

SPONSORED BY: MAYOR DOWNING

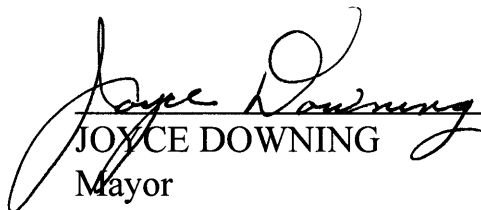
COUNCILMAN'S RESOLUTION

NO. CB-1824
Series of 2014

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

A PUBLIC HEARING WILL BE HELD ON CB-1824, SERIES OF 2014, ENTITLED "A BILL FOR A SPECIAL ORDINANCE TO AMEND THE FOX RUN FINAL PLANNED UNIT DEVELOPMENT REZONING ORDINANCES FILINGS 1-12 COMMONLY KNOWN AS THE "FOX RUN DEVELOPMENT" BY THE ENACTMENT OF CERTAIN LANDSCAPE DESIGN GUIDELINES IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND REPEALING REFERENCES TO SPECIFIC LANDSCAPE STANDARDS ESTABLISHED ON SPECIFIC PAGES THEREIN" ON APRIL 28, 2014 AT 7:00 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 14th day of April, 2014.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, _____, certify that CB-1824 was posted at the authorized posting places in the City of Northglenn this _____ day of _____, 2014.

Deputy City Clerk

**Parks, Recreation and Cultural Services and
Planning and Development
Memorandum #06-2014**

DATE: April 14, 2014

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: John Pick, City Manager 
Amanda J. Peterson, Director of Parks, Recreation & Cultural Services 
Brook Svoboda, Director of Planning and Development 

SUBJECT: CB-1824 Fox Run PUD Amendment

RECOMMENDATION: Staff recommends approval of the attached Ordinance, which would amend the Fox Run Final Planned Unit Development (PUD), repealing references to specific landscape standards from each of the 12 filings and enacting a set of landscape design guidelines (Exhibit B).

BACKGROUND: The Fox Run Homeowners Association (HOA) has approached the City with the desire to make modifications to city-owned, HOA maintained areas within the subdivision. As per the current language in the PUD, an amendment to the Ordinance is required each time any changes are proposed in the planting areas, to include specific plant varieties and locations. By repealing references to specific landscape standards within the 12 filings of the PUD, and enacting the landscape design guidelines depicted in Exhibit B, the HOA will be able to continue to maintain the public spaces to a high standard in a timely manner.

With the references to specific landscape standards repealed, any proposed changes to the landscaping within the public rights of way would need to meet the landscape design guidelines, and administrative approval could be granted by the Director of Planning and Development or his/her designee.

This will allow for overgrown or bare planting areas to be redesigned, plant choices to be updated and irrigation modifications made through a simple administrative process, while still ensuring standards are met. These actions can occur in a timely manner, without the expense or time needed to amend the 12 filings of the Ordinance.

The language in the Ordinance and Exhibit B has been provided to the HOA, and they are in support of the proposed amendment.

BUDGET/TIME IMPLICATIONS: There are no anticipated financial impacts associated with this amendment. The Fox Run HOA does desire to modify and improve planting areas as early as May 2014.

STAFF REFERENCE: Please contact Brook Svoboda at bsvoboda@northglenn.org or by phone at 303.450.8937 or Amanda Peterson at apeterson@northglenn.org or by phone at 303.450.8950 for any further questions.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1824
Series of 2014

Series of 2014

A BILL FOR A SPECIAL ORDINANCE TO AMEND THE FOX RUN FINAL PLANNED UNIT DEVELOPMENT REZONING ORDINANCES FILINGS 1-12 COMMONLY KNOWN AS THE "FOX RUN DEVELOPMENT" BY THE ENACTMENT OF CERTAIN LANDSCAPE DESIGN GUIDELINES IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND REPEALING REFERENCES TO SPECIFIC LANDSCAPE STANDARDS ESTABLISHED ON SPECIFIC PAGES THEREIN

WHEREAS, all of the property described in **Exhibit A** is currently zoned PUD with a legal description as follows:

Filings 1-12 of the Fox Run Planned Unit Development – Part of Section 12, Township 2 South, Range 68 West, of the 6th Principal Meridian, City of Northglenn, County of Adams, State of Colorado.

WHEREAS, the City Council desires to repeal landscape standards as originally outlined in Filings 1-12 of the properties described in **Exhibit A**, and enact landscape design guidelines pursuant to the Landscape Design Guidelines attached hereto as **Exhibit B**.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- A. A need exists to repeal the existing landscape standards and enact comprehensive landscape design guidelines for the entire development;
- B. The property known as the Fox Run Development, Filings 1-12 is the correct location to enact these design guidelines;
- C. Design guidelines that provide for administrative oversight of any proposed changes to landscaping is the appropriate means of review and approval;
- D. Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-1-14), a zoning change to adopt the new comprehensive Landscape Standards is hereby allowed

and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the Landscape Design Guidelines attached hereto as **Exhibit B**.

Section 3. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than the amount provided in Section 1-1-10(a)(2) of this Code, or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ AND ORDERED POSTED this 14th day of April, 2014.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2014.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Filings 1-12 of the Fox Run Planned Unit Development – Part of Section 12, Township 2 South, Range 68 West, of the 6th Principal Meridian, City of Northglenn, County of Adams, State of Colorado.

EXHIBIT B

Fox Run PUD Landscaping Guidelines

General Landscape Requirements and Plan Administration

- All Existing Landscaped Areas shall remain. Overall quantities will be as depicted on original Planned Unit Development (PUD) filings 1-12 of the Fox Run Development
- City Required Green Spaces may be planting material or turf.
- Plant material may be replaced from time to time. Change of more than 5% of the total landscaped area as outlined in each original filing of the PUD requires an amended landscape plan submission to the City of Northglenn for review by staff. All changes must occur in accordance with the landscape guidelines outlined herein.
- The Director of Planning and Development or their designee must approve any landscaped amendments in accordance with configuration change limits above, prior to commencing landscape improvements.
- Documentation of approval by the officers of the Home Owners Association at the time of proposed changes is required prior to staff review and approval.
- All plant materials used to be climate appropriate considering environmental factors.
- Plant material to may be low water, xeric and/or native.

Tree Guidelines

- Any trees planted to be a minimum of a 2" caliper.
- Any plant material replaced to be pest and disease free and in overall good health.
- All Existing Deciduous and Conifer Tree count shall remain as is unless removal is required due to non remedial health / pest / disease decline or death. All removed trees shall have stumps grinded.
- Replacement trees must be the same as removed either Deciduous or Conifer. Tree replacement can be different species and variety for diversification and plant health. Replacement to be within 20' of previous tree location unless otherwise approved.
- All new Trees to be staked and guyed according to current arborists specifications for a period of one year from the time of planting.
- All new Trees to be tree wrapped the first 3 years from November to March.
- All Trees and Conifers will be provided with drip irrigation.
- All Trees and Conifers to be covered with 3" woolly mulch or rock mulch.
- Air and water permeable landscape fabric will be used for weed barrier.
- Use of rock as a tree surrounding landscape element should be limited.

Shrub guidelines

- Any plant material replaced to be pest and disease free and in overall good health.
- All existing shrub count shall remain as is depicted on the respective PUD filing unless

removal is required due to non remedial health / pest / disease decline or death.

- Replacement shrubs may be changed from the original species. Replacement to be within 20' of previous tree location unless otherwise approved.
- Any shrubs planted to be a minimum 5 gallon container.
- All shrub beds to be covered with 3" of woolly mulch, ¾" pea gravel or rock mulch.
- Use of rock as a shrub surrounding landscape element should be limited.
- Air and water permeable landscape fabric will be used for weed barrier.
- Each shrub to be provided with drip irrigation.

Perennial and Groundcover Beds

- Any plant material replaced to be pest and disease free and in overall good health.
- All existing Perennial and Groundcover beds shall remain as is depicted on the respective PUD filing in accordance with general landscape requirements herein.
- Replacement plants may be changed from the original species. Replacement to include the same number of plantings as depicted in the respective PUD filing for each area and in accordance with general landscape requirements herein.
- All Perennial and Groundcover Beds to be amended with organic compost / amendment 2" deep and rototilled in 4"-6" deep.
- All Perennials and Groundcover areas to be covered with 3" of woolly mulch, ¾" pea gravel or rock mulch.
- Air and water permeable landscape fabric will be used for weed barrier.
- All Perennials and Groundcovers to be irrigated with drip irrigation.

Irrigation Controllers

- Replacement as needed advised to replace with Weather Based / Smart Irrigation Controllers to promote the efficient use of water.