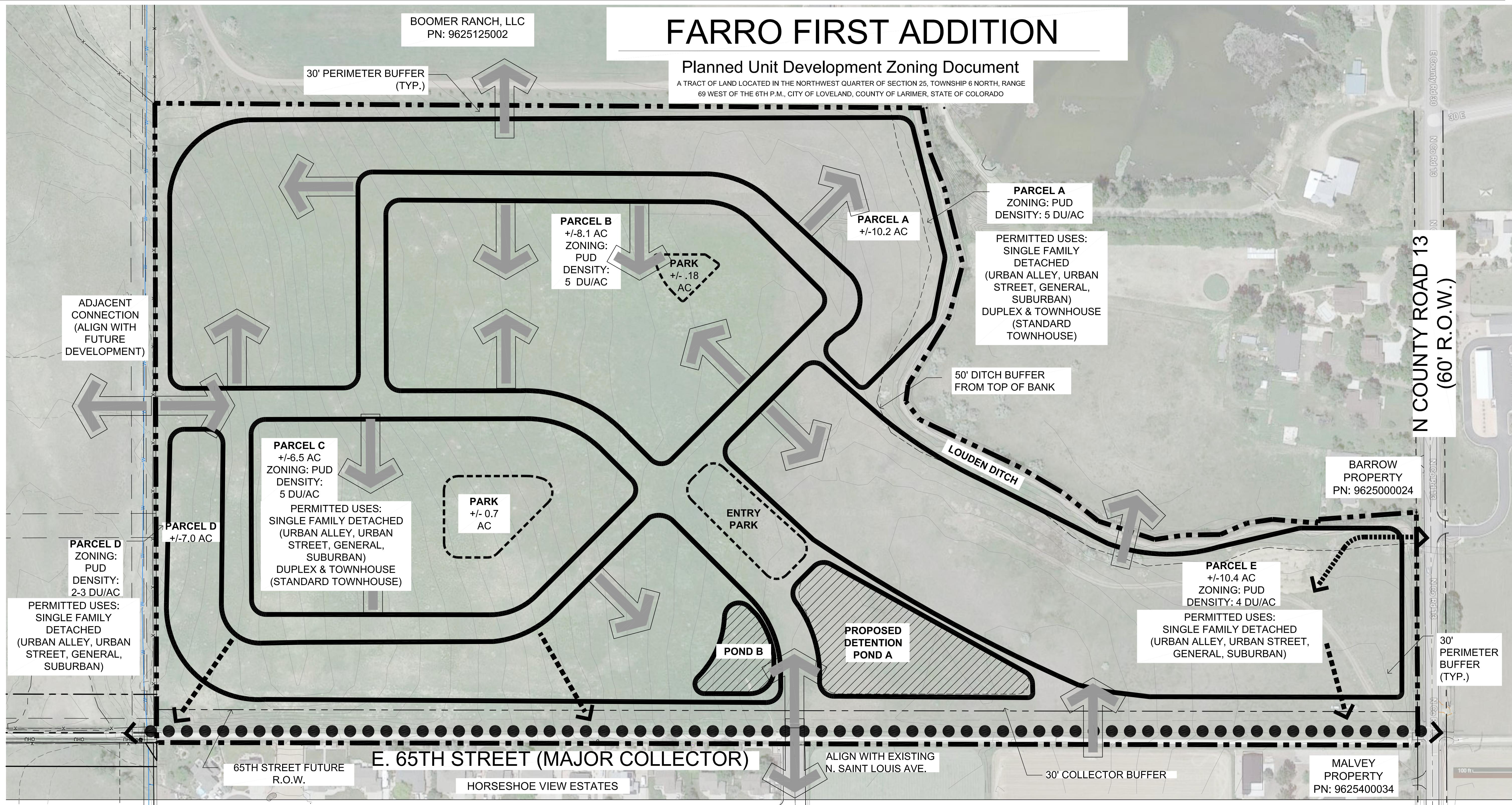
FARRO FIRST ADDITION

Planned Unit Development Zoning Document
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROJECT TITLE:
FARRO PROPERTY
PLANNED UNIT DEVELOPMENT
Loveland, Colorado
PREPARED FOR:
OWNER:
Post Modern Development

144 NORTH MASON ST. #4
FORT COLLINS, CO 80524

N COUNTY ROAD 13
(60' R.O.W.)



PARCEL TABLE AND NOTES:

DESCRIPTION	PERMITTED USES	DENSITY
PARCEL A	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL B	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL C	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	5 DU/AC
PARCEL D	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	2-3 DU/AC
PARCEL E	SINGLE FAMILY DETACHED: URBAN ALLEY, URBAN STREET, GENERAL, SUBURBAN, DUPLEX AND TOWNHOUSE: DUPLEX, STANDARD TOWNHOUSE	4 DU/AC

PARCEL NOTES:

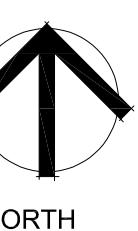
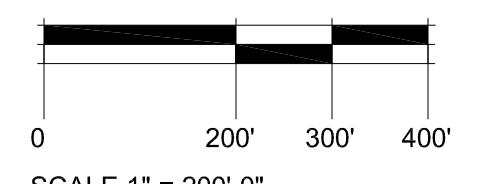
1. WHILE MULTIPLE USES ARE PERMITTED PER PARCEL, NO LESS THAN FOUR (4) PRODUCT TYPES WILL BE REQUIRED FOR THE OVERALL SITE, DETERMINED AT FINAL PLAT. SIX POTENTIAL PRODUCT TYPES ARE PROVIDED AS OPTIONS.
2. DENSITY MAY SHIFT BETWEEN DEVELOPMENT PARCELS (UP TO 30%). MAX DENSITY FOR THE OVERALL SITE MAY NOT EXCEED 250 UNITS.
3. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE AND LCUASS.
4. SINGLE FAMILY DETACHED HOMES MUST BE LOCATED DIRECTLY ADJACENT TO HORSESHOE VIEW ESTATES AND VISTA VIEW ESTATES.
5. RESIDENTIAL PRODUCT TYPES ARE DEFINED AS THE FOLLOWING: GENERAL MULTI-FAMILY, TOWNHOUSE, DUPLEX, SINGLE FAMILY DETACHED URBAN, SINGLE FAMILY DETACHED LARGE URBAN, SINGLE FAMILY DETACHED GENERAL, SINGLE FAMILY DETACHED SUBURBAN, SINGLE FAMILY DETACHED LARGE SUBURBAN.
6. ACCESSORY DWELLING UNITS (ADU'S) SHALL BE PERMITTED AS PART OF THIS PUD AND/OR AS PART OF ANY COMPLETE NEIGHBORHOOD APPLICATION. ADU'S WILL BE PERMITTED ON SINGLE FAMILY DETACHED RESIDENTIAL LOTS, WITH NO MINIMUM LOT SIZE REQUIREMENTS, SO LONG AS IT MEETS THE BULK STANDARDS FOR THAT LOT SIZE, AS DEFINED BY THIS PUD, AND THE ADU STANDARDS, AS DEFINED PER THE UDC.

NOTES:

1. SURVEY & BOUNDARY INFORMATION PROVIDED BY NORTHERN ENGINEERING SERVICES, INC.
2. THERE ARE NO SIGNIFICANT STANDS OF MATURE TREES ON THIS SITE. MOST OF THE LAND IS AGRICULTURAL.
3. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE AND LCUASS.
4. REFERENCE LAND USE MATRIX FOR PERMITTED USES PER PARCEL.

LEGEND:

- ↑ POTENTIAL INGRESS/EGRESS
- PROPERTY BOUNDARY
- Primary Trail Connection
- REGIONAL TRAIL
- Emergency Access Only
- 50' DITCH OFFSET
- CONCEPTUAL PARK LOCATION



LAND USE PLAN

Sheet Number: 2

Of: 8

DATE: SEPTEMBER 12, 2023

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

ITB GROUP
landscape architecture | planning | illustration

4 Mountain Ave.
Boulder, CO 80513 | TEL 970.532.5891
WEB TBGroup.us

PUD BULK STANDARDS								
LOT TYPE	LOT AREA	LOT WIDTH	FRONT SETBACK	INTERIOR SIDE SETBACK	STREET SIDE SETBACK	REAR SETBACK	MAX HEIGHT	MAX LOT COVERAGE
SINGLE FAMILY DETACHED: URBAN	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	--
SINGLE FAMILY DETACHED: LARGE URBAN	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	--
SINGLE FAMILY DETACHED: GENERAL	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	--
SINGLE FAMILY DETACHED: SUBURBAN	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	--
SINGLE FAMILY DETACHED: LARGE SUBURBAN	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	PER UDC
SIDE- BY- SIDE DUPLEX	PER UDC	25 FEET	PER UDC	5 FT.	PER UDC (note 3)	PER UDC (note 5)	PER UDC	PER UDC
STANDARD TOWNHOUSE	PER UDC	18 FEET	PER UDC	PER UDC	PER UDC (note 3)	PER UDC (note 5)	PER UDC	N/A

NOTES:

1. BULK STANDARDS SHALL BE PER THE UNIFIED DEVELOPMENT CODE (UDC) UNLESS OTHERWISE SPECIFIED IN THE ABOVE CHART.
2. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE UNIFIED DEVELOPMENT CODE.
3. FIVE FOOT (5') SIDE YARD SETBACKS SHALL APPLY TO ALL RESIDENTIAL STREET SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR BUFFER YARDS
4. ACCESS TO REAR LOADED RESIDENTIAL VIA RIGHT-OF-WAY, ALLEY OR PRIVATE DRIVE SHALL BE PERMITTED.
5. 10' REAR LOT SETBACK SHALL APPLY TO ANY RESIDENTIAL LOT THAT BACKS TO A GREENBELT AND/OR OPEN SPACE NOT INCLUDING BUFFER YARDS ALONG WEST 65TH STREET.

SITE STANDARDS:

UNLESS EXPRESSLY NOTED OR APPROVED OTHERWISE, LANDSCAPING SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN CHAPTER 18.08 OF THE UNIFIED DEVELOPMENT CODE.

BUILDING AND SITE DESIGN STANDARDS

THE BUILDING DESIGN STANDARDS CONTAINED WITHIN DIVISION 18.04.05 OF THE UNIFIED DEVELOPMENT CODE AS ADOPTED AND AMENDED ARE APPLICABLE TO THE TAFT RIDGE ADDITION. UNLESS NOTED OR EXPRESSLY APPROVED OTHERWISE, THE SITE DESIGN, BUFFERING, PARKING AND OTHER ELEMENTS SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE UNIFIED DEVELOPMENT CODE.

SEPTEMBER 12, 2023

HEET TITLE

UD BULK EVELOPMENT TANDARDS

Sheet Number: 3

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



landscape architecture | planning | illustration

4 Mountain Ave.
thoud, CO 80513 | TEL 970.532.5891
WEB TBGroup.us

AL

LAND USE MATRIX	
FUTURE LAND USE MAP CATEGORY	ZONING - PUD (PLANNED UNIT DEVELOPMENT)
USE	
<i>SINGLE-FAMILY DETACHED</i>	
URBAN	USE-BY-RIGHT
LARGE URBAN	USE-BY-RIGHT
GENERAL	USE-BY-RIGHT
SUBURBAN	USE-BY-RIGHT
LARGE SUBURBAN	USE-BY-RIGHT
<i>DUPLEX AND TOWNHOUSE</i>	
SIDE- BY- SIDE DUPLEX	USE-BY-RIGHT
STANDARD TOWNHOUSE	USE-BY-RIGHT

USE STANDARDS	
SINGLE-FAMILY DETACHED	REFER TO SHEET 2 LAND USE PLAN AND PARCEL TABLE AND NOTES FOR LOCATION OF EACH PERMITTED USE
DUPLEX AND TOWNHOUSE	USE STANDARDS SHALL COMPLY WITH THE PUD BULK STANDARDS OR UDC, AS SPECIFIED ON SHEET 3

OBJECT TITLE

ARRO PROPERTY

PLANNED UNIT DEVELOPMENT

veland, Colorado

PREPARED FOR OWNER: Post Modern

4 NORTH MASON ST. #4
DORT COLLINS CO 80524

SEPTEMBER 12, 2023

MEET TITLE

AND USE MATRIX

MEET INFORMATION

Sheet Number: 4

8

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PLAN FOR THE REGION BETWEEN FORT COLLINS AND LOVELAND - DESIGN STANDARDS

THE INTENT OF THE PLAN FOR THE REGION BETWEEN FORT COLLINS AND LOVELAND IS TO SERVE AS A GUIDING DOCUMENT TO SHAPE THE CHARACTER OF THE SPACE BETWEEN THE CITY OF FORT COLLINS AND THE CITY OF LOVELAND. THE FARRO FIRST ADDITION PUD FALLS WITHIN THIS REGION. THE FOLLOWING DESIGN GUIDELINES HAVE BEEN DEVELOPED TO ENSURE A SOFT URBAN EDGE IS ACHIEVED:

DESIGN INTENT

THE PLAN FOR THE REGION BETWEEN FORT COLLINS AND LOVELAND WILL BE INCORPORATED INTO THE OVERALL FARRO FIRST ADDITION SUBDIVISION IN MULTIPLE WAYS, INCLUDING BUT NOT LIMITED TO BUFFERS, OPEN SPACE AND TRAILS. THE DESIGN INTENT IS TO MAINTAIN A MORE RURAL FEELING ALONG THE PERIMETER OF THIS SUBDIVISION. LANDSCAPE WILL BE USED TO TRANSITION BETWEEN THIS DEVELOPMENT AND UNDEVELOPED AREAS OR TO BUFFER BETWEEN THIS DEVELOPMENT AND EXISTING DEVELOPMENT. DENSITY WILL BE BLENDED ACROSS THE SITE ALLOWING FOR AREAS OF HIGHER DENSITY DEVELOPMENT, IN SUPPORT OF A VARIETY OF PRODUCT TYPES AND USES, TO LOWER DENSITY DEVELOPMENT ALONG THE EDGES. THIS WILL PRESERVE VIEW SHEDS ALONG TRAVEL CORRIDORS AND ALLOW FOR THE DEVELOPMENT OF STRONG OPEN SPACE INTERCONNECTIONS.

FENCING

OPEN RAIL FENCING WILL BE USED THROUGHOUT THE DEVELOPMENT TO CREATE AN OPEN, RURAL AESTHETIC. IT WILL ALSO CONTRIBUTE TO MAINTAINING VIEW CORRIDORS THROUGHOUT THE SITE.

BUFFER AREAS ALONG E. 65TH STREET

EAST 65TH STREET (COLLECTOR) RUNS EAST/WEST ALONG THE SOUTHERN PROPERTY BOUNDARY (MEASURED FROM THE BACK OF CURB TO THE BACK OF ANY LOT LINE). THERE IS A PROPOSED BUFFER AREA THAT AVERAGES 30'. THE LOUDEN DITCH IS ALSO LOCATED WITHIN THE PROPOSED BUFFER AREA, WHICH CONTRIBUTES TO THE RURAL CHARACTER OF THIS AREA AND OPENS THE VIEW CORRIDORS.

BUFFER AREAS ALONG OTHER PROPERTY BOUNDARIES

A BUFFER RANGING FROM 30'-50' ALONG THE OTHER BOUNDARIES IS PROPOSED (MEASURED FROM THE PROPERTY BOUNDARY TO THE BACK OF LOT LINE). THESE BUFFERS ARE INTENDED TO SERVE AS A COMMUNITY BUFFER AND TRANSITIONS BETWEEN DEVELOPMENTS WHICH COULD INCLUDE A MEANDERING TRAIL, FORMALLY OR INFORMALLY GROUPED TREES, TRADITIONAL PLANT PALETTE WITH FOCUSED AREAS OF HIGHER INTENSITY PLANTING WITH OPEN RAIL FENCING.

TRAILS

THE RIGHT OF WAY SIDEWALK ALONG WEST 65TH STREET IS INTENDED TO BE DESIGNED AS A MAJOR REGIONAL TRAIL. RIGHT OF WAY TREES ALONG THIS ROAD SHOULD BE PLANTED IN INFORMAL CLUSTERS TO PROMOTE A RURAL EFFECT AND SOFTEN THE EDGES OF THE COMMUNITY. IN ADDITION, A PEDESTRIAN CONNECTION IS DEPICTED CONNECTING THE EAST AND WEST SIDES OF THE SITE. THIS CONNECTION CAN BE ACHIEVED IN A VARIETY OF WAYS INCLUDING DETACHED RIGHT-OF-WAY SIDEWALKS, TRAIL LOCATED OUTSIDE OF THE RIGHT-OF-WAY, CONCRETE AND/OR SOFT SURFACE PORTIONS OF THE TRAIL. THE INTENT IS TO GENERALLY SHOW THAT A CONNECTION SHOULD BE MADE FROM EAST TO WEST BUT THE EXACT LOCATION CAN VARY. ADDITIONAL TRAILS WILL BE DEVELOPED AT THE TIME OF SKETCH PLAT, THROUGHOUT THE COMMUNITY CREATING CONNECTIONS TO PROPOSED PARKS AND OPEN SPACE AREAS, AS WELL AS TO THE EDGES OF THE COMMUNITY, TO PROMOTE LINKS TO ADJACENT DEVELOPMENTS. WHERE THE TRAIL NETWORK CROSSES STREETS, EMPHASIS ON THE PEDESTRIAN MOVEMENT WILL BE INCORPORATED INTO THE DESIGN. THIS CAN BE ACCOMPLISHED THROUGH NECK-DOWNS/BULB OUTS, CHANGES IN MATERIAL AND SIMILAR FEATURES.

OPEN SPACE

THE LOUDEN DITCH IS A NATURAL DRAINAGE CORRIDOR LOCATED ON THE NORTH EASTERN EDGE OF THIS PROPERTY. THE INTENT IS TO PRESERVE THIS OPEN SPACE AREA WITH 50' BUFFER AREA FROM THE TOP OF BANK. THIS CORRIDOR WILL BE ENHANCED WITH GENERAL LANDSCAPE CLEAN-UP (CLEARING AWAY DEAD DEBRIS) AND THE ADDITION OF NATIVE SPECIES (TREES AND/OR SHRUBS).

PARKS AND POCKET PARKS ARE LOCATED IN SEVERAL AREAS ON THIS SITE. THE OPEN SPACE SYSTEM WILL SERVE AS A CONNECTION, BOTH VISUALLY AND VIA A TRAIL SYSTEM, BETWEEN THE OPEN SPACE AREAS AND PARKS.

- WHERE APPROVED DISTURBANCE OCCURS WITHIN DISTURBANCE BUFFERS, ECOLOGICAL RESTORATION SHOULD INCLUDE PLANTING OF NATIVE SPECIES, PARTICULARLY NATIVE WOODY SPECIES SUCH TO ENHANCE HABITATS WITH THE BUFFERS.
- THE INTENSITY OF NIGHT LIGHTING FROM PORTIONS OF THE PROPOSED DEVELOPMENT FACING THE STORMWATER DRAINAGE BUFFER ZONE AND OPEN/UNDEVELOPED CORRIDOR TO THE NORTHEAST OF THE PROPERTY SHOULD BE SHIELDED OR DIRECTED TO MINIMIZE THE INTRUSION OF ARTIFICIAL NIGHTTIME LIGHT INTO THESE AREAS.
- ANY CROSSING OF THE STORMWATER DRAINAGE OR LOUDEN DITCH SHOULD INCORPORATE AN APPROPRIATELY SIZED AND DESIGNED CULVERT TO PERMIT SMALL MAMMAL, REPTILE, AND AMPHIBIAN MOVEMENT UNDER THE CROSSING.
- WEED CONTROL SHOULD BE IMPLEMENTED THROUGHOUT THE BUFFER AREAS.

PROJECT TITLE

FARRO PROPERTY

PLANNED UNIT DEVELOPMENT

Loveland, Colorado

PREPARED FOR

OWNER:
Post Modern Development

144 NORTH MASON ST. #4
FORT COLLINS, CO 80524

REVISIONS DATE

DATE

SEPTEMBER 12, 2023

SHEET TITLE

DESIGN STANDARDS & PROPOSED DEVIATIONS

SHEET INFORMATION

Sheet Number: 6

of: 8

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DESIGN STANDARDS & PROPOSED DEVIATIONS

REAR YARD SETBACK

UDC: SEVERAL REAR YARD SETBACKS ARE SPECIFIED PER RESIDENTIAL PRODUCT T

PROPOSED: REAR YARD SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - MINIMUM WIDTH OF 10 FEET

JUSTIFICATION: WHERE LOTS BACK TO GREENBELTS AND/OR OPEN SPACE, SIGNIFICANTLY MORE UNBUILT AREA IS ACHIEVED WHICH CONTRIBUTES TO OPEN VIEWSHEDS AND AN AESTHETIC OF OPENNESS. IN ADDITION, THE COMMON AREAS PROVIDE THE REQUIRED SPACE FOR UTILITIES WITHOUT CREATING A LARGE EASEMENT ENCUMBRANCE WITHIN THE LOT LINE. RATHER THAN REQUEST A FULL VARIANCE TO THIS REQUIREMENT, WE ARE ONLY REQUESTING THE REDUCTION IN AREAS THAT MEET THE CRITERIA OF ADJACENCY TO GREENBELTS AND/OR OPEN SPACE.

STREET SIDE SETBACK

STREET SIDE SET

PROPOSED: STREET SIDE SETBACK ADJACENT TO OPEN SPACE AND BUFFER YARDS - 5 FOOT SETBACK

PROPOSED: STREET SIDE SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - 5 FOOT SETBACK.
JUSTIFICATION: THE INTENT OF THE STREET SIDE SETBACK IS TO CREATE OPEN AREAS AT CORNERS AS WELL AS ALLOW SUFFICIENT SPACE FOR UTILITIES. FORTHOSELOTSADJACENTTOCOMMONAREA,OPENAREASARE
ALREADY ACHIEVED VIA BUFFERS. IN ADDITION, THESE COMMON AREAS PROVIDE THE REQUIRED SPACE FOR UTILITIES WITHOUT CREATING A LARGE FASCEIMBRANCEWITHINTHELOTLINE

SINGLE FAMILY DETACHED ACCESS

ALL OTHER SINGLE FAMILY DETACHED IS PERMITTED BY STREET ACCESS ONLY.

PROPOSED: GENERAL AND SUBURBAN SINGLE FAMILY DETACHED LOTS ARE PERMITTED ACCESS VIA ALLEY IF REAR LOADED AND FRONTING BOW, OR PRIVATE DRIVE IF REAR LOADED AND FRONTING GREEN SPACE.

PROPOSED. GENERAL AND SUBURBAN SINGLE FAMILY DETACHED LOTS ARE PERMITTED ACCESS VIA ALLEY IF REAR LOADED AND FRONTING R.O.W. OR PRIVATE DRIVE IF REAR LOADED AND FRONTING GREEN SPACE.

JUSTIFICATION: THE LOT SIZE DOES NOT IMPACT THE VIABILITY OF AN ALLEY OR STREET LOADED PRODUCT. IT ALSO PROVIDES AN OPPORTUNITY TO CREATE AN ENHANCED STREETSCAPE THAT IS PEDESTRIAN FRIENDLY AND LACKS CURB CUTS FOR DRIVEWAYS. IT IS A NEW URBANIST DESIGN PRINCIPLE THAT IS PROMOTED AS PART OF THE COMPLETE NEIGHBORHOOD DESIGN INTENT.

FRONT YARD SETBACK

FRONT WARD SEVENBACK

PROPOSED: PER UDC EXCEPT IN CASES WHERE SINGLE FAMILY DETACHED IS REAR LOADED AND FRONTS ON A GREEN SPACE/PARK AREA. IN WHICH CASE 10' NA

PROPOSED: PER UDC EXCEPT IN CASES WHERE SINGLE FAMILY DETACHED IS REAR LOADED AND FRONTS ON A GREEN SPACE/PARK AREA, IN WHICH CASE 10' NA
JUSTIFICATION: THE REQUESTED SETBACK IS CONSISTENT WITH THE OTHER SINGLE FAMILY DETACHED ALLEY LOADED PRODUCT TYPES. THIS REQUEST IS RELATED TO A SUBSET OF THE RESIDENTIAL USES AND WILL ONLY BE
APPLIED IN LIMITED CIRCUMSTANCES. THERE WILL BE MORE THAN THE MINIMUM SPACE AVAILABLE FOR UTILITIES, PER THE UDC IN THIS CIRCUMSTANCES SINCE BECAUSE
THIS DEVIATION ONLY APPLIES TO UNITS THAT FRONT ON OPEN/PARK SPACE

FARRO FIRST ADDITION

Planned Unit Development Zoning Document

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GARAGE DOOR FRONTAGE

UDC: GARAGE DOORS ON HOMES ON LOTS OF LESS THAN 50' IN WIDTH SHALL BE HANDLED ON A CASE BY CASE WITH DESIGN REVIEW.
PROPOSED: GARAGE DOORS ON HOMES ON LOTS OF LESS THAN 50' IN WIDTH SHALL NOT COMprise MORE THAN 60 PERCENT OF THE STREET-FACING BUILDING FAçADE.
JUSTIFICATION: IN ORDER TO PROMOTE AFFORDABILITY, SMALLER HOMES ARE LIKELY IN THE DEVELOPMENT BUT STILL NEED TO BE ABLE TO OFFER A 2-CAR GARAGE TO MAINTAIN THE AESTHETIC OF THE NEIGHBORHOOD, AND ENCOURAGING PEOPLE TO PARK IN GARAGES VS ON THE STREET.

MINIMUM LOT WIDTH - TOWNHOUSE

PROPOSED: 18'

JUSTIFICATION: THE REDUCED LOT WIDTH IS MORE CONSISTENT WITH A TOWNHOME FOOTPRINT PLUS REQUIRED SETBACKS, AND IS CONSISTENT WITH INDUSTRY STANDARD.

IN ADDITION, THE REDUCTION IN LOT WIDTH ALLOWS FOR VARIABILITY IN THE TYPE OF TOWNHOME UNIT DEVELOPED, THEREFORE INCREASING THE OPPORTUNITY FOR VARIED PRICE POINTS. FOR EXAMPLE, A SINGLE CAR GARAGE/LIMITED BEDROOM UNIT CAN BE PLANNED ON A SMALLER LOT, WHICH ALLOWS FOR A DIFFERENT PRICE POINT THAN A MULTI-CAR/MULTI-BEDROOM TOWNHOME UNIT WHICH HAS A HIGHER VALUE. THIS TYPE OF DEVELOPMENT SUPPORTS THE GOALS OF VARIED AND ATTAINABLE HOUSING. DIFFERENT TYPES OF UNITS ALSO ALLOWS FOR MORE OVERALL FLEXIBILITY IN PLANNING RESIDENTIAL AND OPEN SPACE AREAS.

MINIMUM LOT WIDTH - DUPLEX | SIDE-BY-SIDE

UDC: 30'-55'
PROPOSED: 25'
JUSTIFICATION: THE REDUCED LOT WIDTH IS MORE CONSISTENT WITH CURRENT INDUSTRY STANDARD LOT WIDTHS. THE REQUIRED LOT WIDTH PER THE UDC RESULTS IN SIGNIFICANT ADDITIONAL SPACE REQUIREMENTS BEYOND WHAT IS NEEDED FOR STANDARD FOOTPRINTS, WITHOUT ANY BENEFIT TO THE LOT LAYOUT. BY REDUCING THE LOT WIDTH, THAT SPACE CAN BE PLANNED MORE CREATIVELY USING SEVERAL DIFFERENT TECHNIQUES WHICH COULD INCLUDE (BUT ARE NOT LIMITED TO) INTEGRATING IT INTO OPEN SPACES AREAS, CREATING GREENBELT CORRIDORS, PROVIDING VARIED LOT SIZES/PRODUCT SIZES WHILE MAINTAINING DENSITY.

IN ADDITION, THE REDUCTION IN LOT WIDTH ALLOWS FOR VARIABILITY IN THE TYPE OF DUPLEX UNIT DEVELOPED, THEREFORE INCREASING THE OPPORTUNITY FOR VARIED PRICE POINTS. FOR EXAMPLE, A SINGLE CAR GARAGE/LIMITED BEDROOM UNIT CAN BE PLANNED ON A SMALLER LOT, WHICH ALLOWS FOR A DIFFERENT PRICE POINT THAN A MULTI-CAR/MULTI-BEDROOM DUPLEX UNIT WHICH HAS A HIGHER VALUE. THIS TYPE OF DEVELOPMENT SUPPORTS THE GOALS OF VARIED AND ATTAINABLE HOUSING. DIFFERENT TYPES OF UNITS ALSO ALLOWS FOR MORE OVERALL FLEXIBILITY IN PLANNING RESIDENTIAL AND OPEN SPACE AREAS. SINCE DUPLEX LOTS ARE DESIGNED TO APPEAR MORE LIKE A LARGER SINGLE FAMILY HOME, THE TWO COMBINED LOTS WOULD MATCH RESIDENTIAL PRODUCT TYPE PROPOSED FOR THIS SITE.

MINIMUM LOT AREA - DUPLEX | SIDE-BY-SIDE

JUSTIFICATION: THE REDUCED LOT SIZE IS MORE CONSISTENT WITH A CURRENT INDUSTRY STANDARD DUPLEX LOT SIZES. THE REQUIRED LOT SIZE PERT THE UDC RESULTS IN SIGNIFICANT ADDITIONAL SPACE REQUIREMENTS BEYOND WHAT IS NEEDED FOR THE PRODUCT, WITHOUT ANY BENEFIT TO THE LOT LAYOUT.

IN ADDITION, THE REDUCTION IN LOT SIZE ALLOWS FOR VARIABILITY IN THE TYPE OF DUPLEX UNIT DEVELOPED, THEREFORE INCREASING THE OPPORTUNITY FOR VARIED PRICE POINTS. FOR EXAMPLE, A SINGLE CAR GARAGE/LIMITED BEDROOM UNIT CAN BE PLANNED ON A SMALLER LOT, WHICH ALLOWS FOR A DIFFERENT PRICE POINT THAN A MULTI-CAR/MULTI-BEDROOM DUPLEX UNIT WHICH HAS A HIGHER VALUE. THIS TYPE OF DEVELOPMENT SUPPORTS THE GOALS OF VARIED AND ATTAINABLE HOUSING. DIFFERENT TYPES OF UNITS ALSO ALLOWS FOR MORE OVERALL FLEXIBILITY IN PLANNING RESIDENTIAL AND OPEN SPACE AREAS.

IB GROUP
landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513 | TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

FARRO PROPERTY

PLANNED UNIT DEVELOPMENT

Loveland, Colorado

OWNER:

144 NORTH MASON ST. #4
FORT COLLINS, CO 80524

DATE _____

SHEET TITLE

SHEET INFORMATION