



Planning Commission

August 23, 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 the minutes dated 07-26-22.
5. A public hearing to consider a request to rezone Lot B of Recorded Exemption No. 0705-08-3 RE-4144 from Residential Estate (RE) and Commercial Low Intensity (C-L) to Residential High Density (R-H) located at Southwest corner of US Hwy 34 Bypass and 71st Avenue, ZON2022-0004.
6. Water Efficiency Plan
7. Commissioner Romulo Recognition
8. Staff Report
9. Adjournment
10. Transportation Masterplan Update Work Session

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

JULY 26, 2022

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

Chair Justin Yeater
Commissioner Chelsie Romulo

3. Approval of Agenda

There were no corrections or additions to the agenda. Commissioner Franzen moved to approve the agenda. Commissioner Modlin seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo were absent.)

EXPEDITED AGENDA

4. Approval of June 28, 2022 Minutes

Commissioner Franzen moved to approve the minutes dated June 28, 2022. Commissioner Schulte seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo were absent.)

5. Public hearing to consider a request to rezone C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) for approximately 2.11 acres of land located at 3115 35th Avenue (ZON2021-0017)

Vice Chair Briscoe opened the public hearing at 1:17 p.m. There being no comments, the public hearing was closed at 1:17 p.m.

Commissioner Schulte asked if there had been any other public comments received regarding this agenda item. Darrell Gesick, Planner III, stated that there was one phone call inquiring if there would be residential zoning on the property.

Vice Chair Briscoe asked if there was a development proposal for the site. Mr. Gesick stated that the property owner wanted to expand the viability of the property, which was limited by the commercial low zoning. Even though nothing is being proposed at this time, they have had a lot of public interest in the property regarding uses and zoning.

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district meets the Development Code criteria Section 24-204(b) (1-9); and, therefore, recommends approval of the rezone to City Council. Commissioner Franzen seconded the motion.

Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

6. Public Hearing to consider a request by Tripoint Acquisition Group to subdivide Tract A, Excelsior Planned Unit Development Filing Plat and Lot 6, and a Portion of Tract A, Promontory 1st Replat. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by the prior plat (SUB2022-0009)

Commissioner Schulte asked if there had been any other public comments received regarding this agenda item. Kristin Cote, Planner II, stated that staff had received a question in regard to the intent of the subdivision. She explained that the subdivision is establishing tracts and the intent was to realign the rights-of-way.

Vice Chair Briscoe asked Ms. Cote to clarify the need to relocate the existing rights-of-way from what had been previously platted. She explained the reconfiguration of the tract sizes and configurations created the need for the replat.

Vice Chair Briscoe opened the public hearing at 1:23 p.m. There being no comments, the public hearing was closed at 1:23 p.m.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the Promontory resubdivision is in compliance with provisions and regulations involving code criteria outlined in sections 24-203; and, therefore, approves the preliminary plat as is presented. Commissioner Carlson seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

END OF EXPEDITED AGENDA

7. Public hearing to consider a request by Vector Development, LLC to subdivide a property with the intent of developing 30 single-family attached townhome units and 5 outlots for drainage, guest parking, access, utility, and open space (SUB2022-0001)

Ms. Cote stated that the property was annexed in 1981 and is currently vacant. In 2017, a rezone was requested for the 3.2-acre property to be converted to a Residential High designation. The request was denied by the City Council. In 2020, the Greeley West multi-family PUD was established allowing a mix of residential, commercial, and industrial uses. She then described the location and displayed a graphic of the proposed replat, which consists of a 30-unit townhome development. Ms. Cote noted that a total of 49 notification letters were sent to the surrounding properties. One letter was received which described concerns with regard to traffic in the general vicinity of the site. Staff concluded the presentation noting their conclusion that the request appears to meet the City's rezone criteria and therefore is recommended for approval.

Mark Bowman with Vector Development explained that this project would be very similar to their company's recent project located west of 47th Avenue, north of 25th Street and south of 24th Street, which was completed two years ago. Mr. Bowman explained that the project was very successful, and they would like to develop a similar project at this location.

Vice Chair Briscoe opened the public hearing at 1:29 p.m.

Bonnie Smith, 4355 24th Street Road, Unit 1003, Greeley stated her concerns regarding traffic. She noted that she had already worked with several departments within the City of Greeley to place stop signs and speed limit signs around the problem areas. She has also requested that the city conduct traffic counts and speed assessments in front of her home to determine the actual amount of traffic in her area. Ms. Smith explained that she would like the developer to add an additional stop sign and would like to see additional traffic control with this development. Lastly, she was hoping that the construction employees could be informed about and honor the posted speed limits.

The public hearing was closed at 1:35.

Vice Chair Briscoe asked Ms. Cote to explain if there are current traffic control devices being used. She referred the question to staff member Thomas Gilbert, with Engineering Development Review, to answer his question in better detail.

Thomas Gilbert, Engineer III, was the reviewing engineer on behalf of the city. He stated that a traffic memo was required for both the application for the subdivision and the site plan. The applicant's traffic report estimated that the development would generate an additional 220 daily trips from the site with 14 peak hour trips in the morning and 17 peak hour trips in the evening. The City's Transportation Planner and Engineering Development Review Staff determined that the traffic report was in general compliance with the Greeley Municipal Code standards. Even though 24th Street Road functions as a local commercial roadway section which would allow up to 3,500 trips a day, the road at full buildout of the proposal is estimated to see less than 1,500 daily trips, which would be within the allowable threshold for an even smaller road such as a residential road. Thomas provided more background about the existing roadway conditions, noting that 42nd Avenue is currently stop sign controlled and 24th Street Road would be extended to 38th Avenue. As part of a subsequent site plan review, staff will be working with the developer and Public Works to review traffic calming measures. Mr. Gilbert noted that he has been in

touch with the Deputy Public Works Director and was assured that traffic related issues will be addressed by the applicant and Public Works.

Vice Chair Briscoe said that he appreciated Mr. Gilbert's review and the data provided. Mr. Briscoe stated that it helps everyone to understand the intent of the road and traffic safety. However, he wanted to note that we all need to keep in mind the bigger picture of the impact to development in the area.

Commissioner Schulte empathized with the residents in the area who have been dealing with the traffic issues, but he thinks that in the long run, completing this project will help smooth the rough edges regarding the usage of this area. He then stated that the subdivision is an appropriate use of the property and thinks it should be approved. However, he hopes that moving forward, the developer stays on top of their contractors to make sure everyone is safe as growth of this area continues to expand.

Becky Safarik, Interim Community Development Director, commented that the driver behavioral issues are something that might need to be managed through traffic enforcement and additional neighborhood efforts. She emphasized that the citizen's testimony is valuable and will be followed up on by the city.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the Centerplace North Subdivision 6th Filing Preliminary Plat is in compliance with the provisions of the subdivision regulations and Development Code criteria outlined in Section 24-203; and, therefore, approves the preliminary plat as presented. Commissioner Schulte seconded the motion.

Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

8. Public hearing to consider a request by Northern Engineering to subdivide Tract B1 and Tract B2, Tract B, Promontory Imagine School Second Filing, First Replat to create 1 Lot, 1 Tract and 1 Parcel for Public Right of Way Dedication (SUB2021-0031)

Kristin Cote explained that the applicant is requesting to subdivide a 30.46-acre property into one lot and one tract with 1.01 acres of right away for the purpose of creating a multifamily residential development. Ms. Cote stated that the site was annexed in 1985 and the land is currently vacant. The existing PUD on the site allows for mixed-use development, including open space, residential, commercial industrial, and recreational uses. Ms. Cote provided an overview of the site and showed a depiction of the proposed replat. She further explained that the lot is approximately 21.761 acres, and the tract is approximately 7.61 acres with 1.01 acres of right away on the eastern portion of the subdivision. A total of 106 notice letters were sent to surrounding property owners. One letter was received which discussed potential traffic concerns and some perceived negative impacts on property value. Staff is recommending approval of the preliminary subdivision.

Larry Buckendorf, Promontory Holdings, LLC at 7251 W 20th Street, Greeley stated that the property is currently owned by two separate entities. He noted this is a continuation and final step of platting the property into a tract, a lot, and a right-of-way. Mr. Buckendorf also stated that this project has been ongoing for several

months and has been reviewed at length by city staff. He then noted that the project has been found to be in compliance with the Greeley Municipal Code. Mr. Buckendorf explained that the zoning had been in place prior to any single-family residential homes being constructed and that any potential buyer would have been made aware of the intentions for future multifamily units. Mr. Buckendorf stated that a traffic memo had been provided to staff, which included these properties, which was found to be consistent with the original traffic report for this area. Mr. Buckendorf acknowledged that there are always some inconveniences associated with construction and development, but they do their best to minimize those to the greatest extent possible. Lastly, he said they are dedicating enough right-of-way for 103rd Avenue, so that there would be adequate access onto the properties on the western boundary and with the future school site on the east.

Commissioner Modlin discussed the citizen's letter that stated how they were told on multiple occasions that their property would never be adjacent to multifamily homes. Yet, the application for multifamily was already on file. He questioned how these things might happen. Mr. Buckendorf explained that there are many people involved in any transaction, so it is difficult to say. However, he was certain that nobody with Journey Homes (his company) would have misrepresented adjacent development information to prospective buyers.

Commissioner Franzen inquired if the area had been rezoned to multi-family prior to the homes being built. Mike Garrott, Planning Manager, stated that area was rezoned in 2018 or 2019, so it was before the current development. Mr. Buckendorf followed up by stating the use would have been consistent with the overall plan of the area for years prior.

Commissioner Modlin stated that the letter references October of 2021 and the application was into the city before then. Mr. Buckendorf stated that he was correct.

Vice Chair Briscoe opened the public hearing at 1:29 p.m.

Patty Swiker, 1142 Juliana Drive, Loveland came to represent her family who live in the Promontory Subdivision. She stated that when they were looking at buying a home in that area, they were assured by several people with Journey Homes that there would never be multi-family development nearby. She also said that they would have never purchased a home if they knew it would be multi-family uses were planned for in the future. Ms. Swiker touched on their concerns regarding traffic and resources in the area. She explained that there are also already drainage problems they are wanting the city to rectify. She stated they are depending on the City to help with all of these issues, since they had lost trust with Journey Homes.

Brianne Lovitt, 1915 104th Ave, Greeley said she is also mistrustful of Journey Homes because they too had been reassured many times over that there would be no multi-family in the area. They also believe that the high-density apartments being built by Journey Homes and the affiliate companies will have a negative impact on the surrounding area. Ms. Lovitt requested that the city look further into their concerns.

Vice Chair Briscoe closed the public hearing at 2:05 PM.

Commissioner Franzen pointed out that because this area has been zoned this way since 2018, they may have no other choice but to approve the proposed development.

Commissioner Schulte reiterated that the zoning has been there all along and the realtors should have helped buyers navigate that appropriately. He stated that the project does fit the zoning and doesn't think they can say no, if it otherwise meets the criteria, even if the allegation of misrepresentation by previous salespeople involved. He said that although it is unfortunate to hear about the background information, we have to keep that separate from the merits of this project.

Commissioner Franzen Stated that he agreed and recommended any home buyer in the future to get in writing what they hear from the developers or builders.

Commissioner Modlin stated that he thinks any company has a duty to perspective buyers to be very transparent about the whole development of a community. Therefore, everyone coming in can look and judge for themselves as to whether the area is right for them.

Commissioner Carlson resonated with the other commissioners and stated that the existing zoning fits the proposal. He also thinks that if you look at the bigger picture it is important for the city to have a good mix of affordable housing types.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Imagine School 2nd Replat Preliminary Filing is in compliance with Development Code Section 24-203; and, therefore, recommend approval. Commissioner Schulte seconded the motion.

Motion carries 3-2. (Chair Yeater and Commissioner Romulo absent.)

Commissioner Schulte questioned whether the vote should carry with just three votes. Ms. Safarik indicated her understanding that the approval only requires a majority of the Commissioners present. Commissioner Schulte reflected on earlier advice from previous staff suggesting four votes were needed. Ms. Safarik noted that four votes are required by Council to adopt an ordinance and deferred the issue to Michael Axelrad, Senior Attorney, for legal advice. Upon additional examination, Planning staff was able to locate the precise language in the Development Code confirming a majority vote of the Commission is sufficient to approve such a motion.

9. Staff Report

Becky Safarik stated that the annual process for members to be appointed to the Planning Commission will take place on August 23rd during the work session. A couple of members have indicated their interest in returning, which would leave one opening. Appointments would need to be formally made on September 6th, so the new board members can be seated by the September 13th Planning Commission hearing. Ms. Safarik suggested the staff provide a presentation at that time about the quasi-judicial process as a reminder of the parameters around such

case to blend with the usual orientation of new members that occurs through the city attorney's office for new members of the Planning Commission.

Mike Garrott said that, in addition to the hearing process presentation, they staff would like to discuss "Land Development 101" during an upcoming work session. He stated that it would be helpful to give a couple different perspectives and have an actual developer walk through their behind-the-scenes process. Mr. Garrott also spoke about discussing site development design standards to see if those are adequate or if more needs to be done. He suggested that the Oil and Gas process could also be a timely subject to review. Lastly, Mr. Garrott invited the Commission to contribute any ideas they may have towards Council presentations.

Commissioner Modlin asked about the status of the Master Transportation Plan. Mr. Garrott explained the additional work is being done at the staff level regarding the proposed update to that Plan, but it's been some time since the Commission has seen an update. He stated he will work with the Public Works Department and have another work session with the Commission in the near future.

Ms. Safarik said they had discussed the time frame with the Public Works Director who indicated this is a high interest topic that's still a work in progress but will come back before it goes to the Commission and Council. She also stated that regarding the comments from citizens, staff may be able to hold neighborhood meetings to discuss general issues, including traffic concerns in the Centerplace North area. Ms. Safarik explained that the City's Neighborhood Building Blocks team can host a meeting with relevant departments to help them gain insight and resources. She reiterated that the city would follow up with the citizens regarding drainage or other issues.

10. Adjournment

With no further business, Vice Chair Briscoe adjourned the meeting at 2:19 pm.

Erik Briscoe, Vice Chair

Becky Safarik, Secretary

Planning Commission Agenda Summary

August 23, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Cobblestone Rezone – ZON2022-0004

Summary:

The applicant is requesting consideration of a Rezoning Application to rezone Lot B of Recorded Exemption No. 0705-08-3 RE-4144 from Residential Estate (RE) and Commercial Low Intensity (C-L) to Residential High Density (R-H) (37.61 +/- acres) with the intent to develop a new residential community.

Recommended Action:

Approval

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B - Application

Attachment C – Project Narrative

Attachment D – Excerpt of Commercial Market Study

Attachment E – Illustrative Master Plan

Attachment F – Rezoning Plat

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning

FILE NUMBER: ZON2022-0004

PROJECT: Cobblestone Rezone

LOCATION: Southwest corner of US Hwy 34 Bypass and 71st Avenue

APPLICANT: Max Moss on behalf of HF2M, Inc.

CASE PLANNER: Kristin Cote, Planner III

PLANNING COMMISSION HEARING DATE: August 23, 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(b) of the 2021 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Max Moss on behalf of HF2M, Inc. to rezone from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) for approximately 42.01 acres. The property located at the southwest corner of US Highway 34 Bypass and 71st Avenue.

A. REQUEST

The proposed request is for an approval to rezone 42.01 acres from the R-E and C-L zone district to R-H zone district. As outlined in the applicant narrative, the rezoning would allow the developer to construct a mix of residential product types that would be complementary to the planned single-family residential development uses south of and adjacent to the subject rezoning parcels (*Attachment D – Illustrative Master Plan*). The applicant is looking to increase the available residential density in the area that would support the existing St. Michael's Town Center commercial center located to the east, which was recommended in the applicant's market study. The R-H zone district allows for single-family detached, single-family attached and multi-family dwelling units, among other uses (include land use table as an attachment)

An Illustrative Master Plan which encompasses an area larger than this small, proposed rezoning and depicts what could be the Cobblestone Master Planned Community has been submitted with this application. The Cobblestone neighborhood would include a mix of single-family attached and detached housing, multi-family housing and a dedicated park site to offer a diverse variety of housing options for a wide spectrum of future residents. This plan also includes a trail corridor

which would be established along the Greeley-Loveland Ditch and Ashcroft Draw, as well as safe and direct pedestrian connections from the proposed Cobblestone neighborhood to the St. Michaels area. The applicant provided a detailed Market Study (*Attachment C*) that provides additional analysis on the overall commercial market saturation in the area and the need for additional residential density in the vicinity of the St. Michaels area.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: PUD / future residential and commercial development

South: R-L / undeveloped, future residential development

East: C-L / undeveloped, hospital and commercial uses

West: H-A / undeveloped and existing residential

Site Characteristics:

The site is undeveloped with US Hwy 34 Bypass to the north, the Greeley Loveland Ditch to the south and a portion of 28th Street extending through the site. This site has higher elevations at the northwest corner of the property, approximately 4980, gradually sloping down to a 4920 elevation at its southern border adjacent to the Greeley Loveland Ditch. There is currently an existing agricultural farm site in the northwest corner of this property and several abandoned oil wells on site, as well as one producing oil well on the southwest area of the property.

D. BACKGROUND

The subject property was annexed into the city as part of the Hurst annexation in 2000 (Resolution No. 58, 2000: Case No A 25:00), which consisted of an area of approximately 122.92 acres. The property was zoned of H-A (Holding Agricultural: Case No Z 29:00) was established on February 20, 2001. In the mid 2000's the majority of the property in consideration was rezoned to R-E (Residential Estate) with the northeast corner being zoned C-L (Commercial Low Intensity).

In 2019, a PUD (Planned Unit Development: Case No PUD2019-0003) application was submitted for review to the City, which included this area of land, and proposed a mix of residential uses and a small component of commercial in the northeast corner adjacent to US Highway 34 Bypass and 71st Avenue. The application was withdrawn from consideration by the City in 2021 because at that time the City of Greeley was in process of updating Municipal Code and the applicant felt that some components of the new code would potentially be a better, more harmonious fit to the development of this area.

APPROVAL CRITERIA

Standards for Rezoning (ZON2022-0004):

In reaching recommendations and decisions as to rezoning land, the Planning Commission and the City Council shall apply the review criteria established in Section 24-204(b) of the Development Code:

- 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.**

Staff Comment: The subject property is identified in the Comprehensive Plan as a Mixed-Use Neighborhood. The proposed rezoning allows for a residential mixed use. The R-H zone district encourage a variety of densities and range of housing options for residents.

The proposal to add density adjacent to the St. Michael's Town Center should help support existing businesses and the expansion of new businesses within the Center. Establishing safe pedestrian linkages between the subject property and the St. Michaels center would continue to support the horizontal mixed-use design theme of the Center.

The request complies with this criterion.

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

Staff Comment: The proposed rezone would provide opportunities to add density adjacent to and supporting the St. Michael's Town Center As shown on the Illustrative Master Plan, the overall proposed density of the Cobblestone neighborhood transitions from higher density residential along US Hwy 34 Bypass to single-family detached housing further south adjacent to existing single-family detached housing to the east.

The request complies with this criterion.

- 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 rezone request would help support the adjacent St. Michael's Town Center by providing additional residential density in a walkable distance to the center.

This request generally complies with this criterion.

4. **Whether the existing zoning has 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 zoning of R-E and C-L was established in the mid- 2000's and was indicative of the need for commercial within the general area within that timeframe. The adjacent St. Michael's Town Center meets the current needs for commercial users within this general vicinity at present time. The applicant provided a site specific retail market analysis which advised not pursuing commercial development on this property given. According to the study, for lease commercial space on the site would be a risky venture with no guarantees for tenants, adsorption rates or rents needed to offset development costs.

The request 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: The Illustrative Master Plan provided by the applicant depicts a neighborhood with transitions in overall product type and densities to the existing single-family development to the southeast of the future Cobblestone neighborhood. This rezone would allow for the further pursuit of the development of said Master Plan, which would provide for a compatible transition with the surrounding complimentary development. Higher density residential developments are most appropriate adjacent to commercial centers to support existing businesses and encourage new business activity. Development specifics would need to meet the Subdivision and Design Criteria established in the Development Code. These details will be reviewed in greater detail at the time of subdivision and site plan, as appropriate.

The request 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: Staff and referral agencies have reviewed the proposal and have no concerns at this time. At the time of subdivision, the applicant would need to provide final reports and analysis that conform with City and agency requirements. There are existing water and sewer utilities

adjacent to the property that would be extended to serve the future development.

The request 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 proposed rezoning would allow the applicant to develop residential densities greater than currently allowed adjacent to the existing St. Michaels Town Center. Additional details will be reviewed as part of the subdivision and applicable site plan processes, consistent with the Development Code design criteria.

The request 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 development proposal will be required to meet Development Code, Subdivision and Design criteria and will be evaluated against those criteria as part of the review process. This information will be reviewed in greater detail as part of the subdivision and site plan processes, as applicable.

This criterion is not applicable.

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

Staff Comment: Staff and referral agencies have reviewed the rezoning request and have no concerns at this time. Further analysis would be conducted at the time of subdivision and site plan, as applicable. Development plans would be required to meet the subdivision and design criteria established under the Development Code.

This criterion is not applicable.

Consistency with the Land Use Chapter of the Comprehensive Plan. *A rezoning proposal shall be found to be in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.*

The following Comprehensive Plan goals are met with this PUD proposal:

- GC-1: Manage growth effectively.
 - The proposed development is located adjacent to existing developed areas within the City and is adjacent to existing utility infrastructure that can serve the proposal.
- HO-2: Encourage a broad diversity of housing options.
 - The rezoning request and applicant provided illustrative master plan would provide a variety of housing types including multi-family, single family detached, and single family attached within walking distance of the St. Michaels Town Center.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

The site's proximity to US Highway 34 Bypass will require careful design to mitigate any impacts to and from US Highway 34 Bypass as part of the overall development plan. Both Ashcroft Draw and the Greeley-Loveland Ditch are located within the overall Cobblestone development area to the south of the proposed rezoning. These areas will need to be carefully integrated into an overall development plan. The Army Corps of Engineers has determined that Ashcroft Draw is not considered waters of the United States for the purpose of wetland mitigation. Any need for mitigation measures would be addressed by the City through the subdivision process. There are several abandoned oil wells on site, as well as one producing oil well.

WILDLIFE

A current biologist report would be required with the subdivision application to identify wildlife observed on-site and in the vicinity of the property. The Eastern Black Rail has been identified in the area and any development would need to mitigate any habitat loss for the threatened / engagement species. These details would be addressed through the subdivision process.

FLOODPLAIN

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

DRAINAGE AND EROSION

The Cobblestone Re-zone has identified that two detention ponds shall be utilized at full buildout. One pond is planned to be in the northeast corner of the project near Highway 34. The other pond is planned to be in the southwest portion of the property near the irrigation ditch. Once construction documents are created, this project will be responsible to meet the City's current MS4 permit requirements as well as the City of Greeley Design Criteria and Construction Specifications.

TRANSPORTATION

The development phase north of the ditch would have two access points on the west side of 28th Street and two access points on the east side of 28th Street. The City of Greeley Transportation Planner and Engineering Development Review have reviewed the Traffic Study

and have no significant concerns at this point. Further traffic analysis would occur at time of subdivision.

G. SERVICES

WATER

The City of Greeley provides water services to the area. Water lines would need to be extended and looped from an existing 12" water line along 71st Avenue, located east of and adjacent to the development site, and an 8" stub in 28th Street that connects to the Gold Hill Water Transmission Line. Water provisions, including non-potable, within the development would be reviewed at time of subdivision.

SANITATION

The City of Greeley would provide sanitary services to the area. Additional infrastructure will be required to serve this property to connect to the existing infrastructure. The existing infrastructure has planned for the proposed flows, and the Ashcroft lift station has capacity to support this zone change.

Sanitary Sewer and any applicable agreements would be reviewed at time of subdivision.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Stations #5 and #6 are located approximately 3 miles to the east and west of the site.

PARKS AND OPEN SPACES

As shown in the Illustrative Master Plan for the Cobblestone development (Attachment D), there would be a substantial park site dedicated at the southwest corner of the development area. The applicant also intends to incorporate smaller pocket parks and trail connections throughout the future development. Final details will be provided at the time of subdivision.

SCHOOLS

The subject property is located within the Greeley-Evans School District. A school site is not required to be dedicated with this project; however, the applicant will be required to pay cash-in-lieu to the district for school land dedication requirements at time of subdivision.

METROPOLITAN DISTRICT

A portion of this property is included within the Cobblestone Metropolitan District Numbers. 1-4 (File No. 4452061 approved 12/7/2018)

H. NEIGHBORHOOD IMPACTS

VISUAL

Visual impacts will be reviewed for at time of subdivision against landscape and buffer requirements set forth in Code.

NOISE

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

I. PUBLIC NOTICE AND COMMENT

Notices were mailed as per 24-201. f.3 of Greeley Municipal Code on August 3, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on August 2, 2022, by the applicant as per City requirements. As of the finalization of this report no written comments have been received

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone request from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) is in compliance with Development Code Section 24-204(b) and therefore recommends approval.

ALTERNATIVE MOTION

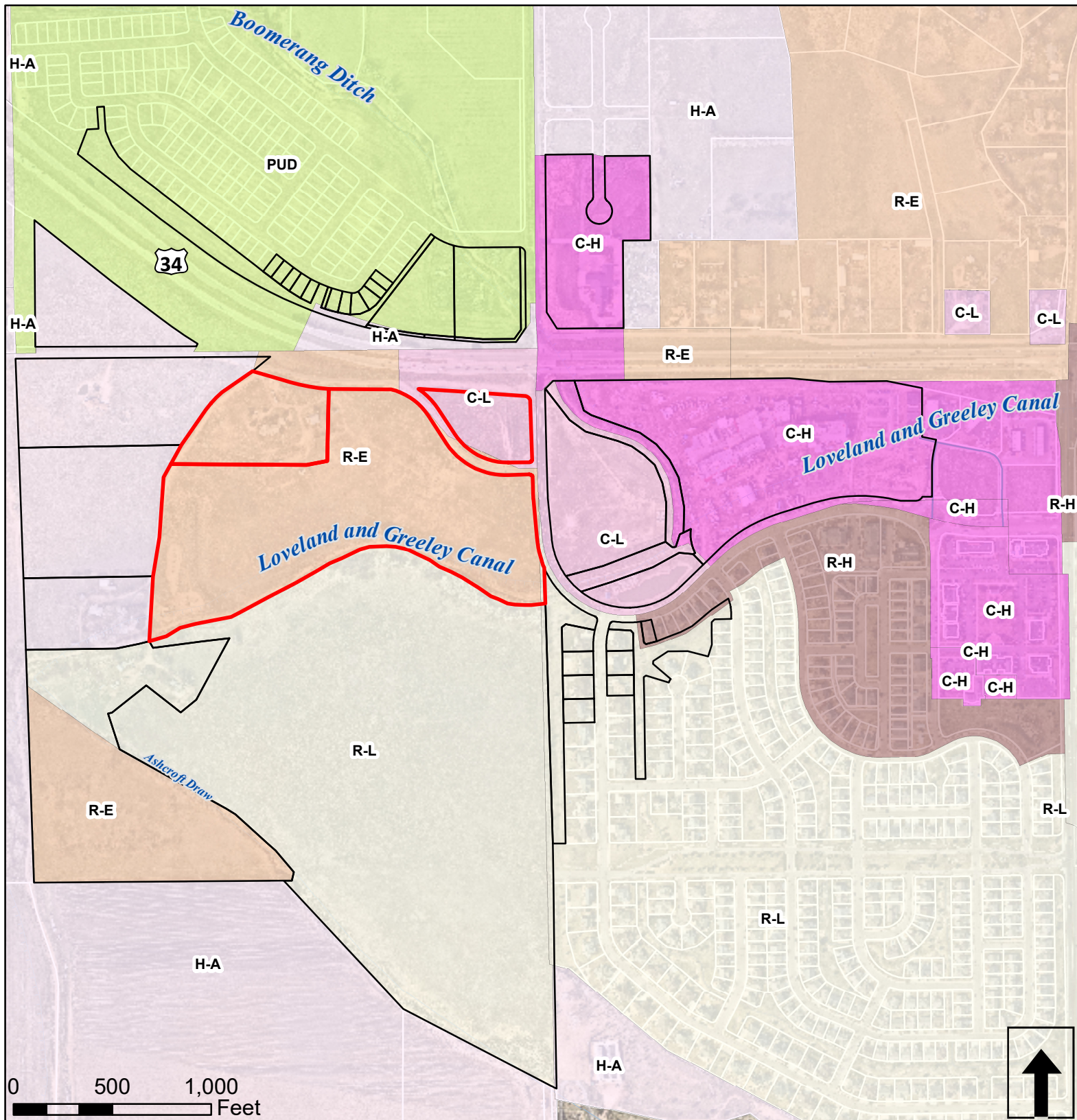
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Rezone request from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) is not in compliance with Development Code Section 24-204(b) and therefore recommends denial.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map
Attachment B - Application
Attachment C – Project Narrative
Attachment D – Excerpt of Commercial Market Study
Attachment E – Illustrative Master Plan
Attachment F – Rezoning Plat

Cobblestone Rezone - ZON2022-0004

Vicinity Map - Current Zoning



- ▭ Cobblestone Rezone Site
- Parcels within 500ft of Rezone Site
- Greeley Parcels

Zoning

- | | |
|---|--|
| Conservation District** | Industrial High Intensity |
| Commercial Low Intensity | Planned Unit Development |
| Commercial High Intensity | Residential Estate |
| Holding Agriculture | Residential Low Density |
| Industrial Low Intensity | Residential Medium Density |
| Industrial Medium Intensity | Residential High Density |
| | Residential Mobile Home |



Development Application

1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

APPLICANT NAME: Max Moss, HF2M, Inc.	ADDRESS: 430 N College Ave, Suite 410 Fort Collins, CO 80524 EMAIL: max@hf2m.com	PHONE: 512.507.5570
OWNER(S) OF RECORD: Greeley Commons Investments, LLC	ADDRESS: 5189 Copper Blush Ct Castle Rock, CO 80108 EMAIL: craigschoepke@icloud.com	PHONE: 303.947.3346
OWNER(S) OF RECORD:	ADDRESS:	PHONE:
POINT OF CONTACT: Angela Milewski, BHA Design	ADDRESS: 111 S. Meldrum #110 Fort Collins, CO 80521 EMAIL: amilewski@bhadesign.com	PHONE: 970.305.3937

PARCEL / LOT INFORMATION

Parcel ID Number	095920100004, 095920000012, 095920000018
Address or Cross Streets:	Undeveloped parcel west of 71st Avenue south of US Hwy 34
Subdivision Name & Filing No.:	Cobblestone (unplatted)
Related Case Numbers: (PUD, Rezoning, and/or Plat)	none current, previous applications have been withdrawn

EXISTING

PROPOSED

Zoning:	R-E, C-L	R-H
Project Name:		Cobblestone
Site Area (Acres & Square Ft.):		42.1 acres
Floor Area Ratio (FAR):		n/a (no commercial uses, estimating 200 MF and 144 Twin Ho
Density (Dwelling Units/Acre):		8.2 du/ac
Building Square Footage:		n/a (no commercial uses, estimating 200 MF and 144 Twin Ho

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: November 11, 2021

Pre-Application Meeting Number: PAM 2021-0071

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: 3/1/2022

Project Narrative – Cobblestone Rezone Request

March 1, 2022

HF2M is working in collaboration with the City and DR Horton to develop The Cobblestone property into a new residential community. The planned neighborhood will provide a mix of housing and residential amenities focused on the site's uniquely beautiful natural features with open space areas, parks and trails.

The planned development will require two types of approvals by the City of Greeley: a rezone of the property north of the Greeley-Loveland Canal from R-E and C-L to R-H, followed by approval of Preliminary Subdivision plans for each phase. Based on our discussions with city staff, we are proceeding initially with the Rezoning application to help establish key design parameters for the project. We will then follow with the more detailed Preliminary Subdivision submittal based on comments from city staff and neighborhood outreach.

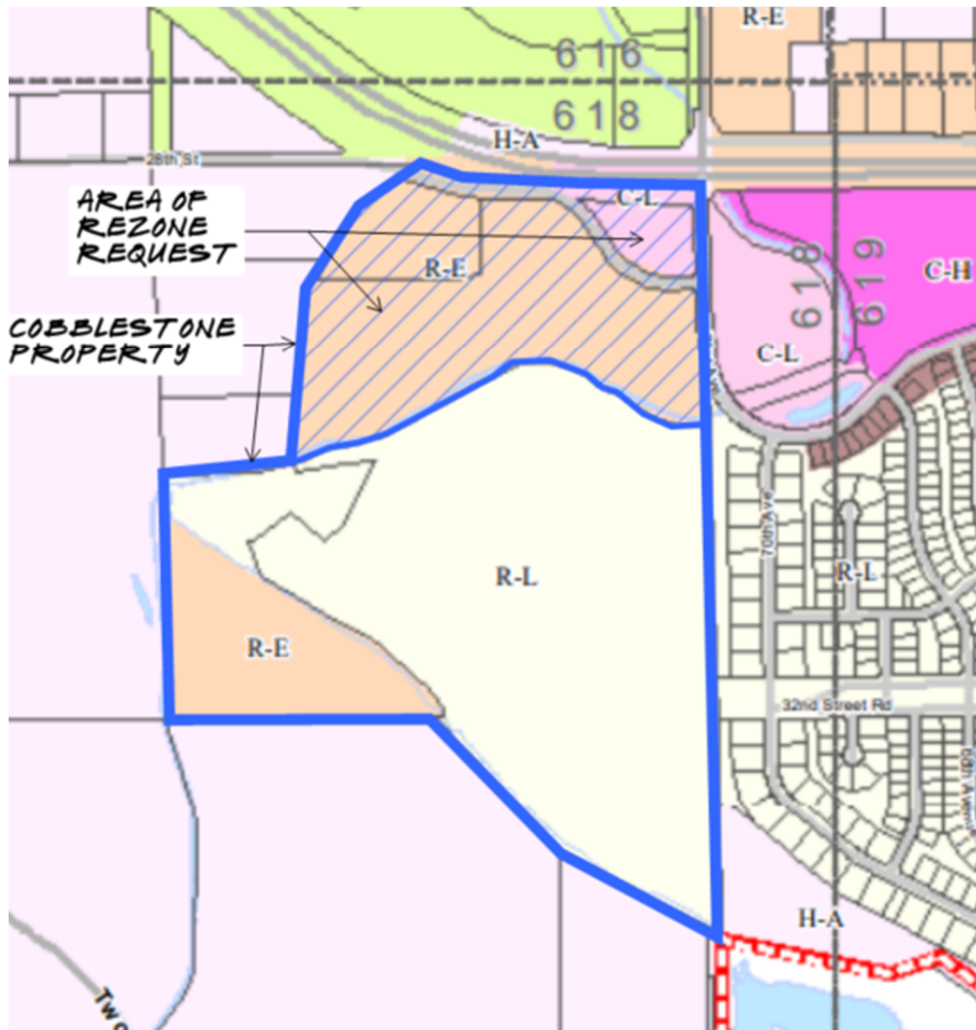


Figure 1 - Area of Rezoning Requested

Attachment C

Project Information and Surrounding Zoning

The area of requested Rezoning is approximately 42 acres in size including a 3.27-acre parcel currently zoned C-L and a 37.61-acre parcel zoned R-E. The zoning for the surrounding properties is:

North: PUD (north of US Hwy 34)

East: C-L (Commercial Low Intensity)

South: R-L (Residential Low-Density)

West: H-A (Holding Agriculture)

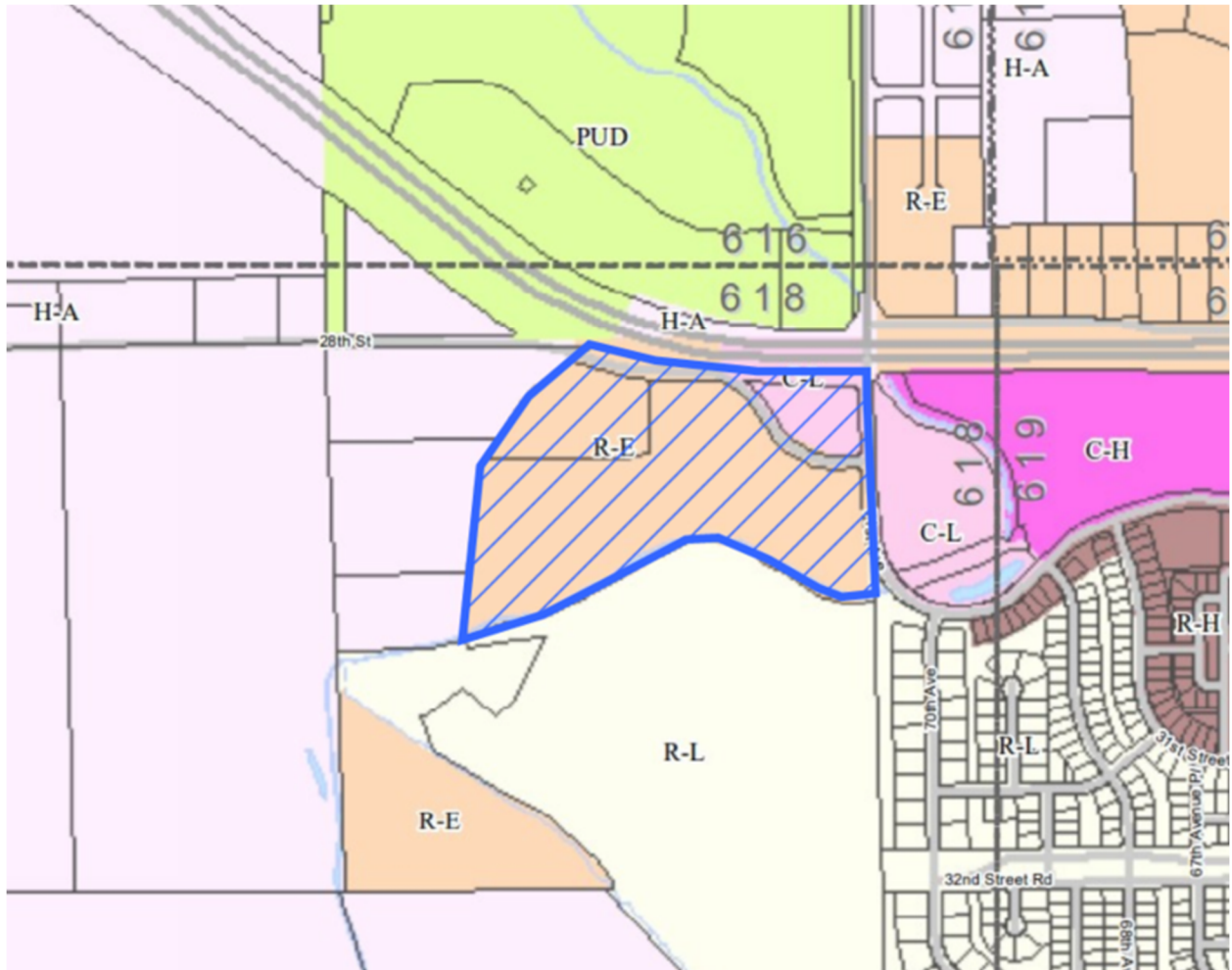


Figure 2 – Greeley Zoning Map Indicating Surrounding Zoning

Attachment C

Reason for Rezone Request

The reason for the rezone request is to support the development of the Cobblestone neighborhood as a mixed-density residential neighborhood with a variety of housing types. The rezoning of the area south of US Hwy 34 and north of the Greeley-Loveland Canal will allow for a combination of two-family and Class A multi-family dwellings in this area adjacent to the UCHHealth Greeley Hospital along the planned realigned and improved 28th Street.

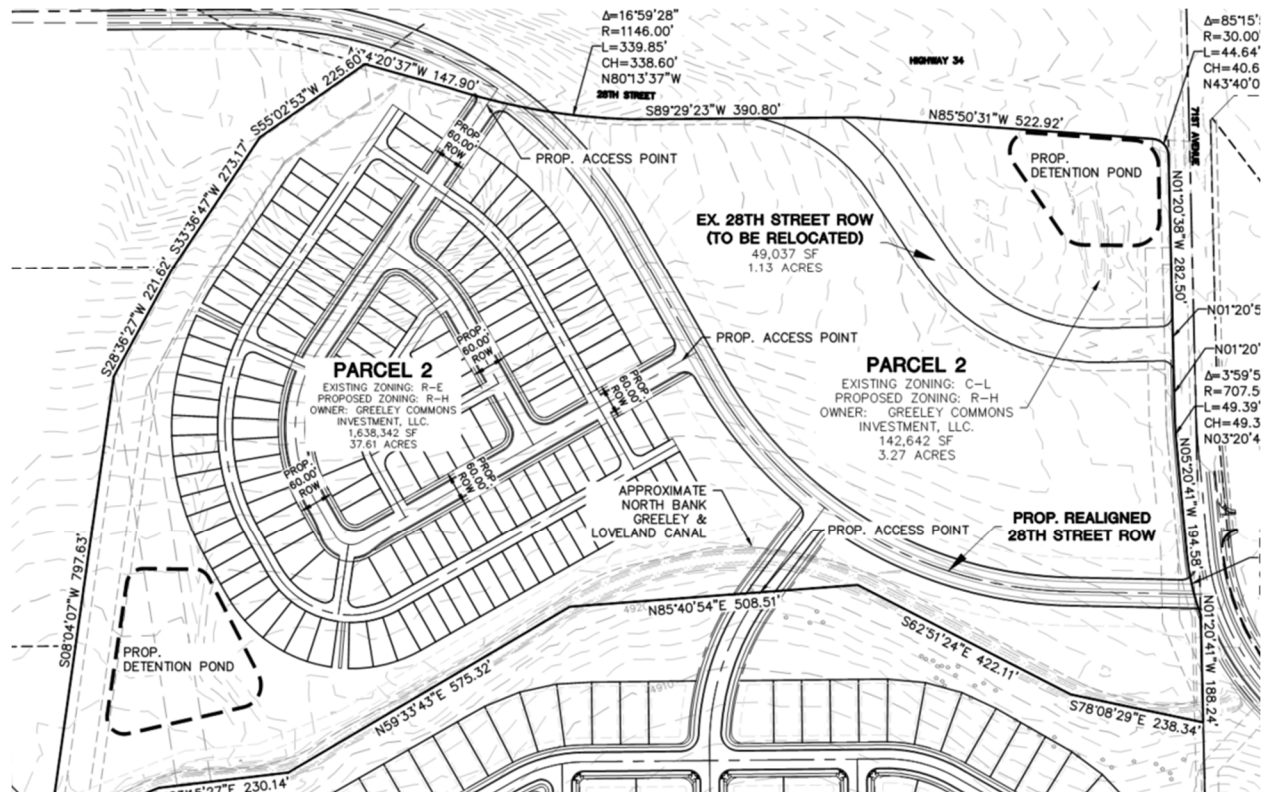


Figure 3 – Concept Plan for Rezone Area

Compatibility with Surrounding Area and Consistency with Comprehensive Plan

The property is located within the city limits and within the **Mixed-Use Neighborhood** designation indicated in the City of Greeley Comprehensive Plan Growth Framework map. The Comprehensive Plan describes Mixed-Use Neighborhoods as: *predominantly single-family detached homes, but with higher-density housing types such as duplexes, townhomes/row homes, and smaller scale apartment buildings encouraged to provide a range of housing options.*

In the Comprehensive Plan, the properties immediately west of the rezone area are indicated as a future **Mixed-Use High Intensity** area with a **Regional Center** at the intersection of US Hwy 34 and 83rd Avenue.

The rezoning to R-H (Residential High-Density) not only provides for a mixture of additional housing types as encouraged in the Mixed-Use Neighborhood areas, but additional housing here will help to support the nearby St. Michael's commercial uses along with the developed commercial to the east and these future planned commercial uses envisioned in the Comprehensive Plan.

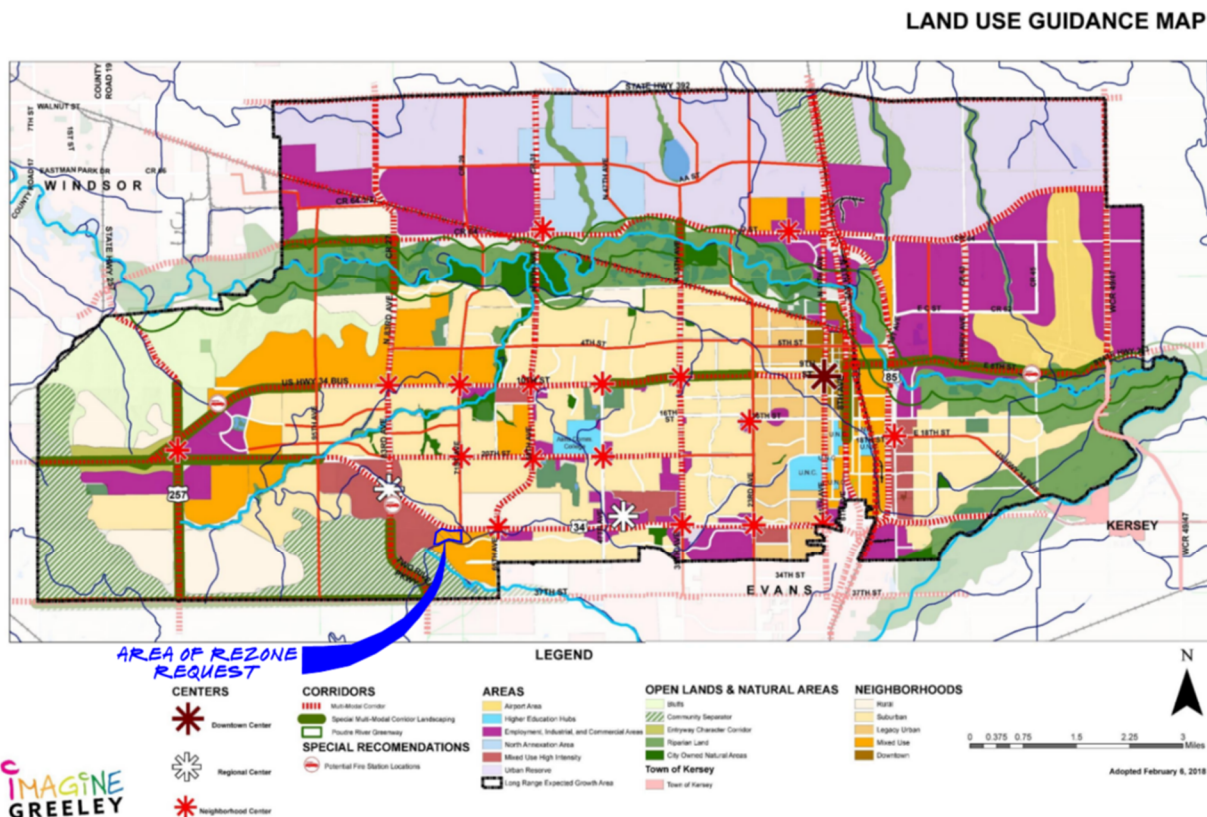


Figure 2 –Greeley Comprehensive Plan Land Use Guidance Map

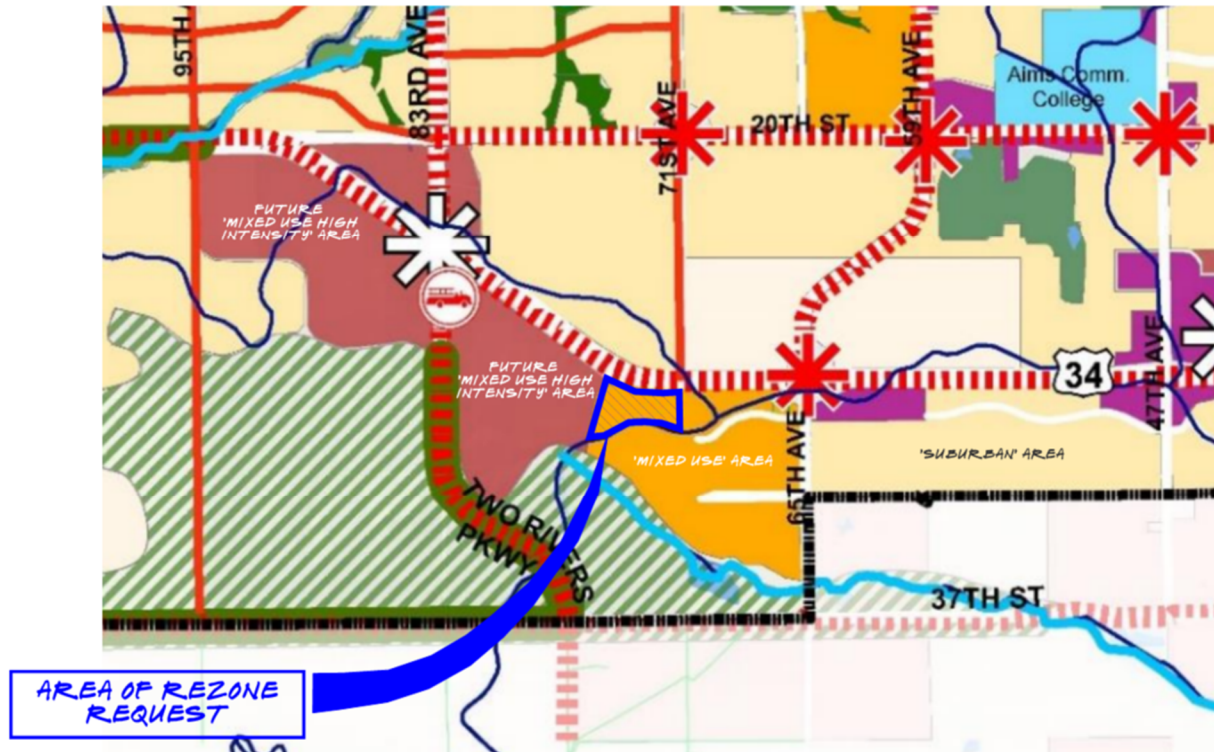


Figure 3 – Excerpt from Greeley Comprehensive Plan Land Use Guidance Map

Market Study and Housing Needs Assessment

In our pre-application meeting with city staff, we heard concerns about the loss of the ~2 usable acres of commercial use with the C-L zoned parcel, and the worry that recent multi-family developments approved within the City of Greeley may have created an over-supply of this type of housing. Staff encouraged HF2M to complete a market study to help identify the appropriate uses for the property. We have completed two separate studies that support our current rezone request.

First, HF2M and LandUseUSA | Urban Strategies conducted a site-specific retail market analysis of the property. Based on the physical features of the property, its location with the City of Greeley, access to the property, and nearby land uses and densities, the likely success of retail, restaurant, service or convenience uses at this location is very low and not recommended. The study indicates that development of commercial and even service space in this location would be a risky venture with no guarantee of tenants. We believe there are other sites more suitable to support C-L uses which are detailed in the market analysis.

Second, HF2M also engaged Mass Equities, Inc to conduct a multifamily apartment demand study for the property. The study includes a supply analysis for existing and planned projects as well as projections for housing needs. The study confirms that demand for this type of housing will remain unmet even with the planned multifamily projects coming online over the next few years.

Attachment C

In summary, these two reports demonstrate the substantial need in the Greeley market for housing to support its existing retail and commercial business portfolio and the viability and need for Class A multi-family.

We have included both studies with our application for your review. These studies confirm the intent of HF2M, Mass Equities, and DR Horton in the successful development of Cobblestone: – to provide a mixture of additional high quality housing types to help meet the community’s needs for housing and to better support the existing and future planned commercial areas indicated in the Comprehensive Plan for this area.

Conformance with Review Criteria

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.*
 - As described above, the rezoning to R-H aligns with the character and uses envisioned for the Mixed-Use Neighborhood designation of the Land Use Guidance Plan, and will help to support the Mixed-Use High Intensity areas envisioned immediately west of this property better than the existing C-L and R-E zoning.
 - The rezoning better supports a wider mix of allowable housing options needed for a diverse workforce than the current zoning (ED-3.1).
 - The rezoning encourages a compact form over sprawl or leap-frog development (CG-1.2)
 - The planned area is within Greeley’s planned growth area boundary and supports the uses envisioned in the Land Use Guidance Plan (GC-1.4).
 - The rezoning complies with application intergovernmental agreements that define municipal annexation boundaries (GC-1.4).
 - The rezoning and planned Cobblestone development provides a transition in use and intensity and will protect and enhance nearby parks and open lands (GC-1.6)
 - The rezone application and market suitability studies help to monitor demographic, economic, development and real estate statistics, trends and forecasts to anticipate needs for undeveloped land (GC-1.8)
 - The rezoning complies with and supports the Comprehensive Plan Land Use Guidance Map better than the existing zoning (GC-2.1).
 - The rezoning allows for a larger variety of housing types than is allowed with the current zoning (HO-2.1).
 - The rezoning includes identification of natural areas associated with the property so that development can be planned to protect these features and to incorporate them into the plan allowing access to nature for the planned communities. (NR-3.5).
2. *The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.*
 - The rezoning from R-E (Residential Estate) and C-L (Commercial Low) to R-H (Residential High Density) allows for a more diverse mix of housing types that support the goals of the Mixed-Use Neighborhood designation and better support the nearby St. Michael’s

Attachment C

commercial uses and future planned commercial uses (future Regional Center and Mixed-Use High Intensity area) indicated in the Comprehensive Plan Land Use Guidance Map.

- Residential uses in the rezoned R-H district will be required to meet the higher 'Residential Design Standards' in Chapter 24-503 of the Greeley Development Code not applicable for uses in the R-E zone district.
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.*
 - Not applicable
 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.*
 - The existing zoning has been in place for a substantial time without development.
 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.*
 - The rezoning from R-E (Residential Estate) and C-L (Commercial Low) to R-H (Residential High Density) allows for a more diverse mix of housing types that support the goals of the Mixed-Use Neighborhood designation and better support the nearby St. Michael's commercial uses and future planned commercial uses (future Regional Center and Mixed-Use High Intensity area) indicated in the Comprehensive Plan Land Use Guidance Map.
 - Residential uses in the rezoned R-H district will be required to meet the higher 'Residential Design Standards' in Chapter 24-503 of the Greeley Development Code not applicable for uses in the R-E zone district.
 - The rezone to R-H will result in a transition of density between US Hwy 34 and the planned community separator shown to the south of the Cobblestone properties.
 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.*
 - No anticipated concerns with the change in zoning from R-E (Residential Estate) and C-L (Commercial Low) to R-H (Residential High Density)
 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.*
 - Both the market analysis studies conducted support the rezone to allow more suitable and successful uses for this portion of the Cobblestone property making the proposed zoning more appropriate for the neighborhood than the current zoning.

Attachment C

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.*
 - No anticipated negative impacts with change from C-L (Commercial Low) and R-E (Residential Estate) to R-H (Residential High Density)
9. *The recommendations of professional staff or advisory review bodies.*
 - We look forward to your review and comments and hope to receive your recommendation for approval of this Rezoning request.

The City of Greeley, Colorado

A Site-Specific Retail Market Analysis

April 18, 2022

Prepared for
HF2M Colorado

Updated by



LandUseUSA
UrbanStrategies

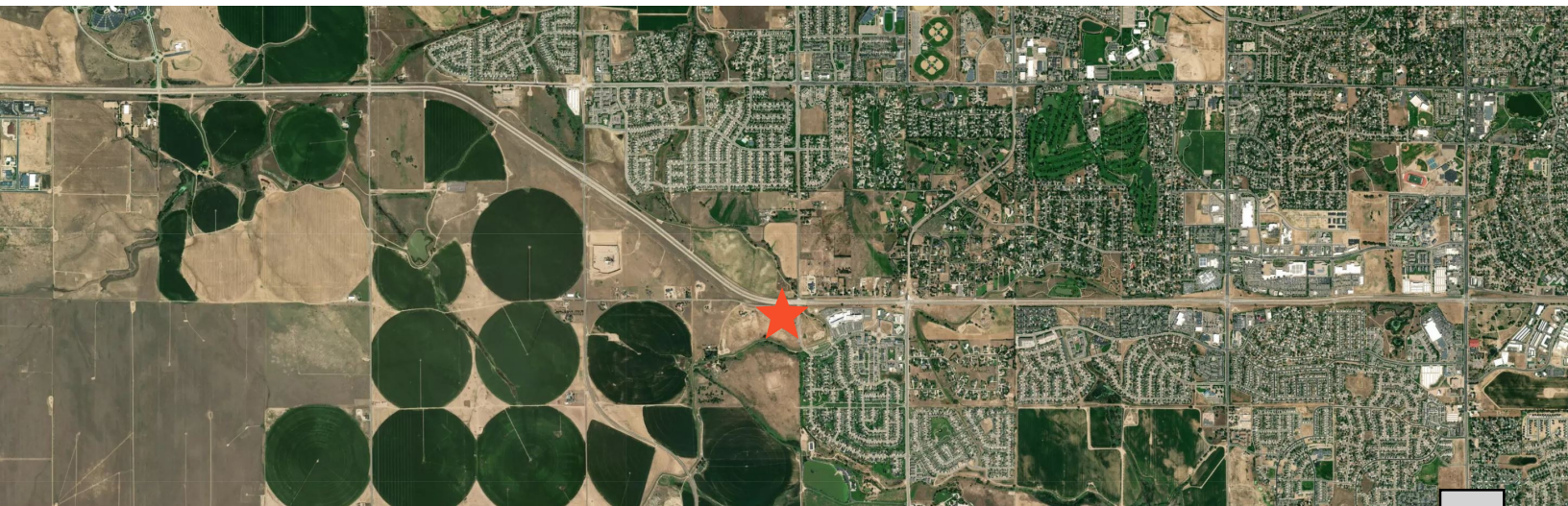


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Section A

Attachment D

April 18, 2022

Attn: Max Moss, President
HF2M, Inc.
430 N College Avenue, Suite 410
Fort Collins, CO 80524
(512) 507-5570
Max@hf2m.com

RE: Report – Retail Market Analysis for Cobblestone, a Site-Specific Project
The City of Greeley, Colorado

Dear Mr. Moss,

Introduction – On behalf of LandUseUSA | Urban Strategies, thank you for the opportunity to prepare the attached Retail Market Analysis for your site-specific project in the City of Greeley, Colorado, generally known as “Cobblestone”. We understand that the subject site includes about three (3) acres generally located in the southwest quadrant of the city, and more specifically at the southwest quadrant at the intersection of Highway 34 and 71st Avenue. About one (1) acre must be dedicated to a storm water detention pond, which leaves about two (2) acres of developable land.

Study Purpose – The purpose of this Retail Market Analysis is to advise you on the general feasibility of developing retail or convenience-oriented services on the subject site. This narrative report is intentionally designed to be succinct and to-the-point, with a focus on the market study results, findings, conclusions, and implications for the subject site. In other words, it does not include explanations of theorems, hypotheses, analytic methodologies, or mathematical computations. Readers interested in understanding how the study was completed or the work approach are encouraged to contact LandUseUSA directly.

Conclusion – Based on the results of the following analyses and observations, we are advising that HF2M not pursue any public commercial for-lease tenant space for retail, restaurants, services, or conveniences on the subject site. For-lease commercial space on the site would be a risky venture with no guarantee of tenants, absorption rates, or rents needed to offset the development costs. Similarly, non-retail services also are not advised at this location, including child day-care centers, veterinarians, dentists, salons, or offices for healthcare practitioners.

Attachment D

Alternative Uses

1. Private Community Amenities – Instead of commercial or retail space for convenience-oriented services, the subject site could include a private clubhouse with a variety of amenities for its residents. Assuming that the subject site is developed with some for-lease townhouses, condos, and/or apartments, then providing some private amenities could provide benefits to the developer and management company (see “Purpose of Amenities” below).

Examples of Private Amenities for Renters of Attached Units

- Indoor gathering place with kitchen, café, and game room.
 - Co-working space with zoom rooms and work-from-home options.
 - Do-it-yourself community garage and workshop.
 - Community fitness center, swimming pool, and exercise room.
 - Spa for small pets; grooming and dog-walking service.
 - Town square, plaza, or other outdoor gathering area.
2. Purpose of Amenities – The primary purpose of amenities is to help the developer and management company achieve optimal rents and absorption rates while reducing turn-over among rental units. In general, they can help bolster overall marketability to prospective renters and help ensure that the project is competitive within the Greeley market. In contrast, amenities are not considered necessary for marketing or selling detached houses to prospective home buyers.

For these reasons, the amenities should be developed and operated by the owners, general management company, and/or membership association of Cobblestone’s rental community, rather than independent operators. The community amenities might collect some nominal membership fees from the renters, but they should not be designed specifically to generate direct revenues.

3. Dedicated Space for Amenities – Commercial for-lease tenant space in retail and commercial centers typically are 1,500 square feet or more; and fitness centers can range between 6,000 and 15,000 square feet. In comparison, private community amenities would be much smaller, or on the range of just 200 to 500 square feet each for pet spas, cafes, game rooms, and workshops. A few amenities in a private clubhouse would collectively total less than 4,000 square feet.

Attachment D

4. Outdoor Amenities – The one (1) acre dedicated for a future a retention pond also could be programmed with outdoor amenities like walking paths/trails, outdoor fitness stations, and a dog park. In addition, an area near the clubhouse could be dedicated to an outdoor swimming pool, plus some outdoor gathering areas (like a town square or plaza) that are proximate to an indoor kitchen, café, and game room.

Converting Vacant Commercial Space

In written comments dated 4/4/2022, the city cites that the “council recently published goals and priorities and those include an emphasis on village and mixed-use commercial concepts.” That same document also cites that “staff has discussed the ability to allow for conversion of any unused retail space into private amenity space after a period of time should space not lease.”

Supported by all of the market observations documented in this narrative report, LandUseUSA does not recommend the development of a mixed-use project on the subject site with a *public* commercial or retail component. Even if a few tenants can be persuaded to occupy the space, they will not achieve the sales needed to support the rents required to sustain the project. Tenant departures and high vacancy would be inevitable, rendering the concept risky at best. This scenario would have a detrimental impact on the overall project and would cost the developer, builders, and management company valuable time and resources.

The a) Magnitude, b) Placement and Orientation, c) Design and Scale, and d) Parking Needs of a private amenity building would be very different than public commercial and retail space. These components are elaborated upon below:

- a) Magnitude – Private amenity space would be far smaller in magnitude. We anticipate that the total footprint of private amenity space would be less than 4,000 square feet. In comparison, public commercial space would be larger in square footage, and could easily exceed 20,000 square feet. Even if they are similar in size, eventually there would be too much surplus space to collectively use for private amenities.
- b) Placement and Orientation – A private amenity building may be placed internally within the project, and it would not necessarily need to have visibility to public streets or access roads. In comparison, public commercial space must necessarily be placed at the fringe of the project for visibility to drive-by traffic.

Attachment D

Private amenity space may be oriented in any cardinal direction (north, east, south, or west), and could face onto an outdoor common area like a village town square or plaza. In comparison, public commercial space must have storefronts and facades with signs that face directly onto vehicular traffic along public streets.

- c) Design and Scale – Private amenities may be turned inward within a common building, with entrances along a shared corridor or common area. In comparison, public commercial space must provide discrete entrances for each tenant, so that they are clearly discernable for drive-by traffic.

The private amenity space may be designed within one-level buildings with gabled roofs, similar to conventional clubhouses, and should not obscure vista views for adjacent apartments, townhouses, or lofts. In comparison, the design of theoretical public commercial space could be more traditional, similar to street-front retail in a much larger building that is topped by lofts, condos, apartments, or townhouses. The height of this concept would be much larger in scale compared to a building designed exclusively for private amenities.

- d) Parking Needs – A building for private amenities may have entrances along two or more sides, and a modest amount of parking may be placed along the sides of the building as well as the front. In comparison, public commercial space must have customer entrances along a single side, with a larger parking field located in front of those entrances.

For all of these reasons, LandUseUSA strongly advises against developing public commercial space in addition to a building for private amenities, because it would inevitably result in far more space and parking than can reasonably be utilized. Furthermore, it would not be reasonable to forego the development of a private amenity building on the premise that the public commercial space will eventually become vacant. The two are not the same, and they should not be viewed as comparable or interchangeable.

Attachment D

Site Assessment

Section B

1. Introduction – Section B among the attachments includes a number of aerials used to evaluate attributes of the subject site. The site offers a few benefits that, at first glance, appear to support the feasibility of retail. However, the site also has many disadvantages that collectively increase the risks beyond reason. The following narrative summarizes the site benefits, followed by its many disadvantages and risks.
2. Site Benefits – The site attributes that imply some feasibility for retail include the following:
 - The site has excellent visibility to drive-by traffic along US Highway 34.
 - The site is a greenfield property that is undeveloped and appears to be clean and uncontaminated.
 - Although the population is small within a 1-mile ring and 5-minute drive time, the per capita income is 35% higher than the city-wide average.
 - The land is zoned C-L within the city’s current 2021 zoning ordinance, which implies an advantage for commercial low intensity uses.
3. Fringe No-Growth Location – With the few site benefits aside, the subject site is nevertheless disadvantaged in many other ways. First, it is located at the fringe of current development within the City of Greeley; and established and planned residential developments in the vicinity are not enough to sustain retail on the site. Furthermore, the city’s official 2021 zoning map designates most of the land to the south and west as “Agriculture Holding”, effectively preventing the trade area’s population from growing in the foreseeable future.
4. Inefficient Size and Configuration – With just 2 acres of developable area, the site is far too small to achieve any level of critical mass among retail, small businesses, and/or services. The small parcel size means that only a small commercial project could be built – which generally would be inefficient to manage. Also, the site is essentially a three-sided trapezoid, which is an inefficient shape for development into retail. The most efficient shape for a retail center is a square or well-balanced rectangle.
5. Low Traffic Volumes – The subject site is visible to high traffic volumes along US Highway 34. The City of Greeley’s Transportation Services division reported a 2018 volume of about 34,000 vehicles daily near the site, and a peak volume of 42,000 vehicles daily near the Greeley Mall. However, volumes along 71st Avenue are only 2,500 vehicles daily, and the volume drops to a paltry 1,500 vehicles near the UC Health Greeley Hospital.

Attachment D

6. UC Health Greeley Hospital – The new acute-care hospital was developed in 2019 and after the city’s 2018 traffic volumes were reported. However, the hospital is relatively small with just 50 beds, so it is unlikely that traffic volumes along 71st Avenue have since increased to more impressive levels.
7. Limited Highway Access – The subject site is located at the southwest quadrant of US 71st Avenue and Highway 34. The highway was developed as a traffic “bypass” for the city – and it does indeed bypass the Downtown as well as the site. Most of the city’s population density is to the east rather than the west, so most visitors would theoretically drive to the site via west-bound US Highway 34.

West-bound highway traffic must plan ahead to exit early onto 65th Street. However, many of them will miss the 65th Street intersection, so they will then need to turn at 83rd Avenue and loop back to the site. That excursion would add an additional 2.4 miles to the trip. These limitations alone could have a -50% impact on the retail potential for the site.

		Feet From	Additional Feet versus	Additional Miles versus
Site Access for West-Bound Traffic		65 th Ave	71 st Ave	71 st Ave
South along 65 th Ave	Best Choice	4,225	+ 1,375	+0.25 miles
South along 71 st Ave	Not an Option	2,850	.	.
South along 83 rd Ave	Best Alternative	15,575	+12,725	+2.40 miles

8. 71st Avenue Terminates to the South – Retailers, merchants, services, and small businesses are advised to choose sites that are at “bullseye” locations in any given market. Ideally, they should be located intersections where the cross-streets connect in all four directions, which helps expand the geographic trade area and reach. In contrast, at the subject site, 71st Avenue does not continue south, and instead turns east and links up with 65th Avenue.

This single limitation alone could have a -25% impact on the retail potential for the site (see also the five-minute radius comparisons in attached Section E). Together with the limited highway access, the terminus of 71st Avenue renders the subject site ineffective for retail tenants or convenience-oriented services.

Attachment D

Import-Export Analysis

Section C

1. High Net Import – The City of Greeley currently has a high net import of retail sales from other parts of Weld County. Based on a detailed comparison of resident expenditure potential compared to transacted sales among 14 business categories (retail, services, restaurants, and drinking establishments), the city currently has a net import of about +39%. In other words, +39% of retail sales transacted in the city are being spent by visitors living in other parts of Weld County, other counties in Colorado, and beyond.
2. Market Saturation – Big-box formats like grocery stores (like King Shoopers and Sprouts), building materials (like Home Depot and Lowes), and general merchandise (like Walmart, Target, Kohl's, TJMaxx, and Sam's Club) have an exceptionally high net import of more than +40% in the City of Greeley. The city's pharmacies (like Walgreens and CVS) and electronics (like Best Buy) also have high net import of more than +30%. And finally, non-retail services like personal care salons (hair, nails, ink, etc.), pet care (veterinarians), and laundry services also have a high net import of +25%. High net import can be one indication of market saturation and possible over-supply, so caution is warranted in all of these categories, city-wide.
3. Caution on Sporting Goods – Sporting goods is one category that currently has net leakage from the city. However, Sheels and Sportsman Warehouse each have existing stores located about ten miles to the west, near Interstate 24 and the City of Loveland. Formidable competition from stores like Sheels can make it challenging for Greeley to support much more than Big 5 Sporting Goods and Garretson's Sports Center.
4. Caution on Apparel and Fashion Accessories – Clothing and related categories have historically had a low net import of only +2%, but this has probably shifted to a net leakage of -30% since the decline of the Greeley Mall. Small apparel merchants and tenants tend to gravitate toward anchor department stores like Dillards, JCPenney, and Kohl's. They can also help enhance the diversity of shopping choices in Downtown Greeley. However, they are dependent on cross-shopping from anchors and shopping destinations, so should not be pursued for small projects in fringe and fragmented locations.
5. Additional Category Cautions – Several categories could represent potential opportunities for the City of Greeley, albeit not for the subject site. However, they also tend to have building formats and development patterns that result in commercial sprawl rather than good urban design. Two examples are the city's relatively modest +20% net import among its auto repair shops, and low +2% net import among its gasoline stations.

Attachment D

Analysis of One Mile Radii

Section D

1. Derivation of Total Personal Income – A one-mile radius around the site has only 5,010 residents, which takes 11th place among the 16 comparison rings drawn around other intersections throughout the City of Greeley. The site's one-mile radius also has an average income of \$39,050 per capita, which takes 9th place. When combined, the population and per capita income generate a total personal income of \$195.64 million for the site.
2. Derivation of Resident Expenditure Potential – Based on actual transactions throughout the Colorado, the average resident in the state spends about 40% of their per capita income on retail trade, including auto dealerships, gasoline, groceries, pharmacies, furniture, electronics, appliances, office supplies, pet supplies, sporting goods, general merchandise, apparel, and more. Applying 40% to the one-mile ring for the subject site indicates that its residents have an expenditure potential of about \$78.26 million annually.
3. Potential versus Established Retail – Based on the resident expenditure potential of the population within the subject site's one-mile radius, it could theoretically support up to 35 retail shops and convenience-oriented services, whereas the radius currently has about 29 businesses. Unfortunately, this does not mean that the radius can support an additional six businesses. The reason is that established retail destinations throughout the city have already surpassed their theoretical share of the city-wide market potential – even while other destinations are falling short.

For example, based on a similar analysis of a one-mile radius around Downtown Greeley (at 8th Avenue), it should theoretically be able to support only 55 retailers and services – but it actually has 128 establishments. Similarly, the one-mile radius near Greeley Mall should support about 85 businesses, but it actually has 110 establishments.

The inverse can also be observed near the existing Walmart store at 47th Avenue and along Business Highway 34. Specifically, the one-mile radius around this intersection should be able to support about 112 businesses, but it only has about 72 establishments. Similarly, the one-mile radius around the expanding Centerplace retail destination should be able to support 97 stores, whereas it actually has about 64 establishments to-date.

Attachment D

Market-wide, the goal need not be to ensure that every intersection has its “fair share” of the retail market potential. Rather, the goal should be to protect shopping destinations like the Downtown and Greeley Mall that already are well-established, yet vulnerable to the cumulative impacts of retail sprawl and fragmentation. Expanding shopping destinations like Centerplace should also be protected to ensure that they can achieve their full potential. These objectives can only be achieved by avoiding the over-development of small, anchorless centers in fragmented locations with poor access – like Cobblestone.

Analysis of Five Minute Drivetimes

Section E

1. Drive-Time Geographic Reach – Based on an assessment of established shopping destinations throughout the City of Greeley, two have been identified as the most important to monitor, strengthen, and preserve, including: 1) Downtown Greeley; and 2) the Greeley Mall. Each of these destinations has a five-minute drive-time pattern that extends in all four directions, or north, south, east, and west. In comparison, the drive-time pattern for the subject site extends east and west along US Highway 34, but does not reach to the southwest, and is truncated to the northeast and southeast. Again, this is attributed to the 71st Avenue terminus to the south, and poor site access for west-bound traffic along US Highway 34.
2. Drive-Time Population – Greeley Mall’s five-minute drive-time area has an estimated current population of about 17,423 residents; and the Downtown’s drive-time area has about 12,845 residents. In comparison, the subject site’s fringe location with poor access results in a much smaller population of just 6,038 residents. These figures are provided only to reinforce the significant disadvantage of the subject site for the prospect of retail or convenience types of services.

Attachment D

Analysis of City-Wide Demos

Section F

1. Economic Indicators – Within the City of Greeley, almost 60% of the population aged 25 or older has at least some college education. About two-thirds of all residents aged 16 or older are participating in the labor force, and unemployment is only 7%. In general, these economic indicators are favorable for the development of new workforce housing for the residential rental market.
2. Residential Market Indicators – The City of Greeley is gaining about +1,500 net new residents annually and is now approaching a total population of 110,000 residents. About 57% of the population aged 15 or older is living without a spouse (either their spouse is not present, or they are divorced, separated, widowed, or never married). The city's residents also have a favorable median household income of almost \$95,000. Again, these variables are favorable indicators for the prospect of new residential units and housing choices.

Real Estate Analysis

Section G

1. Neighborhood and Power Retail Centers – Based on data provided by CoStar, the City of Greeley's established neighborhood retail centers and power centers have an overall vacancy rate of about 4%. However, a closer scrutiny of individual retail centers throughout the market reveals that many shopping destinations have nearly 100% occupancy, whereas some anchorless or outdated centers have between 15% and 20% vacancy. The blended average of 4% understates the challenges with centers that are vulnerable and already have been impacted by the development of newer retail centers in outlying locations. (Also see Section H and Section I attached to this report).
2. Scatter Plot of Asking Price per Acre – In the City of Greeley, the selling price for the best commercial land and with three to ten (3 to 10) acres should have a for-sale price approaching \$15 per square foot. However, this would apply only to the highest quality parcels in ideal retail locations. In other words, they would need to have a large number of shoppers in the trade area (or comparatively large population within a one-mile radius for convenience-oriented services); easy highway access; and favorable drive-by traffic volumes. For similarly sized parcels that lack these competitive attributes, the selling price per acre could fall to \$7 per square foot or less (see the scatter plot in attached Section G).

Attachment D

3. Many Better Choices for Land – Prospective developers and businesses interested in investing into any market are advised to explore all of the locational options before choosing a site. Even without access to this report and market analysis, most savvy investors will see the limitations of the subject site and choose alternative locations within the local market. This will continue to erode the viability of the subject site; and not even time will improve its marketability to commercial developers or tenants.

Quality Shopping Destinations

Section H

1. Downtown and Greeley Mall – The City of Greeley has several established retail destinations that should be protected and expanded to ensure their long-term survival, viability, resiliency, and economic sustainability. The development of small, anchorless strip centers in the city's fringe locations will continue to undermine the reinvestment potential of established shopping destinations like the Downtown and Greeley Mall, as well as the future of expanding destinations like Centerplace.

Rather than developing small retail centers in scattered locations, the city should focus on filling existing vacancies in the downtown and Greeley Mall. Perhaps the mall could also be a candidate for redevelopment into a retail town center, similar to Conceptual Study "C" highlighted in the city's 2008 Greeley Mall TIF Study.

2. Other Quality Shopping Destinations – Other established retail centers like Hillside Shopping Center, Westlake Village Shopping Center, University Square, and Greeley Commons are successful because they share common themes. First, they are large enough to achieve the synergistic benefits of critical mass and cross-shopping. Second, most of them (with the exception of Hillside Shopping Center) have an anchor that helps expand the geographic trade area and draw repeat shoppers. Examples of anchors include King Shoopers, Ace Hardware, Walgreens, JoAnn Fabric, Sprouts, Michael's, Bed Bath & Beyond, Big 5 Sporting Goods, Petco, and Old Navy.
3. Reinforcing the Conclusion – The successful projects described above have been reviewed to provide some context for the subject site, and to reinforce the disadvantages associated with small anchorless projects in fringe locations. They also provide some context for some of Greeley's other less successful commercial and retail centers, which are discussed in the following section of this report.

Attachment D

Risky, Vulnerable Centers

Section I

1. St. Michaels Town Square – Several retail centers in the City of Greeley have been reviewed to assess the attributes that impact their ability to achieve a higher level of success. For example, St. Michaels Town Square appears to be well-occupied, but there are few if any traditional retailers or merchants. The center includes a mix of restaurants and services that depend on direct access to US Highway 34 to survive. Without that access, the project would have been risky at best.
2. City Center Shops – Another example is the City Center Shops recently developed along 10th Street and across the street from the Northgate Village Center, which is anchored by King Soopers. City Center was a risky venture because it is mid-block (i.e., no four-way access at a prominent intersection), lacks direct access from 10th Street, and is small without an anchor. However, it is directly across the street from Northgate Village and King Soopers Marketplace, which serve as surrogate anchors. Without those anchors, the project would have been risky at best.
3. Willow Station Shopping Center – Another example is Willow Station, which is an established strip center and vulnerable to the over-development of new and competing retail destinations. The center has a vacancy rate that ranges between 14% and 19%, and its proximity to Walmart does not offset the disadvantages of being without its own anchor (Although ARC Thrift Store is a tenant, it does not serve as an effective anchor).
4. Market Square – The last example is Market Square, which is especially vulnerable to the development of new shopping destinations in the Greeley market. This outdated center lacks an effective anchor (a fitness center is a tenant but not a shopping destination or retail draw); overgrown trees are obscuring the view; and it will probably struggle to keep its small tenant spaces filled as other shopping destinations like Centerplace continue to expand.

Attachment D

City-Wide Reference

Section J

1. Adequate Public Facilities Analysis – The last section attached to this report includes some reference materials for the City of Greeley, including a street map (Adequate Public Facilities Analysis, 2017). It is worth noting that in 2017, the subject site had not been identified by the city as “suitable for future development” or as “developable land with access to improved major streets”.
2. Existing Urban Land Use – Also in 2017, the City of Greeley identified the subject site as part of its “Long-Range Expected Growth Area” (LREGA) – along with the parcels being proposed for development of the Cobblestone residential project. In other words, the parcels were not part of a “Near Term” growth area. The pattern of Commercial land use throughout the city also reinforces the importance of the Downtown, Greeley Mall, and Centerplace shopping destinations.
3. Land Use Guidance Map – In stark contrast to its earlier assessments, in 2018 the city then prepared a Land Use Guidance Map that identified the intersection of US Highway 34 and 83rd Avenue as “Mixed Use High Intensity”. It also identifies the UCHealth Greeley Hospital and Michaels Town Square area as “Mixed Use”.

Unfortunately, the new “Mixed Use High Intensity” area could result in development of more big-box formats, anchorless strip centers, commercial sprawl, retail fragmentation, and the undermining of established retail destinations like the Downtown, Greeley Mall, and Centerplace. However, it would not improve the viability of a small stand-alone, anchorless center in a location with poor access – like Cobblestone.

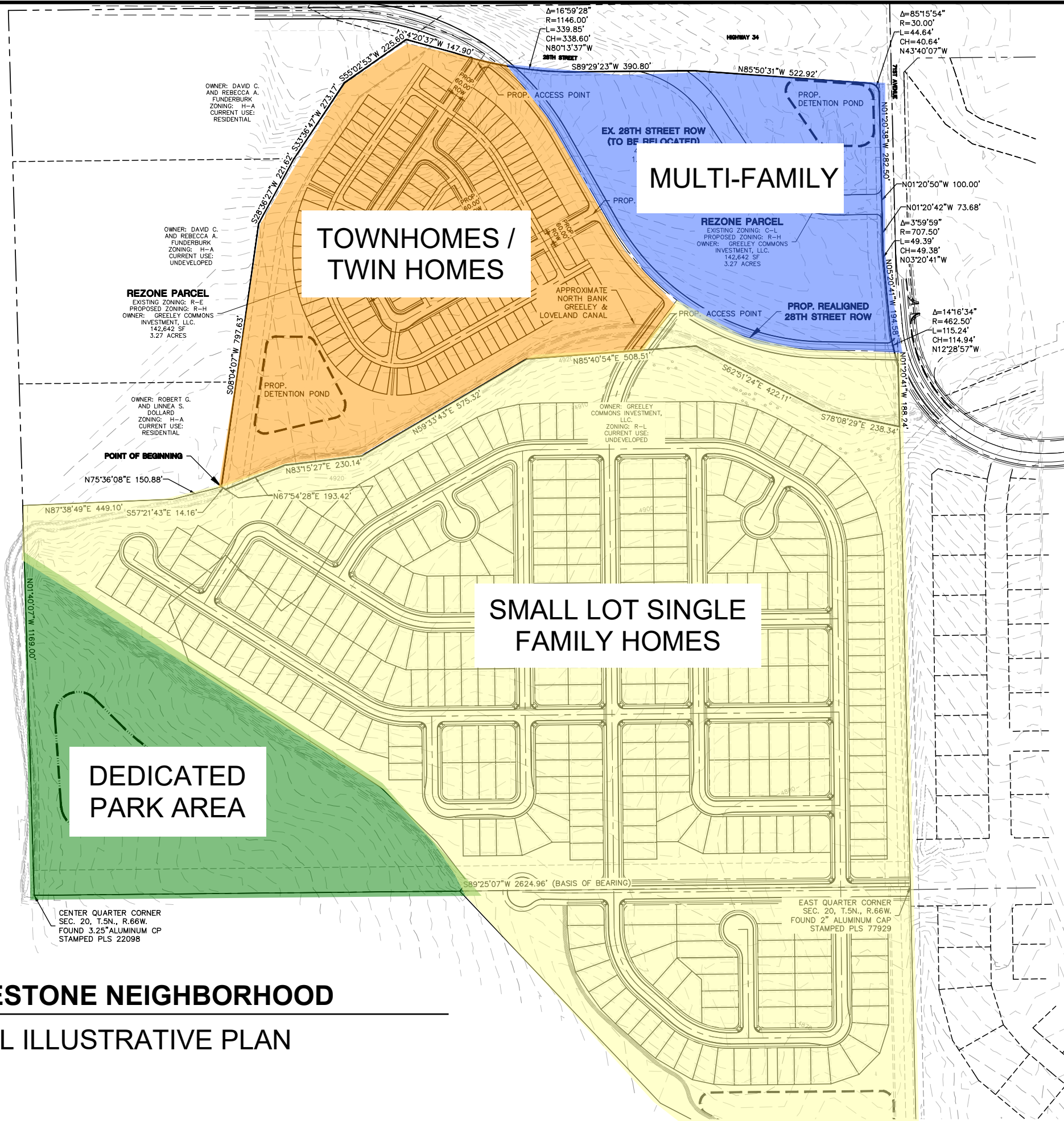
4. Official Zoning Map – The City of Greeley’s Official Zoning Map indicates that the subject site is currently zoned C-L, which is Commercial Low Intensity. Land in the “Mixed Use High Intensity” area pivoting around US Highway 34 and 83rd Avenue are zoned as H-A, which is Holding Agriculture. The area near 83rd Avenue is not zoned as C-L; and the subject site should not be zoned as C-L, either. Instead, residential uses should be encouraged to help build up the market potential needed to sustain the Downtown, a redeveloped Greeley Mall, and growing Centerplace shopping destinations for the longer term.

Attachment D

Prepared and updated by:
Sharon Woods, President



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Laingsburg, Michigan 48848
(517) 290-5531
sharonwoods@landuseusa.com



COBBLESTONE NEIGHBORHOOD

OVERALL ILLUSTRATIVE PLAN

LEGEND

EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
REZONE BOUNDARY
PROP. DETENTION POND
PROP. REGIONAL NON
POT POND

[illegible]

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0003_General Layout - Rezone - North

COBBLESTONE SUBDIVISION REZONE

GENERAL LAYOUT



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1230.0003.00

SCALE 1"=150'

DATE FEBRUARY 23, 2022

SHEET

6 of 7

45

COBBLESTONE REZONE

A PARCEL OF LAND SITUATE IN SECTION 20, TOWNSHIP 5 NORTH,
RANGE 66 WEST, OF THE 6TH P.M.;
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.01 ACRES
PROJECT NUMBER: ZON2022-0004

INTENT STATEMENT

THE INTENT OF THIS REZONE IS TO CHANGE THE ZONING OF THIS PROPERTY FROM A COMBINATION OF RESIDENTIAL ESTATE (R-E) AND COMMERCIAL LOW INTENSITY (C-L) TO RESIDENTIAL HIGH DENSITY (R-H).

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT B OF RECORDED EXEMPTION NO. 0705-08-3 RE-4144 RECORDED AT THE OFFICE WELD COUNTY CLERK AND RECORDED LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE NORTHWEST QUARTER OF SECTION 20, WHICH IS ASSUMED TO BEAR S89°25'07"W.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE N 01°40'07" W A DISTANCE OF 1169.00 FEET;
THENCE N 87°38'40" E A DISTANCE OF 449.10 FEET;
THENCE N 75°36'08" E A DISTANCE OF 150.88 FEET; TO THE POINT OF BEGINNING;
THENCE S 07°21'43" E A DISTANCE OF 14.16 FEET;
THENCE N 67°54'08" E A DISTANCE OF 193.42 FEET;
THENCE N 83°15'27" E A DISTANCE OF 230.14 FEET;
THENCE N 59°33'43" E A DISTANCE OF 175.32 FEET;
THENCE N 85°40'54" E A DISTANCE OF 508.51 FEET;
THENCE S 62°51'24" E A DISTANCE OF 422.11 FEET;
THENCE S 78°18'09" E A DISTANCE OF 238.34 FEET;
THENCE N 01°20'41" W A DISTANCE OF 188.24 FEET;
THENCE N 70°19'30" E A DISTANCE OF 37.78 FEET;
THENCE N 17°48'06" E A DISTANCE OF 27.97 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 73°28'28" E, HAVING A RADIUS OF 378.63 FEET, A CENTRAL ANGLE OF
11°47'10" AND AN ARC LENGTH OF 78.05 FEET;
THENCE N 05°18'25" W A DISTANCE OF 184.32 FEET;
THENCE N 05°01'30" W A DISTANCE OF 10.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 85°45'19" E, HAVING A RADIUS OF 1485.17 FEET, A CENTRAL ANGLE OF
03°06'52" AND AN ARC LENGTH OF 80.73 FEET;
THENCE N 01°20'41" W A DISTANCE OF 500.34 FEET;
THENCE N 88°20'41" W A DISTANCE OF 1009.76 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 01°11'14" E, HAVING A RADIUS OF 1139.08 FEET, A CENTRAL ANGLE OF
10°41'38" AND AN ARC LENGTH OF 212.80 FEET;
THENCE N 74°22'05" W A DISTANCE OF 197.93 FEET;
THENCE S 55°07'52" W A DISTANCE OF 47.26 FEET;
THENCE N 74°20'37" W A DISTANCE OF 2.83 FEET;
THENCE S 55°02'53" W A DISTANCE OF 225.60 FEET;
THENCE S 33°36'47" W A DISTANCE OF 273.17 FEET;
THENCE S 28°36'27" W A DISTANCE OF 221.62 FEET;
THENCE S 08°04'07" W A DISTANCE OF 787.63 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 44.03 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.

CERTIFICATION OF OWNERSHIP

HF2M COLORADO, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREIN HAVE PLANNED THIS PROPERTY UNDER THE NAME OF COBBLESTONE. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNER(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

PROPERTY OWNER / TITLE

CERTIFICATE OF APPROVAL

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.

APPROVED THIS _____ DAY OF _____, 20____ BY THE COMMUNITY DEVELOPMENT
DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF GREELEY CITY COUNCIL ON _____ DAY OF _____, 20____.

CITY COUNCIL

LEGEND

EXISTING FIRE HYDRANT	
EXISTING 5' CONT.	
EXISTING 1' CONT.	
EXISTING RIGHT-OF-WAY	
EXISTING CABLE TV	
EXISTING ELECTRIC	
EXISTING FIBER OPTIC	
EXISTING GAS	
EXISTING IRRIGATION	
EXISTING OVERHEAD ELECTRIC	
EXISTING SANITARY SEWER	
EXISTING STORM DRAIN	
EXISTING TELEPHONE	
EXISTING WATER W/ VALVE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED 1' CONTOUR	
PROPOSED 5' CONTOUR	
PROPOSED FLOW ARROW	
TOP OF FOUNDATION ELEVATION	
FINISHED GRADE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	
PROPOSED WATER SERVICE	
PROPOSED THRUST BLOCK	
PROPOSED WATER VALVE	
PROPOSED IRRIGATION LINE	
PROPOSED IRRIGATION SERVICE	
PROPOSED STORM LINE W/MANHOLE	
PROPOSED STORM INLET	
PROPOSED SANITARY SEWER W/MANHOLE	
PROPOSED SANITARY SEWER SERVICE	
DRAINAGE BASIN	
X = AREA, ACRES	
AB-C = BASIN NUMBER	
Y = 100-R RUNOFF COEFFICIENT "C"	
PROPOSED DRAINAGE DESIGN POINT	
PROPOSED BASIN BOUNDARY	

ABBREVIATIONS

AC-FT	ACRE FEET
ASSY.	ASSEMBLY
B.O.	BEGN VERTICAL CURVE
B.V.C.	BEGIN VERTICAL CURVE
DIA.	DIAMETER
ESMT	EASEMENT
E.V.C.	END VERTICAL CURVE
FES	FLARED END SECTION
F.H.	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
GTV	GATE VALVE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IN	INCH
INV	INVERT
L	LEFT
L.F.	LINEAL FEET
LP	LOW POINT
M.H.	MANHOLE
MIN.	MINIMUM
M.R.J.	MECHANICALLY RESTRAINED JOINT
N.T.S.	NOT TO SCALE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
P.V.C.	POLY VINYL CHLORIDE PIPE
P.V.I.	POINT OF VERTICAL INTERSECTION
PWG	PARKING
R	RADIUS
R.O.W.	RIGHT OF WAY
SEWER	SANITARY SEWER
S	SLOPE
STA.	STATION
ST-X	STORM SEWER
T.B.	THRUST BLOCK
T.O.P.	TOP OF PIPE
T.R.M.	TURF REINFORCEMENT MAT
TYP.	TYPICAL
W/	WITH
W/L	WATER LINE
V.C.	VERTICAL CURVE

INDEX TO PLANS

COVER	1
EXISTING CONDITIONS MAP	2 - 3
ZONING SUITABILITY MAP	4
PROPERTY BOUNDARY MAP	5
GENERAL LAYOUT	6
DRAINAGE PLAN	7

COBBLESTONE REZONE

COVER

TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0557

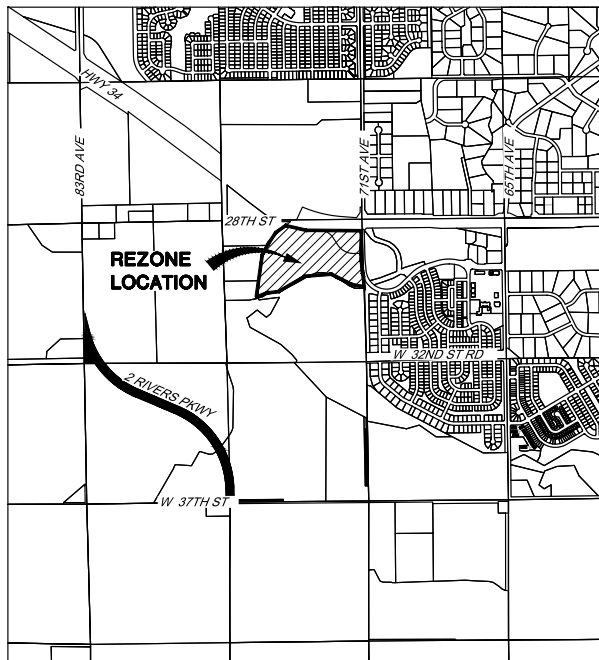
JOB NO. 1230.0003.00

SCALE N/A

DATE APRIL 21, 2022

SHEET

1 of 7



VICINITY MAP

NOT TO SCALE

APPLICANT

HF2M COLORADO
430 N COLLEGE AVE, SUITE 410
FORT COLLINS, CO 80524
1-512-507-5570

ENGINEERING & SURVEYING

TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE 200
FORT COLLINS, CO 80525
(970) 228-0557

PROJECT BENCHMARK

LOCATED AT THE SOUTHEAST CORNER OF U.S. 34 BYPASS AND 71ST AVENUE. THIS MONUMENT IS 3.25" ALUMINUM CAP IN A PLASTIC BOX AND IS STAMPED "GPS-LL AZ".
[NE 1/4 OF T6N66W520]

NAVD88 ELEV. 4,924.30

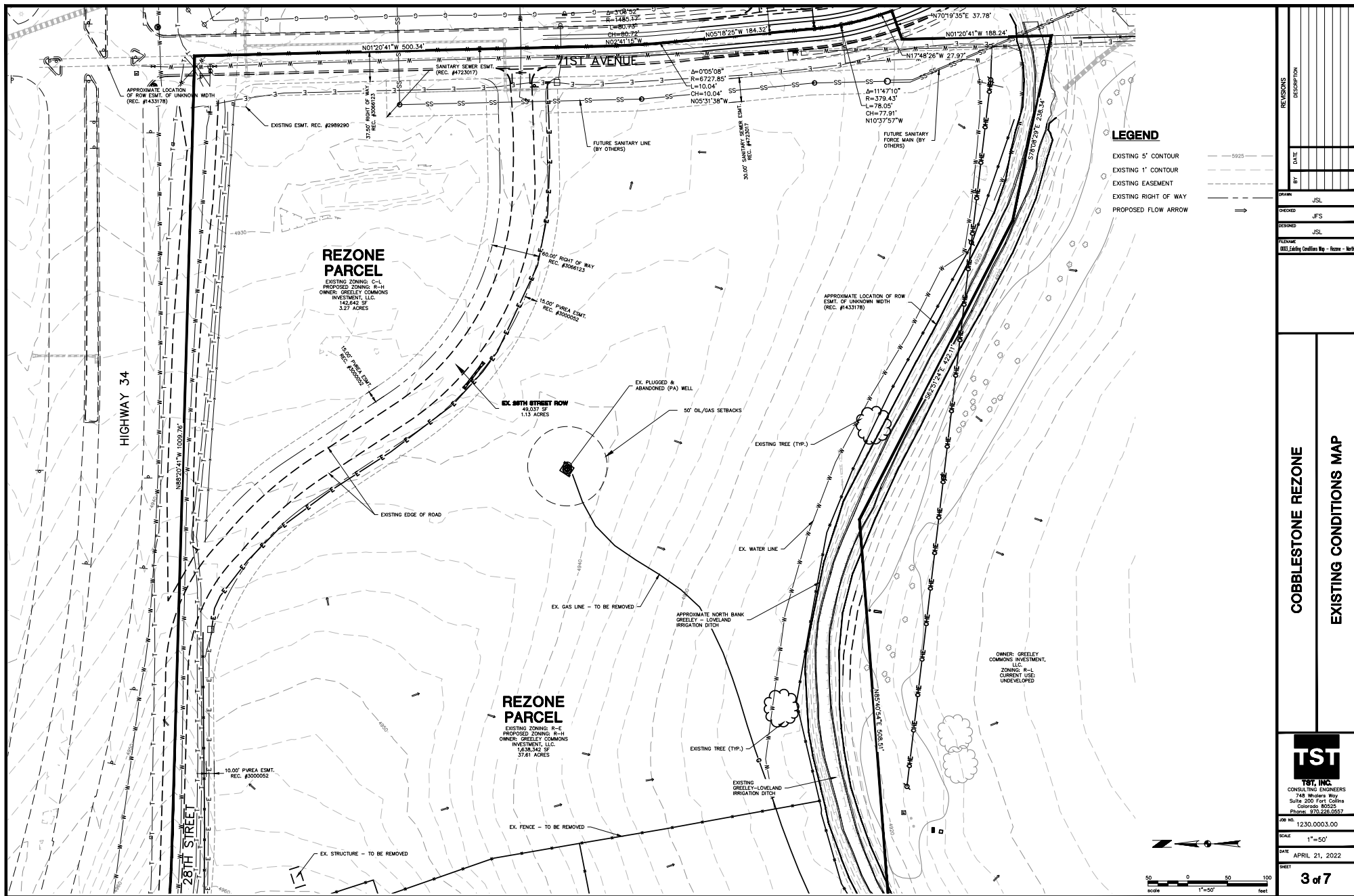
BASIS OF BEARINGS

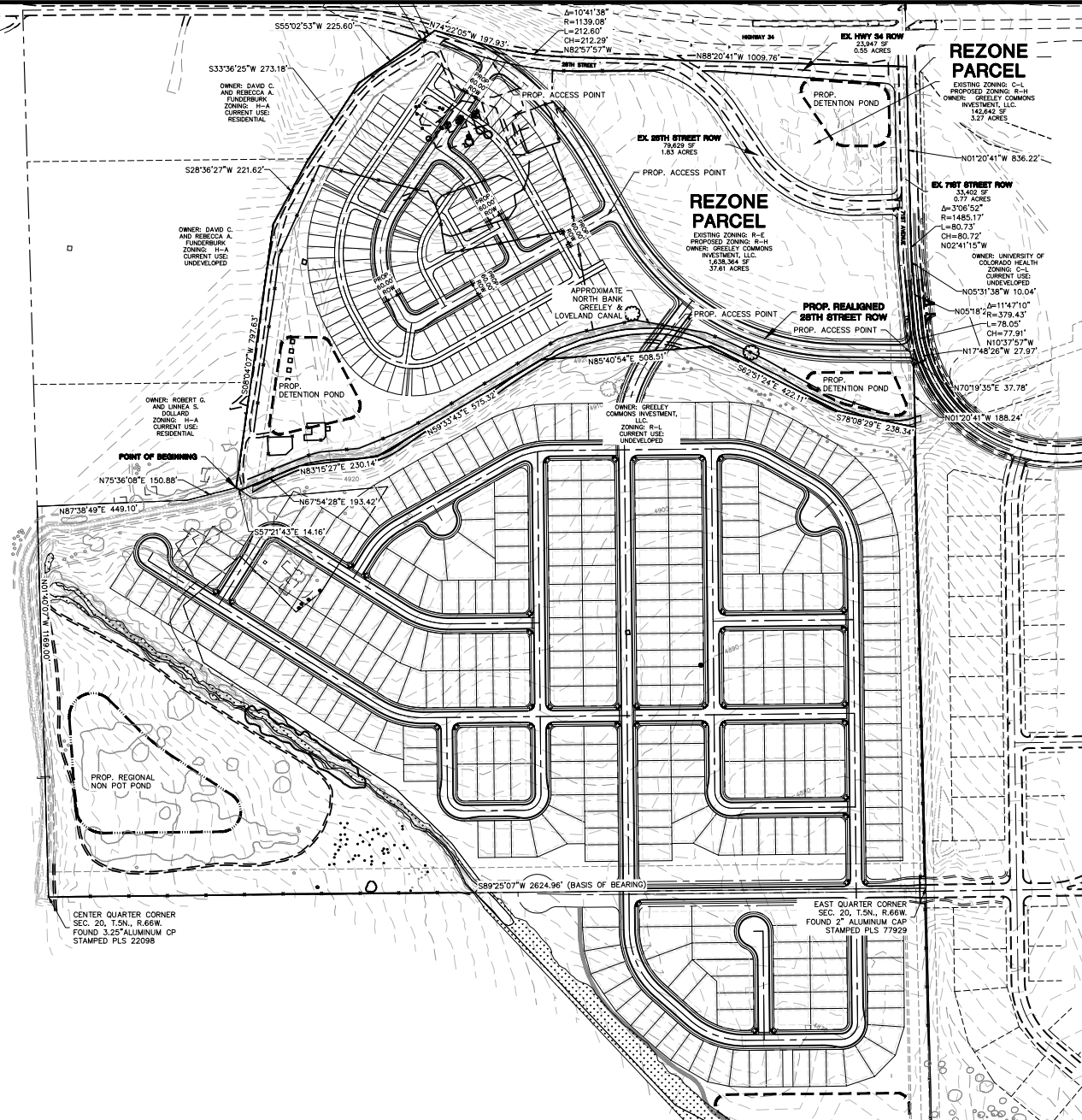
THE SOUTH LINE OF SECTION 20 IS ASSUMED TO BEAR S89°25'07"W A DISTANCE OF 2624.30 FEET, AND CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.

REZONING DEVELOPMENT STANDARD 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.







LEGEND

EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
REZONE BOUNDARY
PROP. DETENTION POND
PROP. REGIONAL NON POT POND



COBBLESTONE REZONE

GENERAL LAYOUT

REVISIONS	DESCRIPTION
DATE	
BY	
CH	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0003_Cobblestone Layout - Rezone - North
JOB NO.	1230.0003.00
SCALE	1"=150'
DATE	APRIL 21, 2022
SHEET	6 of 7



TST, INC.
CONSULTING ENGINEERS
748 Windsor Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0597

[illegible]

2022 July Commercial Projects

Updated 8/18/2022

Case #	Project	Location	Description	Submittal Date	Stage	Consultant / Applicant	City Planner	Owner/Financier Information
SPR2022-0036	2901 1st Avenue Site Plan Review, 1st Amendment	2901 1st Avenue	Storage building	4/29/2022	Design	Danny Weber danny@northernengineering.com	Kristin Cote 970-350-9876	John Garner 608-385-5776
ZON2022-0009	Knolls West I-L Rezone	5699 20th Street	Commercial High Intensity to Industrial Low Intensity	7/18/2022	Design	Aaron Thompsen 970-317-3000	Meg Oren 970-350-9824	Brad Evans/Kyke Lundy 970-663-0203
PUD2022-0005	Autotailor PUD	1011 16th Street	Automobile Repair/Service Limited to General	4/13/2022	Design	Kendra Shirley 970-515-6675	Meg Oren 970-350-9824	Brent Wells 303-353-3401
SPR2022-0060	Frontier Academy Stadium Building	6530 16th Street	New Stadium Building	7/20/2022	Design	Dr. Stephen Seedorf 970-339-9153	Elizabeth Kellums 970-350-9222	Frontier Academy, Mike Yates 970-330-1780
SPR2022-0059	Frontier Academy Elementary Addition	2560 29th Street	Frontier Elementary Renovation and Addition	7/20/2022	Design	Dr. Stephen Seedorf 970-339-9153	Elizabeth Kellums 970-350-9222	Frontier Academy, Mike Yates 970-330-1780
USR2022-0011	Canvasback Compressor Station	Parcel 095918000 005	Compressor Station	6/22/2022	Design	Michael Pishaki 210-334-1716	Michael Franke 970-350-9782	Matthew Chismar Trust 970-378-6372
USR2020-0010	Blue Chip Oil and Gas	Parcel 095722000 010	12 wells on 1 pad with production facility for oil and gas	5/25/2022	Design	Tracy Colling 720-929-6160	Michael Franke 970-350-9782	Blue Chip Properties LLC 970-213-4365
USR2022-0009	Rainbow Oil and Gas	Parcel 095709401 002	28 wells on 1 pad and production facility for oil and gas	5/25/2022	Design	Tracy Colling 720-929-6160	Michael Franke 970-350-9782	Tracy Colling 720-929-6160
SUB2022-0017	Canvasback Compressor Minor Sub	Parcel 095918000 005	Minor Sub for a compressor station	6/30/2022	Design	Michael Pishaki 210-334-1716	Michael Franke 970-350-9782	Matthew Chismar Trust 970-378-6372

2022 July Commercial Projects

Updated 8/18/2022

SPR2022-0046	CMU Dry Storage Building	531 7th Street	Addition of a 50 x 70 Dry Storage building	6/16/2022	Design	S2 General Contracting 970-576-2273	Michael Franke 970-350-9782	Minne Properties LLC 970-396-1835
DR2020-0011	Bank of America Greeley	2263 Greeley Mall	Bank of America	7/25/2022	Design	Bryan Camphouse 303-842-3802	Michael Franke 970-350-9782	Guy Poux 303-229-8911
SPR2022-0045	Residence Inn by Marriott	2495 28th Street	Residence Inn Hotel, 110 Rooms and Conference Center	6/27/2022	Design	Jessica Marek 972-386-0338	Michael Franke 970-350-9782	Jagmohan Dhillon 214-901-8844
SPR2022-0034	Orthopedic Center of the Rockies	Parcel 095909442 001	Orthopedic Center	4/22/2022	Design	Andy Patton 970-223-7577	Michael Franke 970-350-9782	Jesse Struckhoff 970-493-0112
PUD2022-0002	Colorado Premium PUD	2400 29th Street	PUD to establish Use	3/29/2022	Design	Rachel Delventhal 970-515-6675	Kristin Cote 970-350-9876	Doug Kayl 970-313-4400
SPR2022-0012	Roble Warehouse w/ Outdoor Storage	120 15th Street	4,952.50 SF Office/Warehouse building to house Oil and Gas Support business	3/1/2022	Design	Eric Wernsman 970-539-2652	Kristin Cote 970-350-9876	Abraham Roble 970-888-0932
SUB2022-0014	Knolls West Subdivision, First Replat	5699 20th Street	Lot line adjustment	5/24/2022	Design	Derek Glosson	Darrell Gesick 970-350-9822	OC Sports, LLC
SPR2022-0041	Franklin Middle School	818 35th Avenue	School Addition	5/13/2022	Design	Michael Criag	Darrell Gesick 970-350-9822	School District 6
SPR2022-0042	Heath Middle School	2223 16th Street	School Addition	5/13/2022	Design	Michael Craig	Darrell Gesick 970-350-9822	School District 6

2022 July Commercial Projects

Updated 8/18/2022

SUB2022-0015	Lake Bluff Preliminary Subdivision	North of 10th Street and West of 95th Avenue	212 Lots	5/30/2022	Design	Meritage Homes	Darrell Gesick 970-350-9822	Greeley-Rothe, LLC
WCF2022-0004	Rooftop antennas at Westlake Shopping Center	2100 35th Avenue	Rooftop antennas on King Soopers, Westlake	4/19/2022	Design	Audra Kirk, Smartlink Group	Elizabeth Kellums 970-350-9222	Westlake Village LLC
WCF2022-0002	Dish Wireless Co-location	3737 10th Street	Dish Wireless Co-location	2/9/2022	Design	Kari Brown, American Tower Company	Elizabeth Kellums 970-350-9222	AT&T Broadband of Colorado LLC
WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Krystul Nelmes	Elizabeth Kellums 970-350-9222	Janssen Cattle LLC
SPR2022-0038	Firestone Redevelopment Façade revisions	1130 8th Avenue	Firestone Façade alterations	5/2/2022	Design	Galloway	Elizabeth Kellums 970-350-9222	Richmark Companies
SPR2022-0030	Get Space Storage - Lot 1 The Shops at Sunset Ridge 1st Replat	5906 10TH ST	2 building self storage facility on existing commercial lot	4/25/2022	Design	Zane Ross, Colo Land Engineering	Kristin Cote 970-350-9876	CO Greeley & 10th LLC
SPR2022-0024	Highpoint Lot 1 Site Plan Review	11701 24th Street	Develop a multi-tenant retail building and a new gas station	3/24/2022	Design	AJ Roche (970) 350-2541	Michael Franke (970) 350-9784	Golden Eye Investments LLC, AJ Roche (970) 350-2541

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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	Benjamin Fontenot 357-742-7425	Kristin Cote 970-350-9876	Jeff Westrick 303-726-8287
ZON2022-0002	1060 North 11th Avenue Rezone	1060 North 11th Avenue	Rezone from I-M (DCMP) Development Concept Master Plan to I-M	2/22/2022	Design	Benjamin Fontenot 357-742-7425	Kristin Cote 970-350-9876	Jeff Westrick 303-726-8287
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	Beau Reinberg 314-736-1076	Kristin Cote 970-350-9876	Garen Miller 314-960-6006
SPR2022-0008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Design	Robert Molloy 970-988-5301	Darrell Gesick 970-350-9822	Derek Ellis 970-353-7880
SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / warehouse facility	1/12/2022	Design	Mark Harris 970-502-6444	Darrell Gesick 970-350-9822	Thomas Roche 970-350-2552
ZON2021-0017	3115 35th Avenue Rezone	3115 35th Avenue	Rezone from C-L to C-H	11/16/2021	Design	Chase Corbridge 970-622-2095	Darrell Gesick 970-350-9822	Rob Stanley 970-576-6189
PUD2021-0016	Jackson Subdivision, 1st replat	N. of 257 Spur and E. of the Missile Silo	replating an existing Tract into a 15 acre lot and a 277 acre future development tract	5/10/2021	Design	Robert Molloy 970-988-5301	Mike Garrott 970-350-9784	Brian Smerud 970-415-0538
PUD2021-0014	Bentely Welding Final PUD	N. of 257 Spur and E. of the Missile Silo	Development of a 70,000 square foot industrial building	5/6/2021	Design	Robert Molloy 970-988-5301	Mike Garrott 970-350-9784	Kyle Bentley 970-353-5122

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MD2021-0003	Delantero Metropolitan District Nos. 1-10	S. of Hwy 34, E. of CR 17, W. 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	Zachery White 303-858-1800	Darrell Gesick 970-350-9822	Bill Edwards 949-413-4711
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	Jessie Stonberg 303-202-5010	Mike Garrott 970-350-9784	Keith Knutson 970-278-1278
PUD2021-0013	Delantero Preliminary PUD	S. of Hwy 34, E. of CR 17, W. 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	Rick Haering 303-734-7777	Darrell Gesick 970-350-9822	Bill Edwards 949-413-4711
SUB2021-0012	Boomerang Ranch Forth Filing	S. of 10th Street, N. of 12th Street and E. of 83rd Avenue	1 - 1.10 acre (commercial use) and 27 acres of tracts for future development	4/14/2021	Design	Chris Mueller 314-737-2758	Darrell Gesick 970-350-9822	Mike Sangaline 720-299-4071
USR2022-0006	SRC Bypass 5-18 Oil and gas facility	S. of Hwy 34 and E. of 95th Avenue	32 oil and gas wells and associated equipment	11/2/2018	Design	Kristi McRedmond 303-928-7128	Mike Garrott 970-350-9784	Brian DeRose 720-616-4365

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WCF2022-0005	Eligible Facilities Request	2435 2nd Avenue	AT&T MW Addition on Existing Tower	6/29/2022	Approved	Anja Baldock 636-922-3400x118	Meg Oren 970-350-9824	American Tower 781-926-4500
SUB2021-0029	Centerplace North 3rd Filing, 5th Replat	N. of Centerplace Drive and S. of 24th Street Road	Replat 1 lot into 2 lots	9/28/2021	Approved	Josh Allee 970-515-5294	Mike Garrott 970-350-9784	Matt Notter 970-356-3611
WCF2022-0008	Eligible Facilities Request	2201 23rd Avenue	T-Mobile replace pole and antennas - EFR	7/6/2022	Approved	Darren Hunter 913-634-1245	Elizabeth Kellums 970-350-9222	City of Greeley 970-350-9780
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	Approved	Amy Magee 303-726-4031	Michael Franke 970-350-9782	David Amin 303-358-2681
SPR2022-0011	Woodspring Suites Hotel, Site Plan Review	S. of 8th Street and E. of 71st Avenue	Develop a 4-story, 122 unit hotel	2/23/2022	Approved	Philip Goforth 816-756-2331	Michael Franke 970-350-9782	Omid Shahbizian 913-282-1727
SUB2022-0003	H-P Greeley Subdivision, seventh Replat	S. of 8th Street and E. of 71st Avenue	Subdivide a 7.248 acre lot into 2 lots	2/23/2022	Approved	Philip Goforth 816-756-2331	Michael Franke 970-350-9872	Omid Shahbizian 913-282-1727
SPR2022-0032	4555 Centerplace Drive PUD, 2nd Amendment	4555 Centerplace Drive	Chick-Fil-A removing 2 parking spaces, reconfiguring drive-thru, and adding canopies to drive-thru	4/11/2022	Approved	Interplan LLC, G Mosquera (407) 645-5008	Michael Franke (970) 350-9782	Chick-Fil-A, Karsten Cook (770) 317-8675

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SPR2022-0031	Bear Paw III Multi-Tenant Retail Building	4239 Centerplace Drive	Develop a multi-tenant retail building to the north of Bear Paw II	4/7/2022	Approved	LandOne Engineering, Dan (970) 643-9544	Michael Franke (970) 350-9783	AJ Roche (970) 350-2541
DR2021-0002	3103 23rd Avenue - ATM Design Review	3103 23rd Avenue	Design Review for an ATM drive-up	2/19/2021	Approved	Andrew Huntsinger 479-204-3425	Michael Franke (970) 350-9783	Andrew Lucio 832-291-0035
DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Approved	Andrew Huntsinger 479-204-3425	Kristin Cote 970-350-9876	Andrew Lucio 832-291-0035
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	Approved	Ryan Sager 219-477-0099	Elizabeth Kellums 970-350-9222	Andy McRoberts 970-350-9425 (not sure of new City contact, as Andy is not at COG)
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	Approved	Michael Drago 610-547-2267	Mike Garrott 970-350-9784	David Niven 817-266-4457
SPR2022-0007	ENT Credit Union ITM	4735 25th Street	Installing ITM for ENT Credit Union. Adding Parapet Wall to North Elevation and Signage	2/2/2022	Approved	Aaron McLean (303) 770-8884	Michael Franke (970) 350-9782	Richard Frohlick (303) 210-2489
SUB2021-0025	McColoskey 6th Commercial Subdivision	E. of 71st Avenue and S. of 10th Street	Minor subdivision to replat a tract into a lot	9/1/2021	Approved	Anthony Lampasona 414-617-5188	Darrell Gesick 970-350-9822	Kerry Hardin 414-930-4407

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SUB2021-0022	Meyer Minor Subdivision, 1st Replat	S. of 8th Street, E. of Ash Avenue and N. of the Poudre River	Replat 2 lot into 2 lots	7/22/2021	Approved	Stacey Shea 970-330-6700	Darrell Gesick 970-350-9822	City of Greeley's Urban Renewal Authority
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Gabriela Mosque 407-645-5000	Darrell Gesick 970-350-9822	Brad Huff 404-202-4642
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	Corey Stiner 970-988-6302	Darrell Gesick 970-350-9822	Chris McGinn 720-758-6260
SUB2022-0006	West Greeley Tech Center, Fifth Minor, First Replat	11701 24th Street	Subdividing exsiting lot into two lots for development	3/21/2022	Approved	AJ Roche (970) 350-2541	Michael Franke 970-350-9782	Omid Shahbizian 913-282-1727
USR2018-0021	SRC Oestman 13-26 Pad/Facility	2085 N 47th Avenue	Oil and Gas Facility	10/23/2018	Approved	Kristi McRedmond 303-928-7128	Darrell Gesick 970-350-9822	Elmer Oestman Trust 303-514-5491
S 6:17	Greeley Airport Business Park	2139 E. 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Melanie Foslien 970-488-1102	Darrell Gesick 970-350-9822	Mark Bradley 970-346-9900
SUB2021-0033	H-P Greeley Subdivision, Sixth Replat	N. of 8th Street and east of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Approved	Loren Shanks 970-506-1544	Kristin Cote 970-350-9876	Brian Bartels 970-381-5166

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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	Brandon McCrary 303-770-8884	Darrell Gesick 970-350-9822	Art Smith 949-274-8996
SPR2021-0020	University Schools - High school Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Approved	Mark Harris 970-502-6444	Kristin Cote 970-350-9876	Mark Harris 970-502-6444
SPR2021-0019	Billie Martinez Elementary School Addn	341 14th Ave.	12,700 SF Classroom Addn	11/16/2021	Approved	Doug Adams & Todd Vandenburg 303-861-1600	Kristin Cote 970-350-9876	Doug Adams & Todd Vandenburg 303-861-1600
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	Construction	Ed January 970-541-2206	Mike Garrott 970-350-9784	Kent Henson 970-348-6409
USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	Oil and Gas Facility	10/31/2018	Construction	Kristi McRedmond 303-928-7128	Michael Franke 970-350-9782	Jerald Stugart 720-616-4365
DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Construction	Johnathan & Claire Magee O'Babbon 303-819-9703	Elizabeth Kellums 970-350-9222	Josefine Barrana 970-302-2367
USR2021-0008	Greeley Rehab Hospital, USR	E. of 71st Avenue and S. of 10th Street	Use by special review for a Rehab Facility	9/1/2021	Construction	Anthony Lampasona 414-617-5188	Darrell Gesick 970-350-9822	Kerry Hardin 414-930-4407

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SUB2021-0016	Tointon Academy Final Plat	W. of 71st Avenue and South of 4th Street	4-lot subdivision, including extension of Dundee Avenue and 8th Street	5/12/2021	Construction	Kent Henson 970-348-6409	Mike Garrott 970-350-9784	Cory Sheahen 847-239-2388
USR2018-0012	SRC Volt 19-5 Pad	N of 10th Street, East of 83rd Avenue	30 Oil Wells	7/30/2018	Construction	Cory Sheahen 847-239-2388	Mike Garrott 970-350-9784	Cory Sheahen 847-239-2388
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	Jim Brzostwicz 720-556-7667	April Medeiros 970-350-9241	Kevin Cohen 303-250-2059
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	Matt Hortt 970-506-8563	Mike Garrott 970-350-9784	Matt Hortt 970-506-8563
PUD2020-0013	Suffolk PUD Fourth Filing, 1st Replat	North Centerplace Drive, W. of 46th Avenue	Preliminary / Final PUD for a 3,174 square foot oil and lube changing facility	12/1/2020	Construction	Elliott Smith 801-278-4689	Elizabeth Kellums 970-350-9222	Mo Choudhry 720-352-9002
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	Dan Hull 970-290-6190	Mike Garrott 970-350-9784	Michael Pollard 913-345-9664
SPR2020-0021	Tointon Academy of Pre-Engineering Site Plan Review	W. of 71st Avenue and South of 4th Street	Construction of a 140,000 square foot K-8 School	12/2/2020	Construction	Kent Henson 970-348-6409	Mike Garrott 970-350-9784	Kent Henson 970-348-6409

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SPR2020-0004	2401 35th Avenue - High school 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	Melanie Foslien 970-488-1102	Darrell Gesick 970-350-9822	Kent Henson 970-348-6409
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	Ryan Nichols 303-607-0977	Michael Franke 970-350-9782	Michael Millsapp 970-339-6376
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	Troy Spraker 970-226-0342	Darrell Gesick 970-350-9822	Tyler Richardson Richmark Real Estate Partners, LLC 970-352-9446
DR2020-0016	7004 10th Street - Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Construction	Bryan Camphouse 303-842-3802	April Medeiros 970-350-9241	Kris Kuizenga 303-476-8469
DR2020-0006	1645 1st Avenue - Design Review	1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Construction	Meghan Cronin 775-398-1221	Darrell Gesick 970-350-9822	Elmer Oestman Trust 303-514-5491

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SPR2022-0023	Tointon Academy Site Plan Review Minor Amendment	West of 71st Avenue and South of 4th Street	Storage building	3/23/2022	Construction	Douglas Elgar, BHA Design	Elizabeth Kellums 970-350-9222	Weld County School District 6
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	Wayne Frelund 970-402-9048	Mike Garrott 970-350-9784	Wayne Frelund 970-420-9048

Planner Contact Information	
Mike Garrott	970-350-9784
Darrell Gesick	970-350-9822
Elizabeth Kellums	970-350-9222
Kristin Cote	970-350-9876
April Medeiros	970-350-9241
Michael Franke	970-350-9782
Meg Oren	970-350-9824

Case #	Project	Location	Description	Submittal Date	Stage	Consultant/ Applicant	City Planner	Owner/Financer Information
SPR2022-0048	Tract A & B of CCW Residential Subdivision, 2nd Filing	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex Subdivision	6/27/2022	Design	Caitlan Sheahan 970-986-6784	Kristin Cote	Kim McAuliffe 970- 371-0122
ZON2022-0005	Stoneybrook Lot 2 & 3 Rezone to RMH	South of F Street, West of North 35th Avenue	Rezone to RMH to allow for 142 unit manufactured home community	4/22/2022	Design	Donna Barrentine 813- 892-6067	KristinCote	Bob Eck 303-961- 0313
SPR2022-0035	Stoneybrook Lot 3 & 4 Major Site Plan	South of F Street, West of North 35th Avenue	Est. a 142 site manufactured home community	4/25/2022	Design	Donna Barrentine 813- 892-6067	Kristin Cote	Bob Eck 303-961- 0313
SUB2022-0018	Westgate Filing No. 1 Final PUD	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex	6/27/2022	Design	Caitlan Sheahan 970-986-6784	Kristin Cote	Kim McAuliffe 970- 371-0122
SUB2022-0015	Lake Bluff - Tract C and E Preliminary Subdivision	North of 10th Street and West of 95th Avenue	Platting residential lots	5/25/2022	Design	Oits Moore III 303-984-9800	Darrell Gesick	Greeley-Rothe, L.L.C. 303-984- 9800
SPR2022-0047	2400 10th Avenue Site Plan	2400 10th Avenue	Duplex	6/21/2022	Design	Mark Hout, UNI Design, 970- 388-3898	Elizabeth Kellums	Mark Hout/Isaac Baeza 970-388- 3898
SUB2022-0008	Avere Minor Subdivision	66th Ave and 2nd St	224 Apartment Units	3/30/2022	Design	LandOne Engineering 970-643-9544	Elizabeth Kellums	Weld County School District 6 970-348-6000
SPR2022-0029	Avere Multi- Family Minor Site Plan	66th Ave and 2nd St	224 Apartment Units	3/30/2022	Design	LandOne Engineering 970-643-9544	Elizabeth Kellums	Weld County School District 6 970-348-6000

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SPR2022-0022	Thompson Thrift Apartments	N. of HWY 34 and S. of Centerplace Drive	336 Apartment Units	4/18/2022	Design	Sam Coutts 970-224-5828	Michael Franke	Monica Unger 303-660-1555
SUB2022-0007	Centerplace Phase III Subdivision, 1st Replat	N. of HWY 34 and S. of Centerplace Drive	Subdivision of land into 1 Lot for Multifamily Development	4/18/2022	Design	Sam Coutts 970-224-5829	Michael Franke	Monica Unger 303-660-1556
ZON2022-0004	Cobblestone Rezone	7460 W 28th Street	42.01 Acre rezone from Residential Estate and Commercial Low Denisty to Residential- High Denisty	3/2/2022	Design	Angela Milewski 970-223-7577	Mike Garrott	Greeley Common Investments
SPR2022-0001	Centerplace Townhomes Site Plan Review	N. of 24th Street Road and E. of 42nd Avenue	30 townhome units	1/5/2022	Design	Troy Campbell 970-217-9148	Mike Garrott	Mark Bowman 303-570-7837
SPR2021-0021	Alpine Flats Multi-family Site Plan Review	S. of 20th Street and W. of 50th Avenue	200 unit multifamily Development	12/9/2021	Design	Dan Hull 970-461-7733	Kristin Cote	Nathan Zierer 970-352-9446
SUB2021-0036	Alpine Flats Subdivision	S. of 20th Street and W. of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Design	Jason Allee 970-515-5294	Kristin Cote	Nathan Zierer 970-352-9446
SUB2021-0034	Lake Bluff Final Plat	N. of 10th Street and W. of 95th Avenue	Platting 10 future Development Tracts and 19.72 Acres of Right-of-way	12/8/2021	Design	Pat Hillyer 970-226-0342	Darrell Gesick	Andrew Kline 303-984-9088

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ZON2021-0016	13th Street Rezone	N. of 13th Street, S. of 10th Street, W. of 59th Avenue	Rezone 37 Acres from H-A and C-D to MU-H	11/1/2021	Design	Sam Coutts 970-224-5828	Mike Garrott	Jack Schrager 402-681-2415
ZON2021-0005	Boomerang Ranch Forth Filing rezone	S. 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	Chris Mueller 314-737-2758	Darrell Gesick	Mike Sangaline 720-299-4071
SUB2021-0008	Rock Ridge Apartment Final Plat	E. 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	Troy Spraker 970-226-0342	Darrell Gesick	Warren Rose 248-686-5300
SUB2020-0010	Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Derek Glosson 970-371-6678	Darrell Gesick	Marietta Shreve 970-346-0151
SUB2020-0011	Rockies Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mark Taylor 970-330-0308	Mike Garrott	Angel Guzman 970-815-6044
DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mark Taylor 970-330-0308	Mike Garrott	Angel Guzman 970-815-6044
DR2019-0016	1131 8th Street - 5-plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Brett Cumming 970-466-1025	Mike Garrott	Brett Cumming 970-466-1025
SUB2021-0031	Promontory Imagine School 2nd Filing, Second Replat	E. of Promontory Parkway and S. of 16th Street	Replat a future development track into a lot and right-a-way for a public street	11/10/2021	Approved	Robbie Lauer 970-221-4185	Mike Garrott	Larry Buckendorf 970-352-7072

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PUD2021-0012	Hope Springs Preliminary PUD	N. of 32nd Street, W. of future 27th Avenue	N. of 32nd Street, W. of future 27th Avenue	4/28/2021	Approved	Derek Glosson 970-371-6678	Mike Garrott	Tyler Richardson Richmark Real Estate Partners, LLC 970-352-9446
SUB2022-0001	Centerplace North Filing #6	N. of 24th Street Road and E. of 42nd Avenue	30 townhome lots	1/7/2022	Approved	Troy Campbell 970-217-9148	Kristin Cote	Mark Bowman 303-570-7837
SUB2020-0003	Clark Subdivision Filing No. 2 Final Plat	W. of CR 31 and N. of CR 66	29 single family large lot subdivision	4/21/2020	Approved	Colin Geminden 330-651-6626	Mike Garrott	Craig Sparrow 970-353-6682
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Richard Leffler 970-515-2377	Darrell Gesick	Phillip Leffler 970-352-7813
ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E and I-M	8/10/2021	Approved	Richard Leffler 970-515-2377	Darrell Gesick	Phillip Leffler 970-352-7813
SPR2020-0019	Fox Run Apartments	S. of 13th Street and west of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Jim Doyle 970-532-5891	Darrell Gesick	Philip Schuman 701-590-0434
SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Cameron Knapp 970-351-0645	Elizabeth Kellums	Sarah Esh 970-372-8038
SPR2021-0018	Promontory Imagine School Second filing, second replat Multifamily	E. of Promontory Parkway and S. of 16th Street	480 unit multifamily development	11/10/2021	Construction	Robbie Lauer 970-221-4185	Mike Garrott	Larry Buckendorf 970-352-7072
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Construction	Troy Spraker 970-226-0342	April Medeiros	Justin Raddatz 303-830-0215

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SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Construction	Troy Spraker 970-226-0342	April Medeiros	Justin Raddatz 303-830-0215
SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	W. of 59th Avenue and S. of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	Construction	Jeremy Goetsch 970-632-2311	Mike Garrott	AJ Roche 970-590-6061
SPR2021-0011	The Reserve @ West T-Bone Ranch Phase	N. of 29th Street and E. of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Construction	Robert Molloy 970-988-5301	Mike Garrott	Matt Anderson 970-353-3007
USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Robert Ketner 509-321-3204	Mike Garrott	Rober Ketner 509-321-3204
SUB2020-0030	Cottages at Kelly Farm	N. of 4th Street and E. of 59th Avenue	31 residential units	10/20/2020	Construction	Melanie Foslien 970-488-1102	Darrell Gesick	John Clarkson 970-381-4444
SUB2020-0001	Clover Meadows, 2nd Replat (Updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Derek Glosson 970-371-6678	Mike Garrott	Matt Notter 970-356-3611
SPR2020-0003	29th Street Multifamily development	E. of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	732 unit multifamily Development	2/20/2020	Construction	Kirsten Rimes 269-321-7836	Darrell Gesick	Troy Spraker 970-267-3811

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PUD2021-0017	Promontory Imagine School 3rd Filing, Final Plat	E. of Promontory Parkway and S. 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	Robbie Lauer 970-221-4185	Mike Garrott	Larry Buckendorf 970-352-7072
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	Sam Coutts 970-224-5828	Mike Garrott	Natalie Dustman 303-309-4837
PUD2020-0009	Stoneybrook Lot 4 - Final PUD	W. of 35th Avenue, N. of Ditch #3 and S. of C Street	142 Manufactured home sites	8/26/2020	Construction	Robert Eck 303-961-0313	Mike Garrott	Robert Eck 303-961-0313
USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Lance Baker 480-948-9766	Elizabeth Kellums	Brad Florin 970-364-0500
S 21:15	Northridge Estates	South of C Street/East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Tyler Richardson 970-352-9446	Mike Garrott	UNC - TBD (no clear contact established)
SUB2019-0013	City Center West Residential, 2nd Filing	S. 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	Shelly Lamastra 970-484-8855	Michael Franke	Patrick McMeekin 970-301-0076
SPR 20:17	Poudre Trails Multi-Family	30th avenue and C Street	296 multifamily Units	10/4/2007	Construction	Derek Glosson 970-371-6678	Mike Garrott	Matt Notter 970-356-3611

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SPR2018-0034	Trails at Sheep Draw Multi-family	S. of 10th Street, North of 12th Street and east of 77th Avenue	546 unit multi-family Housing	12/28/2018	Construction	Troy Spraker 970-226-0342	Michael Franke	Larry Buckendorf 970-352-7072
SUB2018-0027	Centerplace North Filing #4	44th Avenue and 24th Street Road	133 Townhouse Units	3/16/2018	Construction	Justin Beckner 970-698-6046	Darrell Gesick	Will Edwards 307-634-8800
PUD2021-0002	Westgate Filing #1, Lot 1 Final PUD	W. of 71st Avenue, N. of Hwy 34 Bypass	288 Multifamily Units	1/28/2021	Construction	Marc Savela 303-398-4575	Mike Garrott	Eric Gumm 262-532-9332
PUD2020-0003	Westgate Filing No. 1 Final PUD	N. of Hwy 34 Bypass and W. of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Construction	Mark Nemger 720-232-5081	Mike Garrott	Marc Savela 303-4575
PUD 8:01	Promontory Residential-Phases 2 & 3	NE Corner of Promontory Parkway/16th Street	Completion of Platted Single Family Residential	5/2/2017	Construction	Dan Bartran 970-204-1700	Mike Garrott	Dan Bartran 970-204-1700

Planner Contact Information	
Mike Garrott	970-350-9784
Darrell Gesick	970-350-9822
Elizabeth Kellums	970-350-9222
Kristin Cote	970-350-9876
April Medeiros	970-350-9241
Michael Franke	970-350-9782
Meg Oren	970-350-9824

Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SPR2022-0036	2901 1st Avenue Site Plan Review, 1st Amendment	2901 1st Avenue	Storage building	4/29/2022	Design	Kristin Cote
SPR2022-0060	Frontier Academy Stadium Building	6530 16th Street	Stadium building for press box, concessions, restrooms, etc.	7/20/2022	Design	Elizabeth Kellums
SPR2022-0059	Frontier Elementary Addition	2560 29th Street	Addition and renovation of Frontier Elementary	7/20/2022	Design	Elizabeth Kellums
USR2022-0011	Canvasback Compressor Station	Parcel 095918000005	Compressor Station	6/22/2022	Design	Michael Franke
USR2020-0010	Blue Chip Oil and Gas	Parcel 095722000010	12 wells on 1 pad with production facility for oil and gas	5/25/2022	Design	Michael Franke
USR2022-0009	Rainbow Oil and Gas	Parcel 095709401002	28 wells on 1 pad and production facility for oil and gas	5/25/2022	Design	Michael Franke
SUB2022-0017	Canvasback Compressor Station	Parcel 095918000005	Minor Subdivision for a Compressor Station	6/30/2022	Design	Michael Franke
SPR2022-0046	CMU Dry Storage Building	531 7th St	Addition of a 50 x 70 Dry Storage building	6/16/2022	Design	Michael Franke
DR2020-0011	Bank of America Greeley Mall	2263 Greeley Mall	Bank of America	7/25/2022	Design	Michael Franke
SPR2022-0045	Residence Inn by Marriott	2495 28th Street	Residence Inn Hotel, 110 rooms and conference center	6/27/2022	Design	Michael Franke

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SPR2022-0034	Orthopedic Center of the Rockies	Parcel 095909442001	Orthopedic Center	4/22/2022	Design	Michael Franke
PUD2022-0002	Colorado Premium PUD	2400 29th Street	PUD to establish Use	3/1/2022	Design	Kristin Cote
SPR2022-0012	Robles Warehouse w/ Outdoor Storage	120 15th Street	4,952.50 SF Office/Warehouse to house Oil and Gas Support Business	3/1/2022	Design	Kristin Cote
WCF2022-0004	Rooftop antennas at Westlake Shopping Center	2100 35th Avenue	Rooftop antennas on King Soopers, Westlake	4/19/2022	Design	Elizabeth Kellums
SUB2022-0014	Knolls West Subdivision, First Replat	5699 20th Street	Lot line adjustment	5/24/2022	Design	Darrell Gesick
SPR2022-0041	Franklin Middle School	818 35th Avenue	School Addition	5/13/2022	Design	Darrell Gesick
SPR2022-0042	Heath Middle School	2223 16th Street	School Addition	5/13/2022	Design	Darrell Gesick
SUB2022-0015	Lake Bluff Preliminary Subdivision	North of 10th Street and West of 95th Avenue	212 Lots	5/30/2022	Design	Darrell Gesick
WCF2022-0002	Dish Wireless Co-location	3737 10th Street	Dish Wireless Co-location	2/9/2022	Design	Elizabeth Kellums

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WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Elizabeth Kellums
SPR2022-0038	Firestone Redevelopment Façade revisions	1130 8th Avenue	Firestone Façade alterations	5/2/2022	Design	Elizabeth Kellums
SPR2022-0030	Get Space Storage - Lot 1 The Shops at Sunset Ridge 1st Replat	5906 10TH ST	2 building self storage facility on existing commercial lot	4/25/2022	Design	Kristin Cote
SPR2022-0024	Highpoint Lot 1 Site Plan Review	11701 24th Street	Develop a multi-tenant retail building and a new gas station	3/24/2022	Design	Michael Franke
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
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
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	Kristin Cote
SPR2022-0008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Design	Darrell Gesick
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
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

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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	Mike Garrott
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	Mike Garrott
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
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
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
DR2021-0002	3103 23rd Avenue - ATM Design Review	3103 23rd Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Mike Garrott
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	Mike Garrott
WCF2022-0008	T-Mobile replace pole and antennas	2201 23rd Avenue	T-Mobile Replace pole and antennas	7/6/2022	Approved	Elizabeth Kellums
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	Approved	Mike Garrott

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SPR2022-0032	4555 Centerplace Drive PUD, 2nd Amendment	4555 Centerplace Drive	Chick-Fil-A removing 2 parking spaces, reconfiguring drive-thru, and adding canopies to drive-thru	4/11/2022	Approved	Michael Franke
SPR2022-0031	Bear Paw III Multi-Tenant Retail Building	4239 Centerplace Drive	Develop a multi-tenant retail building to the north of Bear Paw II	4/7/2022	Approved	Michael Franke
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	Approved	Michael Franke
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	Approved	Michael Franke
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	Approved	Michael Franke
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	Approved	Mike Garrott
SUB2022-0006	West Greeley Tech Center, Fifth Minor, First Replat	11701 24th Street	Subdividing existing lot into two lots for development	3/21/2022	Approved	Michael Franke
SPR2022-0007	ENT Credit Union ITM	4735 25th Street	Installing ITM for ENT Credit Union. Adding Parapet Wall to North Elevation and Signage	2/2/2022	Approved	Michael Franke
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

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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
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
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
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
S 6:17	Greeley Airport Business Park	2139 East 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick
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
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
SPR2021-0020	University Schools - High School Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Approved	Kristin Cote
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	Approved	Elizabeth Kellums

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DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Approved	Kristin Cote
SPR2021-0019	Billie Martinez School Addition	341 14th Aven.	12,700 SF Classroom Addn.	11/16/2021	Approved	Kristin Cote
USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	32 Oil wells and associated equipment Facility	10/31/2018	Construction	Michael Franke
DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Construction	Elizabeth Kellums
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	Construction	Darrell Gesick
SUB2021-0016	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	Mike Garrott
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
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
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	Mike Garrott
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

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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
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	Mike Garrott
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
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
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
DR2020-0016	7004 10th Street Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Construction	April Medeiros
DR2020-0006	1645 1st Avenue Design Review	1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Construction	Darrell Gesick
SPR2022-0023	Tointon Academy Site Plan Review Minor Amendment	West of 71st Avenue and South of 4th Street	Storage building	3/23/2022	Construction	Elizabeth Kellums
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

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Kristin Cote	970-350-9876
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Michael Franke	970-350-9782
Meg Oren	970-350-9824

Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SPR2022-0035	Stoneybrook Lot 3 & 4 Major Site Plan	South of F Street, West of North 35th Avenue	Est. a 142 site manufactured home community	4/25/2022	Design	Kristin Cote
ZON2022-0005	Stoneybrook Lot 2 & 3 Rezone to RMH	South of F Street, West of North 35th Avenue	Rezone to RMH to allow for 142 unit manufactured home community	4/22/2022	Design	Kristin Cote
SUB2022-0015	Lake Bluff - Tract C and E Preliminary Subdivision	North of 10th Street and West of 95th Avenue	Platting residential lots	5/25/2022	Design	Darrell Gesick
SPR2022-0048	Westgate Filing No. 1 Final PUD	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex	6/27/2022	Design	Kristin Cote
SUB2022-0018	Tract A & B of CCW Residential Subdivision, 2nd Filing	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex Subdivision	6/27/2022	Design	Kristin Cote
SPR2022-0047	2400 10th Ave Multi-family duplex	2400 10th Ave	duplex behind single family house	6/21/2022	Design	Elizabeth Kellums
SUB2022-0008	Avere Multi-Family Minor Sub	66th Avenue and 2nd Street	Minor Sub for multi-family project	3/30/2022	Design	Elizabeth Kellums
SPR2022-0029	Avere Multi-Family Site Plan	66th Avenue and 2nd Street	224 Apartments	3/30/2022	Design	Elizabeth Kellums
SPR2022-0022	Thompson Thrift Apartments	North of HWY 34 and South of Centerplace Drive	336 Apartment Units	4/18/2022	Design	Michael Franke

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SUB2022-0007	Centerplace Phase III Subdivision, 1st Replat	N. of HWY 34 and S. of Centerplace Drive	Subdivision of land into 1 Lot for Multifamily Development	4/18/2022	Design	Michael Franke
ZON2022-0004	Cobblestone Rezone	7460 W 28th Street	42.01 Acre rezone from Residential Estate and Commercial Low Denisty to Residential- High Denisty	3/2/2022	Design	Kristin Cote
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
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
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	Darrell Gesick
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	Mike Garrott
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
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
SUB2020-0010	Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Darrell Gesick
SUB2020-0011	Rockies Apartment Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mike Garrott
DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mike Garrott
DR2019-0016	1131 8th Street - 5-plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Mike Garrott

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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	Approved	Mike Garrott
SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Approved	Mike Garrott
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Approved	Mike Garrott
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	Approved	Mike Garrott
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	Approved	Mike Garrott
ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Approved	Darrell Gesick
SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums
SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Construction	April Medeiros
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Construction	April Medeiros
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	Construction	Mike Garrott

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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	Construction	Mike Garrott
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	Construction	Mike Garrott
USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Mike Garrott
SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick
SUB2020-0001	Clover Meadows, 2nd Replat (updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Mike Garrott
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
PUD2021-0017	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
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	Mike Garrott
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	Mike Garrott
USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Elizabeth Kellums

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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
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
SPR 20:17	Poudre Trails Multi-Family	30th avenue and C Street	296 multifamily Units	10/4/2017	Construction	Mike Garrott
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
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	Construction	Mike Garrott
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	Construction	Mike Garrott
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

Planner Contact Information	
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