



LAND USE ADVISORY COMMITTEE MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
LAND USE ADVISORY COMMITTEE MEETING 2022-08
Wednesday, November 2, 2022, at 6:00 PM

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Consent Agenda
 - a. 10.05.22 Minutes

B. REGULAR MEETING

1. Buffering, Open Space, Trails and Connectivity
 - Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
2. Recap: Density & Subdivision Set Asides
 - Discussion
 - Staff Presentation: Abdul Barzak, Town Planner

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Attorney
2. Town Staff
3. Town Management
4. Committee Members
5. Chair

D. ADJOURN

Land Use Advisory committee MEETING
Wednesday, November 2, 2022, 6:00 PM (MDT)
Registration URL

https://us02web.zoom.us/webinar/register/WN_UwjDKGhIQQyvXVnt5bVF_w

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.



LAND USE ADVISORY COMMITTEE MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
MEETING 2022-07
Wednesday, October 5, 2022, at 6:00 PM

Present:

Chair:	Brittany Vandermark
Vice-Chair:	Karen Hessler
Committee:	Gordon Coombes Randy Nicholson Chris Pagan (alt) Michael Young (alt)

Absent: Sharon Snider, Josh Green, Rod Simpson, Wes Larimore & Mark Anderson

Audience: NONE

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner
Leah Vanarsdall, Town Clerk

A. CALL TO ORDER

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Consent Agenda**
 - a. 9.07.22 Minutes

MOTION WAS MADE BY LUAC Member Hessler, seconded by LUAC Member Pagan to approve 9.07.22 Minutes . All Committee Members present voting Yes,

MOTION PASSED

B. REGULAR MEETING

1. Parking and Lighting Code Review

- Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
- Discussion only

2. Land Use Code: Density & Subdivision Set Asides

- Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
- Discussion Only - review to be brought back for November meeting

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Staff
2. Town Management
3. Committee Members
4. Chair

D. ADJOURN

7:20 pm

TOWN OF SEVERANCE

Brittany Vandermark, Chair

ATTEST:

Leah Vanarsdall, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Buffering, Open Space, Trails and Connectivity	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Land Use Advisory Committee (LUAC) review, discuss, and direct staff on Land Use Code changes regarding Buffering, Open Space, Trails and Connectivity.		<u>Discussion</u>
BRIEF SUMMARY		
The goal of tonight's discussion is for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Buffering, Open Space, Trails and Connectivity. Staff will then take these recommendations, make changes and bring back a finalized recommendations for Buffering, Open Space, Trails and Connectivity to LUAC for approval.		
PUBLIC SUPPORT/CONCERN		
Residents have asked for increased requirements regarding Buffering, Open Space, Trails and Connectivity.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Buffering, Open Space, Trails and Connectivity.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		
1. Memo on Buffering, Open Space, and Trails Requirements 2. Buffering Criteria 3. Open Space Criteria 4. Trails Criteria		

MEMORANDUM

To: Town of Severance

From: Josh Olhava, AICP, PCCP, Senior Community Planner and Project Manager
Logan Graves, AICP, Community Planner
Lily Sider, Planning Intern

Date: October 24, 2022

Re: Code Review – Buffering, Open Space, and Trails Requirements

Background

Ayres has been tasked by the Town to provide an initial code comparison between ‘like’ communities in the region, assessing Criteria for Buffering, Open Space and Trails. For this effort, we reviewed criteria from seven (7) jurisdictions: Evans, Firestone, Frederick, Johnstown, Timnath, Wellington and Windsor.

This memorandum and the accompanying tables provide a summary for each community and provide staff insights on best practices for Buffering, Open Space and Trails requirements. The code topics addressed in this memo are further explained through the following:

- **Buffering** is the open space required between developments. These typically take shape in long thin strips of open land that can house paths and landscaping but primarily prevent nuisance from abutting developments and uses.
- **Open Space** applies to parks, plazas, fields, and other plots of land that do not primarily house buildings. Stricter requirements for these areas equate to more robust public spaces and a mix of compatible uses from site to site.
- **Trails** relate directly to the connectivity of the Town and ease of access to a variety of locations. Paths and trails are ideally multi-modal to accommodate different travel types and must be widely established to yield best results.

The following sections provide an overview of the current regulatory setting in Severance, synthesize the requirements of other communities, and analyze Ayres’ recommendations for the specified code topics. This memo and the accompanying tables serve as the starting point for discussion and will culminate in future code work.

Buffering Criteria

The Town’s regulations currently only require a buffer surrounding sites in the Rural Residential zone. In Suburban Perimeter, Town Core, and Development Node zoning districts, a buffer is required along all roadways, but is not regulated between uses and developments. Ayres recommends that there be a

buffer requirement for all zones, with ten (10) to twenty (20) feet being the average requirement in similar communities. Most importantly, Severance should incorporate stricter quality requirements regarding landscaping and screening to ensure buffer spaces are adequately separating property nuisances.

As discussed in the attached Buffering Criteria comparison tables, Ayres also recommends establishing different buffering requirements for a variety of abutting uses and zones. With this method, properties would be categorized into their respective zoning district as well as their individual use, which would include Single Family, Multi-family, Public Use, Commercial, and Industrial. A Town Core Industrial site would require a larger and better screened buffer when next to a Suburban Perimeter Multi-family site than if it were abutting a Town Core Commercial site. An example of this type of buffering requirement can be found in Timnath's Land Use Code, shown here:

Table 5.5 Buffer Yard Requirements

Proposed Zoning	Existing Zoning (1)												
	Zones	A	RE	R1	R2	R3	R4	RMU	CMU	B	NC	CC	RC
Proposed Zoning	A	NR	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)	NR (2)
	RE	10 (3)	NR	NR	NR	NR	10 (3)	10 (3)	10 (3)	10 (3)	10 (3)	10 (3)	10 (3)
	R1	10	NR	NR	NR	NR	10	10	10	10 (4)	10	10	10
	R2	10	NR	NR	NR	NR	10	10	10	10	10	10	10
	R3	10	NR	NR	NR	NR	10	10	10	10	10	10	10
	R4	10	20	20	20	10	NR	10	10	10	10	10	10
	RMU	20	20	20	20	10	10	NR	10	10	10	10	10
	CMU	20	20	20	20	10	10	10	NR	10	10	10	10
	B	20	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR
	NC	20	20	20	20	10	10	10	NR	NR	NR	NR	10
	CC	40	40	40	40	40	40	30	20	30	20	NR	NR
	RC	50	50	50	50	40	40	40	30	40	20	20	NR
	I	60 (5)	60 (5)	60 (5)	60 (5)	60 (5)	60 (5)	60 (5)	60	60 (5)	60	60	50

NR=Not Required

2. Buffer Descriptions:

- Buffer yard 10 shall consist of a landscaped area a minimum of 10 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:
- Buffer yard 20 shall consist of a landscaped area a minimum of 20 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:
- Buffer yard 30 shall consist of a landscaped area a minimum of 30 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:
- Buffer yard 40 shall consist of a landscaped area a minimum of 40 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:
- Buffer yard 50 shall consist of a landscaped area a minimum of 50 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:
- Buffer yard 60 shall consist of a landscaped area a minimum of 60 feet in width x 100 lineal feet of buffer yard as a landscape barrier with (2) possible tree schedules:

Beyond these categories, the Town may also want to allow multiple buffering options for a single property. For example, a level 1 buffer could equate to either a wide buffer with less dense landscaping or a thin buffer with more dense landscaping. Building in this type of flexibility accommodates sites that fall into the same category but are in distinct and varied contexts.

Overall, it is of a higher benefit to have better quality buffers than it is to have wide buffers, so the addition of more strict landscaping criteria should be a minimum. Consider quality requirements beyond the number of plantings, which may include year-round buffering, water-conscious materials, berming, and fencing. Buffering requirements should be separate and distinct from streetscape and open space standards.

Open Space Criteria

The importance of open space and the requirement for dedication is prevalent in the code. The existing open space dedication requirements are in line with surrounding community standards, currently requiring 25% of residential developments and 10% of commercial and industrial developments to be set aside for open space. While active and passive requirements already exceed expectations, the Town has expressed the desire to raise the active requirement to 15-20%. Along with this change, the code should include clear definitions for passive and active recreation, with examples listed for each.

The open space requirement with the most opportunity for expansion is required amenities within open space sites. A common method with nearby municipalities for these requirements is a point system, where more robust amenities equate to higher point values, and the number of points required is dependent on unit count. This approach helps to recognize the value of smaller and more formalized spaces that align better with the context, function, or character of an area. A similar system has already been established in the Multi-Family Design Criteria code update.

The code should address the importance of different types of open spaces in different contexts and translate this concept into specific standards for different types of spaces. The point system will then be calibrated on how different types of spaces count toward the open space requirement and will help ensure open spaces are well-integrated into the community with a variety of uses.

Trails

With the addition of the Severance Corridor Plan, current trail provisions are sufficient. Minor updates to be made include clarifying responsibility of trail and easement maintenance, requiring bike accommodations and amenities within the code, and widening sidewalks into multi-modal paths where they meet designated trails.

To reach the connectivity goals the Town desires, the creation of a Trails Master Plan may be required. A Trails plan would designate trail locations prior to development, which ensures a fully connected and pedestrian-scale network.

Conclusion

Based on the review of similar communities, the Town could make targeted code updates to encourage better quality buffers, open spaces, and trails through stricter requirements that consider different community contexts. The code should have clear dedicated sections for each of these categories to avoid conflicting information made possible with complicated cross-references. This memo and attached sheets serve as a conversation piece and are solely to start the discussion on future code amendments.

Attachments

- Buffering Criteria (*5 pages*)
- Open Space Criteria (*10 pages*)
- Trails Criteria (*8 pages*)

Buffering Criteria

CODE REVIEW (BUFFERING BETWEEN SITES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential: "Each subdivision must contain a 20-foot minimum perimeter landscape buffer with a minimum 6-foot-wide community pathway." - Suburban Perimeter, Town Core, Development Node: Buffer along right-of-way/road only.				- Establish clear and high quality buffer requirements for all residential zones - standard width is around 10 feet - Prioritize quality above width by incorporating specific landscaping or fencing criteria
Severance - Corridor Plan					
Evans	"Any development or redevelopment of a site which abuts a residentially zoned and/or residentially developed property shall install a landscaped bufferyard along the property line shared with the residential property" Includes Bufferyard width table for differing uses.				
Firestone					
Frederick					
Johnstown					
Timnath	Table 5.5: Buffer Yard Requirements, establishes buffer width and landscaping quality between differing uses.				
Wellington	"Buffering shall be provided between uses and by new users, with special consideration given to adjacent land uses of different intensities. Uses shall be required to ensure that the transition from one use to another is attractive, functional and minimizes conflicts between the current and planned uses."				
Windsor	See Table 15-3-30(b)(8)(C) Zone Boundary Bufferyard Standards, establishes buffer width and landscaping quality between differing uses.				

Buffering Criteria

CODE REVIEW (BUFFERING BETWEEN USES)

Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Development Node Industrial Sub-Zoning: "For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of 20 feet. Setback design will be dependent on-site constraints and proposed use intensity."				- Incorporate a buffer table for abutting differing uses. Timnath and Windsor have best examples. - Buffer table should be split by both zones and uses. Potential uses include single family, multi-family, public use, commercial, industrial, etc. - Establish buffer levels with specific width and landscaping criteria. More intense uses next to less intense uses would require a higher buffer level. - Buffer levels could also include more than one width and landscaping requirement. If a buffer width is larger, less strict landscaping is required, or vice versa. This helps account for multiple contexts that may fall under the same buffer level but need to be treated differently. - Wider buffers have an opportunity to promote more active uses, which can be included in buffer level requirements.
Severance - Corridor Plan					
Evans	"In order to lessen the impact of nonresidential development upon residential areas, buffer and transitional areas shall be installed between residential and nonresidential areas. Transitional and buffer areas can take the form of wall dividers, height transitions, landscaping and other creative design opportunities or devices. Proper transition between uses shall be reviewed when applications for development occurs."				
Firestone					
Frederick	"Special consideration shall be given to adjacent land uses of different intensities. It shall be the responsibility of the developer of the more intensive use to ensure that the transition from one use to another is attractive, functional, and minimizes conflicts between the current and planned uses." "When a property is developed with multiple land uses, buffer areas must be provided between residential and non-residential zones. <u>The minimum allowable buffer area is 15 feet.</u>"				
Johnstown	"Buffer yards shall be required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties."				
Timnath	"Buffering of up to 100 feet of non-buildable area may be required between any development and adjacent natural or environmentally sensitive areas or different uses. The actual amount of any buffer area will be determined on a case by case basis and approved by Town Council" See Table 5.5: Buffer Yard Requirements, establishes buffer width and landscaping quality between differing uses.				
Wellington	"Buffering shall be provided between uses and by new users, with special consideration given to adjacent land uses of different intensities. Uses shall be required to ensure that the transition from one use to another is attractive, functional and minimizes conflicts between the current and planned uses."				

Buffering Criteria

CODE REVIEW (BUFFERING BETWEEN USES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Development Node Industrial Sub-Zoning: "For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of 20 feet. Setback design will be dependent on-site constraints and proposed use intensity."				- Incorporate a buffer table for abutting differing uses. Timnath and Windsor have best examples. - Buffer table should be split by both zones and uses. Potential uses include single family, multi-family, public use, commercial, industrial, etc. - Establish buffer levels with specific width and landscaping criteria. More intense uses
Severance - Corridor Plan					
Windsor	See Table 15-3-30(b)(8)(C) Zone Boundary Bufferyard Standards, establishes buffer width and landscaping quality between differing uses.				

Buffering Criteria

CODE REVIEW (BUFFER QUALITY)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential: "The landscape should be complementary to the rural character of the surrounding area. The use of shade trees is encouraged along greenbelt community pathways." - Suburban Perimeter: "A meandering community pathway that is a minimum of 10 feet wide shall be located within the buffer. The use of shade trees is encouraged along greenbelt community pathways." - Town Core and Development Nodes: "Edges of commercial developments shall have high-quality landscaping. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged... Parking lots shall be buffered from view from the public right-of-way with practical landscaping. Entryways and areas visible from public streets shall have some type of landscape component. Examples could include window boxes, hanging baskets, large pots and Planting beds."				- Remove parking lot landscaping requirements from this section, to be included in dedicated parking section. - Better to have good quality 10' buffers than empty 20' buffers. Specific landscaping criteria should be included, incorporating year-round plantings, water-conscious materials, berming, and fencing. - If a table format is adopted, landscaping requirements should be included in the descriptions of the different buffer levels.
Severance - Corridor Plan Guidelines					
Evans	"Bufferyards shall include 1 tree and 5 shrubs for every 500 square feet of bufferyard area, plus groundcover over the entire bufferyard area."				
Firestone					
Frederick	"Screening and buffering shall be achieved through walls, architectural features, and landscaping; and shall be visually impervious. Recesses in the building or depressed access ramps may be used."				
Johnstown					
Timnath	See Table 5.5: Buffer Yard Requirements, establishes buffer width and landscaping quality between differing uses.				
Wellington					
Windsor	See Table 15-3-30(b)(8)(C) Zone Boundary Bufferyard Standards, establishes buffer width and landscaping quality between differing uses.				

Buffering Criteria

CODE REVIEW (BUFFER CRITERIA)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential: "A developer-installed fence should be placed inside the property line within an easement on each lot or tract." - Suburban Perimeter: "A meandering community pathway that is a minimum of 10 feet wide shall be located within the buffer." - Town Core and Development Nodes: "Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscaped buffer."				- Opportunity to adopt language regarding uses either required or not allowed in buffers. This could include specific materials, fencing, signs, etc. Current path language works well. - Ensure streetscape, buffering, and open space are all separate requirement sections. Frequent overlap opens up room for inconsistencies.
Severance - Corridor Plan	"In suburban residential zone districts, the area between the street and property line should include a tree lawn area next to the street that is at least 8’ wide and beyond that, a sidewalk at least 5’ wide. There may also be a buffer between the sidewalk and the right-of-way line"				
Evans	"Bufferyards shall not include any paved area, except for pedestrian sidewalks or paths, or vehicular access drives which may intersect a bufferyard at a point which is perpendicular to the bufferyard and which shall be the minimum width necessary to provide vehicular or pedestrian access, as determined by the Community Development Director. Bufferyards shall not be used for storage or display of any goods at any time. Bufferyards shall not be located on any portion of an existing or dedicated public right-of-way, unless approved by the Director of Public Works. Fences may also be required in order to screen the property, as determined by the Director of Public Works."				
Firestone					
Frederick	"Under no circumstances shall a fence be the only screening material used as a buffer between land uses."				
Johnstown					
Timnath					
Wellington	"Under no circumstances shall a fence be the only screening material used as a buffer between land uses."				
Windsor					

Open Space Criteria

CODE REVIEW (OPEN SPACE REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Single Family: A minimum of 25% as overall open space - Multi-Family: A minimum of 25% of the gross land being subdivided as functional open space - Commercial and Industrial: A minimum of 10% of the gross land being subdivided as open space unless granted a waiver				- Current requirements are in line with surrounding municipalities. - Include specific language regarding land dedication requirements which may apply to trail corridors, neighborhood park sites, and broader-serving open spaces.
Severance - Corridor Plan Guidelines					
Evans	- Agriculture, Commercial, Single Family Estate, Single Family: No min. requirement - Two-family, Multi-family, Residential Commercial: Minimum 45% dedicated to open space required				
Firestone	- "The amount of open space to be dedicated shall not be less than fourteen (14) acres of open space land per one thousand (1,000) ultimate residents of the development." - Required: "A minimum of 10 contiguous acres; parcel that is no less than 300 feet at the narrowest width, unless the Town approves a lesser amount for a trail.				
Frederick	- "All residential developments shall dedicate a minimum of 20% of the gross land area for public parks, trails, open space or other similar purposes at the time of subdivision." - Estate Zone: Minimum 20% - Single Family: Minimum 20% - Multi-Family: Minimum 25%, - Commercial and Industrial: Minimum 12% - PUDs: Minimum 25% - Single Family, Multi-Family, and PUD requirements: "1 centrally located pocket park for every 200 residential units. The land for 1 neighborhood park within a 1/4 mile radius of the proposed homes; or a fair-share, cash-in-lieu contribution for the neighborhood park that will serve the development."				

Open Space Criteria

CODE REVIEW (OPEN SPACE REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Single Family: A minimum of 25% as overall open space - Multi-Family: A minimum of 25% of the gross land being subdivided as functional open space - Commercial and Industrial: A minimum of 10% of the gross land being subdivided as open space unless granted a waiver				- Current requirements are in line with surrounding municipalities. - Include specific language regarding land dedication requirements which may apply to trail corridors, neighborhood park sites, and broader-serving open spaces.
Severance - Corridor Plan Guidelines					
Johnstown	- Single Family: Minimum livable open space per dwelling unit is 3,000 sqft - Single Family Attached: Minimum livable open space per dwelling unit is 2,000 sqft - Multi-Family: Minimum livable open space per dwelling unit is 900 sqft - Business District: No minimum despite amount of dwelling units - Neighborhood Commercial & PUDs: Minimum 20% of site area must be dedicated to open space				
Timnath	- Single Family: Minimum 20% of site; "Pocket parks of at least 0.5 acres for every 100 Dwelling Unit"; "6 acres or more for neighborhood parks for every 300 dwelling units or portion thereof which shall be constructed in the subdivision within one-quarter mile radius of the proposed homes" - Multi-Family: Minimum 25% of site, with 50% being usable; "Pocket parks of at least 0.5 acres for every 100 Dwelling Units" - Regional Commercial: Minimum 25% of site - Neighborhood Commercial: Minimum 15% of site - Downtown Commercial: Minimum 5% of site				
Wellington	- Single Family: Minimum 20% of site - Multi-Family: Minimum 25% of site - Commercial and Industrial: Minimum 12% of site - Single and Multi-Family required: One centrally located pocket park for every 200 residential units; land for 1 neighborhood park within ¼ mile radius of the proposed homes				
Windsor	- Residential Mixed Use 1 & Single Family Detached: Minimum 15% of site - Residential Mixed Use 2, Single Family Attached & Multifamily: Minimum 20% of site				

Open Space Criteria

CODE REVIEW (ACTIVE VS PASSIVE OPEN SPACE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Single Family and Multi-Family Residential : 10-20% passive, 5-10% active - Commercial and Industrial: No requirements				- Increase active requirement to around 15-20% - Include clarifying language that states active and passive requirements apply to total open space set aside, not the total area of the subdivision. - Include clear definitions for active and passive recreation, including some examples of each. Cross-reference definitions to buffer landscaping if active or passive language is used.
Severance - Corridor Plan Guidelines					
Evans					
Firestone					
Frederick	"Features shall be included for passive and active recreation, including but not limited to, ball fields, play structures, fitness parks, educational centers, structured and unstructured opportunities for learning and recreation, etc."				
Johnstown					
Timnath					
Wellington	Pocket Park requirement: "one (1) of the following: playground equipment, contemplative garden areas or other active or passive recreation opportunities for the neighborhood."				
Windsor					

Open Space Criteria

CODE REVIEW (OPEN SPACE AMENITIES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Requirements under definitions: - Parks: "Buildings providing recreational amenities such as community centers, pools, and indoor sports facilities. Formal outdoor parks spaces providing usable amenities such as playgrounds, great lawns or other uses defined by Staff." - Plazas: "Plazas may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza." - Squares: "Like plazas, squares may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art."				- Incorporate point system similar to requirements in Multi-family design section. Better amenities equal more points, and amount of points required depends on number of units in subdivision. Evans provides a good example of this system. - Types of amenities must also be practical for the use they are in, especially in highest and lowest density areas (ie no large open fields in a dense commercial area, no commercial plazas in a rural residential subdivision.)
Severance - Corridor Plan Guidelines					
Evans	"Identity features may include, but are not limited to, a school (as approved by the appropriate school district), pocket park, trail system, pedestrian plaza or courtyard, community building, community garden, artwork such as a sculpture, water feature or fountain, picnic/barbeque area, or playground." Features that count towards subdivision requirements: - "A water feature, fountain or artwork such as a sculpture, shall each count as ½ identity feature. Playgrounds with commercial-grade equipment, picnic/barbeque areas with commercial-grade equipment, or court games (tennis, volleyball or basketball) at least 1,000 square feet in area shall each count as 1 identity feature. Such features shall be reviewed and approved by the Parks and Recreation Director. Plazas, courtyards or community gardens with irrigation systems and collars to define garden edges, which cover at least 1,000 square feet in area, shall each count as 1 identity feature. A community building at least 2,000 square feet in area shall count as 2 identity features. An in-the-ground swimming pool site or splash park site at least 2,000 square feet in area shall count as 2 identity features."				
Firestone	"Pocket parks shall be located within ¼ mile of the residences they are intended to serve and may include lawn areas, picnic shelters and tables, play equipment, artwork or other amenities that are appropriate for the demographics and types of activities that the neighborhood may desire." "Neighborhood parks may include multi-use lawn areas, picnic areas, playground equipment, small court games, community gardens and playing fields and facilities as appropriate."				

Open Space Criteria

CODE REVIEW (OPEN SPACE AMENITIES)					
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Severance - Corridor Plan Guidelines					
Frederick					
Johnstown	"Usability of required open space. To be considered usable, livability open space shall be readily accessible and of a size and shape which can be reasonably considered to provide for amenities and the necessities of light, air, play space, yard area, garden, etc., but shall not include parking area and drives."				

Open Space Criteria

CODE REVIEW (OPEN SPACE AMENITIES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Requirements under definitions: - Parks: "Buildings providing recreational amenities such as community centers, pools, and indoor sports facilities. Formal outdoor parks spaces providing usable amenities such as playgrounds, great lawns or other uses defined by Staff." - Plazas: "Plazas may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza." - Squares: "Like plazas, squares may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art."				- Incorporate point system similar to requirements in Multi-family design section. Better amenities equal more points, and amount of points required depends on number of units in subdivision. Evans provides a good example of this system. - Types of amenities must also be practical for the use they are in, especially in highest and lowest density areas (ie no large open fields in a dense commercial area, no commercial plazas in a rural residential subdivision.)
Severance - Corridor Plan Guidelines					
Timnath	"Natural habitat areas must include amenities for passive recreation such as trails or piers to be determined usable." - "Plazas may range from very active places with adjacent complimentary uses such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza and for their maintenance." - "A pocket park shall be at least one-half acre and include playground equipment and irrigated landscaping and be maintained by a homeowners association or district" - "A neighborhood park shall be at least five acres and include active play areas and irrigated landscaping" - "A community park shall be at least 20 acres and include an active play area, ballfields, and irrigated landscaping." Harmony Corridor Amenities: "Standard Amenities– seating boulders, level and set at least 18" high, 18" seating wall or seat furnishings such as benches. Large Amenities - Play equipment, shade structures / sails, planting beds or other items that enhance the user experience of the plaza space"				

Open Space Criteria

CODE REVIEW (OPEN SPACE AMENITIES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Requirements under definitions: - Parks: "Buildings providing recreational amenities such as community centers, pools, and indoor sports facilities. Formal outdoor parks spaces providing usable amenities such as playgrounds, great lawns or other uses defined by Staff." - Plazas: "Plazas may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza." - Squares: "Like plazas, squares may range from having very active places with adjacent complementary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art."				- Incorporate point system similar to requirements in Multi-family design section. Better amenities equal more points, and amount of points required depends on number of units in subdivision. Evans provides a good example of this system. - Types of amenities must also be practical for the use they are in, especially in highest and lowest density areas (ie no large open fields in a dense commercial area, no commercial plazas in a rural residential subdivision.)
Severance - Corridor Plan Guidelines					
Wellington	"may include pocket parks, plazas, trails, recreational amenities, homeowner association owned landscaped areas (excluding parking lots), natural areas and amenities for residents or other civic purposes" - "Plazas may range from very active places with adjacent complimentary uses, such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities, such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza." - "At a minimum, a pocket park shall include sodded areas or other live grass ground cover approved by the Board of Trustees, trees and irrigation plus 1 of the following: playground equipment, contemplative garden areas or other active or passive recreation opportunities for the neighborhood." - Neighborhood Parks "can include multiple-use lawn areas, picnic areas, playground equipment, court game facilities and community gardens."				
Windsor	- "Pocket parks shall generally include some combination of lawn area, natural or planted areas, and structured play areas (athletic courts, playgrounds, etc.) and shall include seating areas." - "Greenbelts may include amenities such as seating and shade structures." - "Recreation Amenities. Land occupied by active recreational uses such as pools, playgrounds, tennis courts, trails, and clubhouses used primarily for recreational purposes and open to all subdivision residents"				

Open Space Criteria

CODE REVIEW (OPEN SPACE WITHIN DEVELOPMENT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Rural Residential: "To the greatest extent practicable, land should be designated as a single block with logical boundaries, avoiding thin strips of conservation land unless necessary to protect or connect other significant areas and should connect with existing or potential adjoining conservation areas" Single-Family and Multi-Family requirements: "A minimum of 1 centrally located park. Location and extent of park will be determined through platting process and approved by the Town Council on a case-by-case basis. The land for 1 community park or a fair-share, cash-in-lieu contribution for the park that will serve the development. An internal trail system and trails designated on the Town's Parks and Trails Map."				- Implement a wide range of open space types to support distinct contexts. Create design standards for specific types of open spaces dependent on the context, function or character of distinct areas (i.e. avoid treating all open space the same or measuring it simply based on the amount of space). This could be accomplished though a table.
Severance - Corridor Plan Guidelines	Mixed-Use Development: "Open spaces should be planned to encourage pedestrian activities. They should be linked to key activity centers and pedestrian routes. Uses and building designs surrounding open spaces should help energize them."				
Evans	Each neighborhood development plan must include "General park and open space network that complies with these design standards, the Evans' subdivision regulations, as amended, and the parks, recreation and trails master plan." "Neighborhood identity features shall be provided within all eligible single-family, two-family, multifamily and mixed use residential developments as shown in the Neighborhood Identity Feature Table below. Identity features may include, but are not limited to, a school (as approved by the appropriate school district), pocket park, trail system, pedestrian plaza or courtyard, community building, community garden, artwork such as a sculpture, water feature or fountain, picnic/barbeque area, or playground. Fencing, signage and/or other aspects of a required perimeter treatment shall not be counted as an identity feature.				
Firestone					
Frederick	"Lands for parks and open space are dedicated at time of subdivision, or re-subdivision as applicable, and installed as part of the development infrastructure."				

Open Space Criteria

CODE REVIEW (OPEN SPACE WITHIN DEVELOPMENT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Rural Residential: "To the greatest extent practicable, land should be designated as a single block with logical boundaries, avoiding thin strips of conservation land unless necessary to protect or connect other significant areas and should connect with existing or potential adjoining conservation areas" Single-Family and Multi-Family requirements: "A minimum of 1 centrally located park. Location and extent of park will be determined through platting process and approved by the Town Council on a case-by-case basis. The land for 1 community park or a fair-share, cash-in-lieu contribution for the park that will serve the development. An internal trail system and trails designated on the Town's Parks and Trails Map."				- Implement a wide range of open space types to support distinct contexts. Create design standards for specific types of open spaces dependent on the context, function or character of distinct areas (i.e. avoid treating all open space the same or measuring it simply based on the amount of space). This could be accomplished through a table.
Severance - Corridor Plan Guidelines	Mixed-Use Development: "Open spaces should be planned to encourage pedestrian activities. They should be linked to key activity centers and pedestrian routes. Uses and building designs surrounding open spaces should help energize them."				
Johnstown	"No building used in whole or in part for residential purposes shall be hereafter erected, structurally altered or relocated on a lot as to reduce the usable livability open space of such lot to less than that hereinafter specified by the regulations of the district in which such building is located." "To be considered usable, livability open space shall be readily accessible and of a size and shape which can be reasonably considered to provide for amenities and the necessities of light, air, play space, yard area, garden, etc., but shall not include parking area and drives."				
Timnath	"Open space should serve as the neighborhood focus. Open space, such as the Town drainage ways and developed parks and plazas, shall be used to organize and focus lot, block and circulation patterns and to enhance surrounding development. Street, block, lot and building patterns shall respond to the views, landscape and recreational opportunities provided by the open space" "Pocket parks and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists."				
Wellington	"Pocket parks and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists."				

Open Space Criteria

CODE REVIEW (OPEN SPACE WITHIN DEVELOPMENT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Rural Residential: "To the greatest extent practicable, land should be designated as a single block with logical boundaries, avoiding thin strips of conservation land unless necessary to protect or connect other significant areas and should connect with existing or potential adjoining conservation areas" Single-Family and Multi-Family requirements: "A minimum of 1 centrally located park. Location and extent of park will be determined through platting process and approved by the Town Council on a case-by-case basis. The land for 1 community park or a fair-share, cash-in-lieu contribution for the park that will serve the development. An internal trail system and trails designated on the Town's Parks and Trails Map."				- Implement a wide range of open space types to support distinct contexts. Create design standards for specific types of open spaces dependent on the context, function or character of distinct areas (i.e. avoid treating all open space the same or measuring it simply based on the amount of space). This could be accomplished though a table.
Severance - Corridor Plan Guidelines	Mixed-Use Development: "Open spaces should be planned to encourage pedestrian activities. They should be linked to key activity centers and pedestrian routes. Uses and building designs surrounding open spaces should help energize them."				
Windsor	"In order to provide recreational facilities at the neighborhood scale, pocket parks are required for residential subdivisions that are master planned to have 100 or more units and multifamily development with 100 or more units" "Pocket parks are not required when at least 75 of the dwelling units in a proposed development are within a one-third mile radius of an existing or planned public park or pocket park open to residents." "Pocket Parks shall be centrally located within the development with pedestrian access to the lots and dwellings they are intended to serve. Large developments shall provide multiple Pocket Parks, generally spaced so that all units are within approximately 1/3 mile of a park." "To the maximum extent practicable, open space in each subdivision shall be open and accessible to, and visible to, all residents of the development, and if possible, to other residents of the Town using public streets, trails, and open spaces."				

Trails Criteria

CODE REVIEW (TRAIL SIZE)

Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- "The developer shall dedicate a public right-of-way for trails, with the eight (8)-foot trail maintained by the Town and the remainder maintained by an owners' association." - "the Town shall hold trail easements, generally twenty (20) feet wide" - Rural Residential, Suburban Perimeter: "Each subdivision must contain a 20-foot minimum perimeter landscape buffer with a minimum 6-foot-wide community pathway. Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum 10-foot concrete cross section for the entirety of the trail within or adjacent to the property. Sidewalks adjacent to all school sites and parks require a minimum width of 5 feet or wider." - Town Core: "Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum 10 foot concrete cross section for the entirety of the trail within or adjacent to the property."				- clarify who is responsible for trail and easement maintenance in subdivisions
Severance - Corridor Plan					
Evans	"Trails shall be designed and constructed using 1 of the following designs appropriate for the location as determined by the Public Works Director and Parks and Recreation Director or designee: Ten-foot-wide concrete, concrete paver or brick, multi-modal trail; Ten-foot-wide crusher fines trail with collared edges intended for the preservation of wetland and natural riparian areas."				
Firestone	"Trail corridors outside of open space areas shall have a minimum corridor width of thirty (30) feet."				
Frederick	"Trails shall be a minimum of 8 feet in width and shall be of concrete construction. A trail may be flanked on 1 side by a soft surface path a minimum of 4 feet in width. The soft surface path shall be constructed with a minimum depth of 8 inches of compressed gravel, crowned, and compacted with edging to contain trail material."				
Johnstown					

Trails Criteria

CODE REVIEW (TRAIL SIZE)

Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- "The developer shall dedicate a public right-of-way for trails, with the eight (8)-foot trail maintained by the Town and the remainder maintained by an owners' association." - "the Town shall hold trail easements, generally twenty (20) feet wide" - Rural Residential, Suburban Perimeter: "Each subdivision must contain a 20-foot minimum perimeter landscape buffer with a minimum 6-foot-wide community pathway. Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum 10-foot concrete cross section for the entirety of the trail within or adjacent to the property. Sidewalks adjacent to all school sites and parks require a minimum width of 5 feet or wider." - Town Core: "Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum 10 foot concrete cross section for the entirety of the trail within or adjacent to the property."				- clarify who is responsible for trail and easement maintenance in subdivisions
Severance - Corridor Plan					
Timnath	- "Neighborhood trails shall be a minimum of 8 feet in width and Regional/Community trails shall be a minimum of 10 feet in width. A trail may be flanked on one side, or both, by a soft surface path a minimum of 2 feet in width." Connections from Development to Exterior Circulation: - "Each development is responsible for continuing the Harmony Roadside Trail fronting Harmony Road and within the Harmony setback and Right of Way. This trail will be a meandering trail at a minimum of 10' wide" - "Pedestrian connections, from the Harmony Roadside Trail, shall be at least 8' wide" - Multi-modal spine: "Distinct bike and pedestrian path that is 10' minimum in width in a 20' corridor"				
Wellington	- "Trails shall be a minimum of eight (8) feet in width" - "trails shall be flanked on 1 side by a soft surface path a minimum of 4 feet in width. The soft surface path shall be constructed with a minimum depth of 8 inches of compressed gravel."				
Windsor	- "10' generally. Additional width may be required when immediately adjacent to a retaining wall, hand rail, or roadway." - "Neighborhood Trails shall be 10 feet in width paved with six-inch thick concrete. Trails surfaced with crusher fines and less than 10 feet in width may supplement paved trails but shall not be used in-lieu of paved trails. Trails shall use a 25-foot minimum radius when feasible."				

Trails Criteria

CODE REVIEW (MULTI-MODAL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance					- Consider including language from Corridor plan in the code, requiring accommodations for bikes and multi-use trails - Where sidewalks meet designated trails, widen into multi-use path - Consider maximum block sizes and how it relates to connectivity of all transport modes
Severance - Corridor Plan	"Continue to connect sidewalks, bicycle paths, and regional trails from new and, in some cases, existing development to the GreatWestern Trail" "there should be a grid comprised of a combination of trails, bike lanes, and shared lanes that occur on at least a quarter-mile spacing, that converges on the Great Western Trail and Greenway spline."				
Evans	- "Multi-modal trail means a trail intended for use by different types or modes of transportation, such as pedestrians, bicyclists and/or equestrians." - A system of trails, other than required public sidewalks, throughout the entire development shall count as 1 identity feature. Trails should be designed to provide interesting and distinct areas for walking, bicycling and/or horseback riding in areas separate from and in addition to traditional sidewalks. Trails shall be designed and constructed using 1 of the following designs appropriate for the location as determined by the Public Works Director and Parks and Recreation Director or designee: Ten-foot-wide concrete, concrete paver or brick, multi-modal trail; or Ten-foot-wide crusher fines trail with collared edges intended for the preservation of wetland and natural riparian areas.				
Firestone	"Within all developments, to the maximum extent reasonably practicable, pedestrian ways, crosswalks, or multi-purpose trails no less than 5 feet in width, located within a tract or easement a minimum of 35 feet in width, shall be constructed near the center and entirely through any block that is 800 feet or more in length."				

Trails Criteria

CODE REVIEW (MULTI-MODAL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance					- Consider including language from Corridor plan in the code, requiring accommodations for bikes and multi-use trails - Where sidewalks meet designated trails, widen into multi-use path - Consider maximum block sizes and how it relates to connectivity of all transport modes
Severance - Corridor Plan	"Continue to connect sidewalks, bicycle paths, and regional trails from new and, in some cases, existing development to the GreatWestern Trail" "there should be a grid comprised of a combination of trails, bike lanes, and shared lanes that occur on at least a quarter-mile spacing, that converges on the Great Western Trail and Greenway spline."				
Frederick	"Multi-use pathways shall be provided to link internal open space areas with peripheral open space areas and shall connect to multi-use pathway routes throughout the community. Multi-use pathway routes shall be designated between residential areas and commercial and employment centers and schools. (1) Multi-use pathways on local streets may be delineated by painted "bicycle only" lanes. (2) Sidewalks that may be used as a multi-use pathway are required on arterial and collector streets. All other multi-use pathways shall be a minimum of 8 feet wide and shall be of concrete construction or, where approved by the Board of Trustees, compressed gravel. Asphalt paving is prohibited. (3) Bicycle parking shall be provided at the entry to internal and peripheral open space areas.				
Johnstown					

Trails Criteria

CODE REVIEW (MULTI-MODAL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance					- Consider including language from Corridor plan in the code, requiring accommodations for bikes and multi-use trails - Where sidewalks meet designated trails, widen into multi-use path - Consider maximum block sizes and how it relates to connectivity of all transport modes
Severance - Corridor Plan	"Continue to connect sidewalks, bicycle paths, and regional trails from new and, in some cases, existing development to the GreatWestern Trail" "there should be a grid comprised of a combination of trails, bike lanes, and shared lanes that occur on at least a quarter-mile spacing, that converges on the Great Western Trail and Greenway spline."				
Timnath	"D. Bike Connections: There shall be a clear connection for bike access between existing public bike lanes and bike parking areas in each development. E. Multi Modal Spine: 1 per development. Distinct bike and pedestrian path that is 10' minimum in width in a 20' corridor. Parking overhang and door swing areas prohibited" - "Bike traffic patterns must be clearly identified and have direct routes to public Right of Ways. Bike parking areas must be located within 60' of the front entry and centrally located so that there is a clear pedestrian path to front entry from parking areas. Bike parking areas must have a clear and direct access to the public Right of Way or the Harmony Roadside Trail." - "Multipurpose trails must be provided within the subdivision where identified on the Parks, Recreation, Open Space and Trails Master Plan (PROST Plan). Trails must be taken to the edge of the property up to the property line for future connection" - "Multi-use pathways shall be provided to link internal open space areas with peripheral open space areas and shall connect to multi-use pathway routes throughout the community. Multi-use pathway routes shall be designated between residential areas and commercial and employment centers and schools. Multi-use pathways on local streets may be delineated by painted "bicycle only" lanes. Sidewalks that may be used as a multi-use pathway are required on arterial and collector streets. All other multi-use pathways shall be a minimum of 8 feet wide and shall be of concrete construction or where approved by the Town, compressed gravel (crusher fines)."				
Wellington					
Windsor					

Trails Criteria

CODE REVIEW (TRAIL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	"Developers must provide trails in the vicinity of all areas designated "Parks and Trails" on the Town's Parks and Trails Map, as well as connections to the Town's trail system and destinations within the neighborhood. The developer shall dedicate a public right-of-way for trails, with the 8-foot trail maintained by the Town and the remainder maintained by an owners' association. All trail connections, where feasible, will connect to the Severance Greenway. Any project adjacent to the Great Western Trail/Severance Greenway will be required to pave their adjoining portion to the standard of the trail at that time. Trails are not included in the land dedication requirements."				- Need for a Trails Master Plan to reach connectivity level that the town is looking for.
Severance - Corridor Plan Guidelines	- GW Trail: Incorporate trail designs that mimic the natural, historic, and cultural environment along the trail; well-maintained primary trail within the rail ROW; safe, well maintained, and easy access within the Great Western Trail ROW for a range of users of all ages and abilities; opportunities for disabled access at all access points; emergency access points for visitor safety; wild-land fire management; accommodate motorized use where appropriate to provide maintenance and emergency access; consider visitor facilities at major points of access and other designated points along the trail				
Evans					
Firestone	"All open space and trails should be located, designed, and maintained to minimize environmental impacts."				
Frederick	"Multi-use pathways on local streets may be delineated by painted "bicycle only" lanes. Sidewalks that may be used as a multi-use pathway are required on arterial and collector streets. All other multi-use pathways shall be a minimum of 8 feet wide and shall be of concrete construction or, where approved by the Board of Trustees, compressed gravel. Asphalt paving is prohibited. Bicycle parking shall be provided at the entry to internal and peripheral open space areas." "Pedestrian trail lighting. Pedestrian lighting is required for all pedestrian trails and trail connections that are not adjacent to and illuminated by roadway lighting." "Trails are permitted in all zones. The trail system shall link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities and thus provide important transportation connections, as well as recreational opportunities and access."				
Johnstown					

Trails Criteria

CODE REVIEW (TRAIL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	"Developers must provide trails in the vicinity of all areas designated "Parks and Trails" on the Town's Parks and Trails Map, as well as connections to the Town's trail system and destinations within the neighborhood. The developer shall dedicate a public right-of-way for trails, with the 8-foot trail maintained by the Town and the remainder maintained by an owners' association. All trail connections, where feasible, will connect to the Severance Greenway. Any project adjacent to the Great Western Trail/Severance Greenway will be required to pave their adjoining portion to the standard of the trail at that time. Trails are not included in the land dedication requirements."				- Need for a Trails Master Plan to reach connectivity level that the town is looking for.
Severance - Corridor Plan Guidelines	- GW Trail: Incorporate trail designs that mimic the natural, historic, and cultural environment along the trail; well-maintained primary trail within the rail ROW; safe, well maintained, and easy access within the Great Western Trail ROW for a range of users of all ages and abilities; opportunities for disabled access at all access points; emergency access points for visitor safety; wild-land fire management; accommodate motorized use where appropriate to provide maintenance and emergency access; consider visitor facilities at major points of access and other designated points along the trail				
Timnath	"A trail system shall link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities. Developers must provide trails in all areas designated on the Town Parks, Recreation, Open Space and Trails Plan Map as well as connections to any portion of the Town's trail system and other destinations within neighborhoods."				
Wellington	"The trail system shall link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities and thus provide important transportation connections as well as recreational opportunities and access. Developers must provide trails in all areas designated "Parks and Trails" on the Comprehensive Public Facilities Map or the Park Plan, as well as connections to the Town's trail system and destinations within the neighborhood."				

Trails Criteria

CODE REVIEW (TRAIL REQUIREMENTS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	"Developers must provide trails in the vicinity of all areas designated "Parks and Trails" on the Town's Parks and Trails Map, as well as connections to the Town's trail system and destinations within the neighborhood. The developer shall dedicate a public right-of-way for trails, with the 8-foot trail maintained by the Town and the remainder maintained by an owners' association. All trail connections, where feasible, will connect to the Severance Greenway. Any project adjacent to the Great Western Trail/Severance Greenway will be required to pave their adjoining portion to the standard of the trail at that time. Trails are not included in the land dedication requirements."				- Need for a Trails Master Plan to reach connectivity level that the town is looking for.
Severance - Corridor Plan Guidelines	- GW Trail: Incorporate trail designs that mimic the natural, historic, and cultural environment along the trail; well-maintained primary trail within the rail ROW; safe, well maintained, and easy access within the Great Western Trail ROW for a range of users of all ages and abilities; opportunities for disabled access at all access points; emergency access points for visitor safety; wild-land fire management; accommodate motorized use where appropriate to provide maintenance and emergency access; consider visitor facilities at major points of access and other designated points along the trail				
Windsor	"Neighborhood Trails shall be open to all members of the public. Restrictions on types of uses are allowed (e.g. prohibition of motorized uses). Trails shall be located off-street and within a Greenbelt. When physical constraints make the use of a Greenbelt impractical, the decision maker may approve trails outside of a Greenbelt. In such cases, trails may be located adjacent to but detached from a street." -- See Table 17-1-20: Trail Design Standards Table for specific construction information.				



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Recap: Density & Subdivision Set Asides	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management asks that the Land Use Advisory Committee (LUAC) review, discuss, and forward a recommendation to the Planning Commission on Density & Subdivision Set Asides. Actions that may be taken: 1. Forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Density & Subdivision Set Asides. 2. Take No Action.		<u>Discussion</u> <u>Action Requested</u>
BRIEF SUMMARY		
On October 5th, 2022, the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations for Density & Subdivision Set Asides within the Land Use Code. Tonight's discussion aims to re-cap and review the discussion from last month and, if all are in favor, forward a recommendation to the Planning Commission for Density & Subdivision Set Asides.		
PUBLIC SUPPORT/CONCERN		
Residents have requested staff decrease density within the Town of Severance.		
ANALYSIS AND RECOMMENDATION		
The Town Staff is asking for the Land Use Advisory Committee (LUAC) to forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Density & Subdivision Set Asides.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Density Criteria 2. Density Attachment		

Density Criteria

CODE REVIEW (DENSITY CRITERIA)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential Gross Acreage: 2.5 acres per dwelling unit - Suburban Perimeter Gross Min Density: 2 dwelling unit per acre - Town Core: Cannot exceed 15 units per acre. - Development Nodes: Encourages at least 8 units per acre	- consider minimum 5,000 for SF detached as you get closer to Commercial / MF or other SF attached product type - allow variety of housing product types - incorporate minimum language - overall size of RR kept as is to accommodate septic limitations			- Establish minimums based on product type - Example product types include Single Family Detached, Single Family Attached, Townhomes, Multifamily - Incorporate transition language that requires all residential lots within a certain distance from and adjacent to lower intensity residential area to have larger minimum lot sizes to aid in transition - (established lot frontage ratio (i.e. 3:1), appropriate buffers, lot/home type and architecture, etc.) - Encourage clustered development design in Rural Residential Conservation Sub-Zoning
Severance - Corridor Plan	"Overall, the density of the Old Town area should increase, by constructing upper floor additions on existing structures and developing new buildings of primarily two and three stories with residential uses in the upper floors."				
Evans					
Firestone	- Rural Residential: Max 1 unit per acre - Low-Density Residential: Max 5 units per acre - Medium-Density Residential: Max 10 units per acre - High-Density Residential: Max 20 units per acre - Old Town Residential: single family max 5 units per acre, multi-family max 10 units per acre				
Frederick	<u>Max Net Density:</u> - Estate District: 0.2 units per acre - Residential Low Density: 5 units per acre - Residential Medium Density: 10 units per acre - Residential High Density: 20 units per acre for townhomes, 60 units per acre for multi-family - Manufactured Home District 1: 50 units per acre - Manufactured Home District 2: 50 units per acre <u>Estate District:</u> "The maximum density is no more than one (1) single-family dwelling per five (5) acres, except that if the Town approves a conservation density bonus, the maximum density allowed shall be no more than one (1) single-family dwelling per two (2) acres."				
Johnstown	"Method. In single-family residential development, the density is established by the minimum required lot size. In multifamily residential development, the determination of the number of allowable dwelling units on a given property being developed shall be made by dividing the net area of the parcel to be developed by the number of square feet required per dwelling unit."				
Timnath	- Estate Residential: Max 1 Unit per Acre - Old Town Residential: N/A - Single Family: Max 4 dwelling units / acre - Mixed Residential: Max 8 dwelling units / acre - Multi-Family: Max 24 dwelling units / acre - Residential Mixed Use: Max 16 dwelling units / acre - Commercial Mixed Use: Max 16 dwelling units / acre				
Wellington	<u>Max Net Density:</u> - Single Family Rural Density: Max 1 unit / acre - Single Family Medium Density: Max 4 units / acre - Single Family Senior Housing: Max 7 units / acre - Multi-Family: 12 units / acre - Mobile Home Park: 7 units / acre				
Windsor	Mobile Home District: 8 units / acre				

Density Criteria - Minimum Lot Size

CODE REVIEW (DENSITY - MINIMUM LOT SIZE)

Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance		- language under Severance regarding lot size (6k) in Suburban Residential - build in transitional language between product types and densities - create new classification for townhomes - leave RR at 2.5 units/acre - 6,000 sqft for SF Detached - 4,000 sqft for SF Attached - 1,400 sqft / unit for Townhomes - MF at 1,600 footprint min.			- Windsor density requirements provide a great example of best practices within Weld County. Consider following these requirements with slight modifications. -Set density and minimum lot sizes based on product type
Severance - Corridor Plan					
Evans	- Min lot size is 6,000 sqft in Single Family, Two-Family, Multi-family, Residential Commercial, and Residential Manufactured Home districts				
Firestone					
Frederick	- Estate District: Min 10,000 sqft when adjacent to open space, 15,000 sqft when not adjacent to open space - Residential Low Density: Min 6,250 sqft - Residential Medium Density: Min 1,800 sqft - Residential High Density: Min 1,800 sqft for townhomes, 6,250 sqft for MF - Manufactured Home District 1: Min 4,000 sqft - Manufactured Home District 2: Min 6,250 sqft				
Johnstown	- Single Family: Min 6,000 sqft per unit - Single Family Attached: Min 4,500 sqft per unit - Multi Family: Min 3,000 sqft per unit				
Timnath	- Estate Residential: Min 0.5 acre - Old Town Residential: Min 2,500 sqft - Single Family: Min 6,000 sqft - Mixed Residential: 1,800 sqft - Multi-Family: Attached SF 1,800 sqft				
Wellington	- Single Family Rural Density: Min 0.5 acre - Single Family Medium Density: Min 6,500 sqft - Single Family Senior Housing: Min 4,000 sqft - Multi-Family: Min 11,500 sqft (plus 2,000 per unit over two)				
Windsor	<u>Estate Residential District:</u> Min 1 acre <u>Single Family District:</u> Min 6,000 sqft <u>Single Family Attached District:</u> - Single Family S: 6,000 sqft; Single Family L: 4,000 sqft; Single Family R: 2,500 sqft * - Standard Duplex S: 4,000 sqft; Standard Duplex L: 3,000 sqft; Standard Duplex R: 2,500 sqft * - Over-Under Duplex S: 7,000 sqft; Over-Under Duplex L: 5,000 sqft; Over-Under Duplex R: 4,000 sqft * - Townhouse: 1,400 sqft; Multiplex: 2,500 sqft <u>Multi-Family District:</u> - Standard Duplex, Over-Under Duplex, Townhouse, and Multiplex same as SF Attached District - Multi-Family Apartment: 1,400 sqft <u>Mixed Use District:</u> - Single Family: 6,000 sqft - Duplex: 4,500 sqft - Townhouse: 2,400 sqft - Apartment: 1,400 sqft				

Density Criteria - Maximum Lot Size

CODE REVIEW (DENSITY - MAXIMUM LOT SIZE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential Gross Acreage: 2.5 acres per dwelling unit - Suburban Perimeter Gross Min Density: 2 dwelling unit per acre - Town Core: Cannot exceed 15 units per acre. - Development Nodes: Encourages at least 8 units per acre	No maximums			- Consideration for maximum lot sizes in the most dense zones (Development Nodes, Town Core) as a future inclusion based on development interest and trends to protect these areas
Severance - Corridor Plan	n/a				
Evans	Single Family Estate District: Max lot size is 13,000 sqft				
Firestone	Medium-Density Residential: Min 5 units per acre High-Density Residential: Min 10 units per acre				
Frederick	n/a				
Johnstown	n/a				
Timnath	n/a				
Wellington	n/a				
Windsor	n/a				

Density Exhibit

Severance LUAC Recommendations

Density Table (October 5, 2022 LUAC Direction)

Building Type	Minimum Lot Size (square feet)
Single Family Detached	6,000
Single Family Attached	4,000
Townhomes	1,400
Multi-Family	1,600 minimum footprint

Rural Residential Gross Acreage: 2.5 units/acre

Transition Language – Incorporate language that requires appropriate density transitions to adjacent neighborhoods (i.e. 3:1 density transition between suburban perimeter and rural residential neighborhoods; minimum of 5,000 sqft for SF detached when within a certain distance of a commercial or multifamily development area)

Timnath Density Table

Table 5.1 Dimensional Standards – Lot Area, Width and Coverage

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Maximum Impervious Surface Lot Coverage	Maximum Density (per Gross Acre)
A - Agriculture	2.5 acres	NA	NA	NA	1 Unit per Acre
RE – Estate Residential	0.5 acre	140'	50'	25%	1 Unit per Acre
R1 – Old Town Residential	2,500 sf	25'	25'	70%	N/A
R2 – Single-Family Residential	6,000 sf	54'	35'	60%	4 DU/AC
R3 – Mixed Residential	1,800 sf	Attached SF 20' Multifamily 60'	18'	75%	8 DU/AC
R4 – Multi-Family Residential	Attached SF 1,800 sf	Attached SF 20' Multifamily 60'	35'	75%	24 DU/AC
RMU – Residential Mixed-Use	12,000 sf****	100'****	80'****	60%****	FAR 1.5 16 DU/AC
CMU – Commercial Mixed-Use	NA	NA	NA	80%	FAR 2 16 DU/AC
B – Business	NA	25	NA	100%	FAR 2
NC -Neighborhood Commercial	NA	NA	NA	75%	FAR .5
CC – Community Commercial	NA	NA	NA	80%	FAR 1
RC – Regional Commercial	NA	NA	NA	70%	FAR .5
I – Industrial	NA	NA	NA	80%	FAR .25

Frederick Density Table

Table 3-4. RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

Standards	Zones								
	R-E	R-1	R-2	R-3	R-MH1	R-MH2	D-A	D-B	C-E ³
Lot Standards									
Minimum lot area per dwelling	10,000 or 15,000 ¹	6,250	1,800	1,800 for townhomes 6,250 for multi-family	4,000	6,250	N/A	N/A	N/A
Maximum net density (units per acre)	0.2 ²	5	10	25	8	5	25	25	N/A

Wellington Density Table

Zones	A Agriculture	R-1 Residential Single-family Rural Density	R-2 Residential Single-family Medium Density	R-3 Residential Single-family senior housing	R-4 Residential Multi-family	MH Mobile/Manufactured Home Park
Standards						
Minimum site area	5 acres	1 acre	6,500 sq. ft.	1 acre	11,500 sq. ft.	10 acres (80 acres maximum)
Minimum lot area per dwelling (sq. ft. unless otherwise noted)	5 acre	0.5 acre	6,500 ¹	4,000	11,500 (plus 2,000 per each unit over two)	4,000
Maximum net density (units per acre)	0.2	1	4	7	12	7