



PRESENTATION OUTLINE

Project: Advisory Committee / Planning Commission – Housing Presentation  
Project: Greeley Development Code Update Housing & Neighborhoods Work Session

Date: December 14, 2020  
Location: Virtual Meeting

Items: Notes:

I. Project Background

The Greeley Development Code update is a project to better align the development regulations with the City’s recently adopted comprehensive plan, Imagine Greeley (2018) and the City Council’s 3-year Priorities for Vision 2040 (2020). The scope has been broken into 3 “tracks” of revisions:

- Track I: Non-substantive changes for organization and improved usability.
- Track II: Non-policy technical changes and coordination with other city policies and documents.
- Track III: Substantive changes called for in the Comprehensive Plan, that need broader input and direction.

The Track III changes will require input from the Advisory Committee, Planning Commission and City Council. The key topics have been broken into two work sessions – Housing and Neighborhoods (December Work Sessions) and Placemaking / Urban Design (February/March Work Sessions)

Included with this memo is a “homework” assignment with exercises to help you observe some examples of the housing and neighborhood design issues identified in the Plan Conformance Report (a topic of our October kick-off meetings). These include projects in Greeley and other Front Range Communities. Below is an outline of some of the key elements we will discuss, as well as any other observations you have from the exercise, from the outline, or from your own experience with these issues.

Following the Advisory Committee and Planning Commission work sessions, staff will provide reports to the City Council on these topics over a 3-month period beginning in January. The direction from these sessions will be incorporated into the draft development code.

II. Housing Policy

What are the community expectations for future housing? The housing polices from the Greeley Comprehensive Plan and Housing Strategy provide guidance.

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- a. Improve Housing Options – provide a variety of housing within a single neighborhood, and throughout the community.
- b. Promote Distinct Neighborhood Character – ensure that any variety contributes to the context of the neighborhood?
- c. Improve Walkability / Active Living – provide a variety of living opportunities in proximity to goods and services. Provide housing as a critical piece of integrating uses and commercial adjacent development.
- d. Prioritize Infill / Increase density – make appropriate neighborhood redevelopment easier – to incorporate housing variety within existing neighborhoods.

Things to think about.

- a. How do we address these needs through our implementation of housing development / redevelopment, and what role does the development code play in that implementation?

### III. Current Code Issues

The development code currently presents some barriers to achieve the housing policies – whether procedural or substantive. The Plan Conformance Report contains detailed analysis on some of these issues, however they include.

- a. A limited range of dissentions based on lot size and zoning district
- b. Lack of smaller lot or small-format options.
- c. Lack of a refined approach to the many sizes, scales and formats of “multi-family” housing, and lack of expectations on how certain projects can be integrated into neighborhoods.
- d. Options and alternatives are addressed throughout the code – however the “performance options” are cumbersome and challenging to implement, and the Planned Unit Development process is intended for large-scale project and requires a comprehensive planning and review process.
- e. Neighborhood design standards are included in the code – however there are not clear expectations on what the objective of these standards are or how they are applied to specific projects

Things to think about.

- a. What types of standards are important to improving expectations in the development review process as we seek to broaden available housing options and strengthen neighborhood character?

### IV. Housing Issues for Consideration

There are several opportunities to achieve the housing policies with changes to the development code. These opportunities will be the subject of this portion of the presentation to provide an understanding of each for the break-out discussions.

- a. “Missing Middle” formats of housing – the range of housing types that many of our pre-war neighborhoods were built upon have largely been forgotten by communities and neighborhoods. Missing middle housing types generally those between single- family homes and apartment complexes, to include variety of small

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and moderately scaled attached units include duplex, multi-plex, row-houses, townhomes and small apartment buildings.

- b. Small format Housing Opportunities - small, often complementary housing units, can create variety and opportunity for people within a neighborhood. Units such as small-lot detached houses, Accessory Dwelling Units (ADU's), tiny homes, manufactured homes and other models can integrate variety into neighborhoods, existing and new.
- c. Neighborhood Design – the design elements that create neighborhood character. Design elements can include – frontage, building, and open space as well as their contribution to the housing and neighborhood patterns within Greeley.

Things to think about.

- a. What projects from the “homework” exercise could you see fitting into Greeley, and what are some key aspects to their success (or concerns or constraints on why they were not successful)?
- b. What are the correct formats of housing for the different contexts within Greeley? (Note: Greeley has 3 main zoning districts impacting these issues – R-L (low-density), R-M (medium-density) and R-H (high density); Greeley has 5 Neighborhood Types on the Land Use Guidance Map in the Comprehensive Plan – Rural, Suburban, Legacy Urban, Mixed-use, and Downtown.
- c. What design elements should be incorporated into the development code to preserve and create neighborhood character?