

Planning Commission

Regular Meeting

City Council Chambers – City Center South

1001 11th Avenue – Greeley, Colorado

April 26, 2022 – 1:15 p.m.



Regular meetings of the Planning Commission are held **in person** on the 2nd and 4th Tuesdays of each month in the City Council Chambers, 1001 11th Avenue, Greeley, Colorado.



Members of the public may attend and provide comment during public hearings.



Written comments may be submitted by US mail or dropped off at the Planning office located at 1100 10th Street, Greeley, CO 80631 or emailed



to cd_admin_team@greeleygov.com. All written comments must be received by 10:00 a.m. on the date of the meeting.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

IMPORTANT – PLEASE NOTE

This meeting is scheduled as an **in-person session only**. If COVID, weather, or other conditions beyond the control of the City dictate, the meeting will be conducted virtually and notice will be posted on the City's MuniCode meeting portal by 10:00 a.m. on the date of the meeting (<https://greeley-co.municodemeetings.com/>).

In the event it becomes necessary for a meeting to be held virtually, use the link below to join the meeting. Virtual meetings are also livestreamed on YouTube at <https://www.youtube.com/CityofGreeley>.

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com





Planning Commission

April 26, 2022 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of minutes dated March 22, 2022
5. A public hearing to consider a request to rezone approximately 23.49 acres of land generally located south of Centerplace Drive at 38th Avenue from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) (Project No. ZON2021-0019)
6. A public hearing to consider a request to rezone approximately 15.433 acres of land located at 712 71st Avenue from I-L (Industrial Low Intensity) to R-H (Residential High Density) (Project No. ZON2021-0018)
7. Staff Report
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 22, 2022

1. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Chelsie Romulo

3. Approval of Agenda

Becky Safarik, Interim Community Development Director, pointed out a minor correction to the address for Item 6 on the agenda. Commissioner Franzen moved to accept the agenda as corrected. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

4. Approval of March 8, 2022 Minutes

Commissioner Franzen moved to approve the minutes dated March 8, 2022. Commissioner Briscoe seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

5. Appointment of Liaison to Arts Commission

Ms. Safarik described the purpose and function of the Arts Commission. She advised that two other City boards each have a member who serves on the Arts Commission. Commissioner Carlson advised that he could attend most meetings but would sometimes have a conflict and asked whether that would create a problem. There was discussion about the possibility of appointing an alternate and Commissioner Modlin agreed to serve in that capacity. Commissioner Franzen moved to appoint Commissioner Carlson to serve as the primary Planning Commission liaison to the Arts Commission with Commissioner Modlin as an alternate. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

6. Public hearing to consider a request to rezone approximately 82.62 acres of land located at 15756 County Road 66 from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M (Project No. ZON2021-0015)

Darrell Gesick addressed the Commission. The item was on the expedited agenda and a full presentation was not provided. Mr. Gesick offered to answer questions. Commissioner Schulte noted that the proposal includes residential zoning next to industrial and asked about the long-term plan in the event a different industrial user acquires the adjacent parcel in the future. Mr. Gesick advised that for planning purposes, if an application for another use is submitted, appropriate buffering would be required as part of the application and review process. He provided a brief history of zoning in the area. Upon question by Commissioner Franzen, Mr. Gesick reported that there is a one-year period before any future rezone could be considered. Upon question by Commissioner Modlin, Mr. Gesick confirmed that a nearby parcel is zoned Residential Estate, adding that there is also Residential Low Density and Residential Medium Density to the north.

The applicant did not address the Commission.

Chair Yeater opened the public hearing at 1:24 p.m. There being no comments, the public hearing was closed at 1:24 p.m.

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from I-M (Industrial Medium Intensity) zone district to the R-E (Residential Estate) and I-M (Industrial Medium Intensity) zone district meets 1998 Development Code Section 24-625(c)(3) a, b, f, g and h; and, therefore, recommend approval of the rezone to City Council. Commissioner Franzen seconded the motion.

Commissioner Franzen stated that the rezone request makes sense. Commissioner Schulte agreed and added that it seems to be part of a larger trend in the area.

Motion carried 6-0. (Commissioner Romulo was absent.)

7. Staff Report

Mike Garrott, Planning Manager, pointed out the Commercial & Residential Construction Activity Reports in the packet and briefly described the projects going through various stages of the process. He added that a building construction report with permit and construction information will also be provided in future packets. Mr. Garrott responded to questions by commissioners.

Ms. Safarik shared that the annual Boards and Commissions Reception would take place next Thursday and invited interested commissioners to attend.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:34 p.m.

9. Workshop – Annual Growth and Projection Report

Justin Yeater, Chair

Becky Safarik, Secretary

DRAFT

Planning Commission Agenda Summary

April 26, 2022

Key Staff Contact: Brittany Hathaway, Planner III, 350-9823

Title:

A public hearing to consider a request to rezone approximately 23.49 acres of land generally located south of Centerplace Drive at 38th Avenue from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) (Project No. ZON2021-0019)

Summary:

The applicant requests to rezone from PUD to MU-H for a proposed mixed-use development that would include a multi-family apartment complex use and an adjacent commercial use. The multi-family use would encompass approximately 11 acres of the parcel and 2 acres would be available for commercial uses. The parcel contains an approximate 4-acre area of ecological significance, which would be preserved as open space. The open space is proposed also include a prospective private park of roughly 2 acres on the east side of the project, abutting the existing Longview Townhome development.

Recommended Action:

Recommendation of approval

Attachments:

April 26, 2022 Planning Commission Staff Report
Attachment A – Zoning & Vicinity Map
Attachment B – Project Narrative
Attachment C – Rezone Package

PLANNING COMMISSION SUMMARY

ITEMS: Rezone property from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity)

FILE NUMBER: ZON2021-0019

PROJECT: Watermark Rezone

LOCATION: South of Centerplace Drive at 38th Avenue

APPLICANT: Sam Coutts of Ripley Design Inc., on behalf of Gilbert Commercial Land LLP

CASE PLANNER: Brittany Hathaway, Planner III

PLANNING COMMISSION HEARING DATE: April 26, 2021

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204 of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to rezone 23.49 acres from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity)

The subject site is located south of Centerplace Drive at 38th Avenue (see Attachment A).

A. REQUEST

The applicant requests to rezone from PUD to MU-H for a proposed mixed-use development that would include a multi-family apartment complex use and an adjacent commercial use. The multi-family use would encompass approximately 11 acres of the parcel and 2 acres would be available for commercial uses.

The parcel contains an approximate 4-acre area of ecological significance, which would be preserved as open space. The open space is proposed also include a prospective private park of roughly 2 acres on the east side of the project, abutting the existing Longview Townhome development. Please see Attachment C (Rezone Package – Zoning Suitability Map).

B. STAFF RECOMMENDATION

Approval

C. LOCATION Abutting Zoning/Land Use:

North: PUD (Planned Unit Development)
South: PUD (Planned Unit Development) and US Highway 34 Bypass
East: R-H (Residential High Density) and C-H (Commercial High Intensity)
West: PUD (Planned Unit Development)

Site Characteristics:

The site is undeveloped with a drainage area that bisects the property.

Surrounding Land Uses:

North: Creekstone Apartments and vacant land
South: US Highway 34 Bypass
East: Longsview Townhomes and car dealership
West: Commercial and commercial big box (TJ Maxx, Hobby Lobby, Best Buy etc.)

D. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the zoning amendment application.

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Imagine Greeley Comprehensive Plan’s Land Use Guidance Map designates the subject property as Mixed-Use High Intensity. Supported uses include residential, commercial, office, retail, and institutional. A mix of uses, either vertical or across multiple sites, are encouraged. The proposed Mixed-Use High Intensity zoning with horizontal mixed-use including residential with a commercial pad site is supported.

Additionally, the following specific goals and objectives support the proposed rezone:
Growth and City Form:

- GC-1.2 Form of Growth: Encourage compact urban form over sprawl development.
- GC-1.6 Transitions to Parks and Open Lands: Ensure new development abutting land intended to remain undeveloped, such as environmentally sensitive areas, provides for transitions in uses and intensity that mitigate impacts on these areas.
- CG-2.2 Jobs/Housing Balance: Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (and vice-versa).
- GC-2.3 Pedestrian and Bicycle-Oriented Development: Encourage development patterns that encourage walking and bicycling whenever possible – by locating employment, shopping, and other services within a quarter mile of residential areas.
- GC-4.3 Infill Compatibility: Promote the use of site design and building

architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood area.

Economic Health and Human Services:

- EH-2.4 Land Use: Promote land use decisions that support walkability and improve access to basic needs.
- EH-2.5 Walkability and “Bikability”: Plan and design neighborhoods so employment, schools, shopping, parks, transit and other facilities are within a 10-minute safe walk of housing.
- EH-2.6 Built Environment: Encourage construction of built environments that support health and active living, such as mixed-use centers and neighborhoods, that support walkability and provide safe options for active transportation.

Natural Resources and Open Lands

- NR-3.5 Preservation of Natural Areas: Work with developers to protect important natural areas, native wildlife habitat, vistas and other significant or environmentally sensitive lands.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

Staff Comment: The mixed-use district encourages a mix of residential and commercial uses in a walkable setting that complements higher density areas or serves as a center of a more intense multi-modal or regional destination. Due to the neighboring big box developments to the west and residential to the east and northeast, the proposed concept supports land use transitions in the surrounding area as by proposing compatible development.

The applicant proposes to place open space and a private park adjacent to an existing townhome and commercial development to the east to provide a buffer for both new multi-family development as well as the existing townhomes.

The proposed placement of a commercial tract at the northwest end of the parcel would also buffer high traffic movement on the access road from the proposed residential uses as well as provide a needed commercial tract in the area. The proposed residential development would also be within walking and biking distance to services, restaurants, employment, and retail.

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area

Staff Comment: The Centerplace area has seen ongoing substantial development becoming one of the main commercial and residential corridors in the City. Development continues north of Centerplace Drive to include needed residential and new commercial developments. The area is also a high-employment area, primarily service related. A rezone to provide additional high density residential would encourage price competitiveness in addition to housing within walking or biking distance to many employers and schools.

- 4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

Staff Comment: The existing zoning has been in place since 2000 with an update in 2015. The current zoning, approved in 2015, restricted development in the area to a degree the site has remained vacant. Restrictions included gas stations and auto uses, laundromats, lodging, veterinary services, all residential uses, day cares, to name a few. Given current trends and vacancy of the parcel for over 20 years, Staff determines that the existing zoning is inappropriate and obsolete.

- 5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

Staff Comment: The proposed zoning would provide complimentary development options to surrounding zoning and existing uses by creating a reasonable transition between residential and higher intensity commercial uses. The parcel is also located approximately 0.25 miles from Greeley West Park, which in addition to a proposed on-site park and open space, would provide future residents with walkable access to recreational activities.

- 6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

Staff Comment: The City and other agencies have analyzed the proposed uses and are able to provide needed services based on the provided conceptual traffic study and preliminary drainage report. Detailed analysis would be conducted at site plan and plat review.

- 7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: Both initial and more recent zoning of the property assumed big box retail uses. The market study provided with the rezone application described and examined the existing retail vacancy rates and site constraints, and concluded these factors would limit potential development under its current zoning designation. By

creating a mixed-use parcel, commercial uses allowed in the C-H district would be permitted on the least constrained and most visible portion of the site. The proposed high-density multi-family residential use would provide a buffer against high intensity commercial and existing townhomes to the east, as well as providing needed housing.

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Staff Comment: The applicant has provided conceptual layouts that would provide both commercial and residential amenities, such as a clubhouse, along the frontage to help buffer some of the anticipated traffic noise from Centerplace Drive. The conceptual layouts also accounted for existing site constraints, such as ecologically significant areas and use buffering between existing residential and proposed development. The rear of the property abuts the US Highway 34 Bypass. The City's Development Code would require significant landscape buffering along Highway 34 to mitigate sound and headlight nuisances. Staff would critically review impacts and a detailed traffic analysis at time of site plan review.

9. The recommendations of professional staff or advisory review bodies.

Staff Comment: City staff recommends approval.

E. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property is currently platted as Tract A Centerplace Phase 3.

A minor subdivision would be required to create a buildable lot as tracts must be replatted into lots to be eligible for development.

2. TRANSPORTATION

The City's Transportation Planner and Engineering Development Review staff have reviewed the traffic impact analysis with the proposed concept plan and found that additional traffic would not create a significant impact on existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at time of site plan review once exact layouts and densities are confirmed.

F. SERVICES

1. WATER

Water services are available and can adequately serve the subject property.

2. SANITATION

Sanitation services are available and can adequately serve the subject property.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

G. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development plan application for the property would be reviewed for compliance with the City’s Development Code requirements regarding visual impacts.

2. NOISE

Any potential noise created by future development would be regulated by the Municipal Code.

H. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this meeting were mailed to surrounding property owners on April 8, 2022 and a notice was published in the newspaper per Development Code requirements. A sign was also posted on the site on April 8, 2022.

I. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) meets Development Code Section 24-204; and therefore, recommends **approval** of the rezone to the City Council.

Alternative motion:

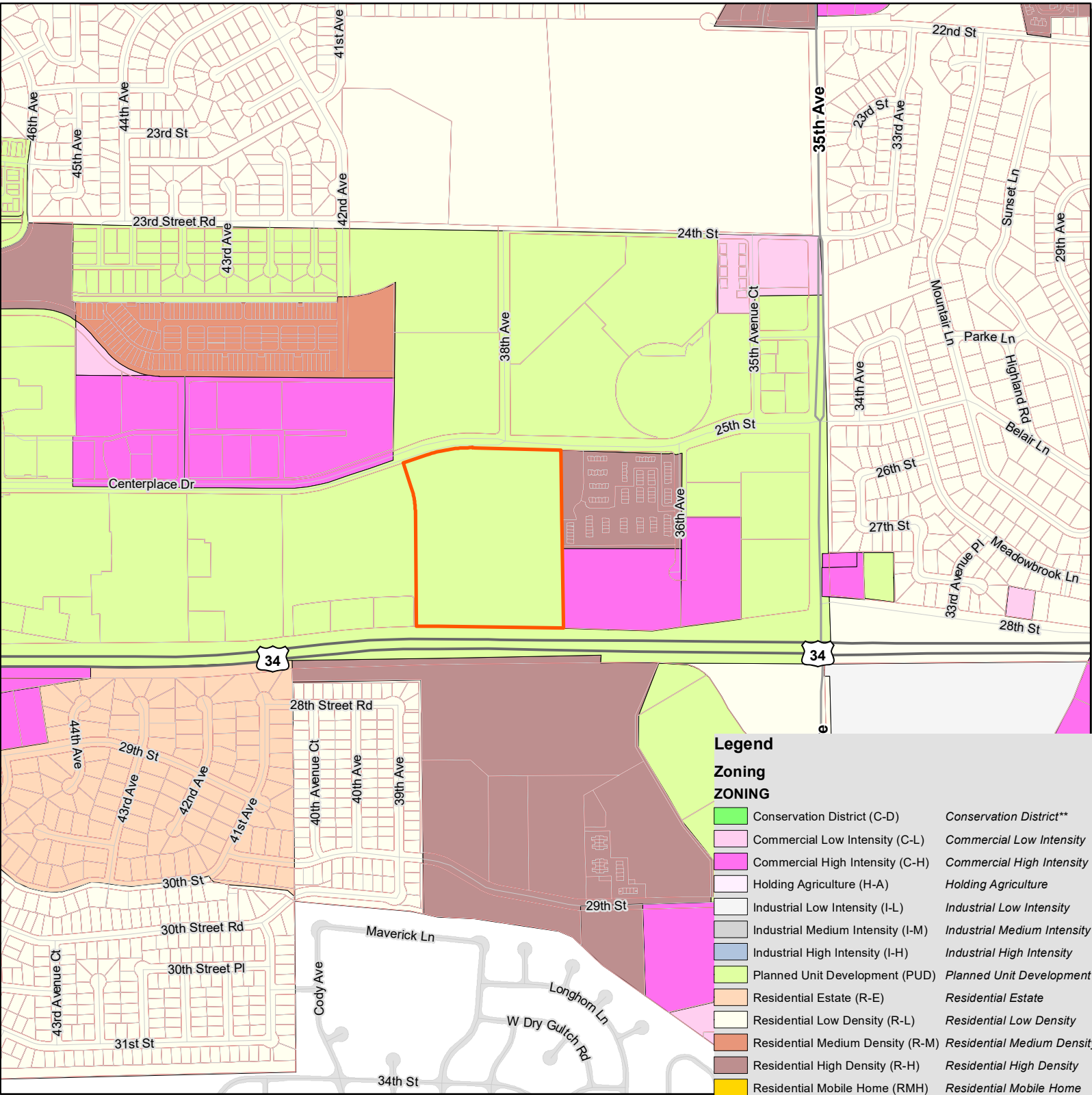
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) meets Development Code Section 24-204; and therefore, recommends **denial** of the rezone to the City Council.

ATTACHMENTS

- Attachment A – Zoning & Vicinity Map
- Attachment B – Project Narrative
- Attachment C – Rezone Package

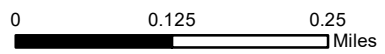


Vicinity Map Watermark Rezone



Legend	
Zoning	
ZONING	
	Conservation District (C-D) Conservation District**
	Commercial Low Intensity (C-L) Commercial Low Intensity
	Commercial High Intensity (C-H) Commercial High Intensity
	Holding Agriculture (H-A) Holding Agriculture
	Industrial Low Intensity (I-L) Industrial Low Intensity
	Industrial Medium Intensity (I-M) Industrial Medium Intensity
	Industrial High Intensity (I-H) Industrial High Intensity
	Planned Unit Development (PUD) Planned Unit Development
	Residential Estate (R-E) Residential Estate
	Residential Low Density (R-L) Residential Low Density
	Residential Medium Density (R-M) Residential Medium Density
	Residential High Density (R-H) Residential High Density
	Residential Mobile Home (RMH) Residential Mobile Home

ZON2021-0019





Watermark Centerplace Rezone

Rezoning Analysis | 04/08/2022

This memo is being provided for the purpose of showing compliance with Greeley Development Code criteria for rezoning the property from PUD to the MU-H (Mixed Use High Intensity) district per Sec. 24-625(3). The vacant parcel of this application is roughly 23.5 acres and is located South of Centerplace Drive and North of U.S. Highway 34. The parcels to the West are zoned PUD and are fully built out as large commercial box stores, colloquially known as the Centerplace of Greeley Shopping Mall. Some of these commercial stores include Target, Kohl's, Best Buy, Hobby Lobby, and T.J. Maxx. The parcels to the East are zoned R-H (Residential High Density) and C-H (Commercial High Intensity). The site is located perfectly in between high intensity commercial uses to the West and (south)East while being contained to the North and South by an expressway and collector roads. The intent of the MU-H district is to *"provide a mix of retail, service, employment, entertainment and civic uses in a walkable setting that complements higher-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination"*. With these conditions and definition in mind, the applicant proposes rezoning the parcel to the MU-H district to allow development to complement existing adjacent uses and serve as the residential center of an intense multi-modal regional destination.

The history of this parcels dates back to 2000 when the Centerplace of Greeley Concept/Preliminary PUD was approved. The Centerplace PUD defined this area (Area B) to allow all uses allowed within the C-H Zone district, implying that multifamily could exist on this site as an allowed use (by special review) within the C-H district. In 2015 a new Preliminary PUD was approved for the majority of Area B. The Centerplace Phase 4 Preliminary PUD now governs this parcel, however no improvements have been built since its approval. The Centerplace Phase 4 PUD planned for five retail pad sites and parking in a conceptual illustrative site plan. That PUD includes a note stating *"This illustrative plan is conceptual in nature, and as such, is subject to additions, deletions and revisions. The plan is only intended to convey general concepts, not specific applications or restrictions. The concept shown may be developed in many different manners and as such may change location, may or may not be included, may rotate or flip, etc. The general intent, however should be respected."* The Phase 4 PUD allowed all C-L and C-H uses on the property, with the exclusion of a long list of commercial uses and a couple residential uses. After seven years of no development occurring, it is the applicants desire to rezone the area to create a clearer definition of allowed commercial and residential uses on this parcel.

The proposed rezone plans for a mix of commercial and residential uses on the site, which is the intent of the mixed-use (MU-H) district, and no major variances to land use or development standards are anticipated. The Zoning Suitability Map includes approximately fourteen acres of land for multifamily and commercial uses (and accompanying open space), as well as approximately two acres of commercial uses only and land for a potential



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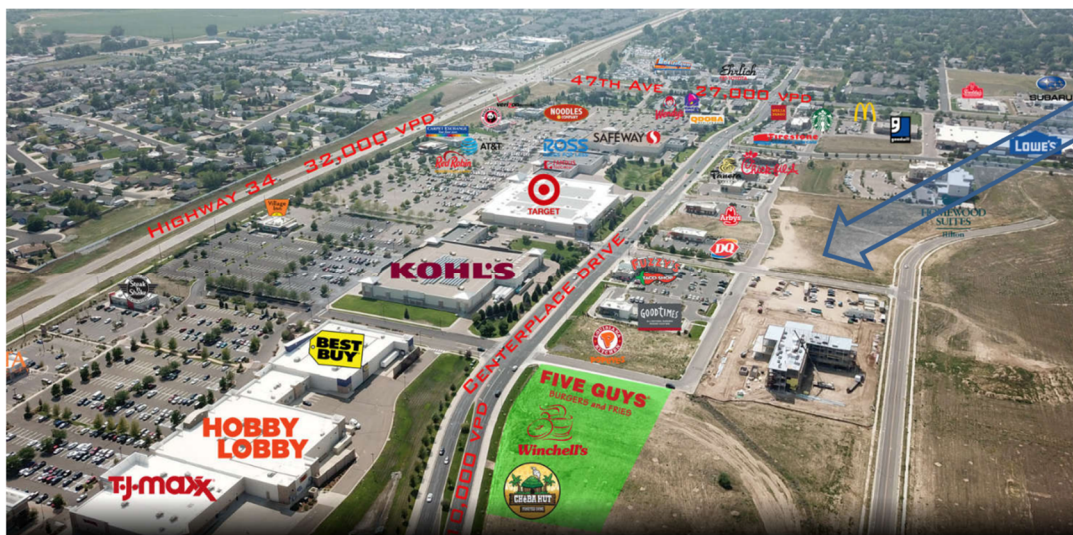
o: 970.224.5828 | w: ripleydesigninc.com

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future park. The area designated for commercial only is located at the northwestern corner of the parcel, adjacent to Centerplace Drive. With the remaining land, the applicant aims to help satisfy the growing housing need that exists in Greeley and Weld County, while still allowing for commercial uses in the event a multifamily project is never approved for the parcel.

Summit Economics has prepared a market study of this region to analyze the supply and demand of multifamily housing in the area, as well and the viability of this site as a commercial use. Centerplace Drive is largely developed with large “big box” stores dominating the South side of the street and commercial food options on the North side of the street. Both groups are staples in many commercial corridors. The exhibit below shows the extent of retail and fast-food development, looking West, along Centerplace Drive. According to the study, the City of Greeley has an adjusted retail vacancy rate between 6-8% (this number swells to 24% if not adjusted- the Greeley Mall is nearly 55% vacant) and has an additional 28 acres of commercial zoned vacant land. The study also indicates that there is over 57 acres of land with existing automotive sales uses, which will eventually be prime for redevelopment. Douglas Huey has been marketing the subject site to commercial users (unsuccessfully) for the past 6-8 years. He has learned that there is a lack of retailer interest and due to the significant grading challenges of the site, the cost of site work for retail is prohibitive. There has been speculation that if the large parcel were subdivided into several smaller parcels, then it could stimulate commercial development. However, according to the Summit Economic’s study, aside from the Greeley Mall, *all* of the commercial vacancy studied is in small retail strip space. The study concludes, “The small strip retail vacancy in the vicinity and restaurants would benefit from more residential development in the immediate neighborhood.” This site has the opportunity to complement existing commercial uses and provide consumers with direct access to commercial uses and employment.

Exhibit One:



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

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Multifamily is a need within Greeley. The Greeley MSA ranked as the No. 3 fastest growing nationwide from July 2018 to June 2019 and the No. 6 fastest growing in the country from 2010-2019 per data from the U.S. Census Bureau. Greeley also currently ranks No. 6 in Jobs & Economy and No. 48 overall on Wallethub's Fastest-Growing Cities in the U.S., ranking ahead of all other Colorado MSA's except for Denver. Furthermore, population is projected to grow by 1.5% annually through 2025, which is higher than the averages for both the U.S. and the Southwest & Mountains region, per Oxford Economics. The effects of this fast-paced growth are being felt by the Greeley public, by enduring an extremely low rental housing vacancy rate of 3.8% per the city's 2021 Growth & Development Projection Report. The market study states, "Vacancy rates generally drive rent movement in the short-term... The continued rapid growth in rents in recent years suggests supply is not keeping up with demand." It also reports that new apartments in Greeley have "achieved occupancy rates above 95% demonstrating strong demand for new product."

Lastly, with the existing infrastructure along Centerplace Drive, the constructed portions of the Centerplace PUD, and the off-street shared use path (South of the rezone parcel), there is unique ability for the site to function as part of a multimodal community to and from the Greeley regional destination. The City of Greeley Bike Map indicates that the site has built in connections to take a pedestrian biker to and from almost all neighborhoods in Greeley. This includes established routes to schools, parks, commercial areas, and downtown. The applicant believes this further establishes credibility to rezoning the site to MU-H, as the multi-modal capability is clearly identified in the intent of the zoning district.

Compatibility with Imagine Greeley and adjacent development

The Imagine Greeley Land Use Guidance Map has this area designated as employment, industrial and commercial on the Land Use Guidance Map. Within the definition of this land use is the following; "In certain instances, **residential uses are supported but only where the adjacent employment** or industrial use is compatible and would not negatively impact residents' quality of life or safety." The site is bound by retail to the west, multifamily to the north, multifamily and retail to the east and Highway 34 to the south. The east side of the site has a low drainage swale with existing trees. The applicant plans to retain much of this existing feature. These small oases within an urban context compliment a residential development. By opening this parcel up to residential uses, it creates the opportunity to create public park and trail expansions. Residents will linger longer and appreciate the feature more than visitors to a commercial development where spaces like this are relegated to be viewed from back of house operations. In addition, multifamily is a great compliment to retail. The adjacent retail will also provide employment opportunity to the future residents. Residential uses within this community building block area will not be negatively impacted by the adjacent land uses. By rezoning this site to MU-H, the easy access to retail, the natural feature and the close proximity to Greeley west Park will be a positive location where Greeley residents can thrive and exist within a easily walkable live- work-play community.



In addition, the following Imagine Greeley objectives support the rezoning of these properties: *EH-2.4 Land Use, EH-2.5 Walkability & Bikability, EH-2.6 Built Environment, GC-1.2 Form of Growth, GC-1.6 Transitions to Parks and Open Lands, GC-2.1 Land Use Guidance Map, GC-2.2 Jobs/Housing Balance, GC-2.3 Pedestrian and Bicycle-Oriented Development, GC-4.3 Infill Compatibility, HO-2.1 Diversity in New Development, NR-2.7 Stormwater Management, NR-4.3 Landscaping and Plant Species, TM-1.2 Pedestrian Movements, TM-1.4 Traffic Calming*

Outlined below is a comprehensive analysis of the Development Code to show compliance with the review criteria for general rezoning.

Rezoning Review Criteria 18.30.050(c)(3)

- a. *Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?*
 - The property has remained vacant since the original PUD was established in 2000. There have been several attempts at developing the parcel, however none have come to fruition, signaling a disconnect in what was planned for versus what the market desires. After 15 years of no development occurring in this area under the Centerplace of Greeley Concept/Preliminary PUD, a more restrictive PUD was approved, further limiting the development potential of the site. Due to the changes in the real estate market due to COVID and online retail, commercial developments are having to adapt. As office and retail demand goes down, residential demand within a mixed-use community is on the rise. People are looking to live in a place where they can have walkable access to commercial and recreational activities. This site's location next to retail and just ¼ mile from Greeley West Park make it an ideal location for multifamily.
 - The MU-H zone district was created specifically to provide a mix of uses that complement one another in a high intensity setting with a multimodal and destination-based focus.
- b. *Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?*
 - Yes, the Centerplace Preliminary PUD was established in 2000. This site has not been developed in that timeframe.
 - Yes, see the points made in criteria a above.
- c. *Are there clerical or technical errors to correct?*



- There are no clerical or technical errors that pertain to this parcel in the Centerplace Preliminary PUD.
- d. *Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?*
- There are no detrimental environmental conditions present on this site. To the contrary, multifamily development enables a large natural drainage feature with mature trees to be preserved. Commercial development would likely need to demolish this feature to create a viable site.
- e. *Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?*
- The existing PUD was developed long before the City's latest comprehensive plan, Imagine Greeley. Imagine Greeley outlines many objectives that support the need for more housing options, more employment-based industry and the desire for housing near commercial cores. This rezone will help achieve Imagine Greeley's high intensity intent of the area.
- f. *What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?*
- The proposed rezone will produce minimal impact to the immediate neighborhood or City as a whole.
 - The PUD has been mostly developed and the infrastructure is in place for vehicular and pedestrian access.
 - Stormwater is planned to be treated through water quality facilities on site.
 - The attached traffic study concludes that traffic counts are reduced from what could potentially develop on this lot currently.
 - The commercial concept depicted in the Centerplace PUD shows development over the existing drainage way and grove of trees. Watermark intends to incorporate this natural feature as an amenity for its residents.
 - Adequate Public Facilities are accounted for and provided for police, fire, and water. There are several viable options to provide sewer service,



which the applicant is exploring further. The attached reports explain these options in more detail.

Potable water and sanitary sewer service to the proposed development will be provided by Greeley Water and Sewer. An existing 12-inch City of Greeley water main lies immediately adjacent to the subject property underlying Centerplace Drive along the northern property frontage and an existing 8-inch water main lies within an existing water and sanitary sewer easement along the western edge of the property. In addition, two water mains are stubbed into the property along the western edge of the property and are proposed to be extended into the property to serve the proposed development. Existing Greeley sanitary sewer main exists along all four sides of the perimeter of the property. Based upon discussions and analysis by City staff, the sanitary sewer for the site will be diverted to the north adjacent to 38th Avenue and into the collector main in W 24th Street. A portion of flows may be directed into the main in Centerplace Drive and the development team is working with City staff to determine an appropriate solution.

Existing Xcel Energy underground electric service is located along the south side of Centerplace Drive along the northern property frontage and beneath the north-south drive aisle immediately adjacent to the western property boundary. Existing Atmos Energy natural gas main is also located in the same north-south drive aisle along the western property boundary. Telephone and telecommunication services will be provided by CenturyLink and Comcast. All of the necessary dry utilities required to serve the proposed development are within the immediate vicinity of the subject property and are available for connection.

g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

- There are objectives in Imagine Greeley Comprehensive Plan supporting increased housing supply, density, compact growth, adequate public facilities, useable open space, etc. A more exhaustive list may be found in the first section of this memo. In addition, when there is a large demand for rental housing, and a limited supply of multifamily options, rents tend to increase. The increased supply of rental housing helps to keep housing costs from getting out of control. The provided market study concludes the increase in multifamily supply in the area (as proposed by this rezone) "would assist the 40% to 45% of renter households in Weld County paying more than 30% of income on housing costs."



h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

- No approved zoning suitability plan currently exists

Vehicular and Pedestrian Connectivity

Vehicular access will be provided at the intersection of 38th and Centerplace Drive. In addition, two vehicular access points will be on the shared drive between the proposed development and the retail to the west.

Pedestrian access will be provided at each of the vehicular access points. Additionally, pedestrian access will be provided to the bypass trail along US 34. This will activate the trail and connect it to the new multi-family development's overall campus pedestrian system.



REZONE

GREELEY, CO
 PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
 Sam Coutts
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828

APPLICANT

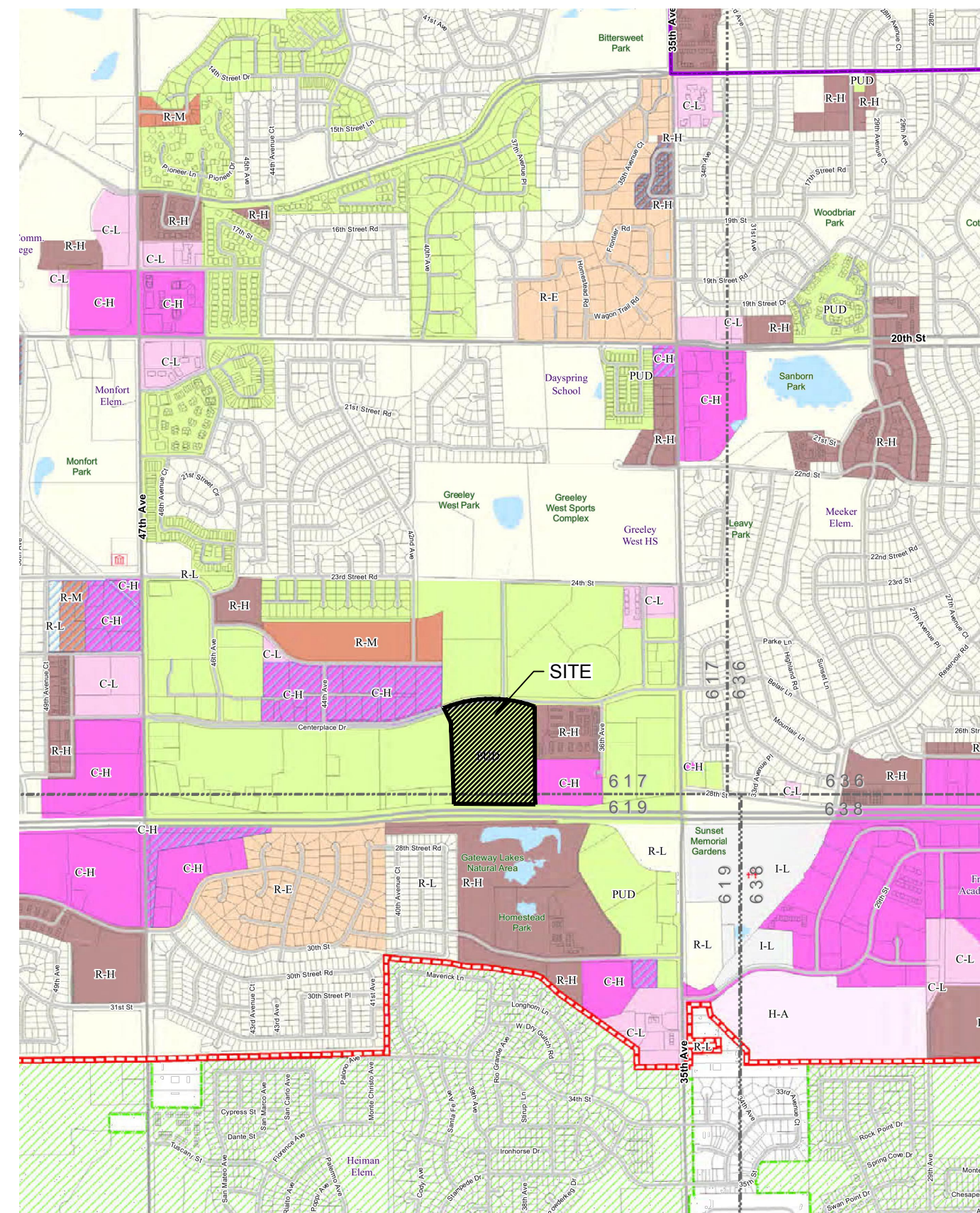
WATERMARK APARTMENTS
 Jessica Tuttle
 111 Monument Circle, Suite 1500
 Indianapolis, IN 46204
 p. 317.853.5459

ENGINEER

MANHARD CONSULTING
 Matt Buster
 7600 E Orchard Rd. Suite 150-n
 Greenwood Village, CO 80111
 p. 303.531.3215

VICINITY MAP

SCALE: 1"=1500'



LEGAL DESCRIPTION

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION, COUNTY OF WELD,
 STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MOR OR
 LESS.

PURPOSE STATEMENT

THE SUBJECT SITE IS CURRENTLY ZONED PUD AND IS PROPOSED TO BE REZONED TO THE MU-H DISTRICT TO ALLOW DEVELOPMENT TO COMPLIMENT EXISTING ADJACENT USES AND SERVE AS THE RESIDENTIAL CENTER OF AN INTENSE MULTI-MODAL REGIONAL DESTINATION. WHILE THE REZONE IS INTENDED TO OPEN THE PARCEL UP TO DEVELOPMENT OF RESIDENTIAL USES, IT IS NOT INTENDED TO LIMIT THE DEVELOPMENT OF COMMERCIAL USES. ACCORDINGLY, PLANNING AREA 2 IS PLANNED FOR COMMERCIAL USES ONLY IN ORDER TO ASSURE COMMERCIAL DEVELOPMENT.

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Property Boundary
3	Site Analysis
4	Zoning Suitability Map

PHASING NOTES

- OFFSITE IMPROVEMENTS SHALL BE COMPLETED WITH THE RESPECTIVE DEVELOPMENT FOR WHICH THEY SERVE.
- PLANNING AREA 1 IS INTENDED TO BE THE FIRST PHASE OF DEVELOPMENT.

STANDARD REZONE NOTES

- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

REZONING CERTIFICATION BLOCK

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

PRINT OWNER NAME _____

(SIGNATURE OF OWNER(S)) _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON ___ DAY OF _____, 20__.

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS ___ DAY OF _____, 20__.

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
 COMMUNITY DEVELOPMENT DIRECTOR



NORTH
 ORIGINAL SIZE 24X36

ISSUED

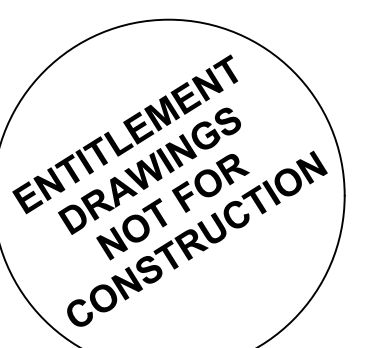
No.	DESCRIPTION	DATE
01	SITE PLAN	03.18.2022

REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:

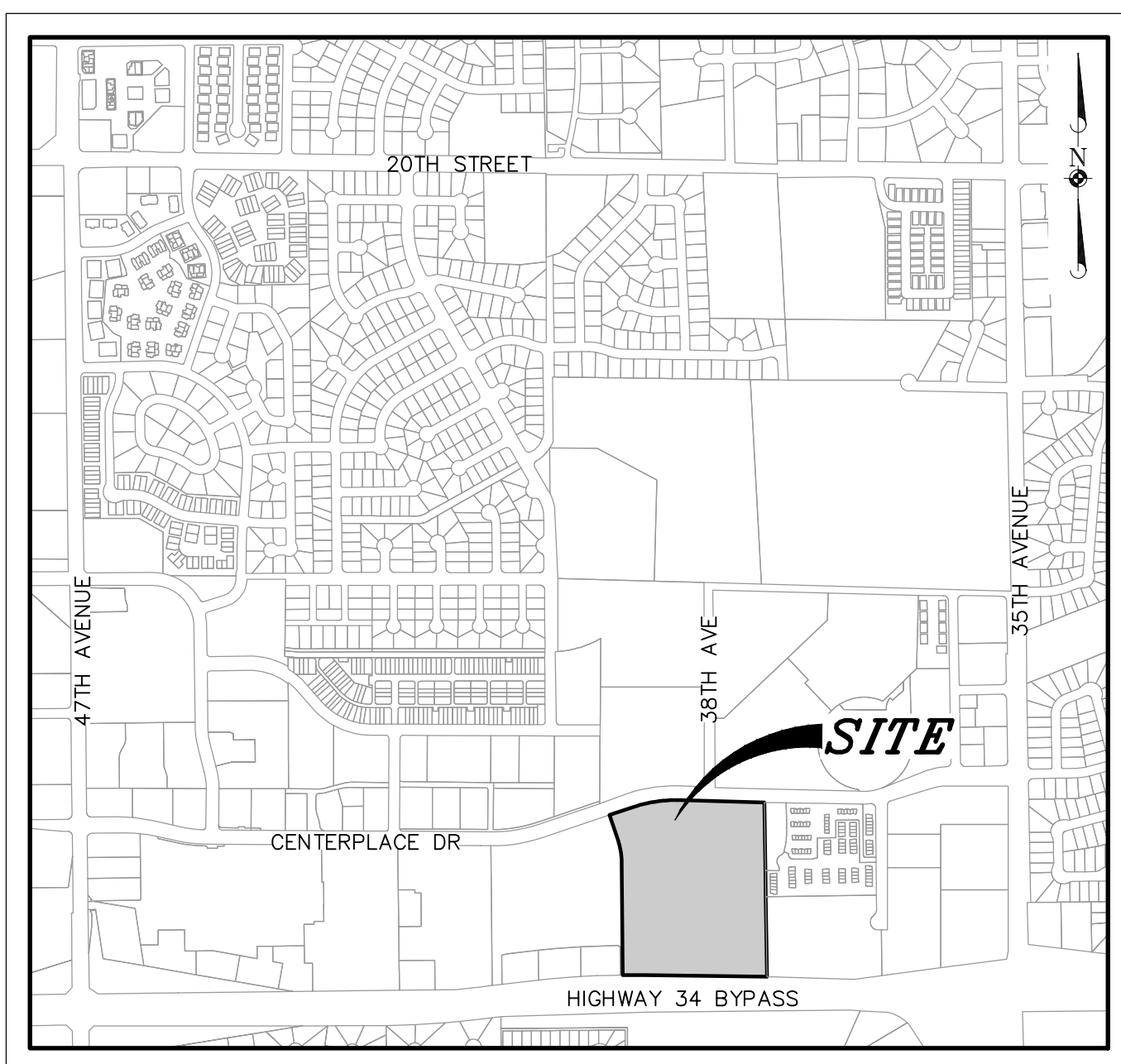


PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC
DRAWING NUMBER:	

PROPERTY BOUNDARY MAP

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

WATERMARK GREELEY
 REZONE
 TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
 23.49 Acres
 PROJECT NUMBER: ZON2021-0019



VICINITY MAP

(1" = 2000')

LEGAL DESCRIPTION

TRACT A,
 CENTERPLACE PHASE 3 MINOR SUBDIVISION,
 COUNTY OF WELD,
 STATE OF COLORADO
 SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MORE OR LESS.

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER N0032452-020-JY-SC, WITH A COMMITMENT DATE OF APRIL 29, 2021.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 06°40'15" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, AS MONUMENTED ON THE SOUTH BY A NO. 6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "1992, PLS 10734" IN A MONUMENT BOX AND ON THE NORTH BY A NO. 6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "1999, LS 7242" IN A MONUMENT BOX.

SURVEYOR'S CERTIFICATION

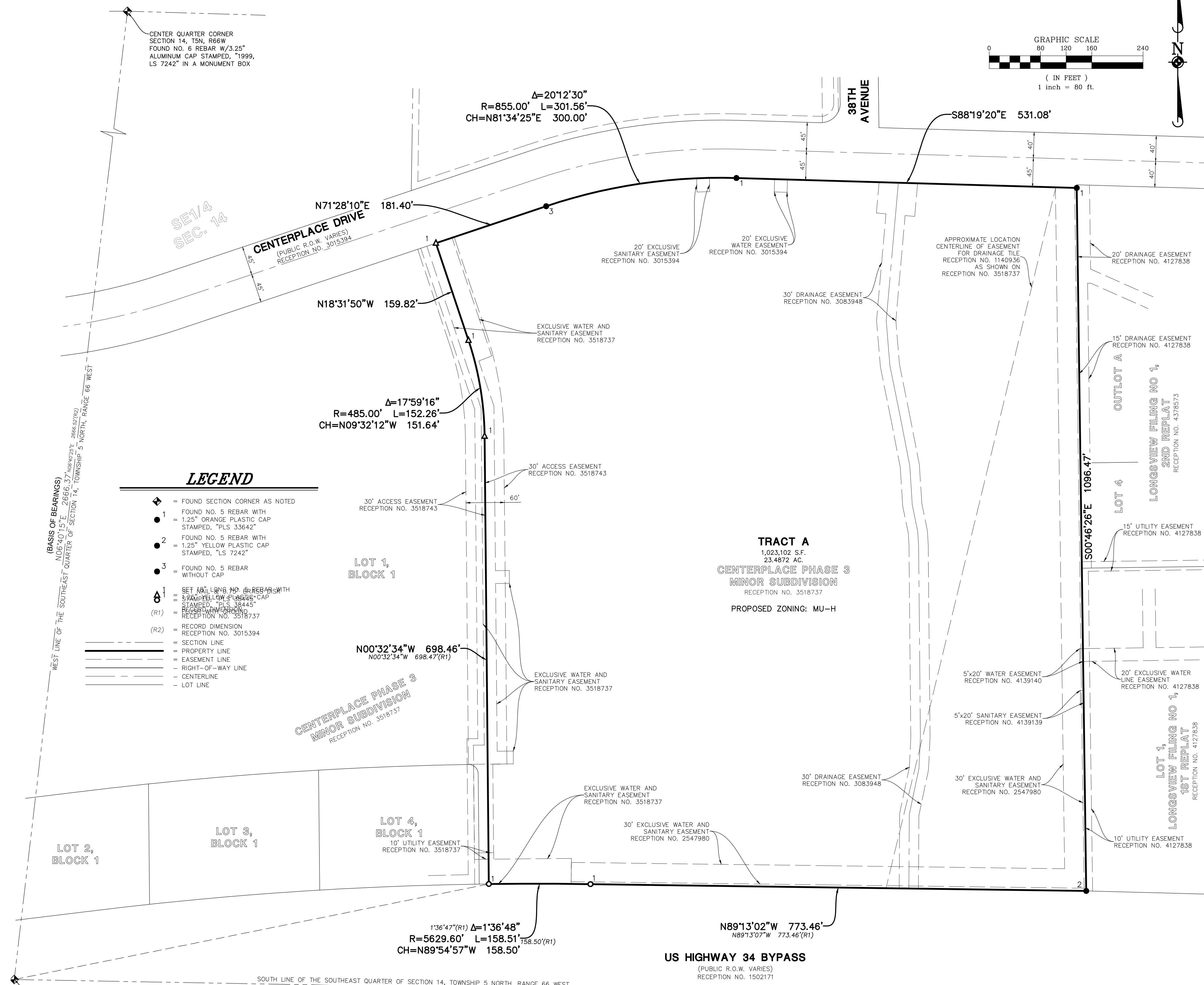
THIS IS TO CERTIFY THAT THIS MAP OR PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THE FIELD WORK WAS COMPLETED ON: JUNE 14, 2021

DATE OF PLAT OR MAP: MARCH 4, 2021

BRIAN J. PFOHL
 COLORADO PLS NO. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING
 7600 E. ORCHARD ROAD, SUITE 150-N
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 708-0500

FOR REVIEW ONLY



Manhard CONSULTING
 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, phone: 303.708.0500 manhard.com
 Civil Engineering & Geospatial Services | GIS | Surveying & Construction Management | Water Resource Management










DATE	REVISIONS	BY	CHK
03/04/22	2ND SUBMITTAL COMMENTS	JLM	JAF
12/16/21	ADD PROPOSED ZONING	JLM	JAF
09/24/21	1ST SUBMITTAL COMMENTS	JLM	JAF

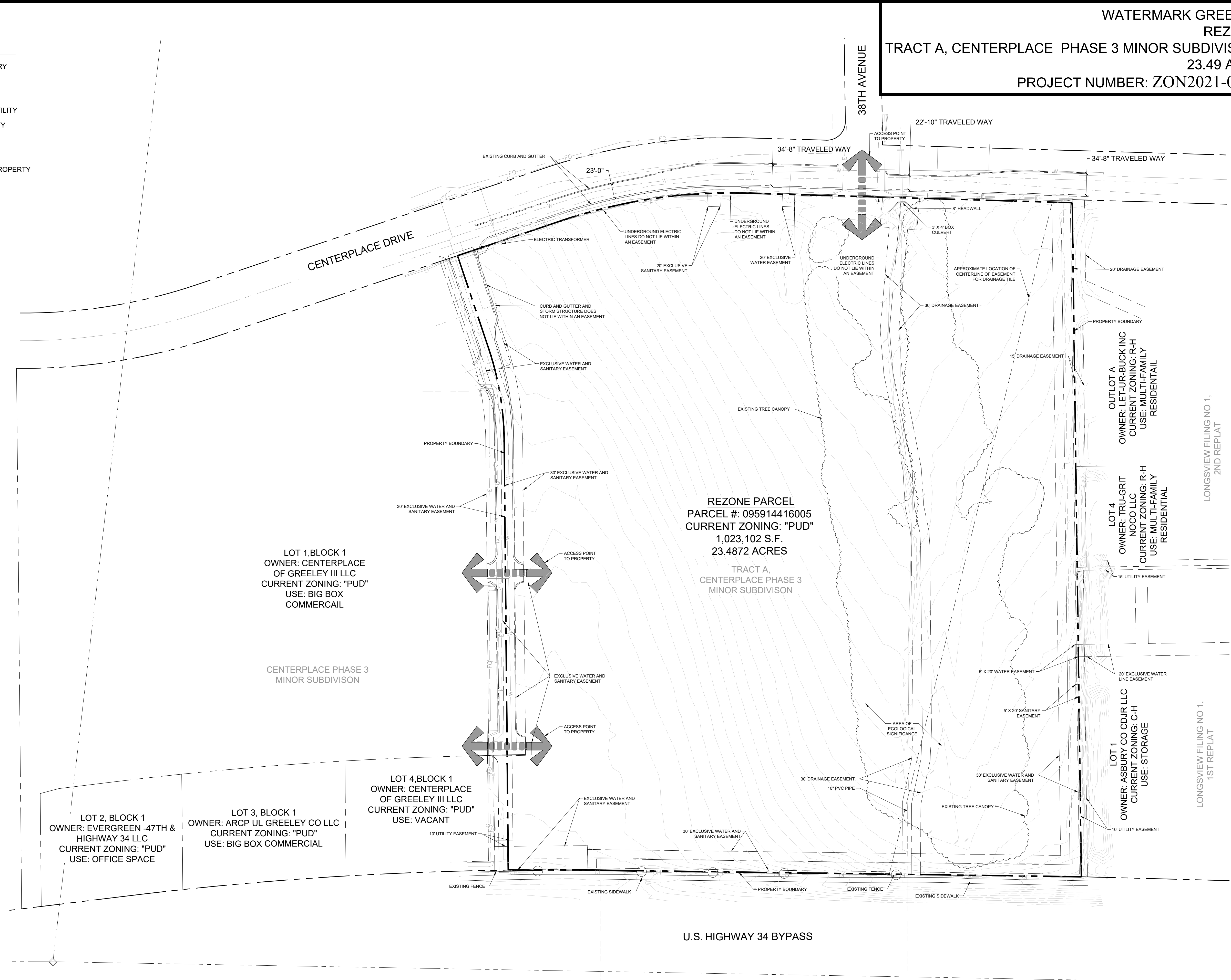
WATERMARK GREELEY
REZONE
PROPERTY BOUNDARY MAP

PROJ MGR: DSB
 PROJ ASSOC: BJP
 DRAWN BY: JLM
 DATE: 06/25/21
 SCALE: 1" = 80'

SHEET
2 OF 4
 WMR.GRC001.00

LEGEND

-  = PROPERTY BOUNDARY
-  = EASEMENT
-  = WATER UTILITY
-  = SANITARY SEWER UTILITY
-  = STORMWATER UTILITY
-  = ELECTRIC UTILITY
-  = FENCE
-  = ACCESS POINT TO PROPERTY
-  = TREE CANOPY



WATERMARK GREELEY
REZONE
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
23.49 Acres
PROJECT NUMBER: ZON2021-0019

WATERMARK
GREELEY

REZONE

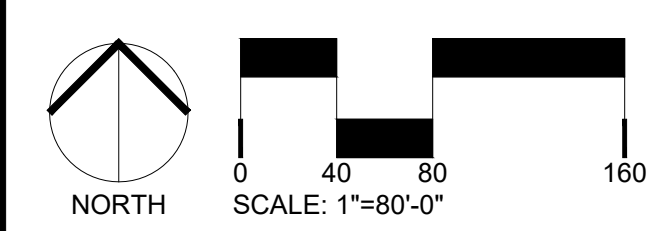
GREELEY, CO
 PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
 Sam Coutts
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828

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 7500 E Orchard Rd. Suite 150-n
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ISSUED

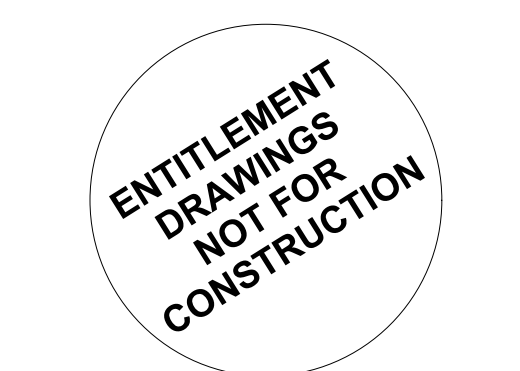
No.	DESCRIPTION	DATE
01	REZONE	03.04.2022

REVISIONS

No.	DESCRIPTION	DATE

EXISTING CONDITIONS AND SITE ANALYSIS MAP

SEAL:



PROJECT No.: R21-031.1
 DRAWN BY: JW / AG
 REVIEWED BY: SC

DRAWING NUMBER:

LEGAL DESCRIPTION

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION,
 COUNTY OF WELD, STATE OF COLORADO
 SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MORE OR LESS.

GREELEY, CO
 PREPARED BY:



LAND PLANNER

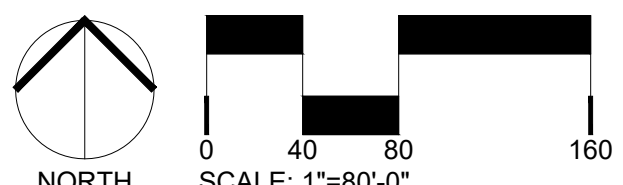
RIPLEY DESIGN INC.
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 Fort Collins, CO 80521
 p. 970.224.9282

OWNER

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ENGINEER

MANHARD CONSULTING
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 7500 E Orchard Rd. Suite 150-n
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 p. 303.531.3215



ISSUED

No.	DESCRIPTION	DATE
01	REZONE	03.04.2022

REVISIONS

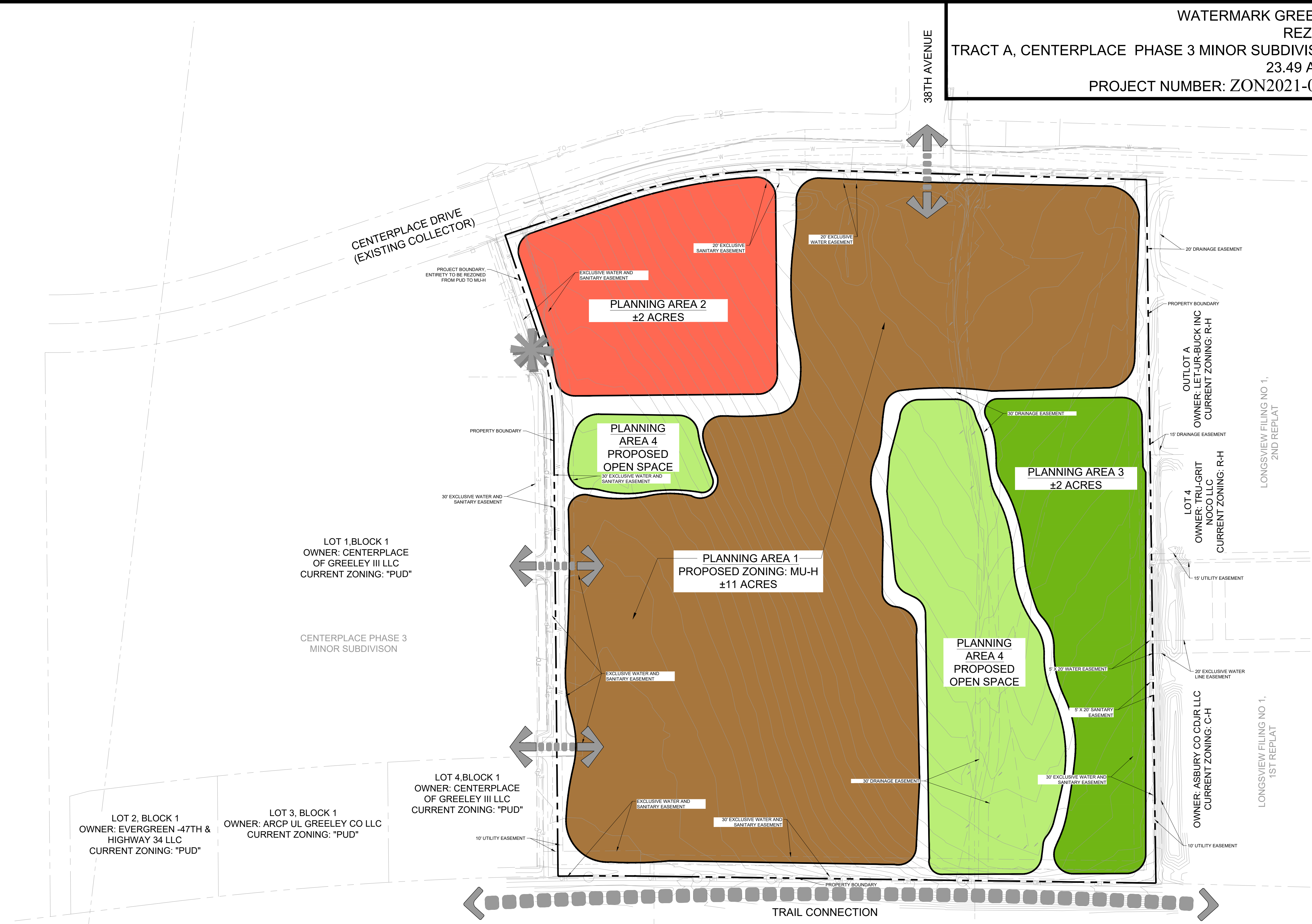
No.	DESCRIPTION	DATE
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ZONING SUITABILITY
 MAP

SEAL:

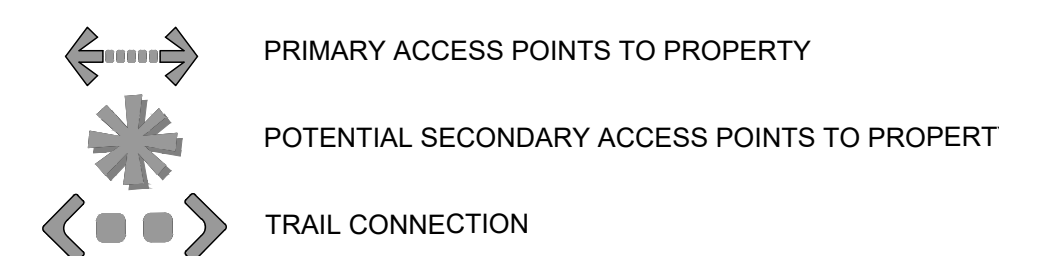


PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC
DRAWING NUMBER:	



LEGEND

ZONING SUMMARY		
EXISTING ZONING:	PROPOSED ZONING:	AREA [AC]
PUD	MU-H	23.487 AC
TOTAL:		100%
USE AREA	ALLOWED USES*	AREA [AC]
PLANNING AREA 1	ALL USES ALLOWED IN THE MU-H DISTRICT	±15 ACRES
PLANNING AREA 2	ALL COMMERCIAL USES ALLOWED IN THE MU-H DISTRICT	±2 ACRES
PLANNING AREA 3	POTENTIAL PARK SPACE	±2 ACRES
PLANNING AREA 4	OPEN SPACE	±4 ACRES



NOTES:
 1. THIS ILLUSTRATIVE PLAN IS CONCEPTUAL AND PRELIMINARY IN NATURE.
 2. FINAL AREAS SHALL BE DETERMINED AT TIME OF SUBDIVISION AND SITE PLAN APPROVAL.

Planning Commission Agenda Summary

April 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 350-9876

Title:

A public hearing to consider a request to rezone approximately 15.433 acres of land located at 712 71st Avenue from I-L (Industrial Low Intensity) to R-H (Residential High Density) (Project No. ZON2021-0018)

Summary:

The subject property was annexed into the City through the North Sheep Draw Annexation on July 20, 1981 and designated with I-L zoning. It was rezoned on September 29, 2005 dividing the property into several zone districts. The Boomerang DCMP was developed to establish a list of permitted uses. Permitted uses currently allowed within the DCMP include residential uses, boarding houses, farming, golf courses, open space, parks and wireless telecommunications.

The property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, the property became vacant and has endured repeated incidents of vandalism. In 2021, the property was acquired by the existing owner, who demolished the structures on site, creating this vacant property for redevelopment.

Recommended Action:

Recommendation of approval

Attachments:

April 26, 2022 Planning Commission Staff Report
Attachment A – Vicinity Map
Attachment B – Project Narrative
Attachment C – Application
Attachment D – Boomerang Master Plan Design Guidelines

PLANNING COMMISSION SUMMARY

ITEM: H-P Greeley Subdivision, Sixth Replat Rezone

FILE NUMBER: ZON2021-0018

PROJECT: H-P Greeley Subdivision, Sixth Replat Rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density)

LOCATION: 712 71st Avenue
East of 71st Avenue, north of 8th Street, and northeast of 69th Avenue.

APPLICANT: Lasalle Investors, LLC.

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: April 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to rezone 15.433 acres from I-L (Industrial Low Intensity) to R-H (Residential High Density).

A. REQUEST

The applicant is requesting approval of the rezoning request of Tract 3A, Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: I-L (Industrial Low Intensity)

South: C-H (Commercial High Intensity)

East: R-H (Residential High Density – City Center West Res 2nd Fg)

West: I-L (Industrial Low Intensity)

Surrounding Land Uses:

North: Vacant

South: Undeveloped, Commercial

East: Residential Subdivision, City Center West Res 2nd Fg

West: Industrial zone, portion of former HP site

Site Characteristics:

The site is currently a vacant parcel with no natural, unique, or special topography, vegetation, wildlife, or other factors that could influence development options. This property consists of rolling terrain with some large mature trees established during the development of the former Hewlett Packard site. This property is included in the overall master drainage plan in place for the City Center West Development. All approved utilities are sized to accommodate an R-H use and the traffic flow proposed for a residential use is less during peak hours than the original traffic projections for an I-L (Industrial Low Intensity) use.

D. BACKGROUND

This land was annexed into the City of Greeley through the North Sheep Draw Annexation on July 20, 1981, the subject property was designated with I-L (Industrial-Low Intensity) zoning district (*Rec. No. 0001863877*) [Case No. Z 14:80]; rezoned on September 29, 2005, dividing the 156 acre I-L (Industrial Low Intensity) zoning into a mix of C-D (Conservation District), C-H (Commercial High Intensity), R-H (Residential High Density), and I-L (Industrial Low Intensity) with DCOMP and the Boomerang Master Plan Design Guidelines (*Ordinance No. 57, 2005, Rec No. 3327374*) [Case No. Z 3:05]. The Boomerang DCOMP was developed to establish a list of permitted uses within the C-H, I-L, and R-H zone districts that would limit certain uses that are permitted by right, design reviews, and special reviews in the area, and establish specific design criteria through the Design Guidelines, that meet or exceed Development Code standards.

The existing area was also approved by City Council to include an intergovernmental agreement between the City of Greeley and the City Center West Commercial Metropolitan District in December 2014 (*Ordinance No. 69, 2014*) [Case No. MD 1:14]. Later in 2016, a resolution for the Amendment and restated consolidated service plan for the City Center West Commercial Metropolitan District was approved by City Council to consolidate the City Center West Commercial Metropolitan District and the City Center West Residential Metropolitan District No. 2. (*Rec. No. 4231159*) [Case No. MD 1:16].

In 2015, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley, 4th Replat (Rec No. 42704720) [Case No. 13:15], to accommodate the currently approved Boomerang Self-Storage [Case No. DR 4:17], formerly called the West Side Commons Storage.

In 2017, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley 5th Replat [Case No. S 32-16] to accommodate Westridge Academy, a K-8 charter school that adjoins the western boundary of this property.

In 2022, a minor subdivision application was approved to split Lot 3, H-P Greeley 5th Replat [Case No. SUB2021-0033] to establish a lot which is proposed to be sold to the adjacent contiguous property owner to the west and a tract, which is proposed to be developed as a residential community.

The permitted uses currently allowed within the Boomerang Master Plan Design Guidelines (aka DCMP), in the R-H (Residential High-Density zone) include residential uses, boarding houses, farming, golf courses, open space, parks, and wireless telecommunications.

This property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, this property became vacant and has endured repeated incidents of vandalism. In 2021, this property was acquired by the existing owner, who demolished the structures on-site, creating this vacant property for redevelopment.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204 (b) of the Development Code shall be used to evaluate the zoning amendment application.

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Objective GC-4.3 Infill Compatibility - Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: This proposal is in accordance with Goal 4, Prioritize Infill and Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request of this formerly vital site, which has over the years become a blighted property, specifically supports the following objectives of Goal 4:

The proposal complies with this criterion.

- 2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

Staff Comment:

The development of the property can fulfill the intent of its proposed zoning district. Adequate public water and sewer facilities are provided for this property. As part of the City Center West masterplan, all engineering and utilities were originally designed to accommodate a large-scale industrial user, making them more than sufficient for use as a residential subdivision. A single-family residential community is currently being built adjacent to its eastern boundary. Objective GC-4.3 Infill Compatibility states that the City shall “Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.”

The proposal complies with this criterion.

3. The area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment:

This area has changed substantially over the years. When this zone was originally established, this site was on the periphery of City limits and was established to house a 160+ acre industrial campus for Hewlett Packard. That site was abandoned in the early 2000’s, and since that time a school has been constructed to the west of this property and a residential subdivision has been permitted on its easterly boundary. The use of this property that would best serve the interests of the public and the interests of the adjacent uses and residences in the area in a compatible and cohesive fashion, is the use of this property for residential purposes.

The proposal complies with this criterion.

4. The existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment:

The parcels’ current zone was established 40 years ago. The property owner has tried for many years to market this property in hopes of attracting an industrial user to no avail. The establishment of R-H (Residential High Density) zoning on this property allows for higher density residential to provide both an appropriate and desirable transition between the existing school site to the west of this property and the single-family homes now under construction to the east of this property.

The proposal complies with this criterion.

- 5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

Staff Comment:

Currently to the east of this site is a school facility, to the west is a residential subdivision, to the north is a proposed park and to the south is vacant land zoned C-H (Commercial High Intensity), which presents an opportunity to provide convenient and vital commercial uses to residential property owners in this area. The adjacent uses will provide a transition to a residential use on this site.

The proposal complies with this criterion.

- 6. The city or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

Staff Comment:

The south half of site was historically served by a dedicated 12"/15" sanitary sewer. During the construction of the City Center West Residential Subdivision 1st Filing, this existing sanitary sewer was abandoned and a new 15" sanitary sewer was installed to serve the site. This 15" sanitary sewer collects wastewater flow from the 8th Street commercial corridor and conveys it east through 8th Street. Ultimately, the sanitary sewer discharges into the 27" Sheep Draw interceptor.

The north half of the site would be served by an 8" sewer stub at the 68th Avenue dead end. This stub was designed with the City Center West 2nd Filing project and is currently under construction. This sewer ultimately discharges to the Sheep Draw interceptor.

An existing 12" water line on the southern portion of this property, adjacent to 8th Street, will provide adequate water services for this use.

A traffic compliance letter was submitted as part of this request. That letter indicated that the H-P Building in the original traffic study was previously thought to generate approximately 1,144 weekday daily vehicle trips, with 219 of these trips occurring during the morning peak hour, and 218 trips occurring during the afternoon peak hour. The

currently proposed H-P Greeley Redevelopment Project, with 320 units of multifamily residential, is anticipated to generate 1,454 daily weekday trips with 128 trips occurring during the morning peak hour and 125 trips occurring during the afternoon peak hour. Therefore, the proposed rezone with redevelopment is anticipated to result in 91 fewer morning peak hour trips and 93 fewer afternoon peak hour trips than the use that previously occupied the site and was originally studied in the same development area. This indicates that the proposed H-P Greeley Redevelopment is in traffic compliance with the original traffic study.

The proposal complies with this criterion

7. **The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment:

The proposal complies with this criterion. This zoning change would accommodate the development of a residential multi-family subdivision, which is not currently permitted within the Industrial Low Intensity (I-L) zone district. Given the surrounding uses, this proposed zoning of Residential High Density (R-H) is a more appropriate zoning designation for the property at present time and will provide a transition from the single-family residential to the east.

The proposal complies with this criterion

8. **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment:

Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development process by the consistent enforcement of Municipal Code requirements regarding landscaping, buffers, architectural features, and setbacks. A conceptual traffic study and drainage report were provided with this applicant and the final drainage and traffic needs will be further evaluated at the time of site plan or plat, as necessary.

The proposal complies with this criterion.

9. The recommendations of professional staff or advisory review bodies.

Staff Comment: Staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Replat of Lot 3, H-P Greeley Subdivision, Sixth Replat, which was a minor subdivision platted in April of 2022.

2. TRANSPORTATION

The City's Transportation Planner and Engineering Development Review staff have reviewed the traffic compliance letter submitted with this application and found that additional traffic would not create a significant impact on existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at the time of the site plan review once exact layouts are confirmed.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in the area and can adequately serve the subject site.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station 7, which is located approximately 700 feet southeast of this property

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the rezoning currently. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

There are no proposed site changes corresponding to the rezoning currently. Any potential noise created by future development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on April 8, 2022, per Development Code requirements. Additionally, two public notice signs were posted on the subject site on April 6, 2022. Notice was provided via the Greeley website on April 5, 2022.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice was sent in compliance with C.R.S § 24-65.5-103(I) on March 26, 2022.

K. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) meets the applicable Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to the City Council.

Alternative motion:

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) does not meet Development Code Section 24-204; and therefore, recommends **denial** of the rezone to the City Council.

L. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Application

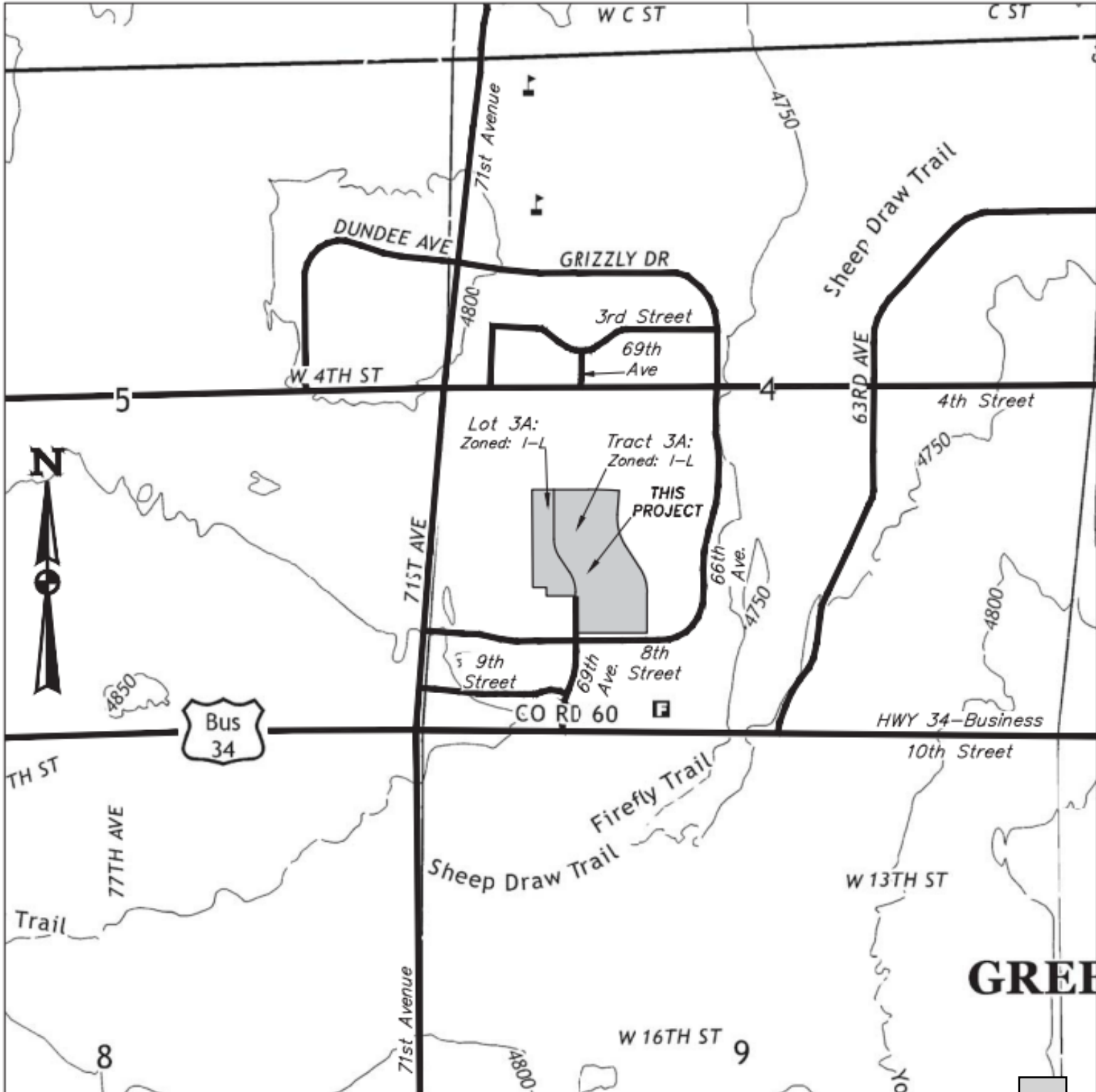
Attachment D – Boomerang Master Plan Design Guidelines

Vicinity Map
H-P Greeley Subdivision, Sixth Replat Rezone
ZON2021-0018



Attachment A

VICINITY MAP
1" = 1000'



Attachment B

H-P Greeley Subdivision, Sixth Replat

Project Narrative for Minor Plat and Rezone

Current property: Lot 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT

Current Owner (Applicant): LASALLE INVESTORS LLC

As owner of Lot 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT, Applicant wishes to create a Minor Subdivision of Lot 3, splitting Lot 3 into two separate parcels. The West parcel would contain 4.394 Acres, be named Lot 3A, and retain its current zoning of I-L; the East parcel would contain 15.433 Acres, be named Tract 3A, and be rezoned to R-H.

The proposed Lot 3A is currently under contract to the adjacent school, West Ridge Academy, contingent upon approval of the subdivision of Lot 3A as discussed herein. The proposed Tract 3A is under contract to a residential developer contingent upon both the approval of the subdivision of Lot 3 and the proposed rezoning of the proposed Tract 3A to R-H (from its current zoning of I-L).

Background

The current Lot 3 is part of the historic Hewlett Packard facility, an approximately 160 acre R&D campus developed in 1982 that at one time housed 1,800 employees. Upon Hewlett Packard's exit of Greeley in 2003, the main building became vacant and the surrounding land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. Lot 3 (an approximately 19.827 acre parcel upon which the main HP structure resided), however, remained unchanged in both its zoning and use as a multi-year search began for a new user for the building. Unfortunately after being vacant for more than 15 years and enduring repeated bouts of vandalism, it became clear that the building had become more of a liability than an asset. As a result, in late 2021 Lot 3 was acquired by Applicant and the building was demolished creating a vacant parcel of land.

Today Lot 3 (still holding its original Industrial-Low zoning) sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning for their proposed Tract 3A no longer represents a complimentary use to the development, and that

Residential High (R-H) now provides the highest and best use for the property. R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction. Moreover, a rezoning of Tract 3A from I-L to R-H would represent the last step in transforming the original Hewlett Packard campus into a single harmonious development.

Rezoning the proposed Lot 3A (currently under contract to West Ridge Academy) is not required by West Ridge for the expansion of its school campus.

Lot 3A

Though Lot 3A is under contract to West Ridge Academy for future development of their school site, West Ridge's requires that their current property maintain a separate legal description from Lot 3A to retain the metro district tax exemption granted on their current property (the proposed Lot 3A will have no such exemption). Nonetheless, common ownership of the two lots will provide the necessary infrastructure for Lot 3A as the school's current property is already serviced by both public utilities and public road access.

Tract 3A

As part of the City Center West's masterplan, all associated engineering and utilities were designed and sized to accommodate a large-scale industrial user on Lot 3, which is to say all utilities and engineering are more than sufficient for a residential use on Tract 3A. Lot 3 is part of the overall master drainage plan already in place (please see attached approved plans from City Center West), all approved utilities are appropriately sized to accommodate an R-H use (please see attached letter from Northern Engineering), and traffic flow would be less than proposed under the original I-L use (please see letter addressing the original traffic projections from Kimley-Horn).

All site-specific details, including pedestrian access and circulation, will be addressed at the site plan approval stage once a final layout for the property is determined by the final end-user.

Review Criteria

We believe the proposed rezoning of Tract 3A from I-L to R-H meets all of the review criteria established in Section 24-204 (Rezoning) of the City of Greeley Development Code for the review, recommendation and decisions for a proposed rezoning as addressed below:

Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

and

Has the existing zoning been in place for a substantial time without development, and does this indicate the existing zoning is inappropriate given development trends in the vicinity?

Yes to both. The parcel's current zoning of I-L is a remnant from nearly 40 years ago when the larger overall 160-acre site came into existence as an R&D campus owned and operated by Hewlett Packard. In the early 2000s Hewlett Packard moved out of the facility and the land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. This parcel retained its original I-L zoning in hopes of attracting a new tenant to the main Hewlett Packard building. After nearly 20 years of vacancy and repeated bouts of vandalism, however, those hopes were abandoned and the building was demolished.

Can the proposal fulfill the intent of the zoning district considering the relationship to surrounding areas?

Yes. Today the parcel sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning no longer represents a complimentary use to the development, and that R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

Will the proposed zoning enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Yes. This parcel sits in the middle of City Center West, and its rezoning represents the final piece to an overall cohesive masterplan. This parcel's remnant I-L zoning no longer represents a complimentary use to the development whereas an R-H zoning will provide

both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

Does the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Yes. The City Center West masterplan contemplated future development of this parcel and as such all approved infrastructure and utilities were sized to accommodate the parcel's development. Letters from Northern Engineering and Kimley Horn addressing the necessary utility and traffic capacity for an R-H use have been included with this rezone application.

Will the change serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Yes. The current zoning is a remnant from nearly 40 years ago when the site was part of an industrial campus that was located on the outskirts of town. Since then, the city has grown significantly and the surrounding area has been redeveloped into a mixed-use master planned development. This particular parcel sits adjacent to the existing residential section of said development making the proposed R-H rezoning both a more desirable and harmonious transition to the commercial uses to the south.

Are there any reasonably anticipated negative impacts on the area or adjacent property that are not mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

No. On the contrary, for nearly 20 years a vacant deteriorating 200,000 square foot industrial building sat on this site inviting constant vandalism and increasingly producing a dangerous nuisance (and enormous eyesore) to the west entry of Greeley. The building has now been demolished and a rezone from industrial to residential will serve to harmonize the site with the surrounding like uses.

Is the proposal in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan?

Yes. The parcel sits within City Center West, a mixed use master planned neighborhood located within the designated “Mixed-Use” section of the Land Use Guidance Plan. The overall approximately 160-acre development generally transitions from single-family residential on the north to high intensity commercial pad sites on the south. This parcel, sitting almost perfectly in the center of the development, is surrounded by Westridge Academy, a K-8 charter school on its western boundary, a to-be-built City park on its northern boundary and a single family residential community currently under construction on its eastern boundary. A rezoning from I-L to R-H maintains the mixed-use characteristic of the neighborhood while also providing a more cohesive and natural transition from these adjacent low impact uses to the more high impact uses to the south.

In addition, the ability of the proposed R-H parcel to access both the adjacent public park and charter school serves to foster increased walkability/bikability of the residential neighborhood, and providing more high density residential to the area will increase the variety of affordable housing options and economic diversity in the area. All of which serve to further address several main objectives of the Comprehensive Plan.



Development Application

1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

Attachment C

APPLICANT NAME: Lasalle Properties LLC	ADDRESS: 5801 W. 11th Street, Suite 201 EMAIL: Greeley, Co 80634	PHONE: 970-381-5166
OWNER(S) OF RECORD: Lasalle Properties LLC	ADDRESS: same EMAIL:	PHONE:
OWNER(S) OF RECORD:	ADDRESS: EMAIL:	PHONE:
POINT OF CONTACT: Loren Shanks	ADDRESS: 3313 35th Avenue, Suite B EMAIL: Evans, Co 80620	PHONE: 970-506-1544

PARCEL / LOT INFORMATION

Parcel ID Number	R8948160 - 095904306003
Address or Cross Streets:	8th Street and 69th Avenue, the old HP site
Subdivision Name & Filing No.:	H-P Greeley Subdivision, Fifth Replat
Related Case Numbers: (PUD, Rezoning, and/or Plat)	

EXISTING

PROPOSED

Zoning:	I-L	I-L and R-H
Project Name:	Lot 3, H-P Greeley Subdivision, Fifth Replat	Lots 1 and 2, H-P Greeley Subdivision, Sixth Replat
Site Area (Acres & Square Ft.):	19.827 Acres	4.394 Acres and 15.433 Acres
Floor Area Ratio (FAR):	building under demolition	tbd
Density (Dwelling Units/Acre):	per I-L	per I-L and R-H
Building Square Footage:	228,109 sq.ft.	future development

PROJECT TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Historic Register Nomination	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Appeal	<input type="checkbox"/> Condominium Plat	<input type="checkbox"/> Historic Preservation Design Review	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Entertainment Establishment	<input type="checkbox"/> Easement Encroachment	<input type="checkbox"/> Historic Preservation Financial Incentives	<input type="checkbox"/> ROW Dedication/Vacation
<input type="checkbox"/> Major Subdivision - Final Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Easement Dedication/Vacation	<input type="checkbox"/> Variance
<input type="checkbox"/> Major Subdivision - Preliminary Plat	<input type="checkbox"/> Use by Special Review	<input type="checkbox"/> Metropolitan District	<input type="checkbox"/> Other

Pre-Application Meeting Date: _____

Pre-Application Meeting Number: PAM _____

This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.

I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.

Owner's Signature: _____

Date: 12/1/2021



pcs group inc. www.pcsgroupco.com

BOOMERANG MASTER PLAN
AMENDED DESIGN GUIDELINES

October 8, 2013

Developer:
City Center West, LP
7100 E. Belleview Ave.
Suite 350
Greenwood Village, Colorado 80111

Planner:
PCS Group, Inc
#3 B-180 Independence Plaza
1001 16th Street
Denver, CO, 80265

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Development Concept Master Plan Exhibit

Where provisions of these design guidelines are unclear or standards are not covered, the City of Greeley Development Code shall be considered the standard.

ARCHITECTURE STANDARDS

A 1.0 Design Principles

The goal of these design guidelines is to provide design standards that provide a consistent architectural and landscape character through the design of an integrated development. The goal is to provide flexibility for architectural design and optimize site and building functions.

The following guidelines are intended to outline the basic standards for design intent that will create the sustained development. The following design aspects will be addressed with these guidelines:

- Building Entrances
- Façade Treatment
- Base Treatment
- Roof and Top Treatment
- Building Materials and Colors
- Supplementary Standards

A 2.0 Building Entrances

A 2.10 Policy

Primary building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textural interest at building entries.

A 2.20 Criteria

Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian.

Building address (es) shall be clearly visible from the public right-of-way as well as at the entrance of each door.

Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale”

Primary entrances shall be protected from elements of weather.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring the following:

A. Customer entrances for “in-line retail” (or attached retail) shall feature no less than two of the items listed below:

B. Customer entrances for buildings of less than 25,000 gross square feet (excluding “in-line retail”) shall include no less than three (3) of the items listed below:

C. Customer entrances for buildings having 25,000 gross square feet, or more, shall include no less than five (5) of the items listed below:

D. Where additional stores will be located in the principal building, each store shall have at least one (1) exterior customer entrance, which shall feature no less than two (2) of the items in the following list:

1. Canopies, overhangs, or porte cocheres.
2. Recesses/projections
3. Arcades, porticos
4. Raised cornice parapets over the door
5. Peaked roof forms at entryway
6. Arches
7. Color change
8. Texture change
9. Material change
10. Door(s) which provide a focal element at the entrance
11. Functional outdoor patios
12. Architectural details such as tile work, moldings, exposed trusses, columns and other similar details, which provide interest and are integrated into the building structure and design

A 3.0 Façade Treatment

These standards are designed to provide architectural interest and variety, and avoid the effect of a flat, long, or massive wall with no relation to human size.

A 3.10 Variation in Massing

A single, large, dominant building mass shall be avoided. Buildings with 100 foot or longer front facades shall comply with the standards listed below:

Horizontal masses shall not exceed a height/width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements.

No façade that faces a public street or public open space shall have a blank featureless wall without at least two (2) of the following:

- A. Change in plane
- B. Change in color
- C. Change in texture, scoring, jointing, reveals or masonry pattern
- D. Windows
- E. Trellises, colonnades
- F. Porticos, awnings, or canopies

Use of inferior or lesser quality materials for side or rear facades shall be prohibited except where facades are not visible from the public right of way or common open space

Service entrances shall be planned to be visually unobtrusive to site entries, building entrances, public right-of-ways, and common open space.

A 3.20 Awnings

Awnings shall be broken down to relate to individual structural building bays or window openings.

A 4.0 Base Treatment

Facades shall have a recognizable “base” consisting of three (3) or more of the following:

- A. Thicker walls, ledges, or sills
- B. Integrally textured materials such as stone, masonry, or aggregate concrete.
- C. Integrally colored and patterned materials such as smooth finish stone or block.
- D. Lighter or darker colored materials, mullions, or panels as compared to the upper façade.
- E. Scoring/reveals.
- F. Belly band.
- G. Modular store front on first floor.
- H. Change in window pattern on first floor as compared to upper floor(s).
- I. Berming against base of building. 30” minimum height.

A 5.0 Roof and top Treatment

A 5.10 Purpose

Crown the building with a distinctive cap designed to terminate the top of the building.

Continuous flat parapets are prohibited, unless it can be demonstrated that façade massing breaks and other treatments create visual interest at the top of a building.

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design. Screen material shall be of the same or compatible material texture and color to the building architecture.

A 5.20 Top Treatments

Parapets shall conceal flat roofs and rooftop equipment such as HVAC units in accordance with City of Greeley Development Code.

Non-residential buildings with a flat roof shall have a recognizable "top" consisting of two (2) of the following:

- A. Cornice treatment other than just colored "stripes" or "bands" with integrally textured materials, such as stone or other masonry or differently colored material.
- B. Sloping Roof form
- C. Stepped cornice treatment (min of 2 steps)
- D. An equivalent element that provides a recognizable top as approved by the DRC and administratively by the City
- E. A recognizable top treatment may not be required for buildings with a contemporary architectural style. Specific DRC and City approval is required in these instances.

A 6.0 Building Materials and Colors

A 6.10 Preferred Materials

- A. Brick
- B. Textured and/or ground face concrete block with integral color
- C. Textured architectural precast panels, painted and/or cast-in textures
- D. Site-cast or precast concrete panels, painted and/or cast-in textures
- E. Wood
- F. Natural stone and synthetic stone products
- G. Architecturally integrated metal wall panels, for accent materials.
- H. Synthetic Stucco
- I. Glazing- less than 65% reflectivity
- J. Smooth face concrete block, used in combination with other textured materials
- K. Other similar high quality materials

Materials must be consistent within the development to present an overall design.

A 6.20 Preferred Colors

Color palette should consider rich hues and a cohesive, unified theme throughout each planned development.

Monochromatic color schemes are discouraged.

The following colors families are encouraged to be used:

1. Grays- warm and cool
2. Greens/blues
3. Reds/browns
4. Other similar color families

A 6.30 Prohibited Colors

Color palettes consisting of high contrast and a dysfunctional theme as the predominant building color are prohibited.

The following are colors prohibited as the dominant theme:

1. Pastels
2. Metallic Colors
3. Other similar high contrast colors

A 6.40 Accent Colors

Accent colors are intended to compliment the primary building colors. They can be incorporated into shutters, window mullions, building trim, signs, light fixtures, awnings, etc. Bright/vivid colors shall be used sparingly. If used, accent colors shall be limited to 10-20% of the building façade.

A 7.0 Supplementary Standards

Individual types of commercial/retail projects have additional Design Guidelines associated with their use that are more specific in nature, as follows:

A 7.10 In-line Retail Stores

In-line, or attached retail stores, shall incorporate primary building elements that denote a place of entrance to the connecting pedestrian circulation patterns. These forms should be larger in scale than the entrances to the in-line retail components it addresses.

In-line retail uses shall incorporate building components, such as columns, arcades, covered walkways and trellises emphasis its connecting pedestrian circulation patterns.

In-line retail uses shall incorporate seating and pockets of outdoor living areas that provide resting areas.

A 7.20 Building Pad Sites

Retail/Commercial pad buildings shall be smaller in size than the retail anchor buildings to which they are adjacent.

Retail pad sites shall be separated from large parking lots by drive lanes and landscaping to delineate parking areas.

Utilitarian service areas shall not be placed adjacent to pedestrian pathways that lead to entrance areas. Utilitarian areas shall be fully screened with building components that are similar to or compatible with the building's wall materials and/ or colors.

A 7.30 Convenience/Gas Stations

Convenience stores and gas stations shall comply with the Greeley Municipal Code.

Canopies shall not exceed a 24 foot height. Canopies shall be architecturally integrated with the convenience store building and other accessory structures on the site through the use of the same or complementary materials, design motif, and colors.

A 7.40 Architecture for Commercial Buildings

Drive-up or drive-through facilities, whether attached or freestanding, shall be tied to the primary building with architectural forms, colors, and materials.

Ancillary structures, whether attached or freestanding, shall be of a design compatible with the primary building in materials/colors. Such structures shall be constructed of similar materials and designed for durability and easy maintenance.

Service areas and utilities shall be fully screened with walls, fences, landscaping or other forms which are to be compatible with the building in materials/ color. Such structures shall be constructed of similar materials and be designed for durability and easy maintenance.

SITE DEVELOPMENT STANDARDS

S 1.0 Design Principles

The goal of this section of the Design Guidelines is to provide additional design and landscaping standards for the development of the Boomerang Master Plan. The intent is to create a united site and landscape plan that will work with the existing structures on site while creating a compatible identity for each section of new development.

Standards not covered within these Design Guidelines shall be governed by the City of Greeley Development Code

S 2.0 Setbacks

The building and parking setbacks within Boomerang Village shall be determined, along with available performance options, by the City of Greeley Development Code for the appropriate zone district under consideration.

“Setbacks” refer to the required unoccupied open space between the furthestmost projection of a structure/parking lot and the property line of the lot on which the structure/parking lot is located.

See figure S 2.1 as an example of landscape screening within the required setback. On the west side of 69th Avenue and the east side of 70th Avenue, an attached sidewalk shall be permitted with a double row of shrubs for parking screening.

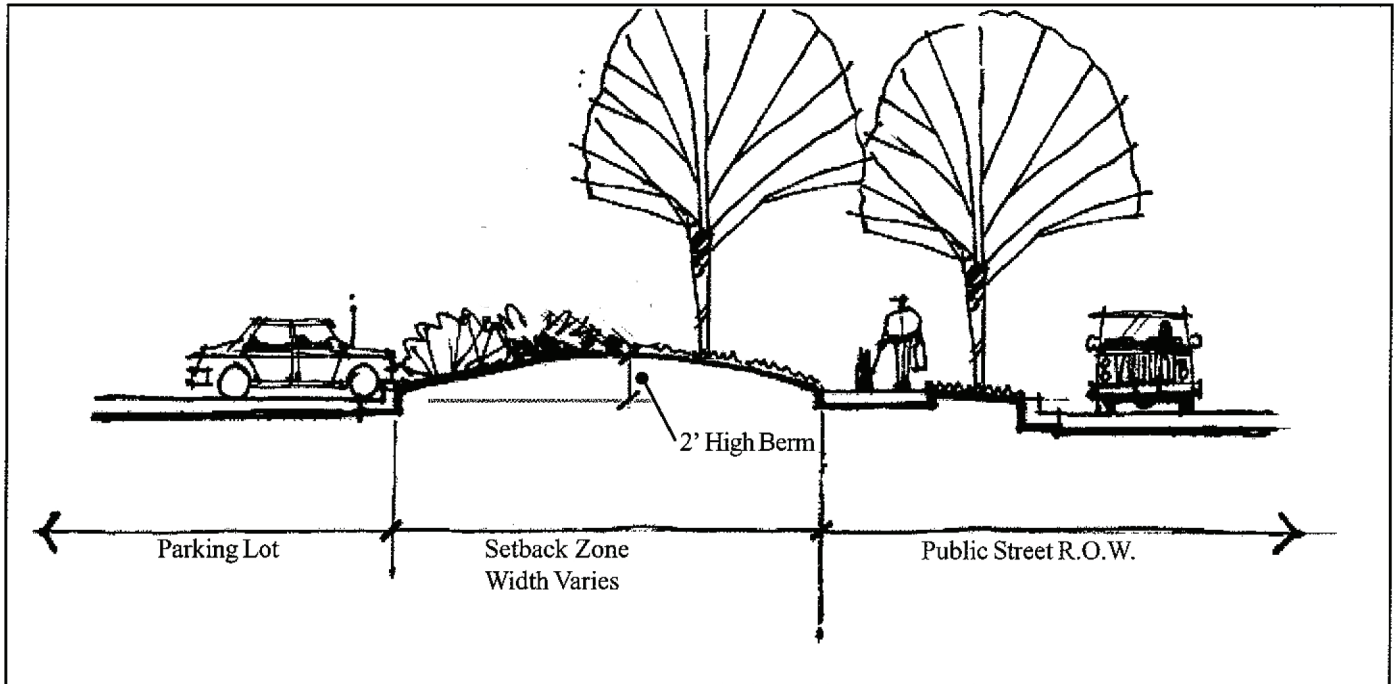


Figure S 2.1 - Landscape Setback Character Sketch

S 3.0 Open Space requirements

A minimum of 85% of the area defined as open space shall be vegetated landscaped areas. The intent is to create spaces which can be seen, used, and enjoyed by people, whether on foot, or in a vehicle.

Open space requirements for individual commercial lots can be reduced, if approved by the City of Greeley Planning Department, provided that the total percentage of open space within the commercial lots meets or exceeds the requirements of the Design Guidelines.

Open Space Table

LAND USE	Open Space % Required
Commercial/Retail	20 %
Industrial/Office	10 %
Residential	30 %-R-M 30 %-R-H

S 4.0 Parking Lot Screening

S 4.10 Policy

Parking lots shall be screened from surrounding public streets, public sidewalks and trails, public parks and other properties that are used by the public.

S 4.20 Criteria

- A. Whenever there are six (6) or more parking spaces on the property, the parking lot shall be screened where it abuts a public street.
- B. Berms, walls, fences, plants, planters or similar means shall be used to create the parking lot screen. Where structures such as walls or fences are used to create a screen, plants shall be located on the side of the structure which can be seen from surrounding streets, walks, parks, trails, and other properties which are used by the public.
- C. The screen around the parking shall be at least two (2) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create the screen within three years from the time planted.
- D. Parking lot setbacks are provided to mitigate the visual impacts of parking areas from adjacent parcels and public rights of way (refer to Section S2.0 for setbacks). In addition, a berm, landscape or wall may be used for lots adjacent to 10th Street. The screen along 10th Street shall reach a minimum height of 3' in order to maintain the existing character and feel of 10th Street. Height of screen will be measured from the north edge of 10th Street.

S 5.0 Landscaping

S 5.10 Purpose

Landscaping is intended to unify the building and its site along with adjacent development areas.

The development shall be landscaped with regionally appropriate materials. Perimeter streetscapes shall have a mix of formal and informal groupings of trees with large groupings of shrubs for seasonal interest.

Where appropriate, turf will be low water requiring varieties with areas of longer, native species.

Perennial and annual flowers will provide accent color. Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as soft wall and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity, and reinforcement of pathways, and to provide visual interest and display.

S 5.20 Plant Materials

Landscape design shall incorporate some or all of the following Xeriscape principle, including:

- A. Grouping plants with similar water requirements together ;
- B. Limiting high-irrigation and plantings to high-use and/or high visibility areas;
- C. Use of low water demanding plants and turf where practical;
- D. Use of indigenous plant materials, where appropriate and practical,
- E. Use of efficient irrigation systems, including the potential use of non-potable irrigation water.
- F. Use of mulches and soil improvements; and
- G. Provision of programs for regular and attentive maintenance.
- H. Trees and shrubs sizes, at the time of planting, shall comply with the following minimum sizes:
Deciduous Trees -2" caliper
Ornamental Trees -1 ½ "caliper
Evergreen Trees -6'height
Shrubs- 5 gallon

S 6.0 Commercial High Intensity (C-H) Zoning Uses

S 6.10 Permitted Uses

Farming
 Churches
 Libraries, Museums, etc.
 Long-term care, Assisted Living
 Police, Fire, and Ambulance Dispatch Stations
 Schools (business, trade)
 Art, Dance, Photo Studios, Galleries
 Auto Uses- Under 1 acre
 Auto Uses- Car & Truck wash (<1 acre & <3 bays)
 Banks, Savings & Loans, Financial Institution (with-out drive- up windows)
 Bars, Taverns, Lounges
 Brew Pubs
 Cleaning & Janitorial Services
 Dry Cleaning (no on site cleaning)
 Emissions Testing Center (<1 acre)
 Golf Uses- Golf Course, range w/o lights
 Golf Uses- Golf Course, range w/ lights
 Golf Uses- Miniature Golf
 Hospitals
 Lodging- Hotels & Motels
 Medical & Dental Offices & Clinics, Supplies
 Mortuaries, Funeral Homes
 Nurseries, Greenhouses, Garden Shops
 Offices
 Parking Lots & Structures
 Personal Service Shops (beauty, barber, etc.)
 Printing, Copying, Mail center
 Radio & TV stations
 Recreation Uses- Community Rec. Bldg.
 Recreation Uses- Indoor, outdoor extensive
 Recreation Uses- Membership/Health Clubs
 Recreation Uses- Open Space
 Recreation Uses-Parks (pocket, neighborhood, regional)
 Rental Service (equipment, small tools, supplies, etc.) Not including vehicle rental or outdoor storage of rental equipment.
 Restaurants - Cafes & Other eating establishments (includes outdoor seating areas)

Retail Repair Shops
 Retail Sale- Up to 20,000 SF GFA
 Theaters- Indoor, movie
 Train, Shuttle, Bus Depots
 Newspaper & Publishing Plants, Binderries
 Research & Testing Labs
 Utility Service Facilities-< 300 SF
 Wireless Telecomm.- Co-location on existing tower

S 6.20 Design Review Uses

Animal Uses, Pet stores, Pet Grooming
 Animal uses- Vet Clinic (no outdoor run)
 Banks, Savings & Loans, Financial Institution (with drive- up windows)
 Mixed Use (must include residential)
 Secondary Dwelling
 Child Care / Daycare Centers, Preschools
 Convenience Store w/ Gas (1 acre or less)
 Food & Beverage Processing Facility (minor)
 Gas Stations (1 acre or less)
 Group Homes with 8 or fewer residents
 Lodging- Bed & Breakfast
 Restaurants- Drive-in/ drive-thru
 Restaurants- Drive-up Window
 Retail Sales- Over 20,000 SF GFA
 Warehousing- Self-serve under 5 acre in size
 Telecommunications Uses- satellite antennas over 3' diameter
 Utility, Comm. Tower & Cabinet>Bldg. Height
 Wireless Telecomm.- Stealth design
 Wireless Telecomm.- Roof-top mounted

S 6.30 Special Review Uses

Single-Family Dwelling
 Two- Family Dwelling
 Multi-Family Dwelling
 Town House Dwellings
 Boarding/Rooming Houses
 Dormitories, Sororities, Fraternities
 Group Homes with 8 or more residents
 Schools (other than business & trade schools)
 Universities, College

S 6.30 Special Review Uses (con't)

Gas Stations with Convenience (over 1 acre)
Auto Uses- Over 1 acre
Auto Uses – Auto Repair, Auto Sales (over 1 acre)
Auto Uses – Car & Truck wash over 3 bays
Retail Sales- Over 100,000 SF GFA
Warehousing- Self -serve over 5 acre in size
Oil & Gas Operations
Utility Service Facilities->300 SF
Utility Lines over 33 KVA
Wireless Telecomm.- Freestanding (non-stealth)

S 6.40 Excluded Uses

Emergency Shelters, Missions
Animal Uses- Kennels
Animal Uses- Vet Clinic w/ outdoor run
Auto Uses- Auto Rental
Auto Uses- Commercial Truck Wash
Auto Uses- Towing Service
Bingo Halls & Parlors
Builder/Contractor Supply Office & Yards
Drive-In Theaters
Exterminating Shops
Laundromats
Pawn Shops
RV & Travel Trailer Parks
Theaters- Outdoor (sports arenas, stadiums)
Theme or Amusement Parks, Zoos, Aquariums
Upholstery Shops
Recycling Centers- Small and Large

COMPATIBILITY WITH COMPREHENSIVE PLAN

The Development Concept Master Plan Amendment is not proposing to alter any of the zoned uses on the property, and as such, this amendment remains compatible with the existing zoning. It is also consistent with the goals of the 2060 Comprehensive Plan, providing a mix of uses within a development, and encouraging walkability and promoting a healthy lifestyle.

This amendment is simply depicting the current plans for the commercial development along 10th Street, along with updating the Eastern portion of the 10th Street frontage to include the proposed Banner Health Site. The plan maintains the approved mix of uses with proposed residential and commercial uses, and the character and intensity of development remains reflective of the Comprehensive Plan principles and guidelines.

PROPERTY SETTING

The Boomerang Master Plan is located at the northeast corner of the intersection of 10th Street and 71st Avenue. The northern border of the property is 4th Street and the East boundary of the property runs along Sheep Draw. The property is approximately 156 acres of rolling terrain and large mature trees with the former Hewlett Packard building located in the central portion of the property.

The adjacent zoning along the north edge is R-H with a small portion at the west end zoned C-H. The adjacent zoning along the east edge of the property is C-D. The south edge of the property has adjacent zoning of C-H and R-H. The west side of the property is a mix of R-L and R-H zones along with the Boomerang Golf Course.

The zoning on the property has not changed and remains a mix of zoning throughout the property. The southern portion of the property is C-H zoning and the northern portion is a mix of R-M, R-H, C-H and I-L zoning. We feel that the zoning designations for the property remain compatible with the existing uses in the surrounding area.

PEDSTRIAN CIRCULATION

The challenge with pedestrian circulation for this property is creating easy access between large areas that will be easily identifiable and accessible for pedestrians. For the majority of the property the proposed streets with sidewalks and parkways will serve as the primary connection for pedestrians between parcels. The residential portion of the property on the north end is planned to have an open space connection through the developed areas that will lead to the Sheep Draw corridor. We feel the connection for pedestrians to the Sheep Draw corridor, and onto the existing trail is the most important connection for the site.

The commercial pad sites along 10th Street will provide safe and convenient pedestrian access for their clientele. At the same time, east-west pedestrian connections will be provided along both the front and rear of the pad sites, ensuring connectivity between the commercial uses and to the greater community. These connecting walks will ultimately lead to Sheep Draw via multiple connections north to 8th Street which facilitates this connection.

Monthly Construction Report

March 2022



Community Development BUILDING INSPECTION

This report is two-sided to conserve our natural resources.

CONSTRUCTION ACTIVITY SUMMARY March 2022

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	288	\$85,801,187

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	14	14	\$ 4,245,662
Multi-Family (Buildings)	8/5	88	\$14,412,501
Remodel and Addition Work:	23	n/a	\$ 681,966

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	8	\$50,828,489

Commercial projects valued over \$100,000 are summarized.

- *Construction of a New Office Building and Shop Building for Ground Solutions, LLC, at 10611 Hwy 257 Spur, by Sage Design Build, for a Total Valuation of \$1,610,255.*
- *Construction of a New PK8 Replacement School for an Existing Elementary School, at 500 24th Avenue, by Adolfson & Peterson Construction, for a Total Valuation of \$48,918,234.*



Building Inspection Division Construction Activity Comparative Analysis

		Mar 2022	Mar 2021	YTD 2022	YTD 2021
New Single Family Dwelling Units*	# of Permits	14	5	84	13
	# of Units	14	5	84	13
	Valuation	4,245,662	1,393,907	26,277,088	3,330,162
Single Family Footing & Foundation Only	# of Permits	3	4	7	7
	Valuation	79,920	95,379	189,278	180,283
New Multi-Family Dwellings Units*	# of Permits	8	24	34	41
	# of Buildings	5	8	25	13
	# of Units	88	108	624	125
	Valuation	14,412,501	18,508,716	99,255,717	22,218,389
Multi-Family Footing & Foundation Only	# of Permits	0	0	0	0
Residential Additions and Remodels	# of Permits	23	27	76	81
	Valuation	681,966	717,618	1,861,562	2,000,052
New Commercial Projects	# of Permits	8	2	27	4
	Valuation	50,828,489	2,024,585	54,581,104	58,480,230
Commercial Footing & Foundation Only	# of Permits	1	0	1	0
	Valuation	154,388		154,388	
Commercial Additions and Remodels	# of Permits	15	13	40	28
	Valuation	13,313,994	2,054,660	18,883,588	3,431,073
Miscellaneous Permits	# of Permits	215	194	509	504
	Valuation	2,079,767	2,169,024	5,224,800	5,796,520
Mobile Home Permits	# of Permits	1	0	7	0
	Valuation	4,500		17,500	
TOTALS	# of Permits	288	269	785	678
	Valuation	85,801,187	26,963,889	206,445,025	95,436,709

*Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

	Case #	Project	Location	Description	Submittal Date	Stage	City Planner
1	SPR2022-0011	Woodspring Suites Hotel - Site Plan Review	South of 8th Street and East of 71st Avenue	Develop a 4-story, 122 unit hotel	2/23/2022	Design	Michael Franke
2	SUB2022-0003	H-P Greeley Subdivision, Seventh Replat	South of 8th Street and East of 71st Avenue	Subdivide a 7.248 acre lot into 2 lots	2/23/2022	Design	Michael Franke
3	USR2022-0001	NOCO Disposal Service - Use by Special Review	1060 North 11th Avenue	Develop a 22,000 square foot trash transfer station	2/22/2022	Design	Kristin Cote
4	ZON2022-0002	1060 North 11th Avenue - Rezone	1060 North 11th Avenue	Rezone from I-M (DCMP) Development Concept Master Plan to I-M (Industrial Medium Intensity)	2/22/2022	Design	Kristin Cote
5	SPR2022-0010	Best Box Self Storage - Site Plan Review	12700 CR 58 (20th Street)	Develop a 56,690 square foot indoor storage facility	2/18/2022	Design	Brittany Hathaway
6	SPR2022-008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Design	Brittany Hathaway
7	SPR2022-0005	Jefferson High School - Site Plan Review	1420 2nd Street	Redevelop existing buildings and additional school space for a total of 54,446 square foot building	1/25/2022	Design	Mike Garrot
8	SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / warehouse facility	1/12/2022	Design	Darrell Gesick
11	ZON2021-0017	3115 35th Avenue - Rezone	3115 35th Avenue	Rezone from C-L (Commerical Low Intensity) to C-H (Commerical High Intensity)	11/16/2021	Design	Darrell Gesick

2022 March Commercial Projects

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12	SPR2021-0017	2000 16th Street Site Plan Review drive-thru coffee shop	2000 16th Street	Site Plan Review for a drive- thru coffee shop	10/14/2021	Design	Brittany Hathaway
13	SPR2021-0016	2510 46th Avenue - Site Plan Amendment	2510 46th Avenue	Site Plan Review amendment to add parking south of the existing detention pond	10/7/2021	Design	Michael Franke
14	SUB2021-0029	Centerplace North 3rd Filing, 5th Replat	North of Centerplace Drive and South of 24th Street Road	Replat 1 lot into 2 lots	9/28/2021	Design	Carol Kuhn
15	PUD2021-0016	Jackson Subdivision, 1st replat	North of 257 Spur and East of the Missile Silo	Replating an existing tract into a 15 acre lot and a 277 acre future development tract	5/10/2021	Design	Brittany Hathaway
16	PUD2021-0014	Bentely Welding Final PUD	North of 257 Spur and East of the Missile Silo	Development of a 70,000 square foot industrial building	5/6/2021	Design	Brittany Hathaway
17	ANX2021-0001	Richmark / Vara Annexation	East of Ash Avenue, South of 8th Street, North of the Poudre River	102.31 Acre Industrial and open space development	4/30/2021	Design	Brittany Hathaway
18	MD2021-0003	Delantero Metropolitan District Nos. 1-10	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	Proposed approval of 10 related metropolitan districts as part of the Delantero Development	4/30/2021	Design	Darrell Gesick
19	MD2021-0002	Ash Metropolitan District Nos. 1-5	East of Ash Avenue, South of 8th Street, North of the Poudre River	Proposed approval of 5 related metropolitan districts as part of the Richmark/Varra Development	4/29/2021	Design	Brittany Hathaway

2022 March Commercial Projects

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20	PUD2021-0013	Delantero Preliminary PUD	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	812 acre mixed use project, including residential, commercial, industrial, schools, parks and open spaces	4/28/2021	Design	Darrell Gesick 970-350-9822
21	SUB2021-0012	Boomerang Ranch Forth Filing	South of 10th Street, North of 12th Street and East of 83rd Avenue	1 - 1.10 acre (commercial use) and 27 acres of tracts for future development	4/14/2021	Design	Darrell Gesick
22	DR2021-0002	3103 23rd Avenue - ATM Design Review	3103 23rd Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Mike Garrott
23	DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Kristin Cote
24	ZON2021-0003	Parkview Rezone	NEC of 1st Avenue and 22nd Street	Rezone from C-H (Commerical High Intensity) to R-H (Residential High Density)	2/19/2021	Design	Mike Garrott
25	DR2020-0030	2205 1st Ave - Design Review - Auto Sales	2205 1st Avenue	Construct a 1600 square foot auto sales facility	10/12/2020	Design	Elizabeth Kellums
26	WCF2020-0012	1229 D Street - Cell Tower	1229 D Street	Replace an existing light pole with a new light pole and cell antenna	9/29/2020	Design	Elizabeth Kellums
27	DR2020-0026	2333 28th Street Design Review - Auto Sales	2333 28th Street	Construct a 4,200 square foot auto sales dealership on a .71 acre property	9/25/2020	Design	Mike Garrott
28	PUD2020-0005	Stoneybrook RV Storage	West of 35th Avenue and South of F Street	Develop a 5.2 Acres of RV and Boat Storage	4/22/2020	Design	Brittany Hathaway
30	USR2022-0006	SRC Bypass 5-18 Oil and gas facility	South of Hwy 34 and East of 95th Avenue	32 oil and gas wells and associated equipment	11/2/2018	Design	Carol Kuhn

2022 March Commercial Projects

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31	USR 9:17	3L Investments Outdoor Storage	3300 F Street	RV, Boat, and Vehicle Storage	8/9/2017	Design	Darrell Gesick
32	DR2020-0016	7004 10th Street Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Approved	April Medeiros
33	SUB2021-0025	McColoskey 6th Commercial Subdivision	East of 71st Avenue and South of 10th Street	Subdivision to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick
34	USR2021-0008	Greeley Rehab Hospital, USR	East of 71st Avenue and South of 10th Street	Use by special review for a Rehab Facility	9/1/2021	Approved	Darrell Gesick
35	SUB2021-0022	Meyer Minor Subdivision, 1st Replat	South of 8th Street, East of Ash Avenue and North of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick
36	PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
37	USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and construct a 5,200 square foot C-Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick
38	DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Approved	Elizabeth Kellums
39	DR2020-0006	1645 1st Avenue Design Review	1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Approved	Brittany Hathaway
40	USR2018-0021	SRC Oestman 13- 26 Pad/Facility	2085 N 47th Avenue	16 Oil wells and associated equipment Facility	10/23/2018	Approved	Darrell Gesick

2022 March Commercial Projects

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41	DR2020-0002	2349 4th Avenue - Design Review	2349 4th Avenue	Change of use to allow outdoor storage	1/16/2020	Approved	Carol Kuhn
42	USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	32 Oil wells and associated equipment Facility	10/31/2018	Approved	Michael Franke
43	PUD2018-0010	Lake Bluff PUD	North of 10th Street, South of CR 62, East of 101st Avenue, West of 95th Avenue	Residential and Commercial lots	8/1/2018	Approved	Brittany Hathaway
44	S 6:17	Greeley Airport Business Park	2139 East 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick
9	SUB2021-0033	H-P Greeley Subdivision, Sixth Replat	North of 8th Street and East of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Approved	Kristin Cote
45	S 28:15	Ironwood Business Park	Between 16th Street and 18th Street/East of 1st Avenue	13 Lot Industrial Subdivision (0.3 acre – 6 acre Lots)	12/16/2015	Approved	Darrell Gesick
29	PUD2019-0007	Poudre Heights Preliminary PUD	N. of 10th Street, w. of 95th Avenue and e. Missile Park Road	Mixed Use development - 59 acres industrial, 12 acres of commercial, 26 acres of mixed uses, 26 acres of open space and 122 acres of residential (including a middle school site)	6/20/2019	Approved	Brittany Hathaway
10	SPR2021-0020	University Schools - High School Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Approved	Kristin Cote

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46	SUB2021-0018	Tointon Academy Final Plat	West of 71st Avenue and South of 4th Street	4-lot subdivision, including extension of Dundee Avenue and 8th Street	5/12/2021	Construction	Brittany Hathaway
47	USR2018-0012	SRC Volt 19-5 Pad	North of 10th Street and East of 83rd Avenue	30 Oil wells and associated equipment Facility	7/30/2018	Construction	Mike Garrott
48	USR2021-0004	2450 29th Street, Self Storage, 4th Amendment	2450 29th Street	Add a 3,200 and a 25,500 square foot storage buildings	5/14/2021	Construction	April Medeiros
49	DR2021-0006	501 8th Avenue, library infill Design Review	501 8th Avenue	Change of use from newspaper facility to a library use	3/19/2021	Construction	Brittany Hathaway
50	PUD2020-0013	Suffolk PUD Fourth Filing, 1st Replat	North Centerplace Drive, West of 46th Avenue	Preliminary / Final PUD for a 3,174 square foot oil and lube changing facility	12/1/2020	Construction	Elizabeth Kellums
51	SPR2021-0001	2829 1st Avenue Inland Truck Parks Site Plan Review	2829 1st Avenue	Construct a 36,463 truck parts supply facility	1/22/2021	Construction	Mike Garrott
52	SPR2020-0021	Tointon Academy Site Plan Review	West of 71st Avenue and South of 4th Street	Construction of a 140,000 square foot K-8 School	12/2/2020	Construction	Brittany Hathaway
53	SUB2020-0028	Tointon Academy Preliminary Subdivision	West of 71st Avenue and South of 4th Street	Preliminary Plat for 1 (34 acre school site), 4.5 acre of ROW and 49.5 acres of Future Development	12/2/2020	Construction	Brittany Hathaway
54	SPR2020-0006	600 51st Avenue-school expansion	600 51st Avenue	Add an additional 50,000 square feet to the existing McAuliffe K-8 school	6/8/2020	Construction	Brittany Hathaway

2022 March Commercial Projects

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55	DR2019-0031	7-11 Design Review	North of 4th Street and West of 35th Avenue	4,088 square foot c-store with gas sales	12/27/2019	Construction	Michael Franke
56	SPR2020-0004	2401 35th Avenue - Highschool Site Plan Review	2401 35th Avenue	Site Plan Review to remove existing 138,083 square foot Greeley West High School and replace with a 270,000 square foot high school	4/2/2020	Construction	Darrell Gesick
57	SPR2019-0033	5401 20th Street Site plan Review	5401 20th Street	New 105,720 square foot Campus Welcome Center and 5,759 square foot addition to the Campus Student Center	12/3/2019	Construction	Michael Franke
58	USR2019-0008	Greeley Directional Oil and Gas USR, 3rd Amendment	South of Hwy 34 Bypass and East of Hwy 85 Bypass	Minor USR amendment to remove 22 tanks and modify the approved landscaping plan	4/1/2019	Construction	Darrell Gesick
59	USR 3:17	Journey Christian Church	4754 31st Street	5,500 SF 2-Story Building Addition	4/19/2017	Construction	Mike Garrott
60	USR2018-0014	1st Avenue Storage, LLC	2824 1st Avenue	225,000 SF of Warehouse/Shop/Small Office/RV/Executive and Self-Storage	4/13/2016	Construction	Mike Garrott

Planner Contact Information	
Mike Garrott	970-350-9784
Carol Kuhn	970-350-9276
Darrell Gesick	970-350-9822
Brittany Hathaway	970-350-9823
Elizabeth Kellums	970-350-9222
Kristin Cote	970-350-9876
April Medeiros	970-350-9241
Michael Franke	970-350-9782

	Case #	Project	Location	Description	Submittal Date	Stage	City Planner
1	SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Design	Brittany Hathaway
2	SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Design	Brittany Hathaway
3	SPR2021-0021	Alpine Flats Multi-family Site Plan Review	South of 20th Street and West of 50th Avenue	200 unit multifamily Development	12/9/2021	Design	Kristin Cote
4	SUB2021-0036	Alpine Flats Subdivision	South of 20th Street and West of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Design	Kristin Cote
5	SUB2021-0034	Lake Bluff Final Plat	North of 10th Street and West of 95th Avenue	Platting 10 future Development Tracts and 19.72 Acres of Right-of-way	12/8/2021	Design	Brittany Hathaway
6	SPR2021-0018	Promontory Imagine School Second filing, second replat Multifamily	East of Promontory Parkway and South of 16th Street	480 unit multifamily development	11/10/2021	Design	Carol Kuhn
7	SUB2021-0031	Promontory Imagine School 2nd Filing, Second Replat	East of Promontory Parkway and South of 16th Street	Replat a future development track into a lot and right-a-way for a public street	11/10/2021	Design	Carol Kuhn
8	ZON2021-0016	13th Street Rezone	North of 13th Street, South of 10th Street, West of 59th Avenue	Rezone 37 Acres from H-A and C-D to MU-H	11/1/2021	Design	Carol Kuhn
9	SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	West of 59th Avenue and South of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	Design	Carol Kuhn
10	ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Design	Darrell Gesick

2022 March Residential Projects

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11	ZON2021-0014	Watermark Centerplace Rezone	South of Centerplace Drive, North of Hwy 34 bypass	Rezone from PUD (Commercial) to R-H	7/19/2021	Design	Brittany Hathaway
12	SPR2021-0011	The Reserve @ West T-Bone Ranch Phase III Multi-family Site Plan Review	North of 29th Street and East of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Design	Carol Kuhn
13	PUD2021-0012	Hope Springs Preliminary PUD	North of 32nd Street, West of future 27th Avenue	N. of 32nd Street, W. of future 27th Avenue	4/28/2021	Design	Mike Garrott
14	ZON2021-0005	Boomerang Ranch Forth Filing rezone	South of 10th Street, North of 12th Street and East of 83rd Avenue	Rezone a portion of a 27.77 acres from C-L to R-H	4/14/2021	Design	Darrell Gesick
15	SUB2021-0008	Rock Ridge Apartment Final Plat	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	1 lot - 38.5 acres, 3 acre future development tract and ROW 29th Street	2/15/2021	Design	Darrell Gesick
16	SUB2020-0010	Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Darrell Gesick
17	SUB2020-0011	Rockies Apartment Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mike Garrott
18	DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mike Garrott
19	SUB2020-0003	Clark Subdivision Filing No. 2 Final Plat	West of CR 31 and North of CR 66	29 single family large lot subdivision	4/21/2020	Design	Carol Kuhn
20	SUB2019-0033	Cardinal Acres Final Plat	North of 20th Street and West of 65th Avenue	16 lot single Family Development	12/30/2019	Design	Brittany Hathaway
21	SUB2019-0018	Triple Creek	West of 71st Avenue, South of the Sheep Draw	31 -Estate lots and 62 - Patio Homes	7/1/2019	Design	Brittany Hathaway
22	DR2019-0016	1131 8th Street - 5-plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Mike Garrott
23	PUD2019-0003	Cobblestone	South of 28th Street, and West of 71st Avenue	Mixed Use PUD	3/18/2019	Design	Carol Kuhn

2022 March Residential Projects

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24	SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
25	SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Approved	April Medeiros
26	USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Approved	April Medeiros
27	PUD2021-0002	Westgate Filing #1, Lot 1 Final PUD	West of 71st Avenue and North of Hwy 34 Bypass	288 Multifamily Units	1/28/2021	Approved	Brittany Hathaway
28	PUD2020-0010	Westgate Filing #2	West of 71st Avenue and North of Hwy 34 Bypass	191 single family lots, trails and open spaces	10/9/2020	Approved	Brittany Hathaway
29	PUD2020-0003	Westgate Filing No. 1 Final PUD	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Approved	Brittany Hathaway
30	PUD2020-0002	Westgate Preliminary PUD Amendment	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Approved	Brittany Hathaway
31	SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
32	PUD2020-0007	The Cache	West of 83rd Avenue, 1 mile north of 10th Street and bisected 95th Avenue	Est. of Zoning for The Cache PUD, proposed mixed use development	6/15/2020	Approved	Brittany Hathaway
33	SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums
34	USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Mike Garrott
35	SUB2020-0035	Family of Christ Presbyterian Church, 1st Replat	2410 35th Avenue	3 lot subdivision	12/23/2020	Approved	Mike Garrott
37	SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick

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38	SUB2020-0001	Clover Meadows, 2nd Replat (updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Brittany Hathaway
39	SPR2020-0003	29th Street Multifamily development	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	732 unit multifamily Development	2/20/2020	Construction	Darrell Gesick
40	PUD2021-0018	Promontory Imagine School 3rd Filing, Final Plat	East of Promontory Parkway and South of 16th Street	362 single family lots, 1 2.077 acre for mixed use, 9.4 acre park and various outlots (drainage, open space and pocket parks)	5/17/2021	Construction	Mike Garrott
41	PUD2021-0007	Greeley West Multifamily Final PUD	North of Centerplace Drive, East of 42nd Avenue and West of 38th Avenue	304 Multifamily Units	2/11/2021	Construction	Brittany Hathaway
42	PUD2020-0009	Stoneybrook Lot 4 - Final PUD	West of 35th Avenue, North of Ditch #3 and South of C Street	142 Manufactured home sites	8/26/2020	Construction	Brittany Hathaway
43	SUB2019-0021	Grapevine Final Plat	North of 25th Street, South of 24th Street and West of 46th Avenue Court	64 attached townhome units	7/2/2020	Construction	Brittany Hathaway
44	USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Elizabeth Kellums
45	S 21:15	Northridge Estates	South of C Street and East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Mike Garrott
46	SUB2019-0013	City Center West Residential, 2nd Filing	South of 4th Street, North of 8th Street and East of 71st Avenue	146 single family detached lots, 130 single-family attached units and a 6 acre park	5/3/2019	Construction	Michael Franke

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47	SPR 20:17	Poudre Trails Multi-Family	30th avenue and C Street	296 multifamily Units	10/4/2017	Construction	Brittany Hathaway
48	SPR2018-0034	Trails at Sheep Draw Multi-family	South of 10th Street, North of 12th Street and West of 86th Avenue	546 unit multi-family Housing	12/28/2018	Construction	Michael Franke
49	SUB2018-0027	Centerplace North Filing #4	44th Avenue and 24th Street Road	133 Townhouse Units	3/16/2018	Construction	Darrell Gesick
50	PUD 8:01	Promontory Residential- Phases 2 & 3	NE Corner of Promontory Parkway and 16th Street	Completion of Platted Single Family Residential	5/2/2017	Construction	Mike Garrott

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