

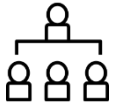
Planning Commission

Regular Meeting

City Council Chambers – City Center South

1001 11th Avenue – Greeley, Colorado

March 22, 2022 – 1:15 p.m.



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



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



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



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

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

IMPORTANT – PLEASE NOTE

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

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

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





Planning Commission

March 22, 2022 at 1:15 PM

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

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of minutes dated March 8, 2022
-

EXPEDITED AGENDA

The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or member of the public in attendance at the meeting.

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

END OF EXPEDITED AGENDA

7. Staff Report
 - Commercial and Residential Construction Reports
8. Adjournment
9. Workshop
 - Annual Growth and Projection Report

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 8, 2022

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Chelsie Romulo

ABSENT

Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

3. Approval of Agenda

There were no corrections or additions to the agenda, and it was approved as presented.

4. Approval of February 22, 2022 Minutes

Commissioner Romulo moved to approve the minutes dated February 22, 2022. Commissioner Briscoe seconded the motion. Motion carried 4-0. Commissioners Franzen, Modlin and Schulte were absent.

5. Appointment of Liaison to Arts Commission

Upon question by Commissioner Yeater, Becky Safarik advised that the Arts Commission meets once a month to review public art installations and select artists to work on contracted pieces. She added that there are occasional special installations or activities that the entire Arts Commission might be invited to attend, but attendance is optional. She estimated the time commitment to be one to two hours a month. Those present agreed to table the item until all commissioners are present to discuss and recommend an appointment. Commissioner Romulo moved to table the item until the next meeting or until the full Commission was available. Commissioner Carlson seconded the motion. Motion carried 4-0. Commissioners Franzen, Modlin and Schulte were absent.

6. Public hearing to consider a Use by Special Review request to allow for the construction of an office and warehouse/shop on a 13.311-acre site within the C-H (Commercial High Intensity) zone district, located on Lot B, Recorded Exemption No. 0957-2-3-RE-491, Greeley, Colorado (Project No. USR2021-0010)

Kristin Cote addressed the Commission and introduced the request as a Use by Special Review request by Ground Solutions West that would allow development and use of an office and warehouse/shop with an enclosed outdoor vehicle storage area on a 13.311-acre site. Ms. Cote noted that the property was annexed and zoned Commercial High Intensity in 2018. She presented a map showing the location of the property and described the surrounding uses and zone classifications.

Ms. Cote presented a site plan and noted the location of a detention pond on the north side of the property. She described the proposal to construct an 8500 square foot shop/warehouse and a 5525 square foot office building, adding that the proposal includes 42.55 percent of landscaped area and 31 parking spaces. Ms. Cote presented a landscaping plan that includes an 8-foot solid fence and vegetation on the western boundary for visual and sound buffering.

Ms. Cote presented proposed building elevations depicting the use of multiple materials that are consistent and compatible with the surrounding area. She advised that notice of the hearing was sent to 19 property owners within 500 feet of the site and signs were posted on the site. Staff received one email from a nearby property owner asking about the proposed fencing and general appearance of the site. Ms. Cote advised that the proposal meets the five criteria used to evaluate USRs. Staff recommended approval.

Commissioner Briscoe asked for clarification about the intended use on the site. Ms. Cote advised that the proposed use was for an office building and warehouse space to store products as well as a vehicle storage yard for vehicles and equipment for the business. She added that materials will not be stored on site. Upon question by Chair Yeater about the proposed fencing materials, Ms. Cote reported that Trex material will be utilized along the western and southern property lines, adding that the applicant proposes to add landscaping to provide screening and noise mitigation. Chair Yeater asked about fencing on the other portions of the site and Ms. Cote stated that the owner of this site is the same as the property owner to the east, which is a separate Planned Unit Development and not part of this application, adding that she believed the owner would coordinate construction that would result on one material used for fencing.

Commissioner Romulo asked how the existing detention pond is currently being used and how construction might impact the continued use of the pond. Ms. Cote advised that it would continue to be utilized as detention for the site and surrounding area and that the owner would be required to record an operation and maintenance manual for stormwater control. She noted that the existing site is covered by a well-established mix of native grasses and recycled asphalt material from previous development with no areas or features unusually sensitive to erosion, adding that the detention pond should function as it does currently.

Upon question by Commissioner Carlson, Ms. Cote stated that the landscaped area was independent of the area for vehicle storage. She also reported that the 8-foot fence would provide adequate screening for vehicles stored on the site.

There was no additional information provided by the applicant.

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

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for an office and warehouse/shop use with an enclosed vehicle/equipment storage yard on a 13.311-acre site within the C-H (Commercial High Intensity) zone district on a lot that is more than five acres is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5); and, therefore, approve the Use by Special Review as submitted. Commissioner Carlson seconded the motion. Motion carried 4-0. Commissioners Franzen, Modlin and Schulte were absent.

7. Water & Sewer Design Standards and Specifications

Sean Chambers, Water & Sewer Director, addressed the Commission and provided an overview of the informational item. Mr. Chambers advised that the Design Standards and Specifications were last updated in 2008, adding that a goal of the proposed update is to guide infrastructure design and make sure that water and sewer design meets the needs of the community now and in the future. He introduced Adam Prior who provided more detail about the process.

Adam Prior advised that a key piece of the process was integrating the Master Plan into the Design Standards and Specifications. He briefly went through each section, outlined the changes and new criteria, and invited input from the Commission. Mr. Prior also described the review and engagement process with citizens, stakeholders, and other City departments and stated that the item would go to the Water & Sewer Board and City Council in April or May.

Mr. Prior responded to questions from the Commission as to whether any major concerns were identified by various stakeholders and how the various stakeholders were identified. He advised that there were very few questions during the meetings with stakeholders, adding that a list was generated, in part, using information from Planning and Engineering Development Review. Commissioner Briscoe stated that he would like to see a list of the stakeholders and any feedback provided. Mr. Prior offered to provide a list and invited the commissioners to provide names of anyone they thought might be invited to engage in the process.

There was dialog between Mr. Prior and the Commission about the proposed water changes and potential overall impact to the development community. Mr. Prior reported that the impact could vary depending on the circumstances, including size of infrastructure required, number of lift stations required, and cost of materials. Mr. Chambers advised that rather than guiding policy through the design criteria and standards, the goal is to increase precision of the policy and drive equity and

cost savings for builder-developers, adding that creating precision through policy should create equity across all types of development. Mr. Prior explained that historically, payment for all raw water was required up front but is now done at the building permit stage. He added that installing non-potable water systems will help with reduction of plant investment fees.

Upon question by Chair Yeater, Mr. Prior stated that currently Engineering Development Review and Water & Sewer review irrigation designs. He added that consideration is being given to creation of a conservation staff to review designs in the future. Commissioner Briscoe asked about landscaping standards and how the design criteria might address concerns about requiring native grasses and creating a balance between aesthetics and water conservation. Mr. Prior admitted that it is a difficult question with several factors to consider.

Chair Yeater expressed that this will provide opportunities to identify highly visible parks and referenced the varying public opinion about planting native grasses at Bittersweet Park. He suggested that design standards would lead to better use of resources and how the City is portrayed. Chair Yeater commended the Water & Sewer Department on its ability to acquire and manage water resources. He added that this provides an opportunity in the landscape standards to give thought to landscaping in highly visible corridors. Commissioner Romulo noted the importance of communication to provide citizens with a better understanding of design and implementation. Mr. Chambers thanked the commissioners for their feedback and noted that their comments tie back to engagement. He added that Bittersweet Park and other projects point to the fact that better communication and thoughtful engagement that engages a larger cross section of community are important. Ms. Safarik noted that the Communication and Engagement Office is embarking on a major engagement service to help with focus groups. She thought it might be helpful for the Commission to consider whether there are certain parts of the community that need overlay zones identifying areas where higher aesthetic levels are expected by the community.

Upon question by Chair Yeater, Mr. Chambers stated that many of the parks are on a water budget and feedback is provided to those who run the irrigation systems. He added that over the last four years, a concerted effort has been made to manage water in the parks and eliminate water waste. Mr. Chambers described some of the methods to increase efficiency and optimization, noting that the City will continue to build on its water portfolio and take a progressive path towards water conservation and use efficiency.

Commissioner Briscoe thanked the Water & Sewer Department and City leaders for making a choice to protect the City's water portfolio. Commissioner Romulo added that the City has been put into a good position by sound historic management and that promoting those efforts to citizens will become important in supporting good decisions. Mr. Chambers agreed and stated that the update to the Design Standards will best serve the customer. Upon question by Commissioner Romulo, Mr. Prior advised that many of the same standards will apply to infill projects or redevelopment. He stated that infill projects would be addressed on a case-by-case basis depending on the location.

8. Staff Report

Mike Garrott, Planning Manager, stated that training workshops would resume and described potential upcoming topics over the next several months. He added that staff will be bringing Development Code amendments over the next several months, at least quarterly. Ms. Safarik reported on the recent staff retreat with City Council where one of the discussion topics was areas of recent growth. She noted that staff has prepared several maps and reports and offered to share them with the Commission, adding that a training session about growth projections might be beneficial.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 p.m.

Justin Yeater, Chair

Becky Safarik, Secretary

Planning Commission Agenda Summary

March 22, 2022

Key Staff Contact: Becky Safarik, Interim Community Development Director, 350-9786

Title:

Appointment of Liaison to Arts Commission

Summary:

Former Planning Commissioner, Louisa Andersen, served as the Planning Commission liaison on the Greeley Arts Commission. It is necessary to appoint a member to fill the vacancy.

Recommended Action:

Move to appoint a member of the Planning Commission to serve as liaison to the Arts Commission.

Attachments:

Overview of Arts Commission

Arts Commission

The Greeley Arts Commission reviews and accepts artwork which is proposed for donation, manages the sculpture on loan program, and works with departments on the 1% for Art Program. The Arts Commission meets monthly on the 3rd Tuesday at 4:00 p.m. Meetings are currently in-person at the Greeley Recreation Center, Room 201. It is a 12-member commission consisting of at least one (1):

- artist
- art educator
- architect or designer
- Parks & Recreation Advisory Board delegate
- Planning Commission delegate
- Water & Sewer Board delegate

MISSION AND GOALS

- A) The mission of the Art in Public Places Program is to integrate the work and thinking of artists—along with that of other design professionals—into the planning, design, building, and development of Greeley in order to affect the highest standards of design of human environment for the City. The Art in Public Places Program will:
- i) Incorporate art into new construction
 - ii) Enhance previously built environments
 - iii) Inspire future built environments
- B) The numerous benefits of the program are:
- i) Serve the City by providing:
 - (a) A visual cultural identity
 - (b) Prestige
 - (c) A partnership of art, architecture, landscaping, and open spaces that enliven and complete the visual environment
 - (d) People-responsive public spaces that are worthy of emulation
 - (e) A means for cultural expression and diversity
 - (f) Visual reflections of Greeley’s unique place in the world and time in history
 - ii) Serve the people by creating:
 - (a) Places of beauty
 - (b) Neighborhood identity and cohesion
 - (c) A focus for dialogue and learning
 - (d) A way to participate in the enhancement of the City
 - (e) A city in which to have pride
 - iii) Serve the economy by:
 - (a) Enhancing the “quality of life” of the City for individuals and corporations considering relocation
 - (b) Creating more jobs for artists, artisans and the many small businesses that support their commissions

- (c) Utilizing artists as problem solvers in situations where creative, economical solutions are needed
- (d) Encourage increased tourism
- iv) Activate resources by:
 - (a) The involvement of artists in the planning process and activities of the City and its neighborhoods
 - (b) The collaboration of designers in art, architecture, and landscape
 - (c) Involving the public decision-making power over their environment
- v) Foster change by:
 - (a) Enhancing the visual quality of the city environment
 - (b) Facilitating aesthetic awareness
 - (c) Empowering citizens with the responsibility to protect and enhance their visual world
 - (d) Educating citizens in city processes

Planning Commission Agenda Summary

March 22, 2022

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

Title:

A public hearing to consider a request to rezone approximately 82.62 acres of land located at 15756 County Road from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M

Summary:

The City of Greeley is considering a request from Richard Leffler, Lois Leffler and Phillip Leffler to rezone approximately 82.62 acres of land from I-M to R-E and I-M. The applicants are proposing three residential lots for the proposed R-E zone district, two of which already have residential homes, and one lot for a future residential home for the family farm. The industrial zoned land would remain as a farm at this time.

Recommended Action:

Approval

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 – Neighborhood Notification Boundary Map

PLANNING COMMISSION SUMMARY

ITEMS: Rezone from I-M (Industrial Medium Intensity) Zone District to R-E (Residential Estate) and I-M (Industrial Medium Intensity) Zone Districts

FILE NUMBER: ZON2021-0015

PROJECT: Leffler Rezone

LOCATION: 15756 CR 66 (Southwest Corner of CR 66 (AA Street) and N. 47th Avenue)

APPLICANT: Richard Leffler, Lois Leffler, Phillip Leffler

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: March 22, 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 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Richard Leffler, Lois Leffler and Phillip Leffler to rezone approximately 82.62 acres of land from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M (Industrial Medium Intensity) Zone District. The applicants are proposing three residential lots for the proposed R-E Zone District, two of which already have residential homes, and one lot for a future residential home for the family farm. The industrial zoned land would remain as a farm at this time (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 at 15756 CR 66 (Southwest Corner of CR 66 (AA Street) and N. 47th Avenue) (see Attachment A).

Abutting Zoning:

North: R-L (Residential Low Density) and R-M (Residential Medium Density)

South: I-M

East: I-M and R-E (Residential Estate)

West: I-M

Surrounding Land Uses:

North: Agricultural

South: Agricultural/Single-Family Dwelling

East: Agricultural/Single-Family Dwelling

West: Agricultural

Site Characteristics:

The site is currently a family farm. There are two existing single-family dwellings on the subject farm. The farm also has several accessory structures associated with the farming operations. The land is generally flat, with a majority of the parcel being used in crop production (see Attachments E and F).

D. BACKGROUND

The subject site was annexed as part of the North Poudre Annexation and zoned I-2 (Medium Industrial) in 1982, (File No. Z 7:82) (Reception No. 1893288). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of I-M is the modern equivalent to I-2.

The annexation and zoning of the subject site was part of a larger annexation and zoning with the intent of several property owners to entice a large industrial user. That industrial user decided to locate in another jurisdiction, and this property, as well as several others, have remained in the same zoning district since the early 1980's. The subject site has been used as a family farm for decades, and has several homes and accessory structures associated with the farming practice. With this application, the property owner is proposing to rezone 82.62 acres of land for the purpose of creating three residential lots for two existing homes, and one new residential lot for a future home, while leaving the balance of the land as industrial. Under the current Code, residential uses are not allowed in the Industrial zone district. For the applicant to build a future home, the areas requested for R-E (Residential Estate) would need to be rezoned. The rezone does include adjacent right-of-way.

The applicant is proposing to subdivide the land through the minor subdivision process. An application has been submitted, and is being reviewed concurrently with this rezone application (File No. SUB2021-0024). Minor subdivisions are reviewed and approved administratively.

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 several years. The subject site was part of a larger annexation and zoning process with the intent of enticing a large industrial user to the area. That industrial user located in another jurisdiction, and the site has remained in the current zoning since that time, which was the early 1980's. The land has been a farm, and owned by the same family for many decades. The intent of the rezone is to zone two of the existing homes and a future lot as residential. Residential uses are not allowed in the industrial zone. For the applicant to accomplish a future home, some of the land would need to be rezoned.

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 industrial zone district has been in place for over 40 years. As stated above, the subject site was part of a larger annexation and zoning process with the intent of enticing a large industrial user to the area. The areas requested for residential zoning could be considered obsolete, considering that residential uses are not allowed in the industrial zone. The applicant would like to build another home on the farm, and to do that, those areas would need to be rezoned to a residential zone district. The balance of the farm would remain in the current Industrial zone.

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 in order 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. The site is already being used as a farm

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, the residential lots would be served by North Weld County Water District for water and the proposed residential home would be allowed to be on septic, which is the current situation for the existing homes on the farm as well as several homes in the area. Police and Fire are already serving this area, since it is within the City of Greeley.

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?**

There is one zoning overlay requirement for the subject property (see Section E). The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Comprehensive Plan Policy Objective GC-6.3, Neighborhood Character

Maintain, enhance, and protect the character of established neighborhoods while recognizing the need to established neighborhoods to evolve to meet community needs.

Objective GC-2.2 Jobs/Housing Balance

Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Staff Comment: Approving the rezone would continue the rural character already established the area. It is typical to have family members live on the farm that they work on. If the rezone is not approved, the current homes may have problems getting loans for home improvements or additions, since residential uses are not allowed in the Industrial zone.

This request complies with these Comprehensive Plan policies.

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

Staff Comment: Currently, there is not an approved Zoning Suitability Plan for the subject property. The proposed Zoning Suitability Plan submitted with this application demonstrates, on a conceptual level, that the site should be able to develop or be redeveloped in accordance with the Development Code (see Attachment F).

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property is not part of a subdivision at this time. Currently, the applicant is proposing to formally plat the property into three lots for the two existing residential dwellings, a lot for a future residential home, and create a tract for the larger industrial piece that is being used as farmland. The applicant has submitted a Minor Subdivision application, which is being reviewed concurrently with this rezone. Minor Subdivisions are reviewed and approved administratively.

2. HAZARDS

Staff is unaware of any 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

This rezone application did not require a drainage report to be submitted. The current drainage patterns would not change as a result of the rezone. Any future development or redevelopment would require a drainage report to be completed and submitted to the City of Greeley for review and approval, as part of the administrative Site Plan Review process.

6. TRANSPORTATION

As part of the minor subdivision process, 20 feet of additional right-of-way, for a total of 50 feet half right-of-way, would be dedicated on the CR 66 (AA Street) frontage and the N. 47th Avenue frontage. A reservation for an additional 10 feet of future right-of-way, for a total of 60 feet of half right-of-way would be provided on the CR 66 (AA Street) frontage.

A conceptual traffic report was not required to be submitted with the rezone. If the rezone is approved, a traffic memo or study will be required to be submitted with the administrative Site Plan Review process. The Public Works Department would review the traffic memo to determine if any modifications to the existing roadways would be warranted.

G. SERVICES

1. WATER

Water service is provided by North Weld county Water District. No water infrastructure is required to be constructed for service.

2. SANITATION

Sew service would be provided by the use of septic systems. Septic System Permits are managed by Weld County.

3. EMERGENCY SERVICES

The subject site is currently, and will continue to be, served by the City of Greeley Police Department and the City of Greeley Fire Department. Fire Station #3, is located approximately four miles to the southeast of the subject site.

4. PARKS / OPEN SPACES

No public parks or public open space areas are proposed with this request and the request would not be creating any private parks or open space. 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 14 surrounding property owners on March 1, 2022, per Development Code requirements (see Attachment G). A sign was posted on the site on March 2, 2022. 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 rezoning from the I-M (Industrial Medium Intensity) Zone District to the R-E (Residential Estate) and I-M (Industrial Medium Intensity) Zone District meets 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, recommend approval of the rezone to the City Council.

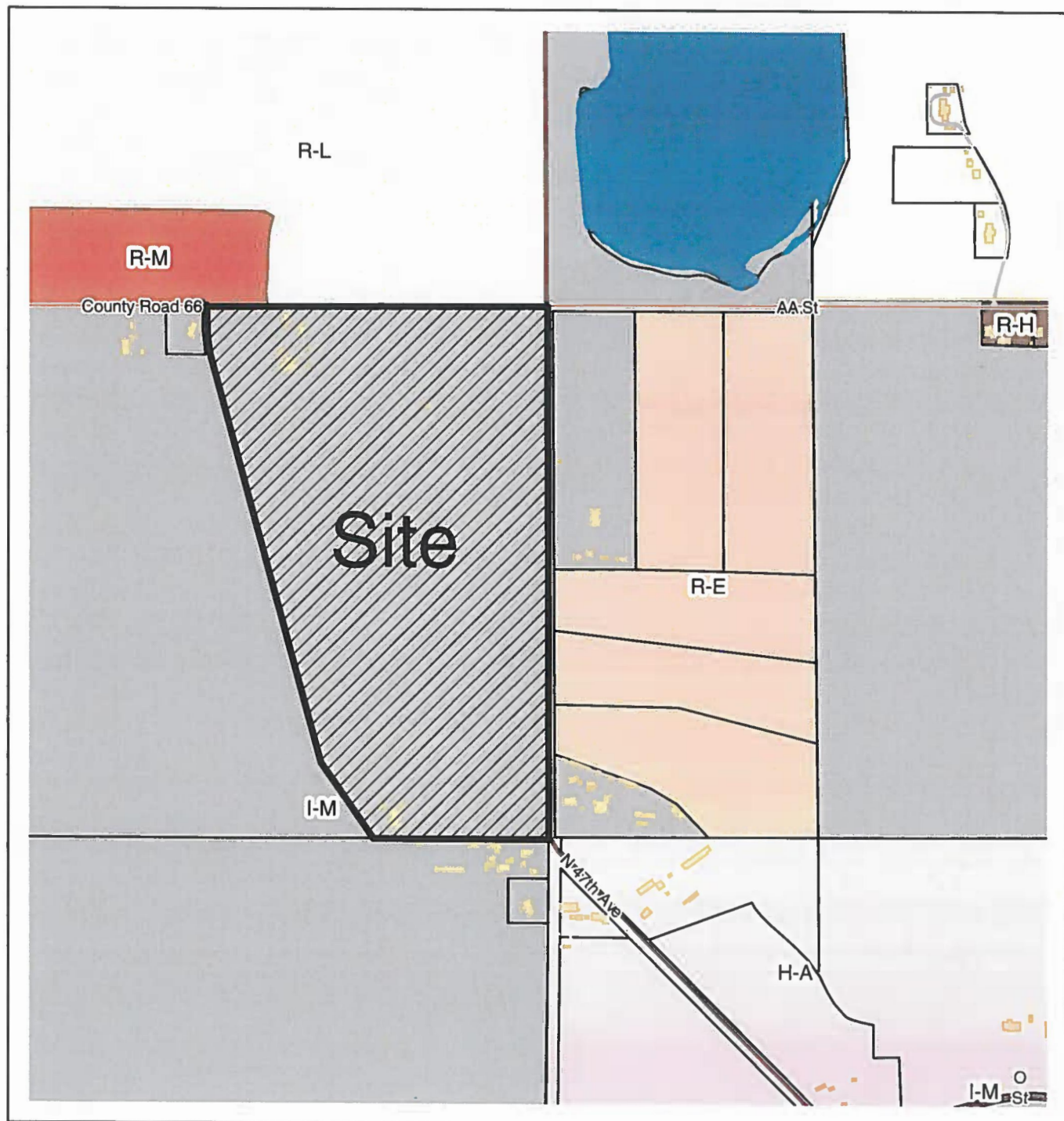
Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from the I-M (Industrial Medium Intensity) Zone District to the R-E (Residential Estate) and I-M (Industrial Medium Intensity) Zone District does not meet 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, recommend denial 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 - Neighborhood Notification Boundary Map

Zoning/Vicinity Map Leffler Rezone



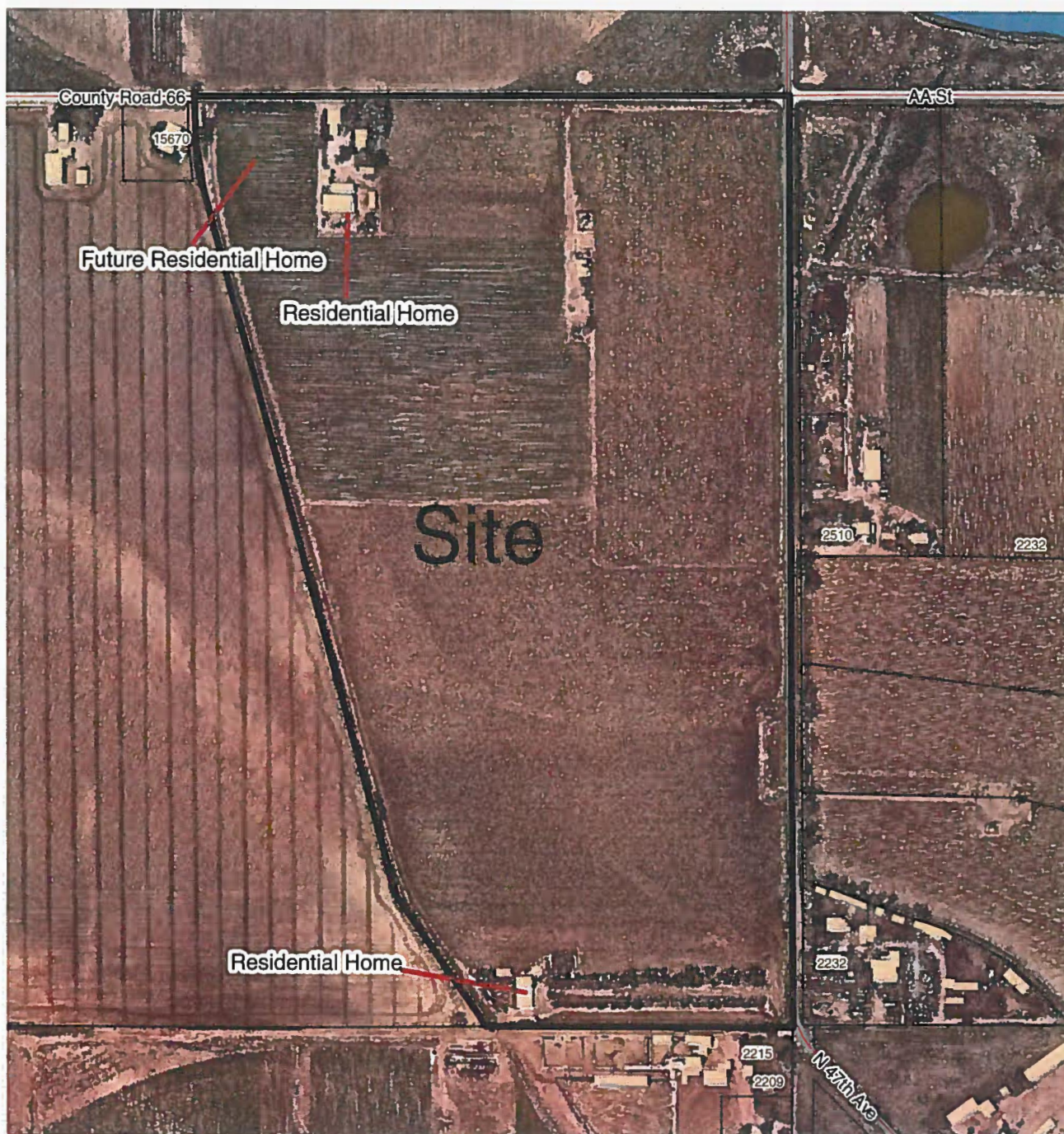
ZON2021-0015

Legend

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



Photo Aerial Leffler Rezone



Legend

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

ZON2021-0015

0 600 1,200
Feet



LEFFLER MINOR SUBDIVISION AND REZONING PROJECT NARRATIVE – PAM 2020-0013 August 6, 2021

This proposal is for a Minor Subdivision to split off 3 residential lots from an 82.62-acre parcel located in the NE ¼ of Sec 27, T6N, R66W of the Sixth Principal Meridian, and Rezoning the 3 lots from I-M to R-E. The proposed Leffler Minor Subdivision is shown on the accompanying Plat along with the Site Analysis Map, the Property Boundary Map, and the Zoning Suitability Map for the Rezoning. The existing parcel is zoned I-M and was annexed into the City of Greeley in 1982. The parcel continues to be farmed and this minor subdivision is not proposed to change the current farming operations.

The owners of the parcel are Phillip Leffler and Richard & Lois Leffler. There are two sets of existing improvements with residences occupied by the owners that will become Lot 2 and Lot 3 of the proposed subdivision. The Building Table on the Site Analysis Map provides a description of structures that now exist on the property. The residence (B) and the cellar/wood garage (A) on Lot 2 have significant structural and functional issues and the current plan is that they will be demolished. It is Phillip's plan to build a new residence on Lot 1. Lot 1 at the northwest corner of the farm cannot be irrigated with the center pivot sprinkler that was installed in 2020. Constructing a residence would be the best use of this corner. Placing a residence on the corner of a farm created by the addition of a center pivot sprinkler is a common practice throughout Weld County and other agricultural areas of the country. This proposed minor subdivision would be very compatible with recent subdivisions that have been approved on the farms directly east and north of the Leffler farm. (See the Zoning Suitability Map) A new home was constructed on the farm to the north in recent years and lots are now being developed and are for sale in the Svetlov Minor Replat development east of the Leffler farm. There is also a house located on a lot that was split from the farm just to the west of proposed Lot 1 of the Leffler Minor Subdivision.

Several meetings with City of Greeley staff in the Planning and Engineering departments were very helpful for providing guidance related to current City policies and procedures that would be most appropriate to meet the owners proposed plans for the Leffler Farm. The proposed Leffler Minor Subdivision would have minimal impact on the current and future residents of the properties adjacent to the Proposed Leffler Minor Subdivision. Phillip will continue to farm Lot 4, raising feed for dairies in the area. Richard & Lois will continue to raise vegetables and a few animals on Lot 3 as they have for many years. There has been interest expressed by parties looking for light industrial land to develop in the vicinity of the Leffler farm and the owners are willing to consider this option at some point in the future. The owners have also been approached by parties interested in placing conservation easements on the property in order to preserve the opportunity to make use of the existing water rights attached to the property. Creating the proposed three residential lots on this property would not preclude future light industrial development or placing a conservation easement on the property and the owners are open to either option.

Both of the existing residences are served potable water by the North Weld County Water District. The ¾" tap serving Lot 2 has a credit of 2.0 acre-feet of water because it had served a small dairy barn and feed lot in the past. The ¾" tap serving Lot 3 has a credit of 0.5 acre-feet of water. The average use for each of these taps has been less than 3,000 gallons per month since there is raw water irrigation available for landscape needs. Since Phill is proposing to build a new house on Lot 1, we would want to move the existing tap from Lot 2 to Lot 1.

We are proposing to create 3 residential lots as shown on the attached map. As discussed with Mr. Derek Hannon in the Water & Sewer Department and his indication that this was acceptable, we would propose to allocate the available water credits as follows:

- 1 acre-foot to Lot 1
- 0.5 acre-feet to Lot 2
- 1 acre-foot to Lot 3

As provided for in Section 14.06.080 - Exception for large parcel single-family residential - of the recently adopted standards for water dedications, we would place a note on the plat indicating that the domestic taps for Lots 1, 2 and 3 would serve only the residence and limited area adjacent to the house and would specify the allowable water usage would be less than 1 acre-foot per lot. With these limitations the water credits for Lots 1 and 3 would be satisfied. If and when there is a request to activate a tap on Lot 2, that owner would have to dedicate an additional 0.5 acre-foot or amend the plat to restrict the usage for that lot to no more than 0.5 acre-foot.

The existing residences on Lots 2 and 3 are served by adequately functioning septic systems. The proposed lots in the Leffler Minor Subdivision will have a minimum gross area of 2.5 acres. This would allow adequate room for a replacement septic system and leach field on each lot if it were ever required.

The only impact to the existing transportation system that would result from the approval of this proposed minor subdivision would be the possibility of a few added small vehicle trips if a third residence was added to the property. There are currently well over 1,000 trips per day going through the intersection of AA Street (CR 66) and N 47th Ave (CR 33) according to traffic counts obtained from Weld County Public Works. The addition of approximately 10 trips per day generated by a typical residence would be insignificant considering the current number of vehicle trips on the streets adjacent to this property. The access points are all existing accesses and are shown on the Zoning Suitability Map.

There would be no noticeable adverse storm water runoff impacts to any adjacent properties resulting from the approval and development of this proposed Leffler Minor Subdivision. The western boundary of the property is the LaGrange Lateral that runs along a ridge that prevents any off-site runoff from entering the property from the west. Drainage ditches and AA Street along the northern boundary prevent runoff from the north from entering the property, except for occasional flows that have occurred when the drainage culvert at the north side of AA Street plugs and prevents that runoff from continuing east across WCR33 where it normally would run. The property to the east of N 47th Ave slopes generally to the south and east with no water backing up across N 47th Ave. The property to the south also slopes generally to the south and east except for part of the yard at the northeast corner that drains east to N 47th Ave. The Leffler farm slopes generally to the south and east and drains into a tailwater pond located near the southern end of the farm and adjacent to N 47th Ave. There has been no gravity discharge point for runoff from this farm during the more than 30 years we have owned it, and, from conversations with the two farmers who farmed the land for at least 20 years prior to that, no discharge they knew of. We were told that before N 47th Ave (WCR33) was raised and paved, runoff would sometimes cross the road and flow southeast towards the Poudre River. We have never seen runoff overtop N 47th Ave even while irrigation has been taking place during the heaviest rains. At 6:15

PM on July 2, 2021, following the heavy downpour, I took the following photo of the tailwater pond, looking north along the west side of N 47th Ave. Nearby rain gauges had recorded more than 2" of rain that afternoon. Other reports in the Greeley area that day were for considerably more than 2". The fields were well irrigated by the sprinkler running regularly for several weeks before this rain, so the soil was moist before this event.



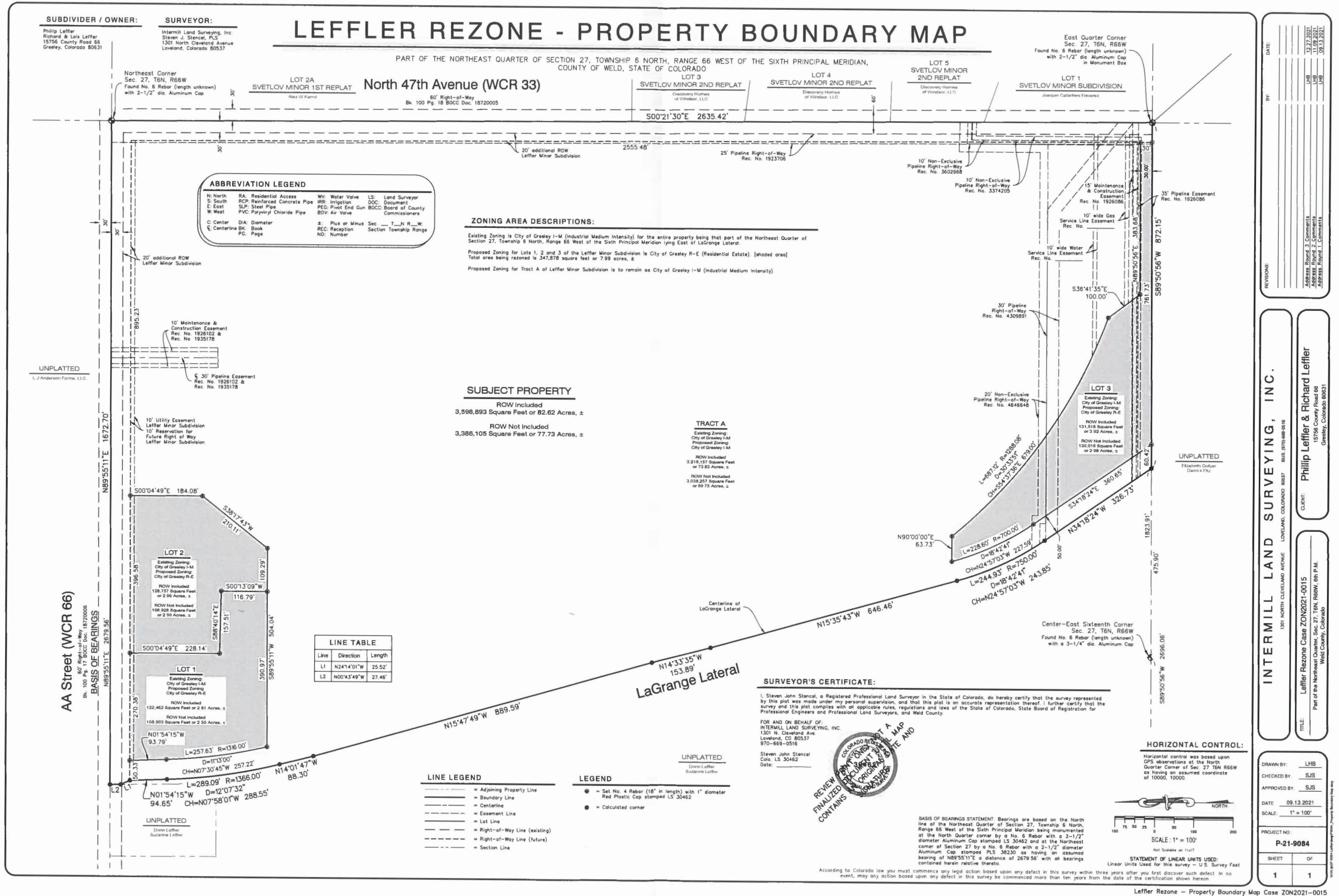
As you can see by the high-water level mark around the power pole along N 47th Ave following this intense rainfall event was well below the shoulder of the road. Before runoff would overtop the road, it would back up and pond in the field to the west of the pond. Two of the three residential lots proposed to be created by this proposed minor subdivision are already developed and used as part of the farming operations. The impact on runoff that the addition of one residence in the 82 plus acres in this drainage basin would be insignificant.

As shown on the Zoning Suitability Map, and as described in the preceding paragraphs, the proposed Leffler Minor Subdivision and Rezoning is very compatible with existing and proposed land uses for the area. It is consistent with the Vision Statement and applicable Core Values contained in the City of Greeley Comprehensive Plan adopted earlier this year. As encouraged in Objective GC-1.2, this development is located within the boundaries of previously approved residential development in an area annexed in 1982 and is not leap-frog development. Objective GC-1.4 states that development north of the Cache la Poudre River is desirable. This plan promotes ongoing agricultural uses as proposed in

Objective NR-2.8. It fits well with the description of a Rural Neighborhood in the North Annexation Area with the transition to agricultural lands while allowing for future commercial or light industrial uses as noted in Goal IMP GC-1.2. There is also the opportunity for a conservation easement to maintain open space and encourage cooperative use of valuable water resources. This would include non-potable water use as mentioned in Goal IMP NR 1.5. In summary, this proposed Leffler Minor Subdivision and Rezoning allows long-time residents of Greeley to make reasonable improvements and productive use of their property and natural resources while complying with the City of Greeley's plans for future development in the North Greeley Annexation Area.

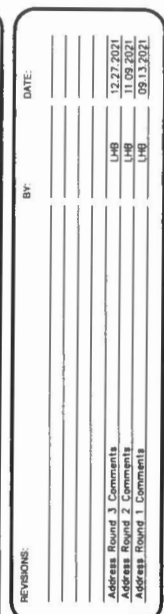
The owners of this property are proposing that conditions placed on the approval of the Leffler Minor Subdivision and/or Rezoning would include an agreement that the existing center pivot sprinkler would not have to be relocated unless and until the physical widening of N 47th Ave, centered on the section line, would require it to be moved. The owners would also agree to a condition that any residential lots within this property would be a minimum of 2.5 gross acres in size. The City of Greeley's consideration of this proposal is much appreciated.

Submitted by: Richard L Leffler, Colorado P.E. #13642



SUBDIVIDER / OWNER:	SURVEYOR:
Philip Leffer Richard & Lois Leffer 15756 County Road 86 Greeley, Colorado 80631	Intermill Land Surveying, Inc. Steven J. Stencel, PLS 1301 North Cleveland Avenue Lafeland, Colorado 80537

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



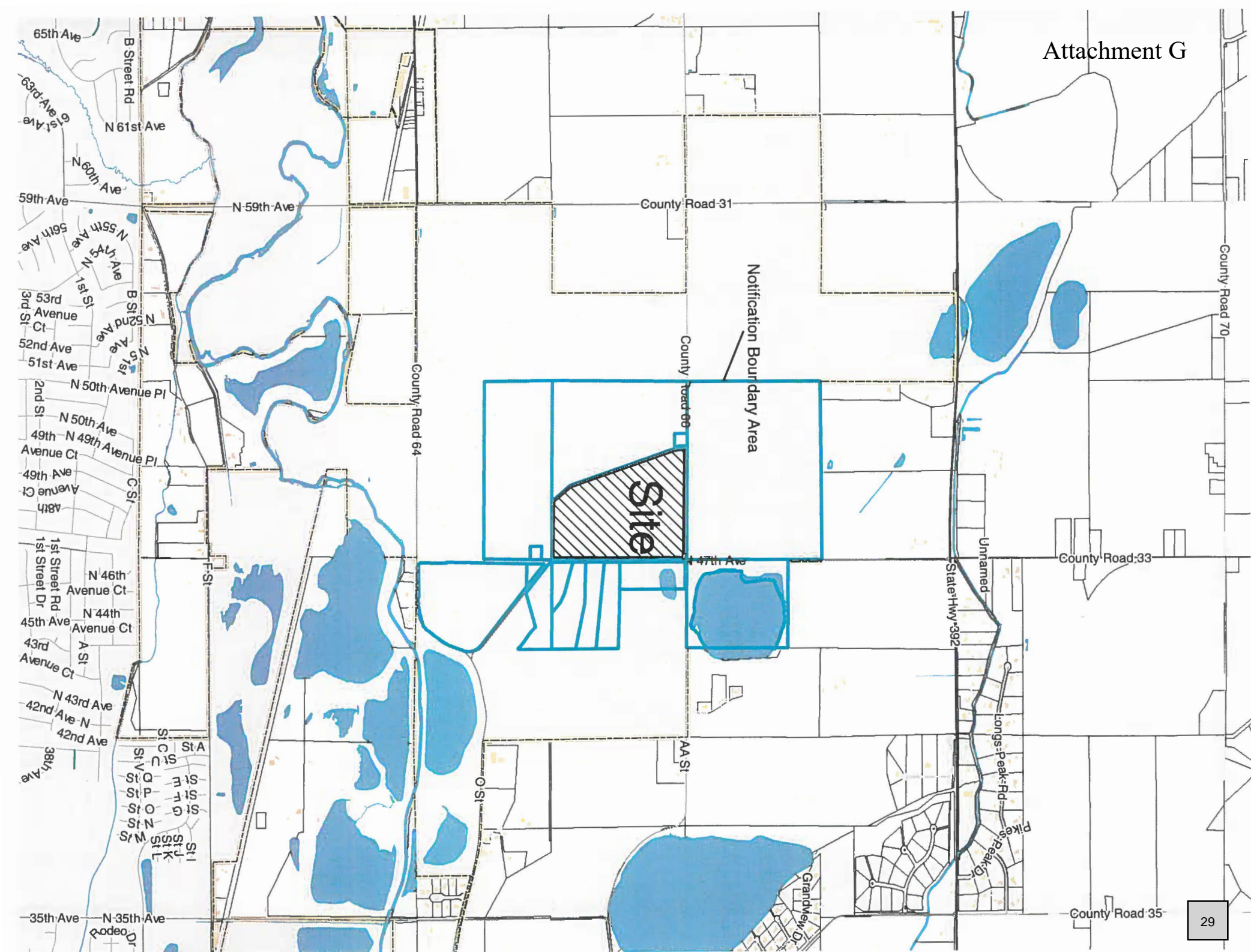
CLIENT: **Phillip Leffler & Richard Leffler**

Leffler Rezone Case ZON2021-0015

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 11.19.2021
SCALE: 1" = 100'

PROJECT NO : P-21-9084	
SHEET	OF
1	1

Leffler Rezone – Zoning Suitability Map Case ZON2021-0015



2022 February Commercial Projects

Updated 3-7-22

	Case #	Project	Location	Description	Submittal Date	Stage	City Planner
1	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	Design	Michael Franke 970-350-9782
2	SUB2022-0003	H-P Greeley Subdivison, Seventh Replat	S. of 8th Street and E. of 71st Avenue	Subdivide a 7.248 acre lot into 2 lots	2/23/2022	Design	Michael Franke 970-350-9782
3	USR2022-0001	NOCO Disposal Service Use by Special Review	1060 North 11th Avenue	Develop a 22,000 square foot trash transfer station	2/22/2022	Design	Kristin Cote 970-350-9876
4	ZON2022-0002	1060 North 11th Avenue Rezone	1060 North 11th Avenue	Rezone from I-M (DCMP) to I-M	2/22/2022	Design	Kristin Cote 970-350-9876
5	SPR2022-0010	Best Box Self Storage Site Plan Review	12700 CR 58 (20th Street)	Develop a 56,690 square foot indoor storage facility	2/18/2022	Design	Brittany Hathaway 970-350-9823
6	SPR2022-008	Greeley lock at Key Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Design	Brittany Hathaway 970-350-9823
7	SPR2022-0005	Jefferson High School - Site Plan Review	1420 2nd Street	Redevelop an existing buildings and additional school space for a total of 54,446 square building	1/25/2022	Design	Mike Garrott 970-350-9784
8	SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / ware facilitu	1/12/2022	Design	Darrell Gesick 970-350-9822
9	SUB2021-0033	H-P Greeley Subdivison, Sixth Replat	N. of 8th Street and east of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Design	Kristin Cote 970-350-9876
10	SPR2021-0020	University Schools - Highschool Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Design	Kristin Cote 970-350-9876

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11	ZON2021-0017	3115 35th Avenue Rezone	3115 35th Avenue	Rezone from C-L to C-H	11/16/2021	Design	Darrell Gesick 970-350-9822
12	SPR2021-0017	2000 16th Street Site Plan Review - drive-thru coffee shop	2000 16th Street	Site Plan Review for a drive-thru coffee shop	10/14/2021	Design	Brittany Hathaway 970-350-9823
13	SPR2021-0016	2510 46th Avenue - Site Plan Amendment	2510 46th Avenue	Site Plan Review amendment to add parking south of the existing detention pond	10/7/2021	Design	Michael Franke 970-350-9782
14	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	Design	Carol Kuhn 970-350-9276
15	PUD2021-0016	Jackson Subdivision, 1st replat	N. of 257 Spur and E. of the Missile Silo	replatting an existing Tract into a 15 acre lot and a 277 acre future development tract	5/10/2021	Design	Brittany Hathaway 970-350-9823
16	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	Brittany Hathaway 970-350-9823
17	ANX2021-0001	Richmark / Vara Annexation	E. of Ash Avenue, S. of 8th Street, N. of the Poudre River	102.31 Acre Industrial and open space development	4/30/2021	Design	Brittany Hathaway 970-350-9823
18	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	Darrell Gesick 970-350-9822

2022 February Commercial Projects

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19	MD2021-0002	Ash Metropolitan District Nos. 1-5	E. of Ash Avenue, S. of 8th Street, N. of the Poudre River	proposed approval of 5 related metropolitan districts as part of the Richmark/Varra Development	4/29/2021	Design	Brittany Hathaway 970-350-9823
20	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	Darrell Gesick 970-350-9822
21	SUB2021-0012	Boomerang Ranch Forth Filing	S. of 10th Street, N. of 12th Street and E. of 83rd Avenue	1 - 1.10 acre (commerical use) and 27 acres of tracts for future development	4/14/2021	Design	Darrell Gesick 970-350-9822
22	DR2021-0002	3103 23rd Avenue - ATM Design Review	3103 23rd Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Mike Garrott 970-350-9784
23	DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Kristin Cote 970-350-9876
24	ZON2021-0003	Parkview Rezone	NEC of 1st Avenue and 22nd Street	Rezone from C-H to R-H	2/19/2021	Design	Mike Garrott 970-350-9784
25	DR2020-0030	2205 1st Ave - Design Review - Auto Sales	2205 1st Avenue	Construct a 1600 square foot auto sales facility	10/12/2020	Design	Elizabeth Kellums 970-350-9222
26	WCF2020-0012	1229 D Street - Cell Tower	1229 D Street	Replace an existing light pole with a new light pole and cell antenna	9/29/2020	Design	Elizabeth Kellums 970-350-9222
27	DR2020-0026	2333 28th Street - Design Review - Auto Sales	2333 28th Street	Construct a 4,200 square foot auto sales dealership on a .71 acre property	9/25/2020	Design	Mike Garrott 970-350-9784

2022 February Commercial Projects

Updated 3-7-22

28	PUD2020-0005	Stoneybrook RV Storage	W. of 35th Avenue and S. of F Street	5.2 Acres of RV and Boat Storage	4/22/2020	Design	Brittany Hathaway 970-350-9823
29	PUD2019-0007	Poudre Heights Preliminary PUD	N. of 10th Street, w. of 95th Avenue and e. Missile Park Road	Mixed Use development - 59 acres industrial, 12 acrs of commercial, 26 acres of mixed uses, 26 acres of open space and 122 acres of residential (including a middle school site)	6/20/2019	Design	Brittany Hathaway 970-350-9823
30	USR2018-0024	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	Carol Kuhn 970-350-9276
31	USR 9:17	3L Investments Outdoor Storage	3300 F Street	RV, Boat, and Vehicle Storage	8/9/2017	Design	Darrell Gesick 970-350-9822
32	DR2020-0016	7004 10th Street - Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Approved	April Medeiros 970-350-9241
33	SUB2021-0025	McColoskey 6th Commerical Subdivison	E. of 71st Avenue and S. of 10th Street	Subdivison to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick 970-350-9822
34	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	Approved	Darrell Gesick 970-350-9822
35	SUB2021-0022	Meyer Minor Subdivision, 1st Replat	S. of 8th Street, E. of Ash Avenue and N. of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick 970-350-9822
36	PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick 970-350-9822

2022 February Commercial Projects

Updated 3-7-22

37	USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and costruct a 5,200 square foot C- Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick 970-350-9822
38	DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Approved	Elizabeth Kellums 970-350-9222
39	DR2020-0006	1645 1st Avenue - Design Review	1645 1st Avenue	1,150 square feet office / warehouse buiding	2/13/2020	Approved	Brittany Hathaway 970-350-9823
40	USR2018-0021	SRC Oestman 13- 26 Pad/Facility	2085 N 47th Avenue	Oil and Gas Facility	10/23/2018	Approved	Darrell Gesick 970-350-9822
41	DR2020-0002	2349 4th Avenue - Design Review	2349 4th Avenue	Change of use to allow outdoor st	1/16/2020	Approved	Carol Kuhn 970- 350-9276
42	USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	Oil and Gas Facility	10/31/2018	Approved	Marian Duran 970-350-9824
43	PUD2018-0010	Lake Bluff PUD	N of 10th St, S of CR 62, E of 101st Ave, W of 95th Ave	Residential and Commercial lots	8/1/2018	Approved	Brittany Hathaway 970- 350-9824
44	S 6:17	Greeley Airport Business Park	2139 E. 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick 970-350-9822
45	S 28:15	Ironwood Business Park	Between 16th Street and 18th Street/East of 1st Avenue	13 Lot Industrial Subdivision (0.3 acre – 6 acre Lots)	12/16/2015	Approved	Darrell Gesick 970-350-9822
46	SUB2021-0018	Tointon Academy Final Plat	W. of 71st Avenue and South of 4th Street	4-lot subdivison, including extension of Dundee Avenue and 8th Street	5/12/2021	Construction	Brittany Hathaway 970-350-9823

2022 February Commercial Projects

Updated 3-7-22

47	USR2018-0012	SRC Volt 19-5 Pad	N of 10th Street, East of 83rd Avenue	30 Oil Wells	7/30/2018	Construction	Mike Garrett 970-350-9784
48	USR2021-0004	2450 29th Street, Self Storage, 4th Amendment	2450 29th Street	add a 3,200 and a 25,500 square foot storage buildings	5/14/2021	Construction	April Medeiros 970-350-9241
49	DR2021-0006	501 8th Avenue, library infill Design Review	501 8th Avenue	Change of use from newpapaer facility to a library use	3/19/2021	Construction	Brittany Hathaway 970-350-9823
50	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	Elizabeth Kellums 970-350-9222
51	SPR2021-0001	2829 1st Avenue - Inland Truck Parks Site Plan Review	2829 1st Avenue	Construct a 36,463 truck parts supply facility	1/22/2021	Construction	Mike Garrett 970-350-9784
52	SPR2020-0021	Tointon Academy 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	Brittany Hathaway 970-350-9823
53	SUB2020-0028	Tointon Academy Preliminary Subdivsion	W. of 71st Avenue and South of 4th Street	Preliminary Plat for 1 (34 acre school site), 4.5 acre of ROW and 49.5 acres of Future Development	12/2/2020	Construction	Brittany Hathaway 970-350-9823
54	SPR2020-0006	600 51st Avenue- school expansion	600 51st Avenue	Add an additional 50,000 square feet to the existing McAuliffe K-8 school	6/8/2020	Construction	Brittany Hathaway 970-350-9823
55	DR2019-0031	7-11 Design Review	North of 4th Street and West of 35th Avenue	4,088 square foot c-store with gas sales	12/27/2019	Construction	Michael Franke 970-350-9782

2022 February Commercial Projects

Updated 3-7-22

56	SPR2020-0004	2401 35th Avenue - Highschool Site Plan Review	2401 35th Avenue	Site Plan Review to remove existing 138,083 square foot Greeley West High School and replace with a 270,000 square foot high school	4/2/2020	Construction	Darrell Gesick 970-350-9822
57	SPR2019-0033	5401 20th Street - Site plan Review	5401 20th Street	New 105,720 square foot Campus Welcome Center and 5,759 square foot addition to the Campus Student Center	12/3/2019	Construction	Michael Franke 970-350-9782
58	USR2019-0008	Greeley Directional Oil and Gas USR, 3rd Amendment	South of Hwy 34 Bypass and East of Hwy 85 Bypass	Minor USR amendment to remove 22 tanks and modify the approved landscaping plan	4/1/2019	Construction	Darrell Gesick 970-350-9822
59	USR 3:17	Journey Christian Church	4754 31st St	5,500 SF 2-Story Building Addition	4/19/2017	Construction	Mike Garrott 970-350-9784
60	USR2018-0014	1st Avenue Storage, LLC	2824 1st Avenue	225,000 SF of Warehouse/Shop/Small Office/RV/Executive and Self-Storage	4/13/2016	Construction	Mike Garrott 970-350-9784

2022 February Residential Projects

Updated 3-7-22

	Case #	Project	Location	Description	Submittal Date	Stage	City Planner
1	SUB2022-0001	Centerplace North Filing #6	N. of 24th Street Road and E. of 42nd Avenue	30 townhome lots	1/7/2022	Design	Brittany Hathaway 970-350-9823
2	SPR2022-0001	Centerplace Townhomes Site Plan Review	N. of 24th Street Road and E. of 42nd Avenue	30 townhome units	1/5/2022	Design	Brittany Hathaway 970-350-9823
3	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	Kristin Cote 970-350-9876
4	SUB2021-0036	Alpine Flats Subdivison	S. of 20th Street and W. of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Design	Kristin Cote 970-350-9876
5	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	Brittany Hathaway 970-350-9823
6	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	Design	Carol Kuhn 970-350-9276
7	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	Design	Carol Kuhn 970-350-9276
8	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	Carol Kuhn 970-350-9276
9	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	Design	Carol Kuhn 970-350-9276
10	ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Design	Darrell Gesick 970-350-9822

2022 Feburary Residential Projects

Updated 3-7-22

11	ZON2021-0014	Watermark Centerplace Rezone	S. of Centerplace Drive, N. of Hwy 34 bypass	Rezone from PUD (Commercial) to R-H	7/19/2021	Design	Brittany Hathaway 970-350-9823
12	SPR2021-0011	The Reserve @ West T-Bone Ranch Phase III Multi-family Site Plan Review	N. of 29th Street and E. of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Design	Carol Kuhn 970-350-9276
13	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	Design	Mike Garrott 970-350-9784
14	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	Darrell Gesick 970-350-9822
15	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	Darrell Gesick 970-350-9822
16	SUB2020-0010	Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Darrell Gesick 970-350-9822
17	SUB2020-0011	Rockies Apartment Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mike Garrott 970-350-9784
18	DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mike Garrott 970-350-9784
19	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	Design	Carol Kuhn 970-350-9276
20	SUB2019-0033	Cardinal Acres Final Plat	N. of 20th Street and West of 65th Avenue	16 lot single Family Development	12/30/2019	Design	Brittany Hathaway 970-350-9823
21	SUB2019-0018	Triple Creek	W. of 71st Avenue, S. of the Sheep Draw	31 -Estate lots and 62 - Patio Homes	7/1/2019	Design	Brittany Hathaway 970-350-9823

2022 February Residential Projects

Updated 3-7-22

22	DR2019-0016	1131 8th Street - 5-plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Mike Garrott 970-350-9784
23	PUD2019-0003	Cobblestone	S. of 28th Street, w. of 71st Avenue	Mixed Use PUD	3/18/2019	Design	Carol Kuhn 970-350-9276
24	SUB2021-0024	Leffler Minor Subdivison	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick 970-350-9822
25	SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Approved	April Medeiros 970-350-9241
26	USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Approved	April Medeiros 970-350-9241
27	PUD2021-0002	Westgate Filing #1, Lot 1 Final PUD	W. of 71st Avenue, N. of Hwy 34 Bypass	288 Multifamily Units	1/28/2021	Approved	Brittany Hathaway 970-350-9823
28	PUD2020-0010	Westgate Filing #2	W. of 71st Avenue, N. of Hwy 34 Bypass	191 single family lots, trails and open spaces	10/9/2020	Approved	Brittany Hathaway 970-350-9823
29	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	Approved	Brittany Hathaway 970-350-9823
30	PUD2020-0002	Westgate Preliminary PUD Amendment	N. of Hwy 34 Bypass and W. of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Approved	Brittany Hathaway 970-350-9823
31	SPR2020-0019	Fox Run Apartments	S. of 13th Street and west of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick 970-350-9822
32	PUD2020-0007	The Cache	W. of 83rd Avenue, 1 mile north of 10th Street and bisected 95th Avenue	Est. of Zoning for The Cache PUD, proposed mixed use development	6/15/2020	Approved	Brittany Hathaway 970-350-9823
33	SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums 970-350-9222

2022 Feburary Residential Projects

Updated 3-7-22

34	USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Approved	Mike Garrott 970-350-9784
35	SUB2020-0035	Family of Christ Presbyterian Church, 1st Replat	2410 35th Avenue	3 lot subdivision	12/23/2020	Approved	Mike Garrott 970-350-9784
36	SUB2019-0025	Svetlov Subdivision, 1st Replat	2232 North 47th Avenue	5 lot single family development	11/6/2019	Approved	Mike Garrott 970-350-9784
37	SUB2020-0030	Cottages at Kelly Farm	N. of 4th Street and E. of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick 970-350-9822
38	SUB2020-0001	Clover Meadows, 2nd Replat (updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Brittany Hathaway 970-350-9823
39	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	Darrell Gesick 970-350-9822
40	PUD2021-0018	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	Mike Garrott 970-350-9784
41	PUD2021-0007	Greeley West Multifamily Final PUD	North of Centerplace Drive, East of 42nd Avenue and West of 38th Avenue	304 Multifamily Units	2/11/2021	Construction	Brittany Hathaway 970-350-9823
42	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	Brittany Hathaway 970-350-9823
43	SUB2019-0021	Grapevine Final Plat	N. of 25th Street, S. of 24th Street and W. of 46th Avenue Court	64 attached townhome units	7/2/2020	Construction	Brittany Hathaway 970-350-9823
44	USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Elizabeth Kellums 970-350-9222

2022 February Residential Projects

Updated 3-7-22

45	S 21:15	Northridge Estates	South of C Street/East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Mike Garrott 970-350-9784
46	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	Michael Franke 970-350-9782
47	SPR 20:17	Poudre Trails Multi-Family	30th avenue and C Street	296 multifamily Units	10/4/2017	Construction	Brittany Hathaway 970-350-9823
48	SPR2018-0034	Trails at Sheep Draw Multi-family	S. of 10th Street, North of 12th Street and west of 86th Avenue	546 unit multi-family Housing	12/28/2018	Construction	Michael Franke 970-350-9782
49	SUB2018-0027	Centerplace North Filing #4	44th Avenue and 24th Street Road	133 Townhouse Units	3/16/2018	Construction	Darrell Gesick 970-350-9822
50	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	Mike Garrott 970-350-9784



2022

ANNUAL GROWTH & DEVELOPMENT PROJECTIONS REPORT

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PG. 6

Employment, Unemployment Rates, and Job Growth.



GREELEY AT A GLANCE

- The city of Greeley ended 2021 with an estimated population of 110,787 and, by the end of 2022, expects an estimated population of 112,816.
- In 2021, Greeley issued 915 residential permits:
 - 303 single-family units
 - 612 multi-family units
- An additional 768 housing units are anticipated in 2022.
- Greeley's median-household income in 2019 was \$61,492, compared to the national median household income of \$65,712.
- The median home sales price in 2021 was \$385,000, a 14.6% increase from 2020.
- The total number of jobs was estimated at 49,927 in 2021, compared to 48,722 in 2020 and 51,867 in 2019.

Figure 1: Census Population Decennial 1960-2020

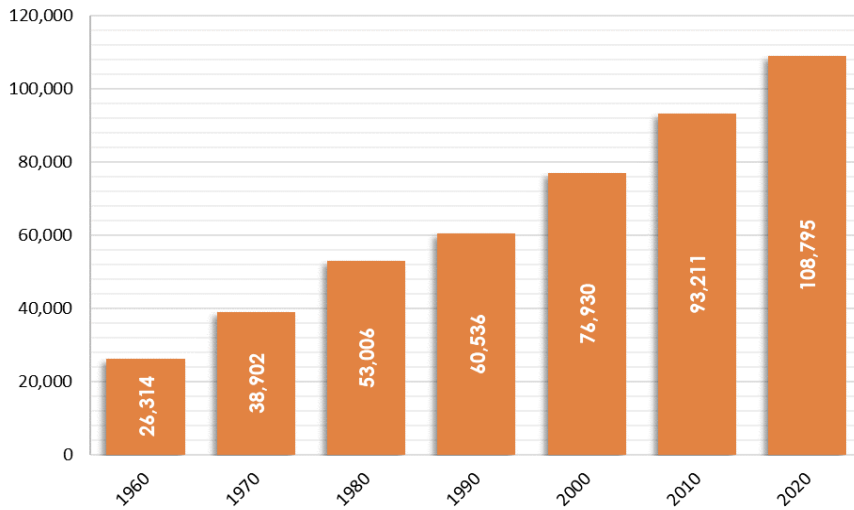
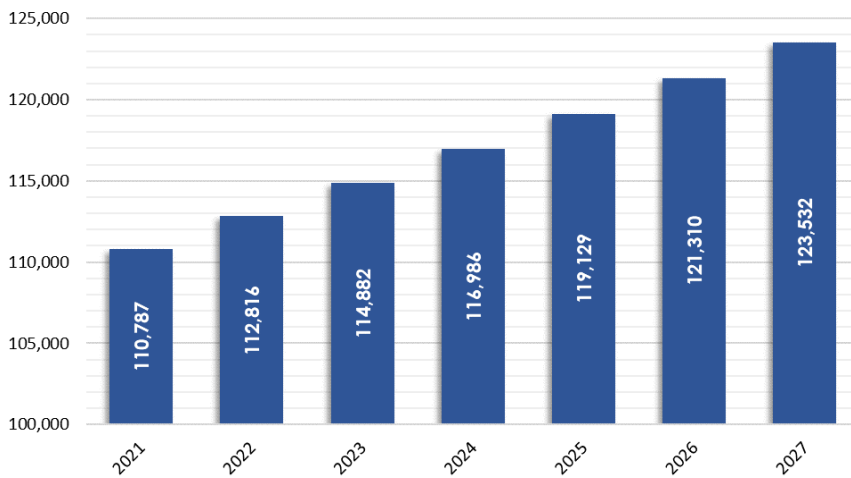


Figure 2: Population Projections, 2021-2027 (6-Yr. Est.)



Winter Facing West, Rocky Mountain View

HISTORICAL CENSUS COUNTS & POPULATION ESTIMATES

The 2020 Census reflects a population of 108,795 with 2.74 persons per household, an increase from 2.71 persons per household.

In 2021, the calculated Greeley population was 110,787* persons.

By 2027, the City projects a population of 123,532.

** Population estimates were calculated using Census data from 1980 through 2020 and a calculated historical growth rate of 1.81%.*

Figure 3: Housing Growth Scenarios, 2022-2027 (2021 Base 6-Yr. Est.)

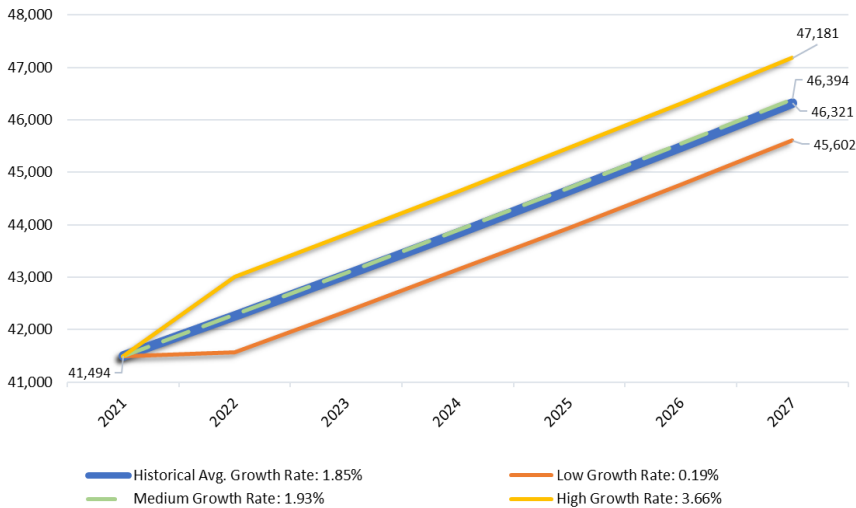
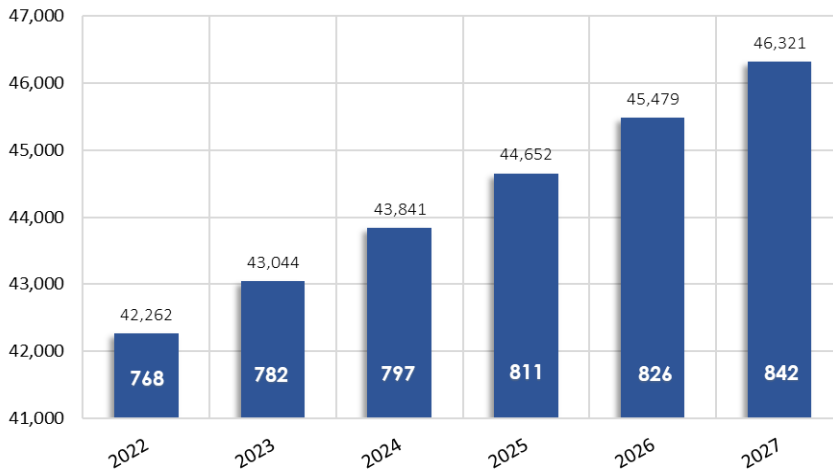


Figure 4: Forecasted Total Number of Housing Units, 2022-2027 (6-Yr. Est.)



HOUSING GROWTH SCENARIOS & PROJECTED NUMBER OF HOUSING UNITS

Historically, the actual number of housing units has closely aligned with the forecasted number of housing units.

The projected housing unit scenarios shown in Figure 3 demonstrate the forecasted number of housing units over the next 6 years:

- Low - 0.19% growth rate: 45,602
- Medium - 1.93% growth rate: 46,394
- High - 3.66% growth rate: 47,181

In 2022, 768 new residential units are projected, for a total of 46,321 residential units.

Greeley's primary homebuilders anticipate submitting 572 residential permits.

When other builders and larger Planned Unit Development (PUD) projects such as The Cache and Lake Bluff are considered, Greeley could surpass the 768 forecasted residential units.

NUMBER OF PERMITS ISSUED IN GREELEY & IN NORTHERN COLORADO

In 2021, Greeley issued 915 residential permits, a 236% increase from 2020 (272 permits issued).

Greeley permitted 39.3% more units than Fort Collins and 45.7% fewer units than Windsor.

Figure 7 provides a snapshot of the housing mix for the 5,786 residential permits issued in our neighboring NOCO communities. The majority of the permits were single-family, 63.4% (36.6% multi-family).

Figure 5: Number of Residential Units Permitted, 1991-2021

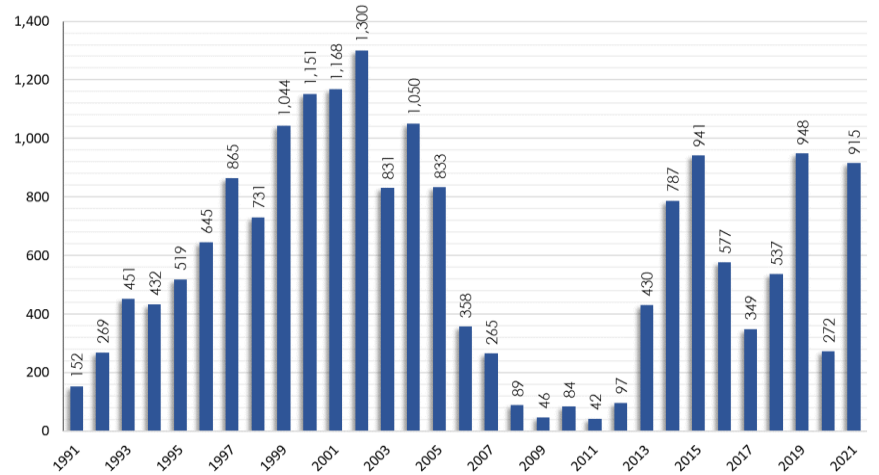


Figure 6: Residential Units Permitted in Northern Colorado, 2021

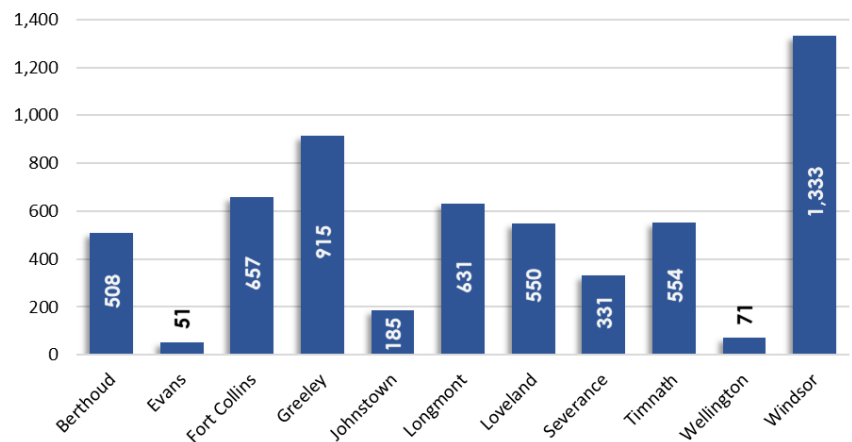


Figure 7: Percent Housing Mix in Northern Colorado, 2021

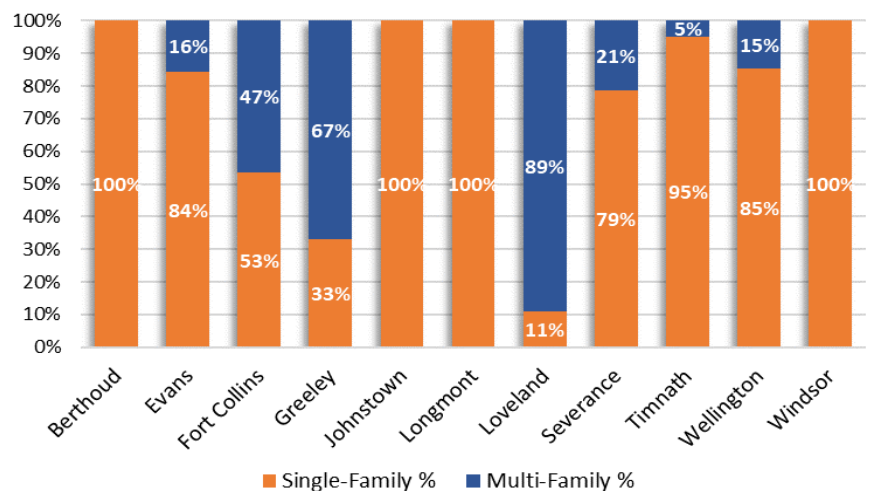
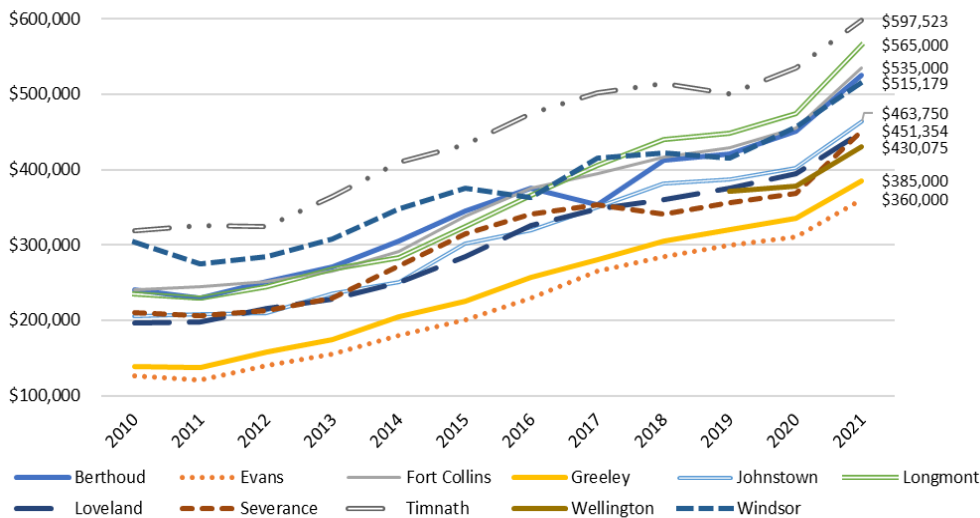


Figure 8: Median Household Income, 2010-2019 (American Community Survey 1-Yr Est.)



Figure 9: Northern Colorado Annual Median Home Sales Price, 2010-2021



HOUSEHOLD INCOME & MEDIAN HOME SALES PRICE

Between 2018 and 2019, Greeley's median household income increased 5.90%, to \$61,492 in 2019*, a difference of \$3,425, as shown in Figure 8.

The median home sales price in Greeley is \$385,000, a 14.6% increase from \$335,950 in 2020, as shown in Figure 9.

A shortage in housing stock has continued to push up the median home sales price.



"Learning to Swim," Downtown Greeley

*Median household income data from the 2020 Census is not yet available at the time of this report.

Figure 10: Annual Employment & Unemployment Rate, 2009-2021

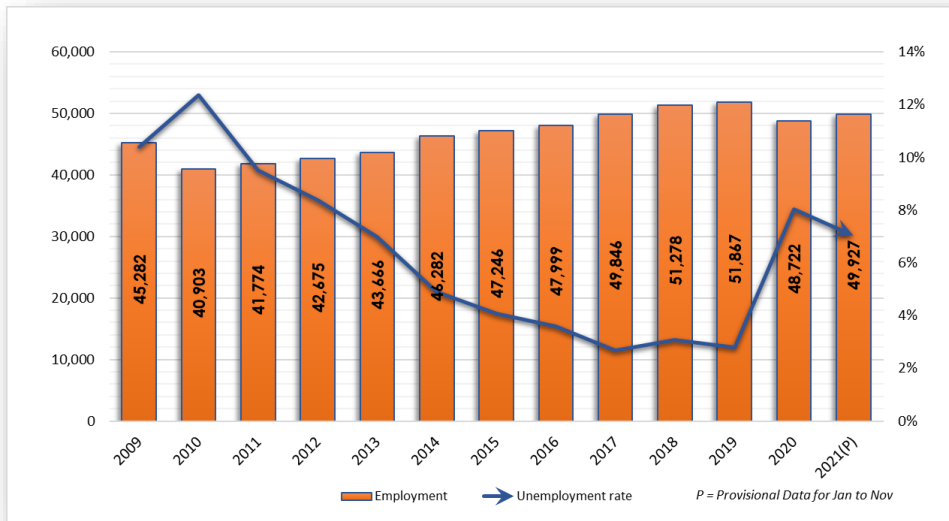
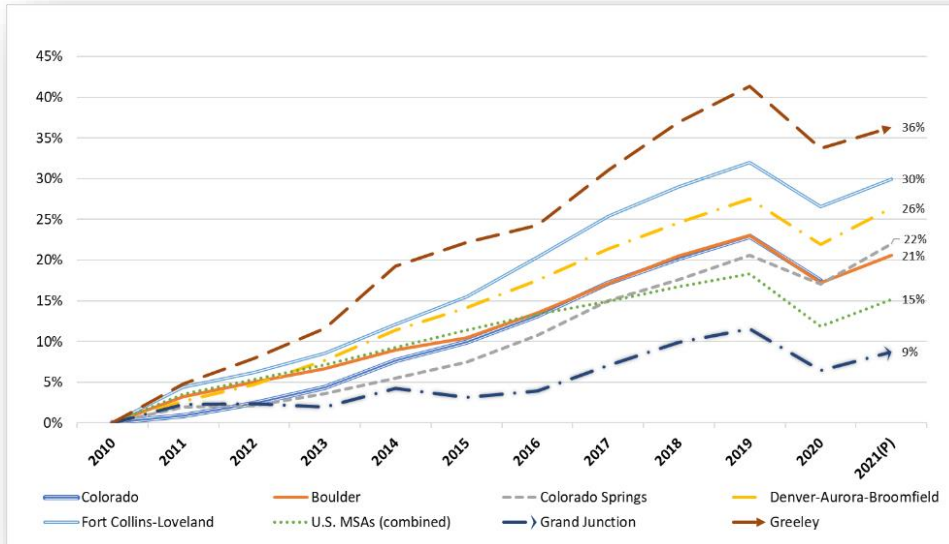


Figure 11: Employment Growth Index, Greeley MSA, CO., 2010-2021 (BLS)



EMPLOYMENT, UNEMPLOYMENT, & JOB GROWTH

In 2021, the total number of jobs in Greeley was 49,927 and the unemployment rate fell to 7%, from 8% in 2020. As of November 2021, total employment remains 1,940 below Greeley's 2019 peak level of 51,867 jobs. In 2021, Greeley's unemployment rate was 1.1% higher than Weld County and 2% higher than Larimer County.

The number of jobs in Greeley increased by 1,205, or 2.5%, from the start of 2021 through November 2021. For the Weld County MSA, the number of jobs increased by 3,833, or 2.5%, for this same time period. Comparing employment growth in Colorado across MSA Regions, Greeley MSA (Weld County area) consistently leads the state and other metro areas.



Friday Fest (2017) - Arts Picnic Kickoff

INFLUENCING FACTORS ON GREELEY'S GROWTH

- The Terry Ranch Water Project puts Greeley in a position to support increased demand for residential and commercial development.
- The North Weld County Water District's (NWCWD) current moratorium on new tap sales could drive additional development to the City of Greeley, as other nearby cities such as Severance and Eaton impose moratoriums on new building permits in response.
- Continued growth in Northern Colorado could lead to increased development pressures on Greeley. Weld County had the second largest percent increase in population (30.1%) between 2010 and 2020, second only to Broomfield (32.6%).
- Cost of materials and supply chain issues could temper some of the growth in the City of Greeley and throughout Northern Colorado. Supply-chain issues with construction materials have caused some homebuilders to halt sales of new homes to allow time for supply chain issues to resolve. As mortgage rates continue to rise, delays could lead to higher borrowing costs.

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