



Community Development & Neighborhood Services
Planning
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MEMORANDUM

Date: February 19, 2013

To: Mayor Weitkumat and City Councilmembers

Thru: Darin A. Atteberry, City Manager 
Karen Cumbo, Planning, Development and Transportation Director

From: Laurie Kadrich, Community Development and Neighborhood Services (CDNS) Director
Pete Wray, Senior City Planner
Clark Mapes, City Planner

Re: *Item #29 – Items Relating to the 2012 Streets and Stormwater Site Development Initiatives*

For Second Reading of this item, staff has prepared additional information in response to questions raised since First Reading on December 18, 2012 relating to residential parkway landscaping. The information involves options for potential text revisions to the First Reading version of the Streetscape Standards document. The document is the subject of Ordinance No. 151, 2012.

The following information is included with this memo:

1. Attachments 2, 3, and 4, which are options for text revisions to page 43 of the First Reading version of the Streetscape Standards document.

Explanation: Staff has identified additional edits to Attachments 2, 3, and 4, which are options for text revisions to the First Reading version of the Streetscape Standards document. The edits are for clarification of the roles of homeowners and homeowners associations, and do not change the intent of the text shown in the original Council packet.

2. Revised Powerpoint presentation – staff has edited the presentation since distribution of the original Council packet.

OPTION 1

SECTION 6

Collector and Local Streets

6.1

PARKWAY LANDSCAPING

Streetscapes on collector and local streets typically consist of parkways only. The primary intent for parkway landscaping is to provide a setting for street trees, and work in conjunction with street trees for a number of purposes:

- Define streets as the framework of public space within which individual properties fit.
- Contribute to the attractiveness and visual interest of the street edge.
- Mark the transition from public to private space.
- Blend public interests in street infrastructure with interests of abutting property owners who are required to maintain these parkways by City Code.

6.1.1 Two approaches.

Two main approaches to landscaping parkways are permitted in collector and local streets: turf-type grasses, and mulched planting beds. ~~P~~The pros and cons of each are discussed in Section 4. In both approaches, appropriate irrigation shall be provided to maintain

health of plantings with efficient use of water.

6.1.2 New development landscape plans.

Where a developer desires to offer non-turf grass options to homeowners, the landscape plan shall contain notes and drawings specifying options for non-turf ground cover plantings, with consistent mulch and a recommended plant palette.

6.1.3 Approved development plans govern.

For developments with approved landscape plans, the parkway landscaping must be in accordance with the plan.

A Homeowners Association (HOA), or a property owner with approval from the HOA, may request a ~~Minor Parkway~~ Landscaping Amendment to an approved plan for parkway landscaping. Such a request by a property owner shall be limited to the parkway strip abutting the lot in question and shall be reviewed by the Director in accordance with Section 2.2.10(D) of the Land Use Code.

6.1.4 Turf-type grass.

Turf-type grass shall be permitted, including both cool-season turfgrasses and warm-season native shortgrasses as discussed in Section 4. The choice of grass species and variety can make a major difference in water use needs, ease of establishment, survival of the grass, weeding, mowing, and renovation requirements.

OPTION 2

SECTION 6

Collector and Local Streets

6.1

PARKWAY LANDSCAPING

Streetscapes on collector and local streets typically consist of parkways only. The primary intent for parkway landscaping is to provide a setting for street trees, and work in conjunction with street trees for a number of purposes:

- Define streets as the framework of public space within which individual properties fit.
- Contribute to the attractiveness and visual interest of the street edge.
- Mark the transition from public to private space.
- Blend public interests in street infrastructure with interests of abutting property owners who are required to maintain these parkways by City Code.

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6.1.2 New development landscape plans.

Where a developer desires to offer non-turf grass options to homeowners, the landscape plan shall contain notes and drawings specifying options for non-turf ground cover plantings, with consistent mulch and a recommended plant palette.

6.1.3 Approved development plans govern.

For developments with approved landscape plans, the parkway landscaping must be in accordance with the plan.

A ~~property owner or a Homeowners Association (HOA), or a property owner with approval from the HOA,~~ may request a Parkway Landscape Minor Amendment to an approved plan for parkway landscaping. ~~Such a request by a property owner may be made regardless of any Homeowner Association covenants that may apply to the development, and shall be limited to the parkway strip abutting the lot in question, and shall be reviewed by the Director in accordance with Section 2.2.10(D) of the Land Use Code regardless of any Homeowner Association covenants that may apply to the development.~~

6.1.4 Turf-type grass.

Turf-type grass shall be permitted, including both cool-season turfgrasses and warm-season native shortgrasses as discussed in Section 4. The choice of grass species and variety can make a major difference in water use needs, ease of establishment, survival of the grass, weeding, mowing, and renovation requirements.

OPTION 3

SECTION 6

Collector and Local Streets

6.1

PARKWAY LANDSCAPING

Streetscapes on collector and local streets typically consist of parkways only. The primary intent for parkway landscaping is to provide a setting for street trees, and work in conjunction with street trees for a number of purposes:

- Define streets as the framework of public space within which individual properties fit.
- Contribute to the attractiveness and visual interest of the street edge.
- Mark the transition from public to private space.
- Blend public interests in street infrastructure with interests of abutting property owners who are required to maintain these parkways by City Code.

6.1.1 Two approaches.

Two main approaches to landscaping parkways ~~shall be~~ are permitted in collector and local streets: turf-type grasses, and mulched planting beds.

~~The~~ pros and cons of each are discussed in Section 4. In both approaches, appropriate irrigation shall be provided to maintain health of plantings with efficient use of water.

The owner of the property abutting the parkway may select either approach, regardless of any of any Homeowner Association covenants that may apply to the development, and shall be responsible for the installation and maintenance of the parkway landscaping in accordance with Section 24-42 of the City Code.

~~6.1.2 New development landscape plans.~~

~~Where a developer desires to offer non-turf grass options to homeowners, the landscape plan shall contain notes and drawings specifying options for non-turf ground cover plantings, with consistent mulch and a recommended plant palette.~~

~~6.1.3 Approved development plans govern.~~

~~For developments with approved landscape plans, the parkway landscaping must be in accordance with the plan.~~

~~A Homeowners Association (HOA), or a property owner with approval from the HOA, may request a Parkway Landscape Amendment to an approved plan for parkway landscaping.~~

6.1.4 Turf-type grass.

Turf-type grass shall be permitted, including both cool-season turfgrasses and warm-season native shortgrasses as discussed in Section 4. The choice of grass species and variety can make a major difference in water use needs, ease of establishment, survival of the grass, weeding, mowing, and renovation requirements.

Streetscape Standards



Ordinance No. 151, 2012
Replacing Appendix C of the
Larimer County Urban Area Street Standards

1

City of
Fort Collins

Existing Standard – Arterial Medians



2

City of
Fort Collins

New Standard – Arterial Medians



Median Concept Sketch – Perennial Garden Style

3



Standard Arterial Medians



Harmony/Lemay Median

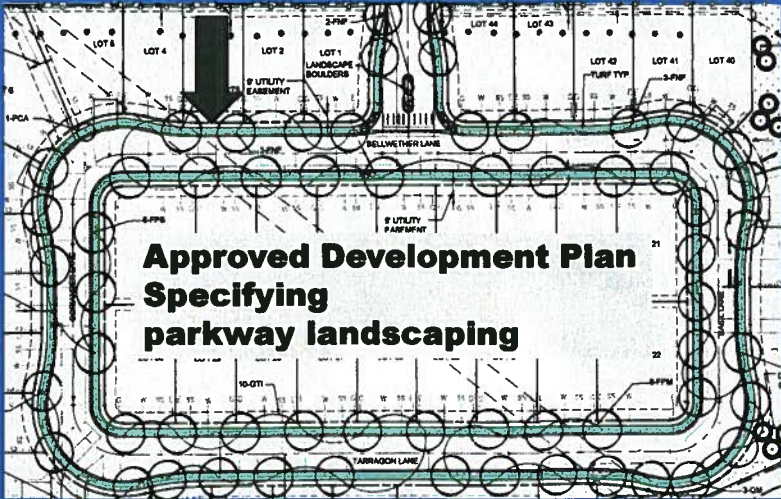
4



Gateway Intersections



Harmony/College



**Approved Development Plan
Specifying
parkway landscaping**

Two Options for Local & Collector Streets



Turf Grass



Mulch/
Low Plantings

7

City of
Fort Collins

**Parkway: area
between curb and sidewalk**



8

City of
Fort Collins



9

First Reading version:

- “Minor Amendment” w/ \$350 fee.
- Homeowners Association (HOA) consent required.

10

**Option 1: New Plan Amendment process,
keep HOA consent.**

**Option 2: New Plan Amendment process,
drop HOA consent.**

Option 3: Drop all City requirements