



Planning Commission

September 13, 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 from August 23, 2022
5. A public hearing to consider a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site. The property is zoned C-L (Commercial Low Intensity) with a DCMP and C-L (Commercial Low Intensity) and is located south of 10th Street, east of 83rd Avenue, north of 12th Street, and west of 80th Avenue.
6. Staff Report
 - Construction Activity Report
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

August 23, 2022

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

Commissioner Jeff Carlson

ONE VACANCY

3. Approval of Agenda

The order of the items on the agenda needed to be rearranged. Upon correction of the order, Commissioner Franzen moved to approve the agenda. Commissioner Schulte seconded the motion.
Motion carried 5-0. (Commissioner Carlson absent, one vacancy).

4. Approval of July 26, 2022 Minutes

Commissioner Schulte stated there was a typo in section 8 of page 7. The word was spelled as "perspective", but it should have said "prospective". Upon correction of the error, Commissioner Franzen moved to approve the minutes dated July 26, 2022. Commissioner Schulte seconded the motion. Motion carried 5-0. (Commissioner Carlson absent one vacancy).

5. Commissioner Romulo Recognition

Chelsea Romulo was recognized for her membership as a City of Greeley Planning Commissioner from March 2019 to June 2022. Commissioner Franzen moved to approve a resolution recognizing her service as a Planning Commissioner. Commissioner Schulte seconded the motion. Motion carried 5-0. (Commissioner Carlson absent, one vacancy).

6. 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 the Southwest corner of US Hwy 34 Bypass and 71st Avenue, ZON2022-0004 (Cobblestone Rezone).

Kristin Cote, Planner III, presented the request and explained the intent of the applicant to rezone a vacant land located at the southwest corner of US Highway 34 Bypass and 71st Avenue. She also described the areas and structures nearby. Ms. Cote then spoke to a detailed market study provided by the applicant that demonstrated additional needs for higher density residential uses in the St. Michael's area, which would further support the existing commercial. Lastly, she noted that one e-mail was received from a resident expressing their concerns regarding the proposed rezoning.

Commissioner Schulte asked about the status of the oil and gas well. Ms. Cote replied by stating that two of the wells are abandoned and one is currently active.

Commissioner Modlin questioned whether estate lots were planned with this application. Ms. Cote responded by mentioning that there were no estate lots proposed as part of this rezone.

Commissioner Schulte queried if the area was ever subdivided. Ms. Cote explained that there had been a PUD application placed in 2019, but nothing came of it.

Max Moss, applicant, presented his request to the Commission. Mr. Moss stated that all remaining oil and gas wells have recently been capped and abandoned. He then described the quality development projects his company provides to communities. Mr. Moss discussed his market study, which he stated strongly supports the rezone in order to eliminate isolated small commercial parcels that have poor roadway access. The study also showed how mixed housing types are needed to sustain the St. Michael's commercial areas and the community as a whole. He further explained that micro areas need two to three times its current residential density to support sustainable walkable and bikeable services. Lastly, Mr. Moss stated his project would align with the City's historic and new city infrastructure investment and providing improvements to the housing mixture that would enable many new residential options, including missing middle housing types.

Commissioner Modlin asked about the percentage of apartments versus single-family units. Mr. Moss explained that 70% would be single-family and 30% would be apartments.

Chair Yeater asked the applicant to explain how the proposed units will be highly amenitized. Brian Bair, co-applicant, stated that they are currently working on a concept plan for such features. They hope to include amenities such as oversized gyms, coworking suites for remote workforces, pet spas, and DIY garages. Mr. Bair explained they are looking at the whole picture to enhance and provide amenities that do not currently exist in the adjacent Town Center.

Commissioner Franzen asked if they expect to have a special taxing district. Mr. Moss said the multi-family area will be excluded from the Cobblestone Metropolitan District.

Chair Yeater opened the public hearing at 1:37 p.m.

Stephanie Ludwigsen stated that she represents 46 homeowners who oppose the rezoning. She believes that adding more high-density development would take away available water for crops and livestock, which would severely impact surrounding areas. Ms. Ludwigsen stated that she also does not think the market data supports more multifamily residential.

Rebecca Funderburk noted that she and her husband have lived in the nearby area for 40 years. She stated they are concerned that the roads will not be able to handle many more units and also wondered if there would be any restrictions as far as what would be allowed in the high-density area.

Megan Devries told the Commission that she started the petition against the rezoning and noted residents in the area are worried about the crime rate going up due to higher density development. Ms. Devries also noted they do not believe the city is thinking long term when building these units. She said they are concerned that the increase in traffic would impede the timing for emergency services.

Lindsay Yeater voiced her concerns about the proposed rezoning and stated she believes the city is lowering its standards and trusting studies that are incomplete due to the fact that not all already approved apartments have been built yet. Ms. Yeater also noted her worry that this will drive away good workers that were born and raised in Greeley.

The public hearing was closed at 1:48 p.m.

Mr. Moss expressed his understanding and sympathy towards the public. He then noted that he believes in and trusts Mr. Bair's product. Mr. Moss also wanted to remind everyone that they are completely rebuilding and moving 28th street in accordance with the city's standards. He then touched on the fact that the market studies are accurate and reliable. Mr. Moss wrapped up by clarifying that they have only asked to rezone two acres from commercial to a higher density and the rest is being aligned to our the city's code.

Commissioner Franzen asked if the builder has a contingency plan if his proposal does not get approved. Mr. Moss said he does not have another plan at this point.

Chair Yeater asked the city staff what the procedure would be if the rezoning was approved. Ms. Cote said the next step would be for the applicant to apply for a subdivision that would come before the Planning Commission.

Commissioner Modlin asked if there would be three different plats since there are three different areas. Ms. Cote said it would depend how the applicant presents their platting plan, which could also come in phases.

Commissioner Briscoe requested that page 18 of the packet be shown to the public so they could view the surrounding zones. Ms. Cote said that information is also available on the City of Greeley Website.

Commissioner Schulte moved that based on the application received and the preceding analysis the Planning Commission find that the proposed rezone request

from Residential Estate Commercial Low Intensity to Residential High Density is in compliance with code section 24-204 and therefore recommend approval. Commissioner Modlin seconded the motion.

Commissioner Modlin then stated he thinks the plan shows good mixed use in a high amenity area. He also believes that the percentage of apartments is lower and does offer a blend of single-family ownership and smaller lots to a diverse area in order to help finish out St. Michaels complex.

Commissioner Schulte showed his support based on what the applicant presented and noted how this would be a good addition to the area.

Chair Yeater voiced his opinion about the project and stated how reluctant he is to change the zoning with conditions as they are. He also questioned the city's approval of more multifamily developments. Mr. Yeater also felt that the applicant could only provide generalities when questioned about the specifics of their design. He stated that usually means designs have not been solidified and is worried about them changing later. Mr. Yeater further expressed that since he did not have a better understanding of what would come in on the site if the rezoning is approved. For those reasons he would not be supporting this proposal.

Commissioner Schulte agreed with Chair Yeater but believes that historically there has been a need for multifamily, even if it seems the more prevalent development at present. He also thinks that the market accurately reflects that same viewpoint.

Commissioner Modlin said he is comfortable with the processes that have been established to make sure the developer follows through with what they've originally presented. He noted again how the mixed housing concept is strong and wants to support that.

Commissioner Yeater stated that he's challenged by not having a guarantee of what will be the final development.

Commissioner Briscoe said that from a rezoning standpoint the Commission is only there to consider the zoning at this time. He believes the project meets city code and will support this application.

Commissioner Schulte expressed his support as well and said he'd like to see St. Michaels reach its original plan by increasing the density in the area.

Lastly, Commissioner Franzen noted that as far as real estate goes, there is a need for those units from the movement in the market and believes there is a good buffer from the residential area to the highway in order to achieve that.

Chair Yeater called for a vote. The motion then carried 4-1. (Commissioner Carlson absent, one vacancy).

7. Staff Report

Becky Safarik, Community Development Director, stated there were no items to report.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 pm and those present moved into a workshop session to hear updates on the Transportation Master Plan and the proposed Water Efficiency standards.

Justin Yeater, Chair

Becky Safarik, Secretary

DRAFT

Planning Commission Agenda Summary

September 13, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

A public hearing to consider a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site. The property is zoned C-L (Commercial Low Intensity) with a DCMP and C-L (Commercial Low Intensity) and is located south of 10th Street, east of 83rd Avenue, north of 12th Street, and west of 80th Avenue.

Summary:

The City of Greeley is considering a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site. DCMP's shall remain effective until revised, amended, or removed using the same procedures under which the original plan was approved. Therefore, to remove the DCMP, a rezone must be processed.

Recommended Action:

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, recommend approval of the rezone to the City Council.

Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) does not meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, does not recommend approval of the rezone to the City Council.

Attachments:

Staff Report

Attachment A	- Zoning/Vicinity Map
Attachment B	- Photo Aerial Map
Attachment C	- Project Narrative
Attachment D	- Rezone Boundary Map
Attachment E	- Site Analysis Map
Attachment F	- Zoning Suitability Map
Attachment G	- Approved DCMP Plan

Attachment H - Neighborhood Notification Boundary Map

PLANNING COMMISSION SUMMARY

ITEMS: Removal of the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP)

FILE NUMBER: ZON2021-0005

PROJECT: Boomerang Ranch, Tract B, Second Filing Rezone

LOCATION: South of 10th Street, East of 83rd Avenue, West of 80th Avenue, and North of 12th Street

APPLICANT: Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: September 13, 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 24-625(c)(3) of the 1998 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site (see Attachments A, B, and C).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located south of 10th Street, east of 83rd Avenue, west of 80th Avenue, and north of 12th Street (see Attachment A).

Abutting Zoning:

North: C-H (Commercial High Intensity)
South: R-H (Residential High Density)
East: R-H and R-L (Residential Low Density)
West: C-H and C-L (Commercial Low Intensity)

Surrounding Land Uses:

North: 10th Street and Undeveloped Land
South: 12th Street and Multi-Family
East: 80th Avenue/Single-Family and Undeveloped Land
West: Public Service Easement (Powerlines) and 83rd Avenue

Site Characteristics:

The site is currently undeveloped land. The property slopes down from the north to the south of the property. The site also has plugged and abandoned oil and gas wells on the site (see Attachments E and F). The North Boomerang Ditch is in the northwest portion of the site and runs from the south to the northeast.

D. BACKGROUND

The subject site was annexed as part of the Boomerang Ranch Annexation and zoned R-1 (Single-Family Residential), C-3 (General and Service Business), and C-D (Conservation District) zone districts in 1994, (File No. A 2:94 and Z 15:94) (Reception No. 2410606). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of R-L, C-L, and C-H is the modern equivalent to the districts listed above.

The subject site was rezoned in 2007 to C-H and C-L (File No. Z 1:07). As part of the rezone, a DCMP (Development Concept Master Plan) was established. The intent of the DCMP was to provide a planned commercial development. The development plan included a general commercial layout, access, uses, and general architectural guidelines. The plan included a major anchor building, along with in-line retail, restaurant, and office uses (see Attachment G).

With this application, the new property owner would like to keep the same zoning classifications of C-H and C-L and remove the DCMP from the property. The applicant's intent is to allow for more development options regarding land use and site layout options for the subject site. The process to amend, or request to remove a DCMP is to use the same process that established the DCMP. In this case, the DCMP was established through a rezone process, therefore, to amend or remove the DCMP, a rezone process is required.

APPROVAL CRITERIA

Development Code Section 24-625(c)(3) Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 24-625(c)(3)a-h of the 1998 Development Code shall be used to evaluate the zoning amendment application.

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

Staff Comment: The surrounding area has not changed substantially over the last 15 years. Land to the north of 10th Street remains undeveloped, land to the east is undeveloped, but is available for multi-family, and some of the land to the east is developed with single-family uses. Multi-family developed to the south, and the Trails at Sheep Draw development to the west of 83rd Avenue, includes developed single-family and multi-family uses, along with future commercial areas.

The subject site has had the DCMP zoning for 15 years without any development occurring. The applicant would like to rezone the site and remove the DCMP to encourage development.

This request complies with this criterion.

- b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The current zoning of C-H and C-L with the DCMP has been in place for 15 years without development occurring. The current owner has a different vision for the site and would like to remove the DCMP obligation to allow for development options in regard to uses and site layout.

This request complies with this criterion.

c) Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct. This criterion is not applicable to this request.

d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site, and which may not have been considered during the original zoning of the property?

Staff Comment: There are no known detrimental environmental conditions existing on the site. This criterion is not applicable to this request.

e) Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The proposed rezoning is not necessary to provide land for a community related use. This criterion is not applicable to this request.

f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?

Staff Comment: It is not anticipated that the proposed rezoning would create significant impacts on the property or adjacent land uses.

Any potential noise created by future development will be regulated by the Municipal Code. During any site plan process, the appropriate buffering would be required to be provided, which lessens any potential visual impacts. City services should not be impacted. Police and Fire are already serving this area since it is within the City of Greeley. There are also water and sewer services in the area. Water Service would be provided by the City of Greeley. There are 12-inch water mains along 80th Avenue and 12th Street that will serve the rezone area. Sewer service would be provided by the City of Greeley. There is an existing stubout in the southwest portion of the property that the development can connect to and serve the proposed rezone area. Any future proposed development should not impact pedestrian systems. Additional information regarding City services can be found further in this report in Sections F, G, and H.

The proposal complies with this criterion.

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

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Comprehensive Plan Policy Objective ED-2.4, Business Attraction

Attract and retain business and industry that align with the City's target industries and support economic diversity.

Staff Comment: Approving the rezone could attract commercial business to the western part of town, which supports local residential in the area.

This request complies with this Comprehensive Plan policy.

Comprehensive Plan Policy Objective GC-2.5, Neighborhood Centers

Promote neighborhood centers – small scale retail areas providing basic commercial goods and services – to locate within a walkable distance of residences, usually a quarter-mile or less.

Staff Comment: The proposed rezone has the potential to provide goods and services at a small-scale neighborhood level. Although not a true neighborhood center, the subject site is within a walkable distance to a newly developed single-family and multi-family development. The rezone would allow for commercial development that would have the potential for providing goods and services to the area.

This request complies with this Comprehensive Plan policy.

- h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?**

Staff Comment: Currently, there is a DCMP approved for the subject site. The proposed rezoning would remove the DCMP restrictions from the subject site and would allow for more development options. The proposed Zoning Suitability Plan submitted with this application demonstrates, at a conceptual level, that the site should be able to develop in accordance with the Development Code (see Attachment F).

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is known as Tract B of the Boomerang Ranch Second Filing (File No. S 11:14). Currently the applicant is proposing to create five lots for commercial development and to place the southern part of the property into Tracts for future development (File No. SUB2021-0012). A minor subdivision has been submitted and is being reviewed concurrently with this rezone. In addition, one of the future lots has submitted for a site plan review for a drive-thru coffee shop (File No. SPR2022-0049). Minor subdivisions and site plan reviews are reviewed and approved administratively.

2. HAZARDS

The North Boomerang Ditch is located on the northern portion of the property and runs from the south to the northeast. Oil and gas operations on the site have been plugged and abandoned, flow lines have also been removed. Any impediments would be considered at the time of subdivision and should not impact the rezone request. Any new occupied structures are required to be setback from the capped and abandon oil and gas well head locations. Staff is unaware of any other potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site is rezoned.

4. FLOODPLAIN

The proposed rezone boundary is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

A conceptual drainage report was included with the submittal, which indicated that an existing detention pond would be utilized for this development and meets the City of Greeley's detention and water quality requirements. Specific design for stormwater infrastructure would be provided and reviewed by City Staff with any site plan reviews.

6. TRANSPORTATION

A conceptual transportation impact study was submitted by the applicant and reviewed by the Colorado Department of Transportation (CDOT), as well as the City's Public Works Department Transportation Planner and Engineering Development Review Division. Several improvements are anticipated, including dual left turn lanes at the 10th Street/83rd Avenue intersection, new deceleration lanes, and extended deceleration lanes would likely be required as the site develops. Traffic for this site would be further analyzed by City Staff as part of the site plan review process.

G. SERVICES

1. WATER

Water Service would be provided by the City of Greeley. There is an existing 12-inch water main along 80th Avenue and 12th Street that would serve the property. A conceptual hydraulic analysis was reviewed by City Staff and found to be in general compliance with the Municipal Code and design criteria.

2. SANITATION

Sewer service would be provided by the City of Greeley. There is an existing stubout in the southwest portion of the property that could be utilized for this property. A conceptual hydraulic analysis was reviewed by City Staff and found to be in general compliance with the Municipal Code and Design Criteria

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. The closest fire station, Fire Station #7, which is located approximately one (1) mile to the east of the subject site, and Fire Station #6 is located approximately two (2) miles to the west of the subject site.

4. PARKS / OPEN SPACES

No public parks or public open space areas are proposed with this request, nor will private parks or open space be created. The proposed rezone should have little to no impact on parks or open space in the community.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to a total of 42 surrounding property owners on August 24, 2022, per Development Code requirements (see Attachment H). Three signs were posted on the site on August 19, 2022. Notice of the project was also posted on the City of Greeley web site. To date, no comments have been received.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, recommend approval of the rezone to the City Council.

Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) does not meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, does not recommend approval of the rezone to the City Council.

ATTACHMENTS

Attachment A - Zoning/Vicinity Map

Attachment B - Photo Aerial Map

Attachment C - Project Narrative

Attachment D - Rezone Boundary Map

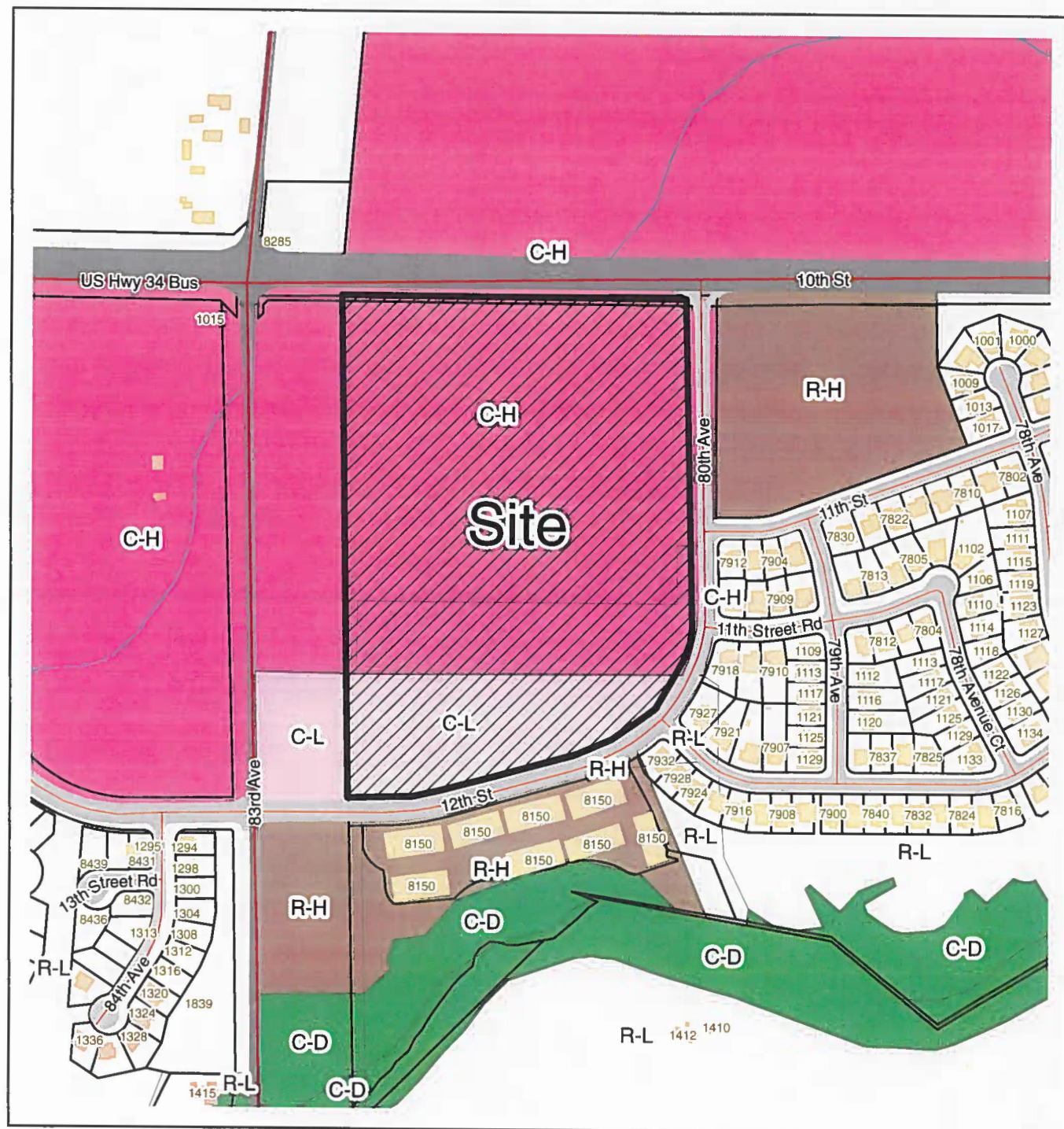
Attachment E - Site Analysis Map

Attachment F - Zoning Suitability Map

Attachment G - Approved DCMP Plan

Attachment H - Neighborhood Notification Boundary Map

Zoning/Vicinity Map Boomerang Ranch Rezone



ZON2021-0005

Legend

- Structure
- FEATURE_SUBTYPE**
 - Water Body
 - Weld Parcels
 - Road Centerline
 - Roads

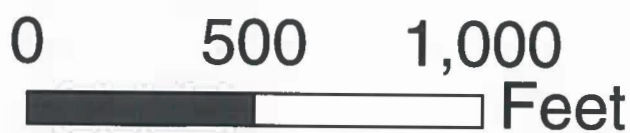


Photo Aerial Map Boomerang Ranch Rezone



Legend

- Structure
- FEATURE_SUBTYPE
- Water Body
- Weld Parcels
- Road Centerline
- Roads
- Origin Cache Mask

ZON2021-0005



**Project Narrative
For
Boomerang Ranch Retail and Residential**

**Boomerang Ranch Fourth Filing
(Currently Tract B, Boomerang Ranch Second Filing)
SW Corner of W. 10th Street & 80th Avenue, Greeley, Colorado**

09/10/2020

Revised: 02/04/2022

Revised: 05/13/2022

Revised: 06/13/2022

Prepared For Developer:

MCVI Boomerang Greeley LLC

1962 Blake Street, Suite 300

Denver, CO 80202

Contact: Mike Sangaline

Email: mike@monfortcompanies.com

Phone: (720) 299-4071

Prepared By:



EES

**Entitlement and Engineering
Solutions, Inc.**

501 S. Cherry Street, Suite 300

Glendale, CO 80246

Contact: Jon N. Andresen Jr., P.E.

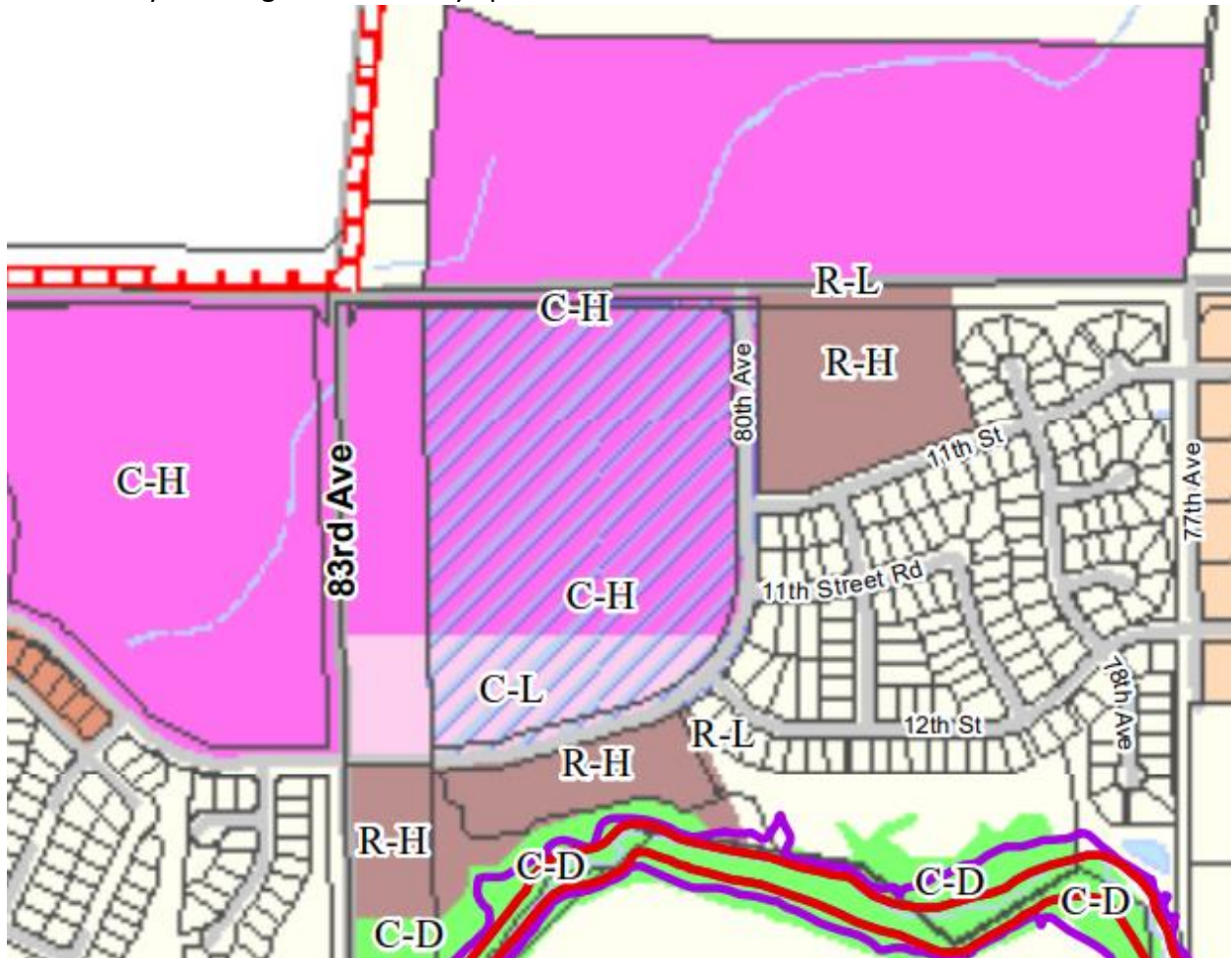
Email: Jon.andresen@ees.us.com

Phone: (303) 601-7702

Proposal Summary and Proposed Use

Monfort Companies under the ownership of MCVI Boomerang Greeley LLC is proposing to develop a Minor Subdivision as part of a master planned development. The proposed development is located at Tract B of the Boomerang Ranch Second Filing development in Greeley, Colorado. The project site is approximately 31.26 acres and is located at the southwest corner of 10th Street and 80th Avenue intersection. Tract B is bounded by Highway 34/ W 10th Street to the North, 80th Avenue to the East, 12th Street to the South, and Vacant Land owned by PSCO to the West (with 83rd Boulevard to the west of the vacant PSCO property). In the existing condition, the site is undeveloped.

The current property zoning is C-H and C-L with a Development Concept Master Plan (DCMP) as indicated on the current Greeley zoning map below. The development proposes to rezone so that the C-H and C-L zoning remain as-is, but the DCMP is released. C-H and C-L zoning allows for commercial development as well as single and multi-family dwellings with a Use By Special Review.



Utilities and Drainage

Sanitary, storm, and water utility mains will be constructed adjacent to the parcels, for future service connections.

A regional detention and water quality basin that will serve all the commercial and residential lots and will drain to an existing culvert located under W. 10th Street, which the drains into an existing CDOT detention basin. Flow from the pond for the 100-year will be restricted to the 5-year historic flow rate per Greeley code.

The development will be served by an 8" PVC looped system with multiple lines running in the drives of the residential development. The water system will connect to the existing 12" water main in 80th Avenue to the east and at the southwest corner of the site at the 12" water main in 12th. The project will be served by nine fire hydrants, two on the roadway adjacent to the commercial and the other seven within the residential development.

Sanitary will be served by 8" PVC in the main drive adjacent to commercial and three of the drives in the residential tracts. The sanitary system will connect to the existing 8" sanitary stub that exists in the southwest corner of the site.

There are existing electric, telephone and gas along much of 10th Steet and on the opposite side of 80th Ave and 12th street that will be brought into the property as necessary for the development of the lots.

Zoning and Uses

Per the City's Comprehensive Plan "Land Use Guidance Map", dated 12-01-2017, the intersection of 83rd Avenue and W. 10th Street indicates "Neighborhood Center" for this Suburban Neighborhood. This site is designed in the spirit of said Map.

The proposed development will consist of subdividing the undeveloped lot into five commercial lots and three residential tracts. Existing zoning is C-H & C-L with a DCMP. This zoning will remain C-H & C-L with the release of the DCMP to allow for more flexibility of development. The estimated lot uses will be:

Lot 1 – C-Store + Fuel – no car wash (4,165 s.f.)

Lot 2 – Restaurant (2,365 s.f.)

Lot 3 – Restaurant (3,000 s.f.)

Lot 4 – Car Wash (5,000 s.f.)

Lot 5 – Bank (3,500 s.f.)

Tract A – Residential (94 units)

Tract B – Residential (37 units) + Club House (2,600 s.f.)

Tract C – Residential (46 units)

The character of much of the surrounding area is matched with commercial development being on the main 10th Street/US 34 corridor and the residential components moving from higher density to lower density the farther you get from the main thoroughfares. The residential matches components match with the similar zoning to the south and east and the commercial matches with similar zoning to the west.

As the site supports the Imagine Greeley objectives of having walkability from different uses, like residential to other uses, such as the commercial lots to the north side of the project or to bike trail that runs along Sheep Draw to the south tying the project to a close natural corridor. The residential component promotes active and leisure with the Clubhouse and pool area where residents can relax and unwind or swim laps.

Overall the development supports both the objects of Imagine Greeley and fits in with the character of the surrounding neighborhood.

Site Layout and Circulation

Site access will be via a private drive and curb cut located at the west edge of 80th Avenue that runs east-west through the property and turns south at the western edge and then east to connect into 83rd. This private drive will eventually loop westward across the Public Service Company parcel to 83rd Avenue, as part of the City's future development.

The five commercial lots will have access on the north side of this main east-west drive and the residential will have two connection points on the east-west drive, one near 80th and one along the western side of the property. A traffic report has been drafted by Sustainable Traffic Solutions that describes the connections and traffic flow and patterns in more detail.

Because of the size of the regional detention and water quality pond servicing all the lots with a reduced 100-year flow to the 5-year historic level, the private drive will have a detached sidewalk along the north side and attached sidewalk on the south side for interconnectivity of the commercial pads. Internal sidewalk to the Lots will be developed as each of the lot owner's future develop their site plan submittals.

Construction Timing/Phasing

Phase 1 (bulk grading, detention, main east-west drive, and utility mains) to be completed in 8-12 months. Residential on Tracts A, B, & C and Lot 1&2 commercial to follow, with commercial Lot 3, 4 & 5 anticipated to be under construction and completed by the time the residential is done with estimated full delivery in years 2-3.

PROPERTY BOUNDARY MAP ZON2021-0005
BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

Attachment D

LEGAL DESCRIPTION:

TRACT B, BOOMERANG RANCH SECOND FILING RECORDED AT RECEPTION NO. 4117068 IN THE OFFICES OF WELD COUNTY AND THE ONE-HALF OF THE ADJACENT AND CONTIGUOUS RIGHTS-OF-WAY OF WEST 10TH STREET, 80TH AVENUE AND 12TH STREET LOCATED IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 265.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1007.23 FEET TO THE EXTENDED CENTERLINE OF 80TH AVENUE;

THENCE ON THE CENTERLINES OF 80TH AVENUE AND 12TH STREET AS DEPICTED ON SAID PLAT OF BOOMERANG RANCH SECOND FILING THE FOLLOWING FIVE (5) COURSES:

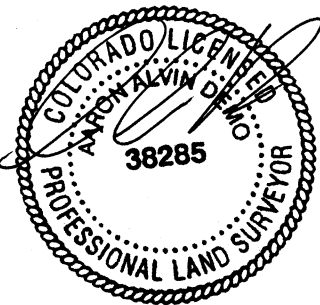
1. SOUTH 01°02'39" EAST A DISTANCE OF 898.89 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 591.33 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A DELTA OF 75°17'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°36'03" WEST A DISTANCE OF 549.69 FEET TO A POINT OF TANGENCY;
3. SOUTH 74°14'45" WEST A DISTANCE OF 388.64 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 205.38 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA OF 14°42'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°36'01" WEST A DISTANCE OF 204.81 FEET TO A POINT OF TANGENCY;
5. SOUTH 88°57'17" WEST A DISTANCE OF 92.43 FEET TO THE EXTENDED WEST LINE OF TRACT B OF SAID BOOMERANG RANCH SECOND FILING;

THENCE NORTH 01°02'43" WEST ON THE EXTENDED WESTERLY LINE OF SAID PARCEL B A DISTANCE OF 1463.21 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT:

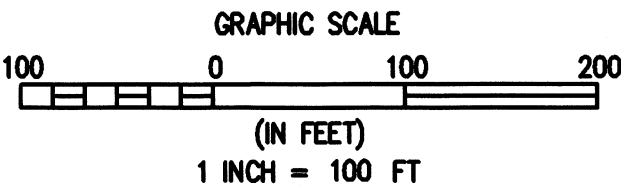
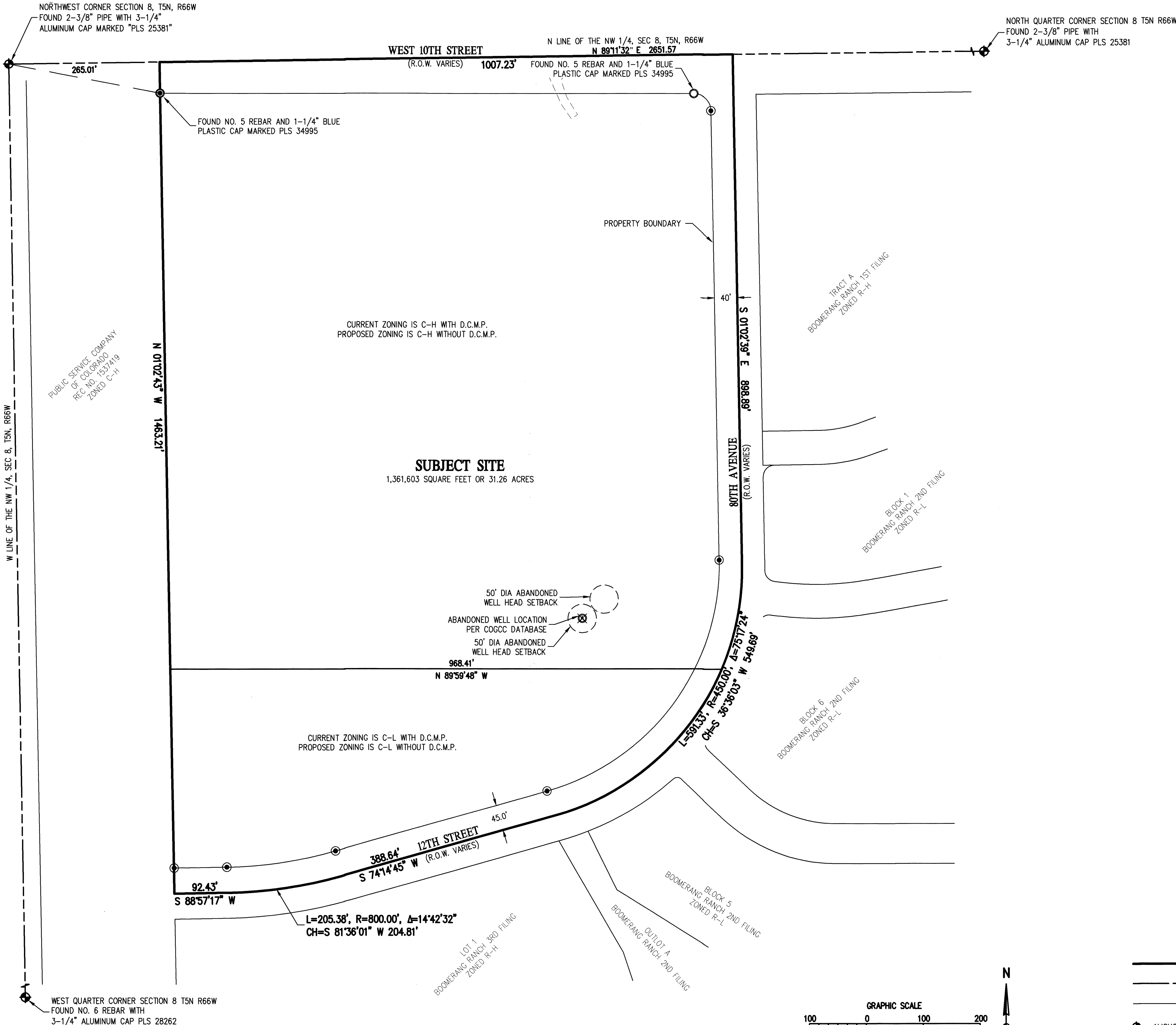
I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS REZONING MAP WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTHWEST CORNER OF SAID SECTION 8 AND A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT ORDER NUMBER FC25188307, DATED MAY 11, 2021 AT 5:00 P.M. AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - EXISTING EASEMENT

- ⊙ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP MARKED PLS 38285 UNLESS OTHERWISE NOTED

D.C.M.P. DEVELOPMENT CONCEPT MASTER PLAN

BASELINE

Engineering • Planning • Surveying
4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.533.7600 • F. 966.679.4864 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
DEW	2/01/2022	DEW	CITY COMMENTS & REDESIGN
DEW	05/13/2022	DEW	CITY COMMENTS & REDESIGN
DEW	07/20/2022	DEW	CITY COMMENTS
AAD		AAD	

PROPERTY BOUNDARY MAP
COUNTY OF WELD
CITY OF GREELEY
TRACT B, BOOMERANG RANCH SECOND FILING
10TH STREET AND 83RD AVENUE

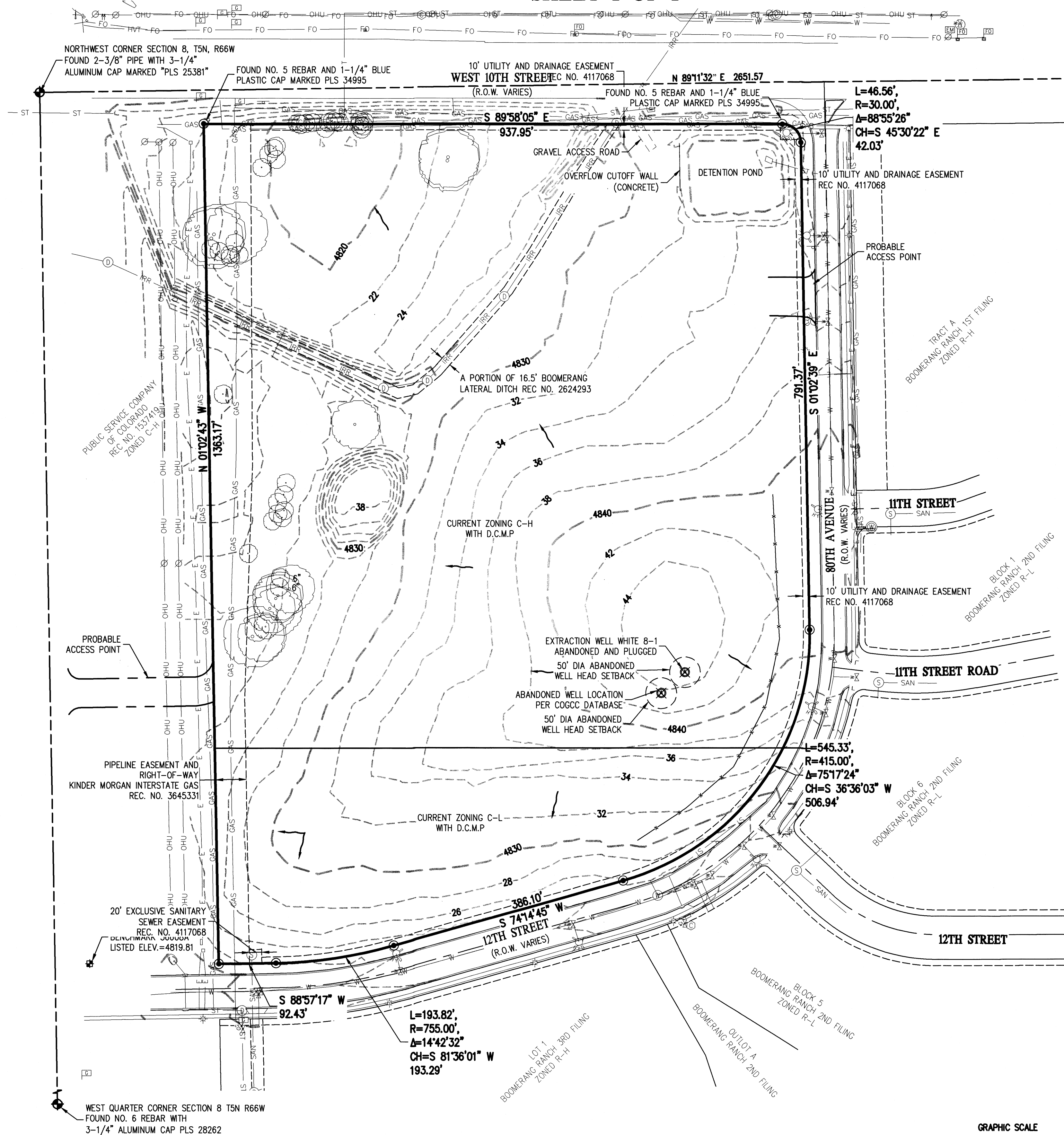
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	INITIAL SUBMITTAL	03/25/2020
DRAWING SIZE	24" X 36"	
SURVEY FIRM	BASELINE CORP.	03/20/2020
JOB NO.	C0152700	
DRAWING NAME	152700 - BOOMERANG RANCH	
SHEET	1	OF 1

M:\co-15270d-Boomerang Ranch\Drawings\15270d-Rezone Rev-2.dwg, 7/21/2022 1:35:28 PM, Lochlan Yahn

SITE ANALYSIS MAP ZON2021-0005
BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

Attachment E



BASELINE
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DESIGNED BY	DATE	PREPARED BY	DATE
DEW	2/01/2022	DEW	2/01/2022
DEW	05/13/2022	DEW	05/13/2022
DEW	07/20/2022	DEW	07/20/2022
DEW		DEW	

SITE ANALYSIS MAP
COUNTY OF WELD
CITY OF GREELEY
TRACT B, BOOMERANG RANCH SECOND FILING
10TH STREET AND 83RD AVENUE

FOR AND ON BEHALF OF BASELINE CORPORATION	DATE SUBMITTED	03/26/2020
DRAWING SIZE	24" X 36"	
SURVEY FIRM	SURVEY DATE	03/20/2020
BASELINE CORP.		
JOB NO.	CD15270D	
DRAWING NAME	15270D - BOOMERANG RANCH	
SHEET	1 OF 1	

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

ZONING SUITABILITY MAP ZON2021-0005

BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068, AND ADJACENT ONE-HALF RIGHTS-OF-WAY,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
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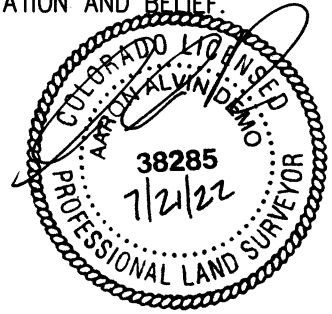
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SURVEYOR'S STATEMENT:

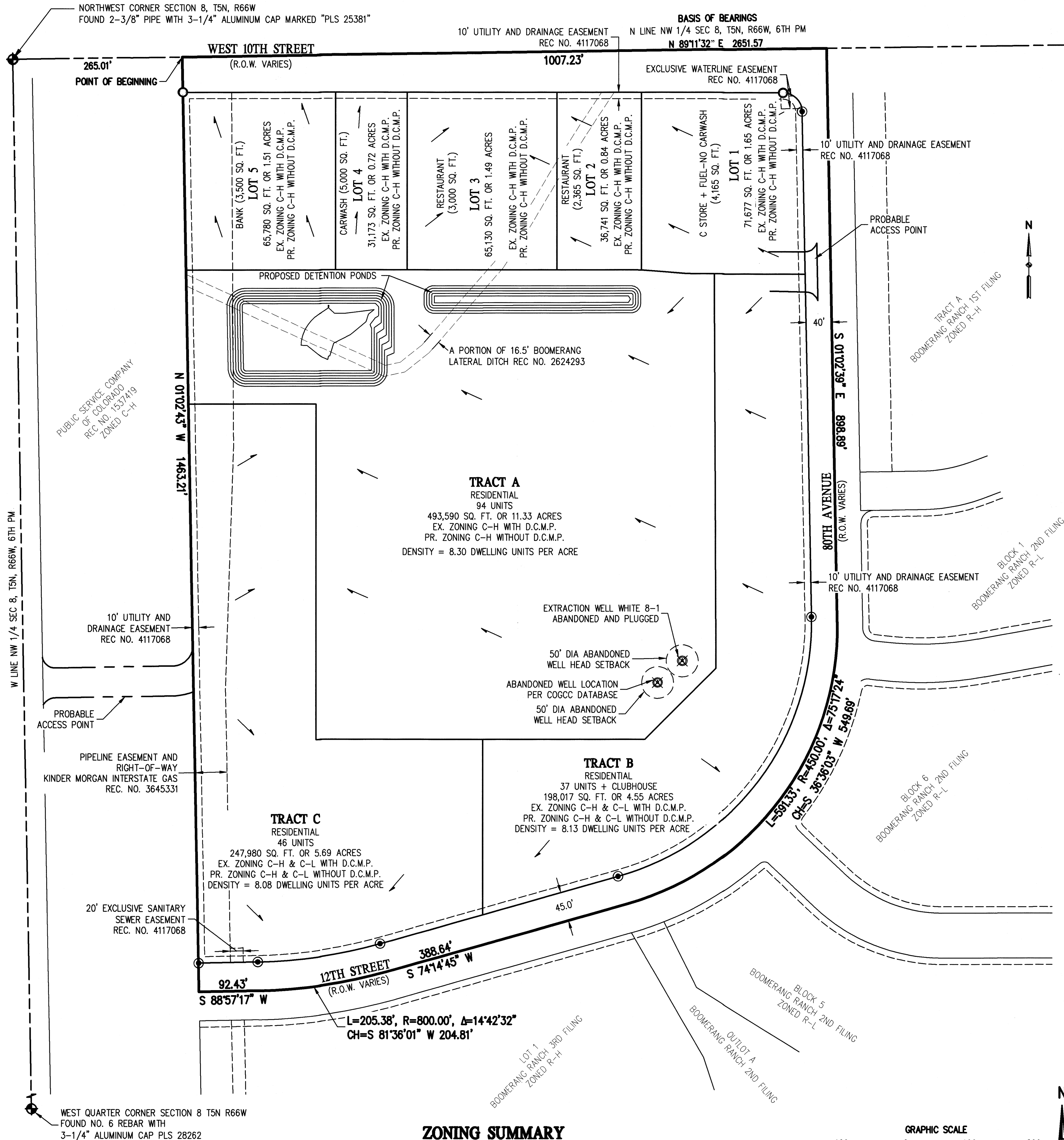
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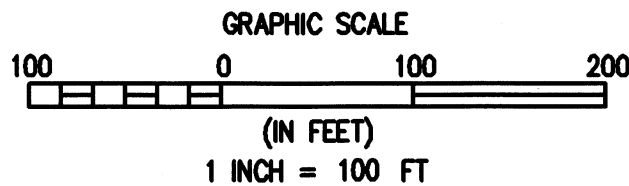


ZONING SUMMARY

EXISTING ZONING:	PROPOSED ZONING:	AREA
C-H WITH D.C.M.P. 976,847 SQ. FT. OR 22.43 ACRES	C-H WITHOUT D.C.M.P.	976,847 SQ. FT. OR 22.43 ACRES
C-L WITH D.C.M.P. 233,241 SQ. FT. OR 5.35 ACRES	C-L WITHOUT D.C.M.P.	233,241 SQ. FT. OR 5.35 ACRES
TOTAL: 1,210,088 SQ. FT. OR 27.78 ACRES		1,210,088 SQ. FT. OR 27.78 ACRES

LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP MARKED PLS 38285 UNLESS OTHERWISE NOTED
- FOUND NO. 4 REBAR WITH 1" BLUE PLASTIC CAP MARKED "PLS 34995"
- D.C.M.P. DEVELOPMENT CONCEPT MASTER PLAN



DESIGNED BY
DATE
PREPARED BY
DATE
DRAWN BY
DATE
CHECKED BY
DATE

02/07/2022
05/13/2022
07/20/2022
AAD

REVISION DESCRIPTION

ZONING SUITABILITY MAP

CITY OF GREELEY

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 09/11/2020
DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE CORP.
SURVEY DATE 03/20/2020
JOB NO. C0152700
DRAWING NAME 152700 - BOOMERANG RANCH
SHEET 1 OF 1

EXHIBIT A

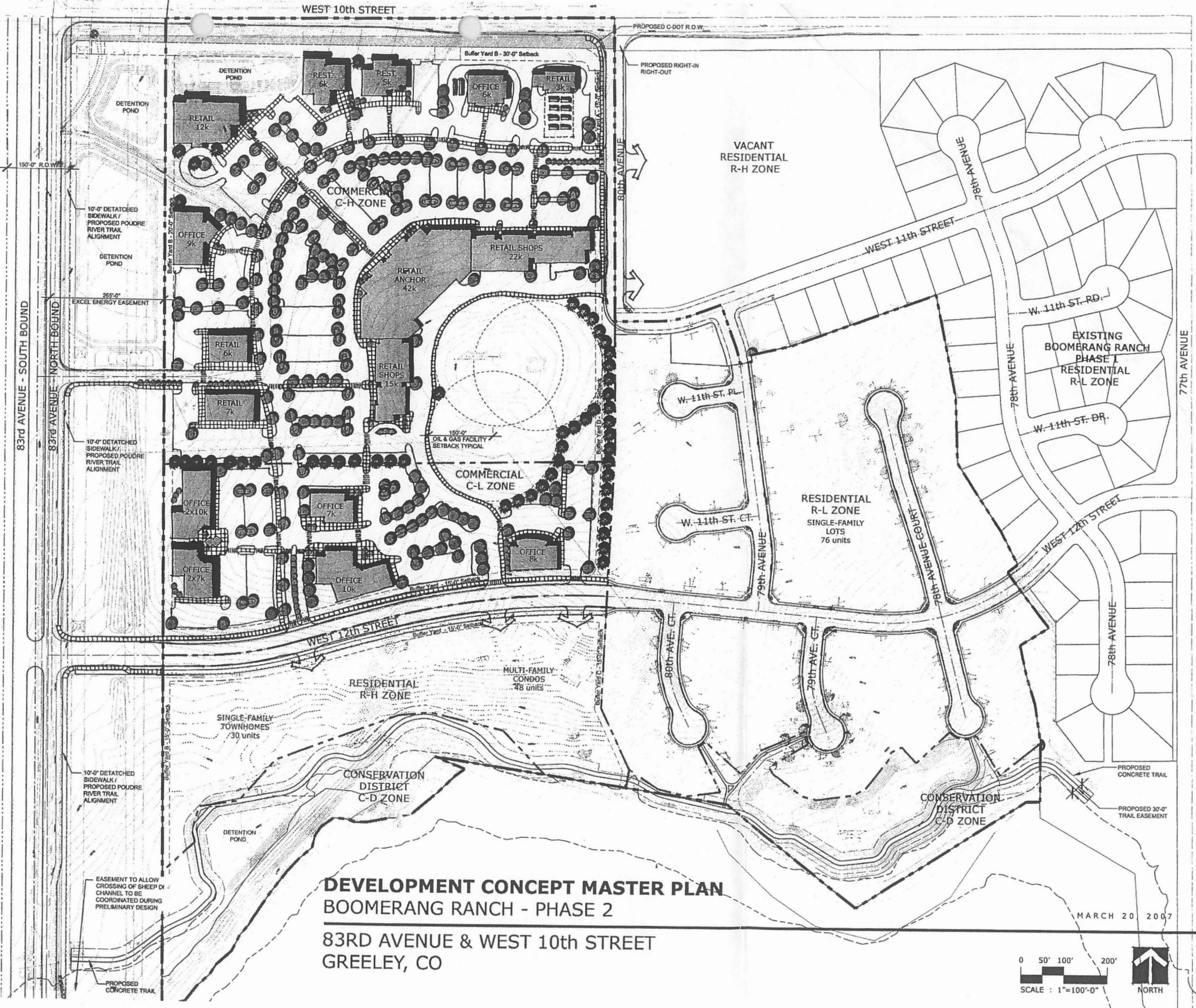
SITE PLAN SUMMARY

OVERALL LAND AREA		
Commercial	(1,449k SF)	33.27 AC
Multi-Family	(325k SF)	7.46 AC
Residential Lots	(914k SF)	20.99 AC
Conservation District Area		7.91 AC
GROSS AREA	(3,033k SF)	69.63 AC

COMMERCIAL BUILDING AREAS		
Office	7 Buildings	75k SF
Retail	5 Buildings	107k SF
Restaurants	2 Buildings	11k SF
TOTAL		193k SF

MULTI-FAMILY		
Townhomes	30 Units	45k SF
Condos	48 Units	62k SF
TOTAL		107k SF

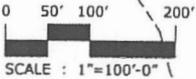
RESIDENTIAL LOTS		
TOTAL LOT AREAS		672k SF
Average Lot Size (70x128=8,960 sf)		
Average Lot Frontage 60'		
Total Single-Family Lot Count		76



DEVELOPMENT CONCEPT MASTER PLAN
BOOMERANG RANCH - PHASE 2

83RD AVENUE & WEST 10th STREET
GREELEY, CO

MARCH 20 2007



VFRipley ASSOCIATES INC

VAUGHT • FRYE
ARCHITECTS
ARCHITECTURE • INTERIOR DESIGN

401 West Mountain Avenue Suite 200 Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.1191 www.vaughtfrye.com

