

INTENT:

The Neighborhood Development Plan (“NDP”) is a conceptual master plan intended to accomplish the goals of integrated master planning, connectivity between major developments, creation of park and open space networks across neighborhood boundaries, creation of neighborhood features and centers, and to promote thoughtful neighborhood design that discourages crime and encourages pedestrian activity and livability.

SUBMITTAL TIMING:

An NDP shall be submitted concurrently with or prior to the final plat submittal, except for multifamily development, for which an NDP may be submitted after final plat approval. No building permits shall be issued for property that has not received NDP approval, unless such approval is not required by the provisions of this chapter. Review of an NDP by the Planning Commission and approval by the City Council shall be required prior to recordation of the final plat of the subject subdivision. The NDP shall be recorded concurrently with or prior to the final plat at the Weld County Clerk and Recorder’s Office.

SUBMITTAL REQUIREMENTS:

An NDP application shall contain at least five color copies of the proposed development map, on 24” x 36” paper, at a minimum scale of 1” = 100’, and containing the following information:

- a. Name of subdivision
- b. North arrow, date and graphic scale
- c. Name, address and phone number of developer and owner
- d. Name, address and phone number of engineer or designer responsible
- e. Vicinity map
- f. Existing and proposed street names
- g. Dimensions of all lots to nearest foot, which may be scaled values
- h. Lots and blocks numbered consecutively
- i. Lot statistics table
- j. Total acreage of the subdivision
- k. Location and specifications of each Neighborhood Identity Feature
- l. Signature blocks:

- i. Owner/Developer

This Neighborhood Development Plan has been submitted by me to the City of Evans for its approval. I understand that I am required to install the features shown on this plan and failure to do so may result in the City’s refusal to issue building permits in this subdivision.

- ii. Notarial Certificate

State of _____)
County of _____) ss

The foregoing was acknowledged before me by _____ this ___ day of _____, A.D. _____.

My commission expires _____.

Witness My Hand and Seal

Notary Public

iii. Planning Commission Certificate

This Neighborhood Development Plan is hereby approved by the
Evans Planning Commission this ____ day of _____, A.D. _____.

Chairman

iv. City Council Certificate

This Neighborhood Development Plan is hereby approved by the
Evans City Council this _____ day of _____, A.D. _____.

Mayor

Attest: _____
City Clerk

REVIEW CRITERIA:

The City Council shall review an NDP and shall take final action to approve, approve with conditions, or deny the NDP based on its compliance with the following criteria:

1. The NDP is consistent with the Comprehensive Plan and with all other duly adopted plans and policies;
2. The NDP complies with all applicable zoning district, development, and subdivision regulations; and
3. The NDP complies with Chapter 18.31 – Residential Neighborhood Design Standards – of the Municipal Code.

ELEMENTS OF THE NDP:

(To be described in a written narrative, shown on the NDP, and/or shown on supplemental plans.)

1. Land Analysis Element that identifies:
 - a. Natural or manmade features and amenities such as streams, irrigation ditches, significant views, stands of mature trees, historic or archeological sites or areas, agricultural outbuildings, and actual and potential wildlife habitat (as identified by the Colorado Division of Wildlife) on the site and within 150 feet.
 - b. Land uses, existing or approved by the City, located within one-half mile of the boundaries of the subject property, including oil and gas mining facilities.
2. Location and Provision of Neighborhood Features that will serve as focal points for the community, and identification of any design themes for the proposed Neighborhood Feature such as common architectural themes, landscaping themes, general materials, and general styles.
3. General Organization of Land Uses and Densities, including the placement of Neighborhood Features and activity centers. An NDP may include identification of general locations of conditional uses if the applicant chooses, but approval of an NDP shall not constitute approval of specific conditional uses.
4. General Auto, Pedestrian Circulation, and Trails Network that complies with this chapter, the Evans Subdivision Regulations, as amended, and applicable City road standards and specifications.
5. General Park and Open Space Network that complies with these design standards, the Evans Subdivision Regulations, as amended, and the Parks, Recreation & Trails Master Plan.

MINIMUM SUBDIVISION DESIGN STANDARDS:

Subdivisions shall be designed to include the following requirements:

A. Perimeter open space. No single-family or two-family lot shall directly abut any arterial or major collector right-of-way. Such lots shall be separated from such right-of-way by an outlot at least 20 feet in width. Neighborhood Development Plans shall include landscaping plans for such outlots in accordance with Section 19.47.170 of the Municipal Code. A detailed landscaping and irrigation plan shall be reviewed for approval by the Director of Parks & Recreation prior to approval of the Final Plat. Such outlots shall be deeded to and maintained in perpetuity by the Homeowners' Association. Nothing in this section shall be construed as precluding approved sidewalks, trails, subdivision signs, drainage swales, or utilities in such outlots.

B. Perimeter fencing. The developer shall install a solid, six-foot-high perimeter fence or wall along all collector or arterial roadways adjacent to the development within the open space outlot required by the preceding subsection. Perimeter fences shall be constructed of durable materials, such as wood or vinyl pickets, stone, masonry, or architectural block – chain link shall not be permitted for perimeter fencing – and such fences shall include columns, or similar features, at least every 60 feet. Breaks in perimeter fencing for pedestrian walkways are encouraged. Where a park or open space within the development adjoins a collector or arterial roadway, perimeter fencing shall not be required. Perimeter fences shall be maintained in perpetuity by the Homeowners' Association.

C. No more than 50 percent of the certificates of occupancy in any given phase shall be issued prior to perimeter open space landscaping and perimeter fencing being completed in such phase. The Director of Public Works may issue an extension for installation of landscaping due to weather unfavorable to planting; such extension not to exceed six months.

D. All residential subdivisions shall provide ornamental street lighting, as approved by the Director of Public Works or designee.

E. Where it is necessary for the primary pedestrian route to cross an internal roadway, the pedestrian crossing shall be designed to emphasize and prioritize pedestrian access and safety. Such crossings shall be identified using pavement treatments, signals, lighting, traffic-calming techniques, median refuge areas, and/or landscaping, along with signs and striping.

F. If existing oil and gas facilities are located within the proposed subdivision, such facilities shall be located on outlots encompassing the entire building setback(s), except where roads and/or rights-of-way are located within such building setbacks. The developer shall install landscaping and irrigation pursuant to Section 19.47.130 of the Municipal Code in such outlots, which shall be maintained by the developer or Homeowners' Association until such time such facilities are abandoned in accordance with Chapter 16.28 of the Municipal Code and the property is replatted for development.

G. A system of public concrete sidewalks ranging from five feet to ten feet wide and six inches thick shall be provided to connect the site with off-site sidewalks and destinations as identified in the City's pedestrian and bicycle route maps in the Transportation Plan, as amended. In no event is the placement of a sidewalk or pedestrian pathway intended to displace existing landscaped areas or to duplicate existing pedestrian routes.

NEIGHBORHOOD IDENTITY FEATURES:

The purpose of this section is to provide an organizational framework or structure for the layout of new residential subdivisions. On a neighborhood-wide scale, residents will have easy access to at least one central Neighborhood Identity Feature or gathering place (i.e. neighborhood park or recreation center). Such Neighborhood Identity Features lend a "sense of place" to a new subdivision, thereby encouraging people to connect with their physical surroundings and interact with their neighbors.

A. 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.

B. 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. In no event shall credit be given for items that are required by other provisions of the Municipal Code, such as parkland dedication requirements, landscaping, or perimeter treatment. All identity features not dedicated to and accepted by the City shall be maintained in perpetuity by the Homeowners' Association.

C. Neighborhood Identity Feature Table. Where the number of acres and the number of dwelling units proposed in a development results in two different numbers of required identity features, the larger number of required identity features shall be used.

NEIGHBORHOOD IDENTITY FEATURE TABLE	
SIZE OF RESIDENTIAL DEVELOPMENT (residential acreage, dwelling units)	NUMBER OF REQUIRED FEATURES
Under 5 acres or up to 20 dwelling units	None
5 - 10 acres or 21 - 50 dwelling units	One
11 – 50 acres or 51 – 150 dwelling units	Two
51 - 100 acres or 151 - 300 dwelling units	Three
Over 100 acres or over 301 dwelling units	Four

D. Credit shall be given for Identity Features as follows:

1. A system of trails, other than required public sidewalks, throughout the entire development shall count as one 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 one of the following designs appropriate for the location as determined by the Public Works Director and Parks & Recreation Director or designee:
 - a. Ten-foot wide concrete, concrete paver, or brick multi-modal trail;
 - b. Ten-foot wide crusher fines trail with collared edges intended for the preservation of wetland and natural riparian areas.
2. A pocket park or parks meeting all of the following criteria:
 - a. No pocket park shall be less than 10,000 square feet.
 - b. The developer shall landscape the pocket park(s) with groundcover and one tree and five shrubs per 3,000 square feet of area, which can be grouped or dispersed throughout the park, and install an irrigation system. Such landscaping shall meet the requirements of Chapter 19.47 – Landscaping – of the Municipal Code.
 - c. If the combined area of all pocket parks is between one-half acre (21,780 square feet) and one acre, it shall count as one-half Identity Feature. If the area is greater than one acre, it shall count as one Identity Feature.
3. A water feature, fountain, or artwork such as a sculpture, shall each count as one-half (1/2) Identity Feature.
4. 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 one Identity Feature. Such features shall be reviewed and approved by the Parks & Recreation Director.

5. 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 one Identity Feature.

6. A community building at least 2,000 square feet in area shall count as two Identity Features. An in-the-ground swimming pool site or splash park site at least 2,000 square feet in area shall count as two Identity Features. This identity feature does not meet the City of Evans design standards and therefore cannot be dedicated to the City, unless reviewed, approved, and constructed in accordance with the Parks & Recreation Department’s regulations. If not City-owned, these facilities shall be maintained in perpetuity by the Homeowners’ Association.

7. Other features may be considered credit toward meeting the Identity Feature requirement, subject to approval by the City Council after a recommendation from the Planning Commission.

8. All Neighborhood Identity Features not dedicated or not eligible for dedication to the City shall be considered common area and shall be maintained in perpetuity by the Homeowner’s Association, unless otherwise stated herein.

VARIETY OF LOT SIZES:

All subdivisions or portions of subdivisions zoned R-1 or R-2 and containing 20 or more residential lots shall provide a mixture of residential lot sizes in order to avoid monotonous streetscapes. Larger and wider lots are encouraged on corner lots, while smaller lots are encouraged adjacent to parks and open spaces. For the purpose of the following provisions, tracts, outlots, and areas intended for parks, open space, future replatting, or streets shall not be included.

A. No more than 30 percent of all single-family and two-family lots of less than 13,000 square feet within the subject subdivision shall have lot areas that are within 500 square feet of each other. At least five percent of all lots within the subject subdivision shall be greater than 13,000 square feet. Where adjoining two-family units are on separate lots, the sum of the area of the two lots shall be used for the purpose of determining compliance with this section.

B. The Neighborhood Development Plan (NDP) shall include a lot statistics table, similar to the one depicted below, and shall list the number and percentage of single-family and two-family lots in each 500-square-foot range between 6,000 and 13,000 or greater.

Lot Statistics Table			
Lot Range, square feet		Number of Lots	Percent of Lots
From	To		
6,000	6,500		Not more than 30% for any one range.
6,501	7,000		
7,001	7,500		
7,501	8,000		
8,001	8,500		
8,501	9,000		
9,001	9,500		
9,501	10,000		
10,001	10,500		
10,501	11,000		
11,001	11,500		
11,501	12,000		
12,001	12,500		
12,501	13,000		
>13,000			5% minimum
Total			