Planning Commission

October 11, 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

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.

4. A public hearing to consider a request to rezone approximately 19.995 acres of land located West of 23rd Avenue and South of 29th Street from Commercial High Intensity (C-H) to Planned Unit Development (PUD) (Project No. ZON2022-0014)

5. A public hearing to consider a request to establish a PUD on approximately 19.995 acres of land located West of 23rd Avenue and South of 29th Street to establish the use of Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General (Project No. PUD2022-0002)

END OF EXPEDITED AGENDA

6. Staff Report

7. Adjournment

Work Session

Code Amendments

Planning Agenda Summary

October 11, 2022

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

Title:
Public hearing to consider a request to rezone approximately 19.995 acres of land located West of 23rd Avenue and South of 29th Street from Commercial High Intensity (C-H) to Planned Unit Development (PUD) (Project No. ZON2022-0014)

Summary:
The City of Greeley is considering a request to rezone a 19.995-acre property, legally described as being a part of Tract 3 of Gallery Green Annexation, from Commercial High Intensity (C-H) to Planned Unit Development (PUD)

Recommended Action:
Approval.

Attachments:
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – Planned Unit Development document

PLANNING COMMISSION SUMMARY

ITEMS: Rezone from C-H (Commercial High Intensity) to PUD (Planned Unit Development), and a PUD Plan

FILE NUMBER: PUD2022-0002 & ZON2022-0014

PROJECT: Colorado Premium PUD

LOCATION: 2400 29th Street

APPLICANT: Doug Kayl on behalf of K2D Inc., dba Colorado Premium Foods

CASE PLANNER: Kristin Cote, Planner III

PLANNING COMMISSION HEARING DATE: October 11, 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 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to rezone approximately 19.995 acres of property from Commercial High Intensity (C-H) to Planned Unit Development (PUD) and to establish a PUD Plan. The property is located at 2400 29th Street west of 23rd Avenue and south of 29th Street.

A. REQUEST

This request is for the approval of a planned unit development and rezoning on the above-described property. The proposed PUD would allow for all C-H uses and the use of manufacturing food and beverage on this property. The applicant (Colorado Premium Foods) is a high-volume manufacturer of custom beef, pork, and chicken consumer ready protein products for U.S. retailers, restaurant chains, and food service companies. Colorado Premium is not a slaughter operation and would not be allowed to slaughter on this site. The applicant purchases bulk proteins from large beef, pork, and chicken slaughter operations across the country. They then offer customers two different process options based on the product specification requirements.

The existing building footprint would initially provide approximately 35,000 square feet of office, employee welfare, and food grade production space in the existing approximately 172,520 square foot building that also contains an existing telemarking tenant. Colorado Premiums' plan is to grow into the existing footprint and eventually expand the facility to an estimated 100,000 square feet of commercial food production space. The facility would have approximately 120 full-time employees. The majority of the employees would be in production, shipping, and support. Over

time, the applicant intends to change operations from one shift into a second shift. A smaller maintenance staff of approximately 14 employees would work proportionately across three standard shifts for maintenance and repair duties. Ultimately, the facility would have approximately 300 full-time employees, following the same skill allocation and shift disbursement to support two shifts of production and shipping and three shifts of maintenance. Density. All uses proposed as part of this Planned Unit Development are those allowed in the Commercial High Density, according to the Greeley Development Code. In addition, to the commercial uses, the applicant would request to add Food and Beverage – Major and Warehouse/Storage – Limited & General to Planning Area 3 (*Attachment C – Planned Unit Development document*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: C-H / hotel
South: C-H / big box retailer
East: C-H / commercial retailer
West: C-H and C-L / warehouse storage and vacant undeveloped land

Site Characteristics:

The site currently has a predominantly vacant former retail store on site and a large parking lot.

D. BACKGROUND

The subject property was annexed into the city as part of the Gallery Green annexation in 1975 (Recordation No. 1652285), which consisted of an area of approximately 67.90 acres. A rezone of Commercial High Intensity was established on this property in approximately the late 1980's. In 1979, a Street and Easement Dedication Plat for Gallery Green was recorded (Recordation No. 1713117). In 1994, a big box retail development was established on this property. The business ceased operations in 2008, and the property has had several tenants since then

APPROVAL CRITERIA

Standards for Rezoning (ZON2022-0014):

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

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

   Staff Comment: The subject property is identified in the Comprehensive Plan for neighborhood commercial. This rezoning to PUD implements all Commercial High Intensity Uses and adds the allowance for Manufacturing Food and Beverage – Major and Warehouse/Storage –

Limited & General. This rezone would allow a commercial tenant to utilize an existing space in an area that is predominantly utilized for commercial purposes.

The request complies with this criterion.

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

Staff Comment: The proposed rezone to PUD with the allowance for Commercial High Intensity Uses would fulfill the intent of the surrounding zoning districts, which are Commercial High Intensity to the north, east, northwest, and south, with a small area of Commercial Low Intensity to the southwest. The use proposed fulfills the intent of the zoning district given the fact that if this site were smaller, less than three acres, this use would be considered a minor use and would be permitted in a C-H zone. The actual use itself, while classified as a "major" use has limited potential to cause any effect on the surrounding area. While the area is Commercially zoned, to the west of this site is an existing warehousing/storage facility, which is a use that is also permitted in an Industrial zone thus contributing to the overall compatibility of this use.

The request complies with this criterion.

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

Staff Comment: The rezone would help support the use of vacant retail space within an existing commercial corridor and quasi-industrial uses.

This request complies with this criterion.

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

Staff Comment: The existing zoning has been in place for a substantial period of time and is appropriate for the area. The rezone to PUD allows for the addition of Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General use, which is complimentary to the zone.

This criterion is not applicable.

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

   Staff Comment: The proposed site overall will change very little with this development. The site itself will only be modernized and brought into alignment with current development standards.

   The request complies with this criterion.

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

   Staff Comment: Existing City water and sewer utilities currently service this property.

   The request complies with this criterion.

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

   Staff Comment: The proposed rezoning would allow the applicant to make use of an existing vacant building, enabling the use to complement the existing Commercial High Intensity zone district with a business that fits the character of the area. As stated previously, if this property were smaller in size, this use proposed would be permitted in its current zone district.

   The request complies with this criterion.

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

   Staff Comment: No negative impacts are anticipated upon the area or adjacent properties. The food processing that is proposed to occur on site is not anticipated to cause any noticeable smells or generate waste that would negatively impact the surrounding area. There would be no animal care or slaughtering of animals allowed on-site. There would be no expected vibrations caused by this operation. This project would also remove a significantly sized deteriorating retail space from the community.

A Traffic Impact Study was submitted with this application. In accordance with that study, the intersections within the study area currently operate at overall accepted levels of service or better during the weekday AM and PM peak hours. Under total future 2025 and 2030 traffic conditions, with development of this site as proposed, the signalized and unsignalized intersections would operate at accepted levels of service.

The request complies with this criterion.

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

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

The request complies with this criterion.

<u>Standards for Planned Unit Developments (PUD2022-0002):</u>
In reaching recommendations and decisions as approval of Planned Unit Developments, the Planning Commission and the City Council shall apply the review criteria established in Section 24-205(c) of the Development Code:

(a) The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.

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

- 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).
- GC-4.2: Reinvestment/Adaptive Use.
  - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.
- ED-2.7: Business Attraction.
  - Attract and retain business and industry that align with the City's target industries and support economic diversity. Support proposals to cluster or co-locate related primary businesses and industries in order to facilitate collaboration among business interests and to market such areas as magnets for capital, research talent, and high-skill manufacturing jobs.

The request complies with this criterion.

(b) **The benefits from any flexibility in the proposed plan:**

(1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;

(2) involves innovative concepts that were not anticipated by the development code; or

(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.

This proposed Planned Unit Development involves both innovative concepts that were not anticipated by the development code for a Commercial High Intensity zone and applies to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards. Therefore, the business proposed is very compatible within the Commercial High Intensity Zone District but adds the specialty niche of integrating Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General, which, given the operation of this business, fits cohesively into this commercial area.

The request complies with this criterion.

(c) **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.**

This proposed Planned Unit Development meets this criterion as detailed in letter a above.

The request complies with this criterion.

(d) **The plan meets all of the review criteria for zoning map amendments in Section 24-204.**

As per the previously detailed rezoning standards, this request is in compliance with Section 24-204, Review Criteria for Rezoning.

The request complies with this criterion.

E. PHYSICAL SITE CHARACTERISTICS

WILDLIFE
No wildlife has been identified on-site that would be impacted by this proposal.

FLOODPLAIN
The intended development area is not located within the l00-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

DRAINAGE AND EROSION
The stormwater runoff from this site flows south to an existing detention pond. The detention pond was inspected and found to be compliant. Routine maintenance will be necessary to remove trees and clean debris from pond structures.

TRANSPORTATION
The property is located west of 23rd Avenue and receives primary access from 29th Street as well as existing access via 29th Street Road. Site access is being proposed via the existing two full movement accesses along 29th Street as well as the existing access via 29th Street Road. The City of Greeley Transportation Planner and Engineering Development Review have reviewed the Traffic Study and have no significant concerns at this point.

F. SERVICES

WATER
The City of Greeley provides water services to the area.

SANITATION
The City of Greeley provides sanitary services to the area. Sanitary sewer flow monitoring will be required in the 29th Street line and at the 10”/12” transition manhole in 23rd Avenue. Flow monitors shall be installed prior to the issuance of the Certificate of Substantial Completion.

EMERGENCY SERVICES
The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located approximately 1 mile north of the site.

G. NEIGHBORHOOD IMPACTS

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

NOISE
There are no substantial proposed site changes corresponding to this request. Any potential noise created by future development would be regulated by the Municipal Code.

H. PUBLIC NOTICE AND COMMENT

Notices were mailed as per Greeley Municipal Code on September 20, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on September 20, 2022, by the applicant as per City requirements. A neighborhood meeting was held on September 8, 2022. One neighboring property owner attended this meeting and had questions regarding the business operations but, did not express any concerns with said PUD or rezoning. As of the finalization of this report, no comments have been received.

I. PLANNING COMMISSION RECOMMENDED MOTION (ZON2022-0014)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Density (C-H) to Planned Unit Development (PUD) is in compliance with Title 24-204(b) and therefore, recommends approval.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Density (C-H) to Planned Unit Development (PUD) is not in compliance with Title 24-204(b) and therefore, recommends denial.

PLANNING COMMISSION RECOMMENDED MOTION (PUD2022-0002)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development (PUD) plan is in compliance with Title24-205(c) and therefore, recommends approval.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development (PUD) plan is not in compliance with Title24-205(c) and therefore, recommends denial.

ATTACHMENTS

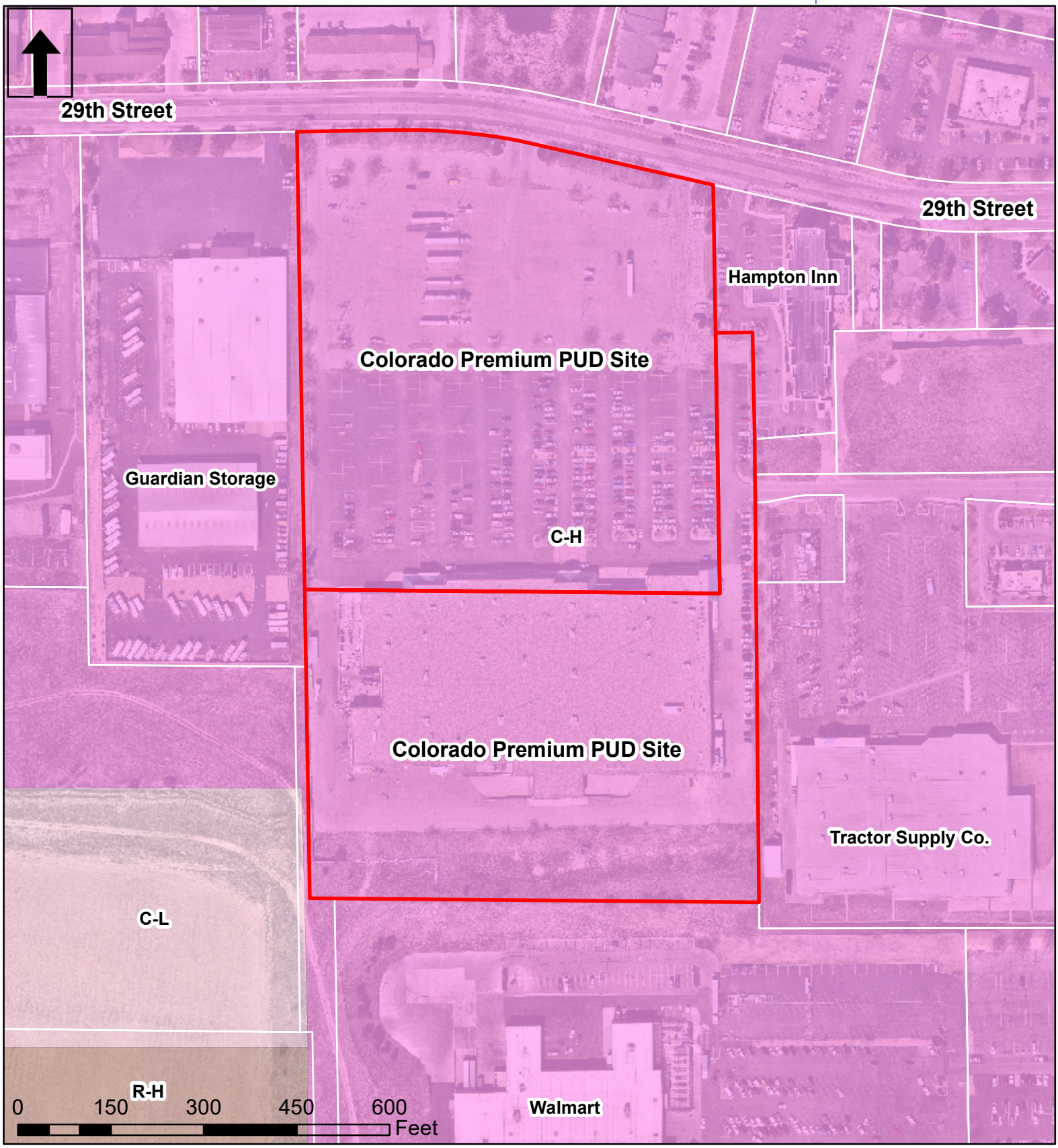
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – Planned Unit Development document

Attachment A

Vicinity Map: Colorado Premium PUD
PUD2022-0002 and ZON2022-0014

City of Greeley Colorado

COMMUNITY DEVELOPMENT



Colorado Premium Site

Greeley Parcels

Zoning

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

Colorado Premium PUD

Submittal 3

PUD2022-0002

August 9, 2022

Project Narrative

Size: The existing footprint will initially provide approximately 35,000 square feet of office, employee welfare, and food grade productions space in the existing approximately 172,520 sf building that also contains an existing telecommunications tenant. Colorado Premium plans to grow into the existing footprint and take the facility to an estimated 100,000 square feet of commercial food production space.

Scale: The facility will see approximately 120 fulltime employees. A majority of these would be production/shipping/support employees, evenly dispersed across a standard industry first and second shifts. A smaller maintenance staff of approximately 14 employees would work proportionately across three standard shifts for maintenance and repair duties. Ultimately, the facility would see approximately 300 fulltime employees, following the same skill allocation and shift disbursement to support two shifts of production/shipping and three shifts of maintenance.

Density: This project will use the existing footprint of an existing defunct and deteriorating retail space and its adjoining parking lots. There will be no need for additional earthwork, nor will it displace neighboring properties. The facility fits adequately on the property and within the surrounding area.

Design: This project represents the redesign and conversion of a large, abandoned commercial retail space into an industrial food processing facility (Manufacturing - Food & Beverage Major and Warehouse / Storage – Limited & General allowed uses). This will involve the installation of new industrial processing equipment. The food processing that will occur on site will not cause any noticeable smells or waste that would negatively impact the surrounding area. There will be no animal care or slaughtering of animals allowed on-site. This project also removes a significantly sized defunct and deteriorating retail space and replaces it with a vibrant option that provides customers, taxes, and revenue opportunities to the community.

Compatibility with Surrounding Area: This project is highly compatible with the surrounding mixed-use C-H area. Retail and restaurants benefit from the additional customer traffic to the area, convenience hotels benefit from our high customer interactions, and the area overall benefits from the occupation of a currently vacant space. Residential elements close to the area enjoy the convenience of well-paying, light industrial job opportunities that offer comprehensive benefits. The existing building height and size are similar to several of the directly neighboring buildings and fit nicely into the landscape of the surrounding buildings.

Other Pertinent Operating Information: Colorado Premium is a high-volume, state of the art manufacturer of custom beef, pork, and chicken consumer ready protein products for major U.S retailers, restaurant chains, and food service companies. Colorado Premium is not a slaughter operation. Rather, Colorado Premium purchases large primal or bulk proteins from large beef, pork, and chicken slaughter operations across the country. They then offer customers two different process options based on the customer's product specification requirements. The first process involves reducing the purchased primal proteins to the customer cut specifications, marinating the product to the customer proprietary recipes, and packaging the finished product as specified. The second process option involves a sous vide process. Sous

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vide, (French for 'under vacuum'), also known as low temperature long time (LTLT) cooking, is a method of cooking in which food is placed in (a vacuum-sealing pouch and cooked in a to a very precise temperature water bath for longer than usual cooking times at a precisely regulated temperature. The intent is to cook the item evenly, ensuring that the product is properly cooked without overcooking the outside, and to retain moisture. Similar to the first process, Colorado Premium portions and marinades the chosen protein before the sous vide process, then cook the protein, and package the finished product as the customer specifies. The aforementioned processes will not create a negative impact on the surrounding areas with noticeable smells, waste, or noise. As previously mentioned, the proposed food processing facility will benefit the surrounding area with a new revenue source, the revitalization of a vacant property, and multiple customer and career opportunities.

Consistency with the Comprehensive Plan: This PUD would allow for greater consistency and better implementation of the Comprehensive Plan by allowing a user that will bring economic growth, increase the tax base, provide jobs and more economic opportunities to the community, promotes redevelopment / infill development, and allows for the revitalization of an abandoned property. It would also allow for a use that has less of an impact on the local traffic and infrastructure than the highest current C-H uses allow for. This PUD will provide a user that will improve and maintain the open space, landscaping, and detention pond in accordance with the proposed standards which will improve upon a site that is currently unmaintained and does not meet the current standards of the City. This PUD will be a low impact development.

Flexibility: The flexibility in the proposed plan will allow for more opportunities to revitalize and develop a currently abandoned building. This PUD makes the site more attractive to potential users, increases the opportunity for improving the aesthetics and cleanliness of the area, and provide more opportunities for the local community to have access to well paying, local jobs. There are also two planning areas proposed to remain zoned C-H to allow for buffering between the newly proposed uses and the surrounding C-H zones. This will also allow for greater flexibility in the potential development of this PUD.

General Public Health, Safety, and Welfare of the Community: This project will promote the general health, safety, and welfare of the community through revitalizing an abandoned building, redeveloping an existing property, allowing an occupant with a rich history in the community to improve the exiting condition of the site, and provide a user who will maintain the improvements of the property. It will also provide a greater tax base, job opportunities, and overall economic improvement to the underutilized area.

Meeting the Intent or Design Objectives of the Base Zoning Districts and Standards: Under the current zoning the majority of the existing property is abandoned and unkept due to a lack of users looking to fill the space. (There is a telemarketing company using part of the building.) This PUD will allow for new uses that broadens the marketability for keeping the property developed while still maintaining the integrity of the uses in the area and fitting with the context of the neighborhood. It will allow for the redevelopment and infill of an existing property with a user that will bring the site up into compliance with the proposed standards.

Goals and Objectives of the Comprehensive Plan: This PUD reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area. As stated previously, this project promotes the infill / redevelopment of an existing abandoned property, enhances the economic opportunities for the community, improves the natural landscape of the

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existing property, is a low impact development, and expands the opportunities and well-being of the occupants in the surrounding area.

Review Criteria in Section 24-204: The proposed plan meets all the review criteria for zoning map amendments found in Section 24-204 of the City of Greeley's Development Code. This PUD is in accordance with the goals and objectives of the Comprehensive Plan and fulfills the intent of the zoning district in consideration of the relationship to surrounding areas, as stated above. The area of the proposed PUD already allows for a variety of uses similar to the proposed uses allowed with this PUD so the proposed plan fits within the context of the surrounding areas. The existing zoning has been in place for aa substantial time without development and would be revitalized with the approval of this PUD. The proposed plan enables development similar in scale, format, and size with the neighboring areas which makes it a compatible and complimentary plan. The City of Greeley and other agencies have the ability to provide all the services and / or facilities that may be necessary for anticipated uses in this PUD. This PUD will allow the redevelopment and infill of this abandoned property that is not possible under the current zoning. All reasonably anticipated negative impacts on the area or adjacent property will be mitigated and the broader public benefits to the surrounding community far outweigh any potential negative impacts. Finally, with the recommendations of professional staff or advisory review bodies, the approval of this PUD will greatly improve the condition and future of the existing site.

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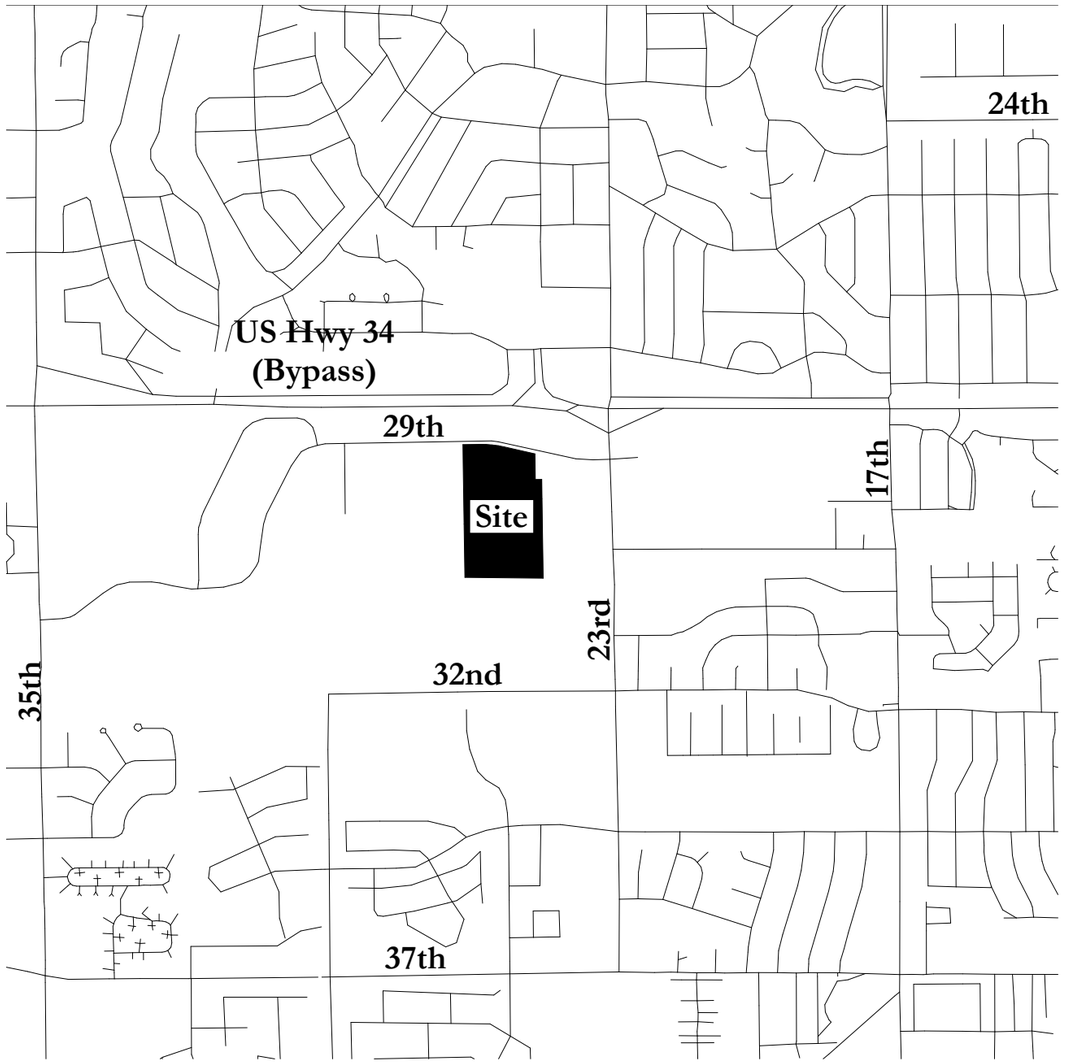
Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002



N

PLAN NORTH

VICINITY MAP- 2400 W 29TH ST

1:8,000

LEGAL DESCRIPTION

A: A PARCEL OF LAND BEING A PART OF TRACT 3 OF GALLERY GREEN ANNEXATION (GGA) TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED JANUARY 17, 1975 IN BOOK 730 UNDER RECEPTION NO. 1652285 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24);

B: A PARCEL OF LAND BEING PART OF THE NE1/4 OF SAID SECTION 24:

ALL IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13/24 - T.5N. - R.66W. AND SECTIONS 18/19 - T.5N - R652. AS MONUMENTED BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED MCRAE & SHORT LS 7242 WITH THE QUARTER CORNER COMMON TO SECTION 24 - T.5N. - R.66W. AND SECTION 19 - T.5N. - R.65W. AS MONUMENTED BY A FOUND STANDARD BLM TYPE MONUMENT WITH ALUMINUM CAP STAMPED JONES LS 22098 TO BEAR SOUTH 00°OO'20" WEST, AS PLATTED WITHIN SAID GGA, A DISTANCE OF 2,661.00 FEET WITH ALL OF THE BEARINGS CONTAINED HEREIN RELATIVE THERETO:

#1: THENCE SOUTH OO°OO'20" WEST ALONG THE EAST LINE OF SAID NE1/4, ALSO BEING THE EAST LINE OF SAID GGA A DISTANCE OF 688.18 FEET (CALCULATED (CALC.)) (RECORDED (REC.) 688.26 FEET) TO THE SOUTHEAST CORNER (SE COR) OF TRACT 5 OF SAID GGA. SAID POINT BEING UNMONUMENTED;

#2: THENCE DEPARTING SAID EAST LINE NORTH 89°53'01" WEST (REC. NORTH 89°53'40" WEST) ALONG THE SOUTH LINE OF TRACTS 5 AND 3 OF SAID GGA, A DISTANCE OF 610.77 FEET (REC. 610.67) TO A POINT BEING MONUMENTED BY A SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED JNES LS 22098, SAID MONUMENT TYPE (MT) HEREINAFTER REFERRED TOO AS MT#1. SAID POINT BEING THE NORTHWEST CORNER (NW COR) OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 708 AS RECEPTION NO. 1630275 AS RECORDED FEBRUARY 14, 1974 IN THE RECORDS OF THE WCCR, AND BEING THE TRUE POINT OF BEGINNING OF SAID PARCEL DESCRIPTION:

#3: THENCE SOUTH 00°03'03" EAST (REC. SOUTH 00°02'03" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 179.83 FEET (REC. 180.00 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED NUL LS 19617. SAID POINT BEING THE SOUTHWEST CORNER (SW COR) OF SAID PARCEL, AND ALSO BEING THE MOST WESTERLY AND NORTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1104 AS RECEPTION NO. 02044411 AS RECORDED FEBRUARY 27, 1986 IN THE RECORDS OF THE WCCR;

#4: THENCE SOUTH 00°02'24" EAST (REC. SOUTH 00°01'48" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 741.37 FEET (REC. 740.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 14966 TO A POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1417 AS RECEPTION NO. 02365063 AS RECORDED DECEMBER 21, 1993 IN THE RECORDS OF THE WCCR;

#5: THENCE NORTH 88°37'26" WEST (REC. NORTH 88°36'39" WEST) ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 729.58 FEET (REC. 729.43 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED CLC LS 24966. SAID POINT BEING ON THE EASTERLY LINE OF GALLERY GREEN FOURTH ANNEXATION (GG4A) AS RECORDED FEBRUARY 24, 1987 IN BOOK 1147 AS RECEPTION NO. 02089393 OF THE RECORDS OF THE WCCR;

#6: THENCE NORTH 00°06'24" WEST (REC. NORTH 00°05'27" WEST) ALONG THE EASTERLY LINE OF SAID GG4A A DISTANCE OF 498.33 FEET (CALC. 497.99) FEET TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 16415. SAID POINT BEING THE NORTHEAST CORNER OF SAID GG4A, AND ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 OF SID GGA AND BEING ON THE SOUTH LINE OF SAID GGA;

#7: THENCE NORTH 00°04'12" WEST (REC. NORTH 00°05'27" WEST) ON A LINE BEING THE WESTERLY LINE OF SAID TRACT 3 A DISTANCE OF 739.77 FEET (REC. 739.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED FLATIRONS LS 16406. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF 29TH STREET AS DEDICATED IN THAT DOCUMENT AS RECORDED MARCH 8, 1977 IN BOOK 791 AS RECEPTION NO. 1713117 OF THE RECORDS OF THE WCR; THENCE ALONG THE SOUTHERLY ROW LINE OF SAID 29TH STREET BY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

#8 NORTH 89°50'33" EAST (REC. NORTH 89°51'14" EAST A DISTANCE OOF 158.07 FEET (REC. 157.99 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED RLS 4845. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE (REC. AS A TANGENT CURVE);

#9: ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTH A DISTANCE OF 229.98 FEET (REC. 230.38 FEET), WHOSE DELTA IS 13°43'34" (REC. 13°45'00"), WHOSE RADIUS IS 960.00 FEET (CALC. & REC.), AND WHOSE LONG CHORD BEARS SOUTH 83°17'33" EAST (REC. SOUTH 83°16'16" EAST) A DISTANCE OF 229.43 FEET (REC. 229.83 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR. SAID POINT BEING THE END OF SAID NON-TANGENT CURVE;

#10: SOUTH 76°24'04" EAST (REC. SOUTH 76°23'46" EAST) A DISTANCE OF 292.90 FEET (CALC. 292.72 FEET) TO A POINT BEING MONUMENTED BY AMT#1;

#11: THENCE SOUTH 00°02'30" EAST A DISTANCE OF 239.08 FEET (CALC 239.18 FEET) TO A POINT BEING MONUMENTED BY MT#1. SAID POINT BEING ON THE SOUTH LINE OF THE AFORESAID TRACT 3;

#12: THENCE SOUTH 89°53'01" EAST (REC. SOUTH 89°53'40" EAST) ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 59.73 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 870, 966 SQUARE FEET OR 19.995 ACRES, MOORE OR LESS (+ OR -)

PLANNED UNIT DEVELOPMENT STANDARD NOTES:

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

JKL Development LLC

By: _____
(Kevin LaFleur)

Title: _____

Date: _____

ATTEST: (if corporation)

Secretary/Treasurer

COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
Director of Community Development Date

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this _____day

of _____, 20_____.

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this _____ day of _____, 20_____.

INTENT STATEMENT:

THE INTENT OF THIS PUD IS TO ALLOW THE USER TO CONDUCT A MANUFACTURING FOOD & BEVERAGE MAJOR USE IN THE VACANT FORMER KMART BUILDING. THIS PROPOSED FACILITY WILL BRING NEW LIFE TO A CURRENTLY DETERIORATING AND EMPTY BUILDING AND LOT, PROVIDE SEVERAL HUNDRED NEW JOBS TO THE AREA, ADDED TAX REVENUE FOR THE CITY, AND ALLOW THE EXPANSION OF A PROMINENT LOCAL BUSINESS TO GROW IN THE COMMUNITY.

THE PROJECT IS PROPOSING TO ALLOW MANUFACTURING FOOD AND BEVERAGE: MAJOR (3+ ACRES), WAREHOUSE / STORAGE - LIMITED & GENERAL, AND ALL C-H USES AND ALLOWANCES IN PA-3 ONLY. PA-1 AND PA-2 ARE PROPOSED TO REMAIN ALLOWABLE FOR C-H USES PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED. THERE ARE NO CURRENT PLANS FOR RETAIL OPERATION ON THE SITE, BUT THE PUD IS INTENDED TO ALLOW FOR FUTURE RETAIL OPERATIONS PER CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED.

THERE ARE NO REQUIRED IMPROVEMENTS OR COMMITMENTS FOR THIS PUD APPLICATION SO A STATEMENT OF COMMITMENTS SHEET HAS NOT BEEN INCLUDED IN THIS PLAN SET.

PUD PLANNING AREA SUMMARY

PLANNING AREA	USE	TOTAL ACRES	AMOUNT OF COMMERCIAL / INDUSTRIAL	DENSITY	ACRES %
PA-1	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	2.706	2.706 ACRES OF COMMERCIAL	FAR: TBD	13.5%
PA-2	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	2.009	2.009 ACRES OF COMMERCIAL	FAR: TBD	10%
PA-3	MANUFACTURING FOOD & BEVERAGE - MAJOR, WAREHOUSE / STORAGE - LIMITED & GENERAL, AND ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	15.278	15.278 ACRES OF COMMERCIAL / INDUSTRIAL	FAR: .49	76.5%
TOTAL		19.995 ACRES	19.995 ACRES OF COMMERCIAL / INDUSTRIAL		100%

SHEET INDEX

COVER SHEET / PAGE 1 OF 5
EXISTING CONDITIONS MAP / PAGE 2 OF 5
MASTER DEVELOPMENT PLAN / PAGE 3 OF 5
MASTER DEVELOPMENT PLAN / PAGE 4 OF 5
DETAIL PLANS / PAGE 5 OF 5

APPLICANT:

DOUG KAYL

2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:

JKL DEVELOPMENT LLC

4051 ROARING FORK DR
LOVELAND, CO 80538
970.669.9499

ARCHITECT:

studio | R.E.D., p.c.

1703 61ST AVE, SUITE 101
GREELEY, CO 80634

970.515.6675
970.556.8869 (CELL)

CO LICENSE #402739

SURVEYOR:

KING SURVEYORS

650 E GARDEN DR
WINDSOR, CO 80550

970.686.5011

CO LICENSE #38105

TRAFFIC ENGINEER:

Galloway

6162 S WILLOW DR, SUITE 320
GREENWOOD VILLAGE, CO 80111

303.770.8884
203.641.6879 (CELL)

CO LICENSE #0053042

FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	KAS / RLD
Checked by	RLD

COVER SHEET / PAGE 1 OF 5

Scale As indicated

Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

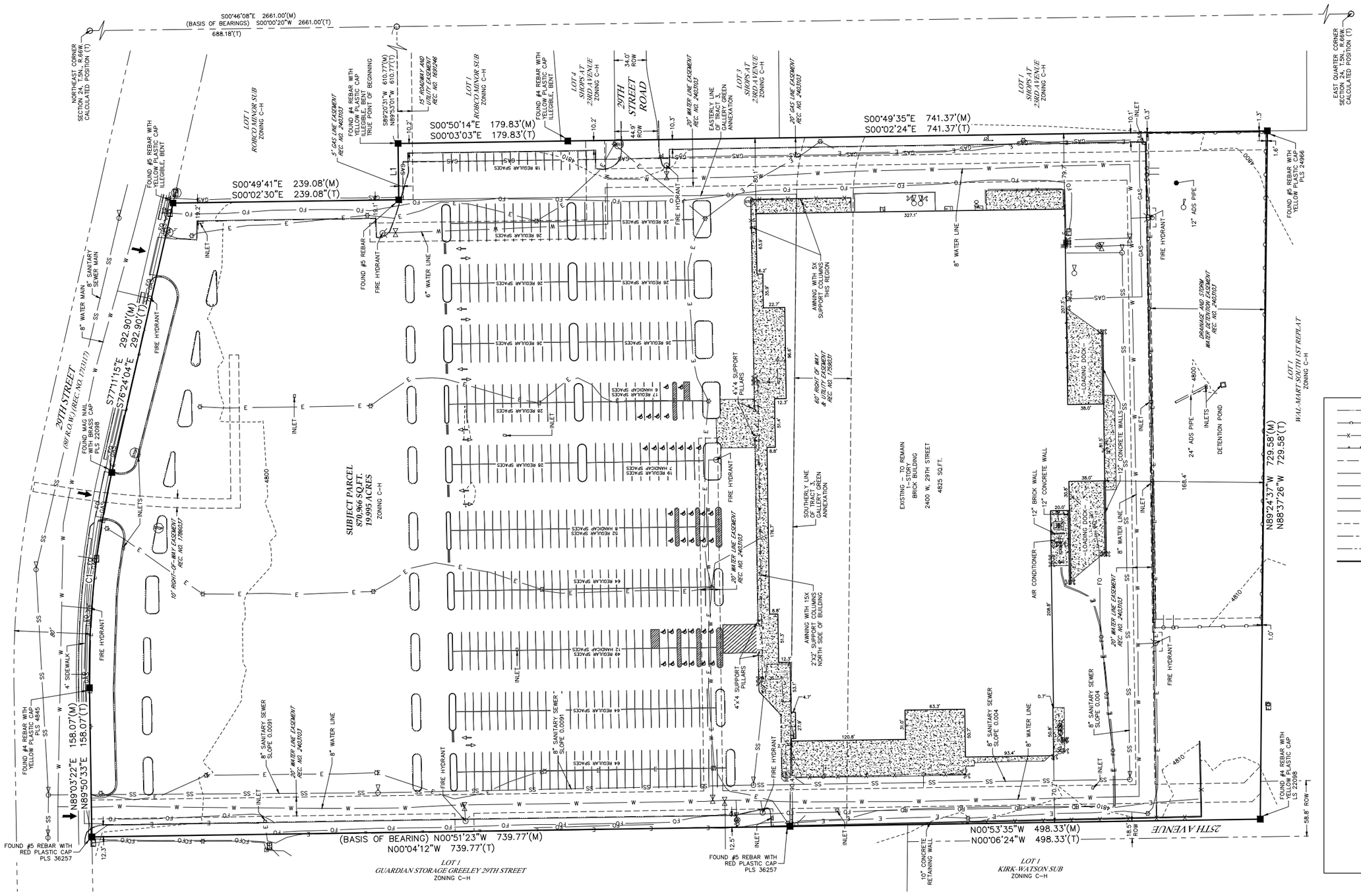
OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

LINE TABLE		
LINE	BEARING	LENGTH
L1(M)	N89°19'48"E	59.73'
L1(T)	S89°53'01"E	59.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1(M)	229.98'	960.00'	13°43'33"	229.43'	S84°04'51"E
C1(T)	229.98'	960.00'	13°43'34"	229.43'	S83°17'33"E



LEGEND

- FLOWLINE
- CHAIN LINK FENCE
- FENCE LINE
- GUARD RAIL
- PIPE
- FIBER OPTIC LINE
- GAS LINE
- WATER LINE
- UNDERGROUND POWER LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- EXISTING ACCESS POINT
- M MEASURED
- T TITLE COMMITMENT LAND DESCRIPTION
- AIR CONDITIONER UNIT
- CABLE TV PEDESTAL
- DRAINAGE MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- GAS SERVICE
- GAS MARKER
- SANITARY MANHOLE
- CLEAN OUT
- STEEL POST
- FIRE HYDRANT
- WATER VALVE
- WATER SHUTOFF
- WATER METER

APPLICANT:
DOUG KAYL
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GREELEY, CO 80631
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FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-07

Project number	20-19
Date	2022-08-09
Drawn by	RLD / KAS
Checked by	RLD

EXISTING CONDITIONS MAP / PAGE 2 OF

Scale

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

PROPERTY DESCRIPTION

A: A PARCEL OF LAND BEING A PART OF TRACT 3 OF GALLERY GREEN ANNEXATION (GGA) TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED JANUARY 17, 1975 IN BOOK 730 UNDER RECEPTION NO. 1652285 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24);

B: A PARCEL OF LAND BEING PART OF THE NE1/4 OF SAID SECTION 24:

ALL IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13/24 - T.5N. - R.66W. AND SECTIONS 18/19 - T.5N - R65Z. AS MONUMENTED BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED MCRAE & SHORT LS 7242 WITH THE QUARTER CORNER COMMON TO SECTION 24 - T.5N. - R.66W. AND SECTION 19 - T.5N. - R.65W. AS MONUMENTED BY A FOUND STANDARD BLM TYPE MONUMENT WITH ALUMINUM CAP STAMPED JONES LS 22098 TO BEAR SOUTH 00°00'20" WEST, AS PLATTED WITHIN SAID GGA. A DISTANCE OF 2,661.00 FEET WITH ALL OF THE BEARINGS CONTAINED HEREIN RELATIVE THERETO:

#1: THENCE SOUTH OO°OO'20" WEST ALONG THE EAST LINE OF SAID NE1/4. ALSO BEING THE EAST LINE OF SAID GGA A DISTANCE OF 668.18 FEET (CALCULATED (CALC.)) (RECORDED (REC.) 688.26 FEET) TO THE SOUTHEAST CORNER (SE COR) OF TRACT 5 OF SAID GGA. SAID POINT BEING UNMONUMENTED;

#2: THENCE DEPARTING SAID EAST LINE NORTH 89°53'01" WEST (REC. NORTH 89°53'40" WEST) ALONG THE SOUTH LINE OF TRACTS 5 AND 3 OF SAID GGA, A DISTANCE OF 610.77 FEET (REC. 610.67) TO A POINT BEING MONUMENTED BY A SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED JNES LS 22098, SAID MONUMENT TYPE (MT) HEREINAFTER REFERRED TOO AS MT#1. SAID POINT BEING THE NORTHWEST CORNER (NW COR) OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 708 AS RECEPTION NO. 1630275 AS RECORDED FEBRUARY 14, 1974 IN THE RECORDS OF THE WCCR, AND BEING THE TRUE POINT OF BEGINNING OF SAID PARCEL DESCRIPTION:

#3: THENCE SOUTH 00°03'03" EAST (REC. SOUTH 00°02'03" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 179.83 FEET (REC. 180.00 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED NUL LS 19617. SAID POINT BEING THE SOUTHWEST CORNER (SW COR) OF SAID PARCEL, AND ALSO BEING THE MOST WESTERLY AND NORTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1104 AS RECEPTION NO. 02044411 AS RECORDED FEBRUARY 27, 1986 IN THE RECORDS OF THE WCCR;

#4: THENCE SOUTH 00°02'24" EAST (REC. SOUTH 00°01'48" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 741.37 FEET (REC. 740.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 14966 TO A POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1417 AS RECEPTION NO. 02365063 AS RECORDED DECEMBER 21, 1993 IN THE RECORDS OF THE WCCR;

#5: THENCE NORTH 88°37'20" WEST (REC. NORTH 88°36'39" WEST) ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 729.58 FEET (REC. 729.43 FEET) TO A POINT BEING MONUMENTED BY A FOUND # 4 REBAR WITH YELLOW PLASTIC CAP STAMPED CLC LS 24966. SAID POINT BEING ON THE EASTERLY LINE OF GALLERY GREEN FOURTH ANNEXATION (GG4A) AS RECORDED FEBRUARY 24, 1987 IN BOOK 1147 AS RECEPTION NO. 02089393 OF THE RECORDS OF THE WCCR;

#6: THENCE NORTH 00°06'24" WEST (REC. NORTH 00°05'27" WEST) ALONG THE EASTERLY LINE OF SAID GG4A A DISTANCE OF 498.33 FEET (CALC. 497.99) FEET TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 16415. SAID POINT BEING THE NORTHEAST CORNER OF SAID GG4A, AND ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 OF SID GGA AND BEING ON THE SOUTH LINE OF SAID GGA;

#7: THENCE NORTH 00°04'12" WEST (REC. NORTH 00°05'27" WEST) ON A LINE BEING THE WESTERLY LINE OF SAID TRACT 3 A DISTANCE OF 739.77 FEET (REC. 739.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED FLATIRONS LS 16406. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF 29TH STREET AS DEDICATED IN THAT DOCUMENT AS RECORDED MARCH 8, 1977 IN BOOK 791 AS RECEPTION NO. 1713117 OF THE RECORDS OF THE WCR; THENCE ALONG THE SOUTHERLY ROW LINE OF SAID 29TH STREET BY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

#8: NORTH 89°50'33" EAST (REC. NORTH 89°51'14" EAST A DISTANCE OF 158.07 FEET (REC. 157.99 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED RLS 4845. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE (REC. AS A TANGENT CURVE);

#9: ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTH A DISTANCE OF 229.98 FEET (REC. 230.38 FEET), WHOSE DELTA IS 13°43'34" (REC. 13°45'00"), WHOSE RADIUS IS 960.00 FEET (CALC. & REC.), AND WHOSE LONG CHORD BEARS SOUTH 83°17'33" EAST (REC. SOUTH 83°16'16" EAST) A DISTANCE OF 229.43 FEET (REC. 229.83 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR. SAID POINT BEING THE END OF SAID NON-TANGENT CURVE;

#10: SOUTH 76°24'04" EAST (REC. SOUTH 76°23'46" EAST) A DISTANCE OF 292.90 FEET (CALC. 292.72 FEET) TO A POINT BEING MONUMENTED BY AMT#1;

#11: THENCE SOUTH 00°02'30" EAST A DISTANCE OF 239.08 FEET (CALC 239.18 FEET) TO A POINT BEING MONUMENTED BY MT#1. SAID POINT BEING ON THE SOUTH LINE OF THE AFORESAID TRACT 3;

#12: THENCE SOUTH 89°53'01" EAST (REC. SOUTH 89°53'40" EAST) ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 59.73 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 870, 966 SQUARE FEET OR 19.995 ACRES, MOORE OR LESS (+ OR -)

MANUFACTURING FOOD AND BEVERAGE MAJOR (3+ ACRES)

A MANUFACTURING ESTABLISHMENT PACKAGING, PRODUCING OR PROCESSING FOODS FOR HUMAN CONSUMPTION AND CERTAIN RELATED PRODUCTS AND INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) BAKERY PRODUCTS, SUGAR, AND CONFECTIONARY PRODUCTS (EXCEPT FACILITIES THAT PRODUCE GOODS ONLY FOR ON-SITE SALES AND NOT WIDER DISTRIBUTION); (2) DAIRY PRODUCTS PROCESSING; (3) FATS AND OIL PRODUCTS (NOT INCLUDING RENDERING PLANTS); (4) FRUIT AND VEGETABLE CANNING, PRESERVING AND RELATED PROCESSING; (5) GRAIN MILL PRODUCTS AND BY-PRODUCTS; (6) MEAT, POULTRY, AND FISH CANNING, CURING AND BYPRODUCT PROCESSING (NOT INCLUDING FACILITIES THAT ALSO SLAUGHTER ANIMALS); AND (7) MISCELLANEOUS FOOD PREPARATION FROM RAW PRODUCTS, INCLUDING CATERING SERVICES THAT ARE INDEPENDENT FROM FOOD STORES OR RESTAURANTS, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR LIMITED (< 50K: UP TO 1 ACRE)

A WAREHOUSE/STORAGE USE WHERE INDIVIDUALS STORE PERSONAL PROPERTY IN UNITS OR SPACE LEASED OR RENTED ON A PERIODIC BASIS AND WHERE ALL STORAGE ARE ACCESSED FROM WITHIN THE PRINCIPAL BUILDING. EXAMPLES INCLUDE SMALL INDOOR SELF-STORAGE MINI-WAREHOUSES, OR SMALL COMMERCIAL WAREHOUSE, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR/GENERAL (50K—200K: 1—5 ACRES)

A WAREHOUSE/STORAGE USE FOR BUSINESSES OR LARGER PERSONAL PRODUCTS WHERE ALL ITEMS ARE STORED INDOORS. EXAMPLES INCLUDE LARGE INDOOR SELF-STORAGE MINI-WAREHOUSE, LARGE COMMERCIAL WAREHOUSES, AND LONG-TERM GARAGES, AND AS AMENDED.

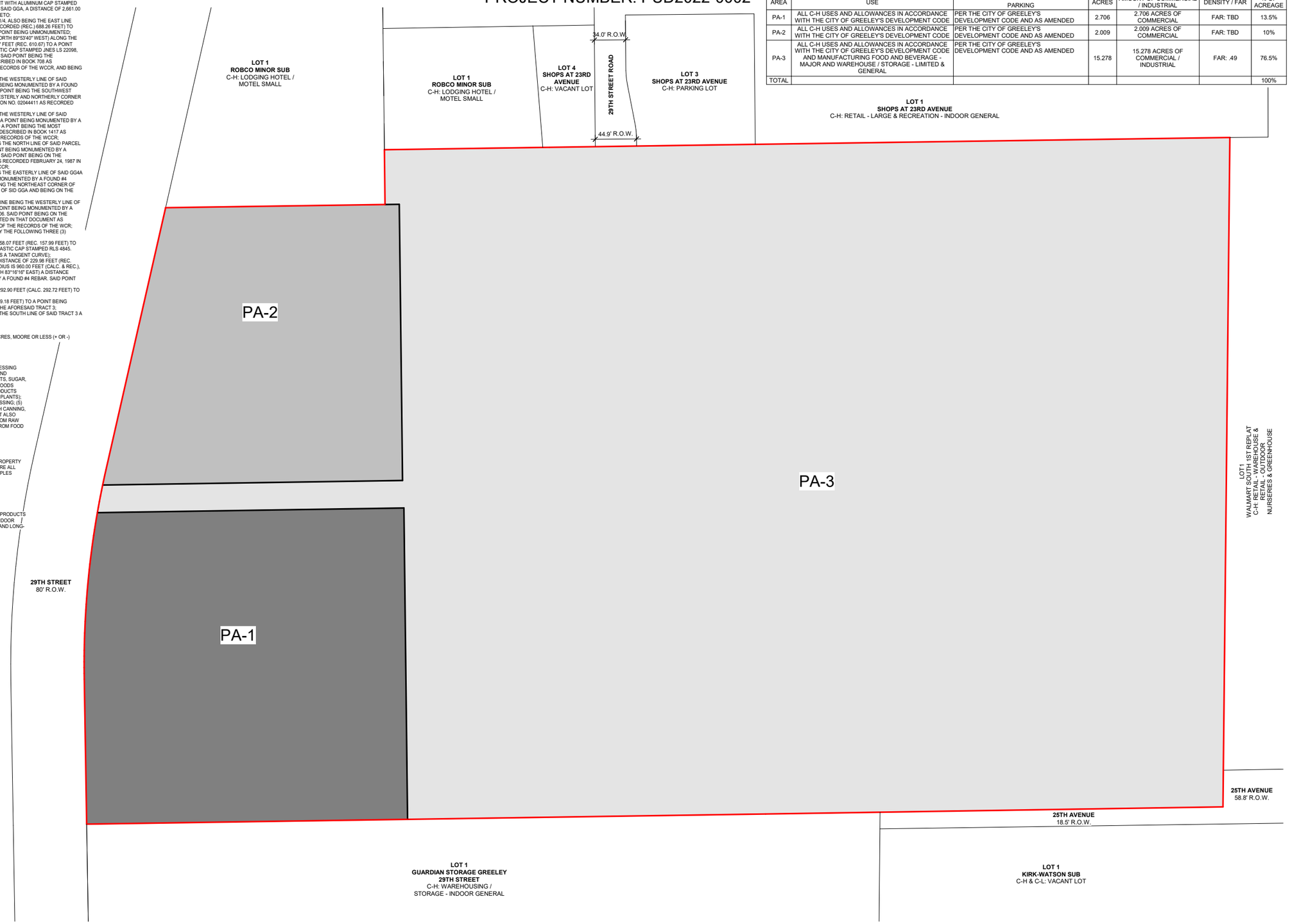
LEGEND

PUD BOUNDARY AREA

PA-1: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED

PA-2: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED

PA-3: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED, MANUFACTURING FOOD AND BEVERAGE - MAJOR, AND WAREHOUSE / STORAGE - LIMITED & GENERAL



1 PUD 3 **MASTER DEVELOPMENT PLAN**
1" = 50'-0"

SITE SUMMARY						
AREA	USE	PARKING	ACRES	AMOUNT OF COMMERCIAL / INDUSTRIAL	DENSITY / FAR	% OF ACREAGE
PA-1	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	2.706	2.706 ACRES OF COMMERCIAL	FAR: TBD	13.5%
PA-2	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	2.009	2.009 ACRES OF COMMERCIAL	FAR: TBD	10%
PA-3	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND MANUFACTURING FOOD AND BEVERAGE - MAJOR AND WAREHOUSE / STORAGE - LIMITED & GENERAL	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	15.278	15.278 ACRES OF COMMERCIAL / INDUSTRIAL	FAR: .49	76.5%
TOTAL						100%

APPLICANT:

DOUG KAYL

2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:

JKL DEVELOPMENT LLC

4051 ROARING FORK DR
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FOR REVIEW

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1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
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Project number	20-19
Date	2022-08-09
Drawn by	RLD / KAS
Checked by	RLD

MASTER DEVELOPMENT PLAN / PAGE 3 OF 5

Scale As indicated

Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

ADMINISTRATIVE PROCESS FOR VARIATIONS AND CHANGES TO PUD MASTER PLAN

THE PUD MASTER PLAN EXHIBITS AND DRAWINGS ASSOCIATED WITH THIS PUD DEMONSTRATE GENERAL LOCATIONS OF ROADS, LAND USE LOCATIONS, OPEN SPACE AREAS, AND OTHER MASTER PLAN ELEMENTS. THE LINES, NOTES, AND GRAPHICS SHOWN REPRESENT DESIGN CONCEPTS AND IDEAS THAT WILL EVOLVE AND CHANGE UNTIL FINAL BUILDOUT. UNTIL FINAL BUILDOUT OF THIS PROJECT, THIS PUD DOCUMENT WITH EXHIBITS WILL SERVE AS THE GUIDING DOCUMENT FOR THE PROJECT. WITH THE APPROVAL OF THIS PUD, SOME FLEXIBILITY WILL BE ALLOWED AS DESCRIBED IN THIS DOCUMENT AS DEFINED IN THIS SECTION.

THEREFORE, THE PROPOSED LAND USE BOUNDARIES, FINAL PARCEL BOUNDARIES (I.E. CONFIGURATIONS AND SHAPES), LOT LINES, ROAD LOCATIONS, SIGNAGE LOCATIONS, OPEN SPACE AREAS AND LOCATIONS, DENSITIES, PARCEL ACREAGES, PARCEL LINES, AND FLOOR AREA RATIOS (FARS) WILL BE ALLOWED TO CHANGE BY UP TO 30% WITHOUT THE NEED TO AMEND THIS PUD.

MANUFACTURING FOOD AND BEVERAGE MAJOR (3+ ACRES)

A MANUFACTURING ESTABLISHMENT PACKAGING, PRODUCING OR PROCESSING FOODS FOR HUMAN CONSUMPTION AND CERTAIN RELATED PRODUCTS AND INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) BAKERY PRODUCTS, SUGAR, AND CONFECTIONARY PRODUCTS (EXCEPT FACILITIES THAT PRODUCE GOODS ONLY FOR ON-SITE SALES AND NOT WIDER DISTRIBUTION); (2) DAIRY PRODUCTS PROCESSING; (3) FATS AND OIL PRODUCTS (NOT INCLUDING RENDERING PLANTS); (4) FRUIT AND VEGETABLE CANNING, PRESERVING AND RELATED PROCESSING; (5) GRAIN MILL PRODUCTS AND BY-PRODUCTS; (6) MEAT, POULTRY, AND FISH CANNING, CURING AND BYPRODUCT PROCESSING (NOT INCLUDING FACILITIES THAT ALSO SLAUGHTER ANIMALS); AND (7) MISCELLANEOUS FOOD PREPARATION FROM RAW PRODUCTS, INCLUDING CATERING SERVICES THAT ARE INDEPENDENT FROM FOOD STORES OR RESTAURANTS, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR LIMITED (< 50K; UP TO 1 ACRE)

A WAREHOUSE/STORAGE USE WHERE INDIVIDUALS STORE PERSONAL PROPERTY IN UNITS OR SPACE LEASED OR RENTED ON A PERIODIC BASIS AND WHERE ALL STORAGE ARE ACCESSED FROM WITHIN THE PRINCIPAL BUILDING. EXAMPLES INCLUDE SMALL INDOOR SELF-STORAGE MINI-WAREHOUSES, OR SMALL COMMERCIAL WAREHOUSE, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR/GENERAL (50K—200K; 1—5 ACRES)

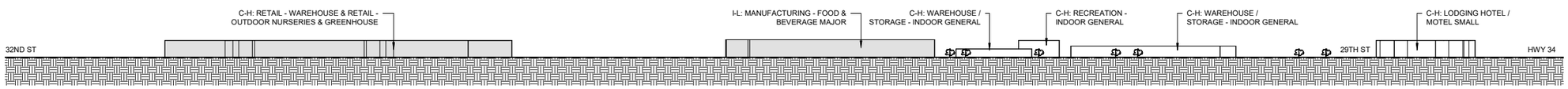
A WAREHOUSE/STORAGE USE FOR BUSINESSES OR LARGER PERSONAL PRODUCTS WHERE ALL ITEMS ARE STORED INDOORS. EXAMPLES INCLUDE LARGE INDOOR SELF-STORAGE MINI-WAREHOUSE, LARGE COMMERCIAL WAREHOUSES, AND LONG-TERM GARAGES, AND AS AMENDED.

GENERAL NOTE

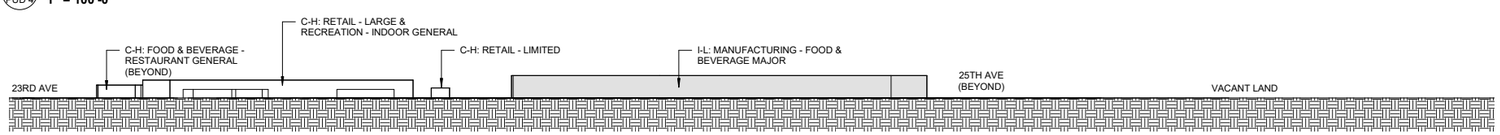
ALL SECTIONS AND BUILDING ELEVATIONS ARE FOR **ILLUSTRATIVE PURPOSES ONLY**. ELEVATIONS WILL BE PART OF THE SCOPE OF THE ADMINISTRATIVE SITE PLAN REVIEW AND ARE NOT FOR PUD REVIEW.

DEVELOPMENT STANDARDS

DESCRIPTION	PROPOSED
PLANNING AREA	PA-1
PERMITTED USES	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	5% MIN
MAXIMUM LOT COVERAGE	95% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	TBD PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
PLANNING AREA	PA-2
PERMITTED USES	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	5% MIN
MAXIMUM LOT COVERAGE	95% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
PLANNING AREA	PA-3
PERMITTED USES	MANUFACTURING: FOOD & BEVERAGE - MAJOR, WAREHOUSE / STORAGE: LIMITED & GENERAL, AND ALL C-H USE AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	UP TO 50%
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	10% MIN
MAXIMUM LOT COVERAGE	90% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	ALL NEW SIGNS TO MEET CHAPTER 9 OF THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED



4 PUD 4 **CONCEPTUAL PUD SECTION 4 - LOOKING W (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"



3 PUD 4 **CONCEPTUAL PUD SECTION 3 - LOOKING S (FOR ILLUSTRATIVE PURPOSES ONLY)**
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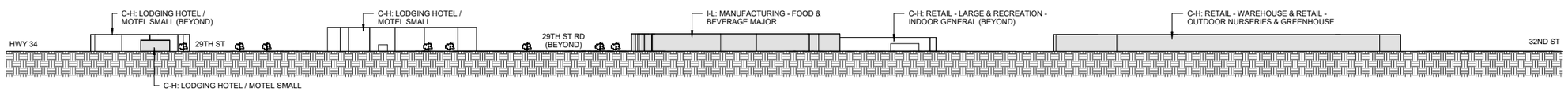
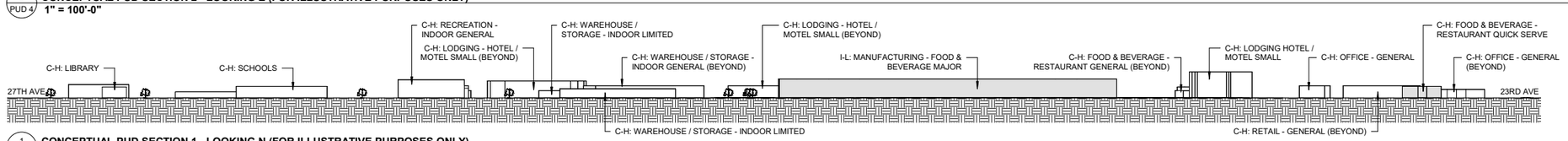


2 PUD 4 **CONCEPTUAL PUD SECTION 2 - LOOKING E (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"



1 PUD 4 **CONCEPTUAL PUD SECTION 1 - LOOKING N (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"

APPLICANT:
DOUG KAYL
2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:
JKL DEVELOPMENT LLC
4051 ROARING FORK DR
LOVELAND, CO 80538
970.669.9499

ARCHITECT:
studio | R.E.D.,p.c.
1703 61ST AVE, SUITE 101
GREELEY, CO 80634
970.515.6675
970.556.8869 (CELL)
CO LICENSE #402739

SURVEYOR:
KING SURVEYORS
650 E GARDEN DR
WINDSOR, CO 80550
970.686.5011
CO LICENSE #38105

TRAFFIC ENGINEER:
Galloway
6162 S WILLOW DR, SUITE 320
GREENWOOD VILLAGE, CO 80111
303.770.8884
203.641.6879 (CELL)
CO LICENSE #0053042

FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	KAS
Checked by	

MASTER DEVELOPMENT PLAN / PAGE 4 OF 5

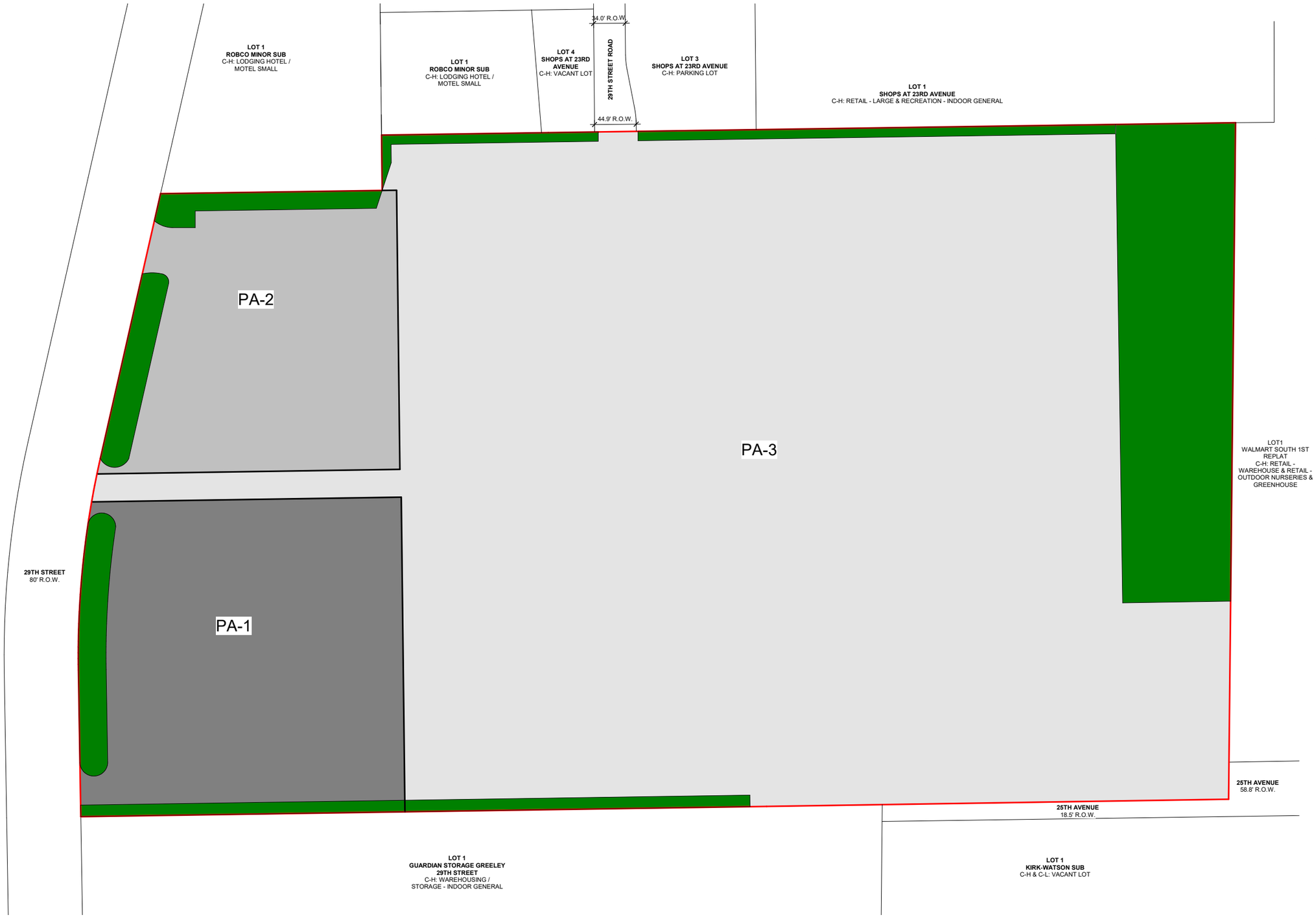
Scale 1" = 100'-0"

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002



LEGEND

- PUD BOUNDARY AREA
- **PA-1**: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED
- **PA-2:** C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED
- **PA-3:** C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED; MANUFACTURING FOOD AND BEVERAGE MAJOR, AND WAREHOUSE / STORAGE - LIMITED & GENERAL
- **EXISTING OPEN SPACE / LANDSCAPING:** MIN. 10% OF PUD AREA; FOR ILLUSTRATIVE PURPOSES ONLY, LANDSCAPING TBD DURING SITE PLAN REVIEW

1 PUD 5 **CONCEPTUAL STREET NETWORK, OPEN SPACE, & LANDSCAPE PLAN**
1" = 50'-0"

APPLICANT:
DOUG KAYL
2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:
JKL DEVELOPMENT LLC
4051 ROARING FORK DR
LOVELAND, CO 80538
970.669.9499

ARCHITECT:
studio | R.E.D.,p.c.
1703 61ST AVE, SUITE 101
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Project number	20-19
Date	2022-08-09
Drawn by	KAS
Checked by	

DETAIL PLANS / PAGE 5 OF 5

Scale As indicated

Planning Agenda Summary

October 11, 2022

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

Title:
Public hearing to consider a request to establish a PUD Plan on approximately 19.995 acres of land located West of 23rd Avenue and South of 29th Street (Project No. PUD2022-0002)

Summary:
The City of Greeley is considering a request to establish a PUD on approximately 19.995 acres of land located West of 23rd Avenue and South of 29th Street to establish the use of Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General.

Recommended Action:
Approval.

Attachments:
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – Planned Unit Development document

PLANNING COMMISSION SUMMARY

ITEMS: Rezone from C-H (Commercial High Intensity) to PUD (Planned Unit Development), and a PUD Plan

FILE NUMBER: PUD2022-0002 & ZON2022-0014

PROJECT: Colorado Premium PUD

LOCATION: 2400 29th Street

APPLICANT: Doug Kayl on behalf of K2D Inc., dba Colorado Premium Foods

CASE PLANNER: Kristin Cote, Planner III

PLANNING COMMISSION HEARING DATE: October 11, 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 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to rezone approximately 19.995 acres of property from Commercial High Intensity (C-H) to Planned Unit Development (PUD) and to establish a PUD Plan. The property is located at 2400 29th Street west of 23rd Avenue and south of 29th Street.

A. REQUEST

This request is for the approval of a planned unit development and rezoning on the above-described property. The proposed PUD would allow for all C-H uses and the use of manufacturing food and beverage on this property. The applicant (Colorado Premium Foods) is a high-volume manufacturer of custom beef, pork, and chicken consumer ready protein products for U.S. retailers, restaurant chains, and food service companies. Colorado Premium is not a slaughter operation and would not be allowed to slaughter on this site. The applicant purchases bulk proteins from large beef, pork, and chicken slaughter operations across the country. They then offer customers two different process options based on the product specification requirements.

The existing building footprint would initially provide approximately 35,000 square feet of office, employee welfare, and food grade production space in the existing approximately 172,520 square foot building that also contains an existing telemarking tenant. Colorado Premiums' plan is to grow into the existing footprint and eventually expand the facility to an estimated 100,000 square feet of commercial food production space. The facility would have approximately 120 full-time employees. The majority of the employees would be in production, shipping, and support. Over

time, the applicant intends to change operations from one shift into a second shift. A smaller maintenance staff of approximately 14 employees would work proportionately across three standard shifts for maintenance and repair duties. Ultimately, the facility would have approximately 300 full-time employees, following the same skill allocation and shift disbursement to support two shifts of production and shipping and three shifts of maintenance. Density. All uses proposed as part of this Planned Unit Development are those allowed in the Commercial High Density, according to the Greeley Development Code. In addition, to the commercial uses, the applicant would request to add Food and Beverage – Major and Warehouse/Storage – Limited & General to Planning Area 3 (*Attachment C – Planned Unit Development document*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: C-H / hotel
South: C-H / big box retailer
East: C-H / commercial retailer
West: C-H and C-L / warehouse storage and vacant undeveloped land

Site Characteristics:

The site currently has a predominantly vacant former retail store on site and a large parking lot.

D. BACKGROUND

The subject property was annexed into the city as part of the Gallery Green annexation in 1975 (Recordation No. 1652285), which consisted of an area of approximately 67.90 acres. A rezone of Commercial High Intensity was established on this property in approximately the late 1980's. In 1979, a Street and Easement Dedication Plat for Gallery Green was recorded (Recordation No. 1713117). In 1994, a big box retail development was established on this property. The business ceased operations in 2008, and the property has had several tenants since then

APPROVAL CRITERIA

Standards for Rezoning (ZON2022-0014):

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

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

   Staff Comment: The subject property is identified in the Comprehensive Plan for neighborhood commercial. This rezoning to PUD implements all Commercial High Intensity Uses and adds the allowance for Manufacturing Food and Beverage – Major and Warehouse/Storage –

Limited & General. This rezone would allow a commercial tenant to utilize an existing space in an area that is predominantly utilized for commercial purposes.

The request complies with this criterion.

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

Staff Comment: The proposed rezone to PUD with the allowance for Commercial High Intensity Uses would fulfill the intent of the surrounding zoning districts, which are Commercial High Intensity to the north, east, northwest, and south, with a small area of Commercial Low Intensity to the southwest. The use proposed fulfills the intent of the zoning district given the fact that if this site were smaller, less than three acres, this use would be considered a minor use and would be permitted in a C-H zone. The actual use itself, while classified as a "major" use has limited potential to cause any effect on the surrounding area. While the area is Commercially zoned, to the west of this site is an existing warehousing/storage facility, which is a use that is also permitted in an Industrial zone thus contributing to the overall compatibility of this use.

The request complies with this criterion.

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

Staff Comment: The rezone would help support the use of vacant retail space within an existing commercial corridor and quasi-industrial uses.

This request complies with this criterion.

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

Staff Comment: The existing zoning has been in place for a substantial period of time and is appropriate for the area. The rezone to PUD allows for the addition of Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General use, which is complimentary to the zone.

This criterion is not applicable.

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

   Staff Comment: The proposed site overall will change very little with this development. The site itself will only be modernized and brought into alignment with current development standards.

   The request complies with this criterion.

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

   Staff Comment: Existing City water and sewer utilities currently service this property.

   The request complies with this criterion.

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

   Staff Comment: The proposed rezoning would allow the applicant to make use of an existing vacant building, enabling the use to complement the existing Commercial High Intensity zone district with a business that fits the character of the area. As stated previously, if this property were smaller in size, this use proposed would be permitted in its current zone district.

   The request complies with this criterion.

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

   Staff Comment: No negative impacts are anticipated upon the area or adjacent properties. The food processing that is proposed to occur on site is not anticipated to cause any noticeable smells or generate waste that would negatively impact the surrounding area. There would be no animal care or slaughtering of animals allowed on-site. There would be no expected vibrations caused by this operation. This project would also remove a significantly sized deteriorating retail space from the community.

A Traffic Impact Study was submitted with this application. In accordance with that study, the intersections within the study area currently operate at overall accepted levels of service or better during the weekday AM and PM peak hours. Under total future 2025 and 2030 traffic conditions, with development of this site as proposed, the signalized and unsignalized intersections would operate at accepted levels of service.

The request complies with this criterion.

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

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

The request complies with this criterion.

<u>Standards for Planned Unit Developments (PUD2022-0002):</u>
In reaching recommendations and decisions as approval of Planned Unit Developments, the Planning Commission and the City Council shall apply the review criteria established in Section 24-205(c) of the Development Code:

(a) The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.

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

- 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).
- GC-4.2: Reinvestment/Adaptive Use.
  - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.
- ED-2.7: Business Attraction.
  - Attract and retain business and industry that align with the City's target industries and support economic diversity. Support proposals to cluster or co-locate related primary businesses and industries in order to facilitate collaboration among business interests and to market such areas as magnets for capital, research talent, and high-skill manufacturing jobs.

The request complies with this criterion.

(b) **The benefits from any flexibility in the proposed plan:**

(1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;

(2) involves innovative concepts that were not anticipated by the development code; or

(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.

This proposed Planned Unit Development involves both innovative concepts that were not anticipated by the development code for a Commercial High Intensity zone and applies to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards. Therefore, the business proposed is very compatible within the Commercial High Intensity Zone District but adds the specialty niche of integrating Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General, which, given the operation of this business, fits cohesively into this commercial area.

The request complies with this criterion.

(c) **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.**

This proposed Planned Unit Development meets this criterion as detailed in letter a above.

The request complies with this criterion.

(d) **The plan meets all of the review criteria for zoning map amendments in Section 24-204.**

As per the previously detailed rezoning standards, this request is in compliance with Section 24-204, Review Criteria for Rezoning.

The request complies with this criterion.

E. PHYSICAL SITE CHARACTERISTICS

WILDLIFE
No wildlife has been identified on-site that would be impacted by this proposal.

FLOODPLAIN
The intended development area is not located within the l00-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

DRAINAGE AND EROSION
The stormwater runoff from this site flows south to an existing detention pond. The detention pond was inspected and found to be compliant. Routine maintenance will be necessary to remove trees and clean debris from pond structures.

TRANSPORTATION
The property is located west of 23rd Avenue and receives primary access from 29th Street as well as existing access via 29th Street Road. Site access is being proposed via the existing two full movement accesses along 29th Street as well as the existing access via 29th Street Road. The City of Greeley Transportation Planner and Engineering Development Review have reviewed the Traffic Study and have no significant concerns at this point.

F. SERVICES

WATER
The City of Greeley provides water services to the area.

SANITATION
The City of Greeley provides sanitary services to the area. Sanitary sewer flow monitoring will be required in the 29th Street line and at the 10”/12” transition manhole in 23rd Avenue. Flow monitors shall be installed prior to the issuance of the Certificate of Substantial Completion.

EMERGENCY SERVICES
The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located approximately 1 mile north of the site.

G. NEIGHBORHOOD IMPACTS

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

NOISE
There are no substantial proposed site changes corresponding to this request. Any potential noise created by future development would be regulated by the Municipal Code.

H. PUBLIC NOTICE AND COMMENT

Notices were mailed as per Greeley Municipal Code on September 20, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on September 20, 2022, by the applicant as per City requirements. A neighborhood meeting was held on September 8, 2022. One neighboring property owner attended this meeting and had questions regarding the business operations but, did not express any concerns with said PUD or rezoning. As of the finalization of this report, no comments have been received.

I. PLANNING COMMISSION RECOMMENDED MOTION (ZON2022-0014)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Density (C-H) to Planned Unit Development (PUD) is in compliance with Title 24-204(b) and therefore, recommends approval.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Density (C-H) to Planned Unit Development (PUD) is not in compliance with Title 24-204(b) and therefore, recommends denial.

PLANNING COMMISSION RECOMMENDED MOTION (PUD2022-0002)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development (PUD) plan is in compliance with Title24-205(c) and therefore, recommends approval.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development (PUD) plan is not in compliance with Title24-205(c) and therefore, recommends denial.

ATTACHMENTS

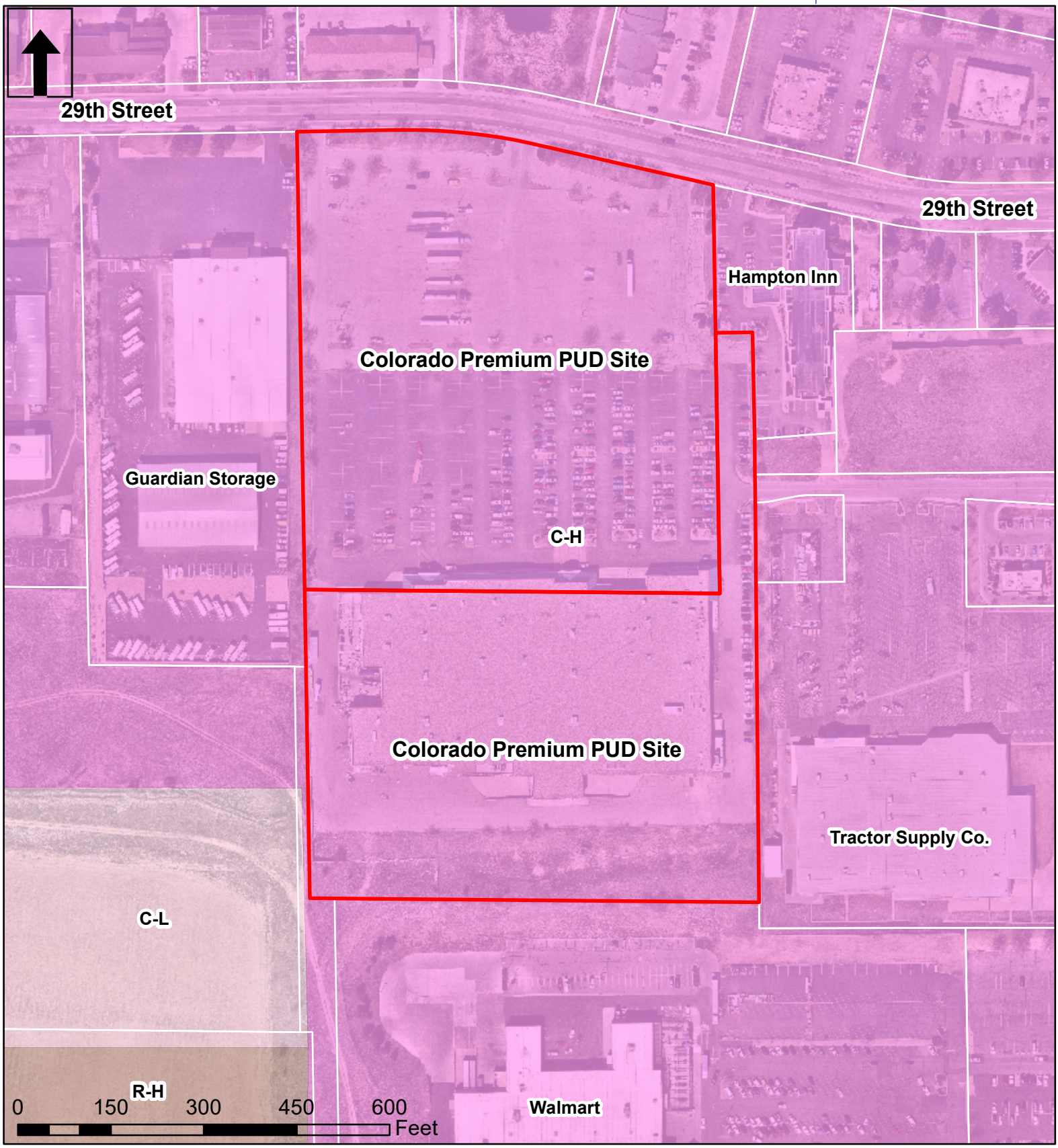
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – Planned Unit Development document

Attachment A

Vicinity Map: Colorado Premium PUD
PUD2022-0002 and ZON2022-0014

City of Greeley Colorado

COMMUNITY DEVELOPMENT



Colorado Premium Site

Greeley Parcels

Zoning

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

Colorado Premium PUD

Submittal 3

PUD2022-0002

August 9, 2022

Project Narrative

Size: The existing footprint will initially provide approximately 35,000 square feet of office, employee welfare, and food grade productions space in the existing approximately 172,520 sf building that also contains an existing telecommunications tenant. Colorado Premium plans to grow into the existing footprint and take the facility to an estimated 100,000 square feet of commercial food production space.

Scale: The facility will see approximately 120 fulltime employees. A majority of these would be production/shipping/support employees, evenly dispersed across a standard industry first and second shifts. A smaller maintenance staff of approximately 14 employees would work proportionately across three standard shifts for maintenance and repair duties. Ultimately, the facility would see approximately 300 fulltime employees, following the same skill allocation and shift disbursement to support two shifts of production/shipping and three shifts of maintenance.

Density: This project will use the existing footprint of an existing defunct and deteriorating retail space and its adjoining parking lots. There will be no need for additional earthwork, nor will it displace neighboring properties. The facility fits adequately on the property and within the surrounding area.

Design: This project represents the redesign and conversion of a large, abandoned commercial retail space into an industrial food processing facility (Manufacturing - Food & Beverage Major and Warehouse / Storage – Limited & General allowed uses). This will involve the installation of new industrial processing equipment. The food processing that will occur on site will not cause any noticeable smells or waste that would negatively impact the surrounding area. There will be no animal care or slaughtering of animals allowed on-site. This project also removes a significantly sized defunct and deteriorating retail space and replaces it with a vibrant option that provides customers, taxes, and revenue opportunities to the community.

Compatibility with Surrounding Area: This project is highly compatible with the surrounding mixed-use C-H area. Retail and restaurants benefit from the additional customer traffic to the area, convenience hotels benefit from our high customer interactions, and the area overall benefits from the occupation of a currently vacant space. Residential elements close to the area enjoy the convenience of well-paying, light industrial job opportunities that offer comprehensive benefits. The existing building height and size are similar to several of the directly neighboring buildings and fit nicely into the landscape of the surrounding buildings.

Other Pertinent Operating Information: Colorado Premium is a high-volume, state of the art manufacturer of custom beef, pork, and chicken consumer ready protein products for major U.S retailers, restaurant chains, and food service companies. Colorado Premium is not a slaughter operation. Rather, Colorado Premium purchases large primal or bulk proteins from large beef, pork, and chicken slaughter operations across the country. They then offer customers two different process options based on the customer's product specification requirements. The first process involves reducing the purchased primal proteins to the customer cut specifications, marinating the product to the customer proprietary recipes, and packaging the finished product as specified. The second process option involves a sous vide process. Sous

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p. 970.515.6675
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vide, (French for 'under vacuum'), also known as low temperature long time (LTLT) cooking, is a method of cooking in which food is placed in (a vacuum-sealing pouch and cooked in a to a very precise temperature water bath for longer than usual cooking times at a precisely regulated temperature. The intent is to cook the item evenly, ensuring that the product is properly cooked without overcooking the outside, and to retain moisture. Similar to the first process, Colorado Premium portions and marinades the chosen protein before the sous vide process, then cook the protein, and package the finished product as the customer specifies. The aforementioned processes will not create a negative impact on the surrounding areas with noticeable smells, waste, or noise. As previously mentioned, the proposed food processing facility will benefit the surrounding area with a new revenue source, the revitalization of a vacant property, and multiple customer and career opportunities.

Consistency with the Comprehensive Plan: This PUD would allow for greater consistency and better implementation of the Comprehensive Plan by allowing a user that will bring economic growth, increase the tax base, provide jobs and more economic opportunities to the community, promotes redevelopment / infill development, and allows for the revitalization of an abandoned property. It would also allow for a use that has less of an impact on the local traffic and infrastructure than the highest current C-H uses allow for. This PUD will provide a user that will improve and maintain the open space, landscaping, and detention pond in accordance with the proposed standards which will improve upon a site that is currently unmaintained and does not meet the current standards of the City. This PUD will be a low impact development.

Flexibility: The flexibility in the proposed plan will allow for more opportunities to revitalize and develop a currently abandoned building. This PUD makes the site more attractive to potential users, increases the opportunity for improving the aesthetics and cleanliness of the area, and provide more opportunities for the local community to have access to well paying, local jobs. There are also two planning areas proposed to remain zoned C-H to allow for buffering between the newly proposed uses and the surrounding C-H zones. This will also allow for greater flexibility in the potential development of this PUD.

General Public Health, Safety, and Welfare of the Community: This project will promote the general health, safety, and welfare of the community through revitalizing an abandoned building, redeveloping an existing property, allowing an occupant with a rich history in the community to improve the exiting condition of the site, and provide a user who will maintain the improvements of the property. It will also provide a greater tax base, job opportunities, and overall economic improvement to the underutilized area.

Meeting the Intent or Design Objectives of the Base Zoning Districts and Standards: Under the current zoning the majority of the existing property is abandoned and unkept due to a lack of users looking to fill the space. (There is a telemarketing company using part of the building.) This PUD will allow for new uses that broadens the marketability for keeping the property developed while still maintaining the integrity of the uses in the area and fitting with the context of the neighborhood. It will allow for the redevelopment and infill of an existing property with a user that will bring the site up into compliance with the proposed standards.

Goals and Objectives of the Comprehensive Plan: This PUD reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area. As stated previously, this project promotes the infill / redevelopment of an existing abandoned property, enhances the economic opportunities for the community, improves the natural landscape of the

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existing property, is a low impact development, and expands the opportunities and well-being of the occupants in the surrounding area.

Review Criteria in Section 24-204: The proposed plan meets all the review criteria for zoning map amendments found in Section 24-204 of the City of Greeley's Development Code. This PUD is in accordance with the goals and objectives of the Comprehensive Plan and fulfills the intent of the zoning district in consideration of the relationship to surrounding areas, as stated above. The area of the proposed PUD already allows for a variety of uses similar to the proposed uses allowed with this PUD so the proposed plan fits within the context of the surrounding areas. The existing zoning has been in place for aa substantial time without development and would be revitalized with the approval of this PUD. The proposed plan enables development similar in scale, format, and size with the neighboring areas which makes it a compatible and complimentary plan. The City of Greeley and other agencies have the ability to provide all the services and / or facilities that may be necessary for anticipated uses in this PUD. This PUD will allow the redevelopment and infill of this abandoned property that is not possible under the current zoning. All reasonably anticipated negative impacts on the area or adjacent property will be mitigated and the broader public benefits to the surrounding community far outweigh any potential negative impacts. Finally, with the recommendations of professional staff or advisory review bodies, the approval of this PUD will greatly improve the condition and future of the existing site.

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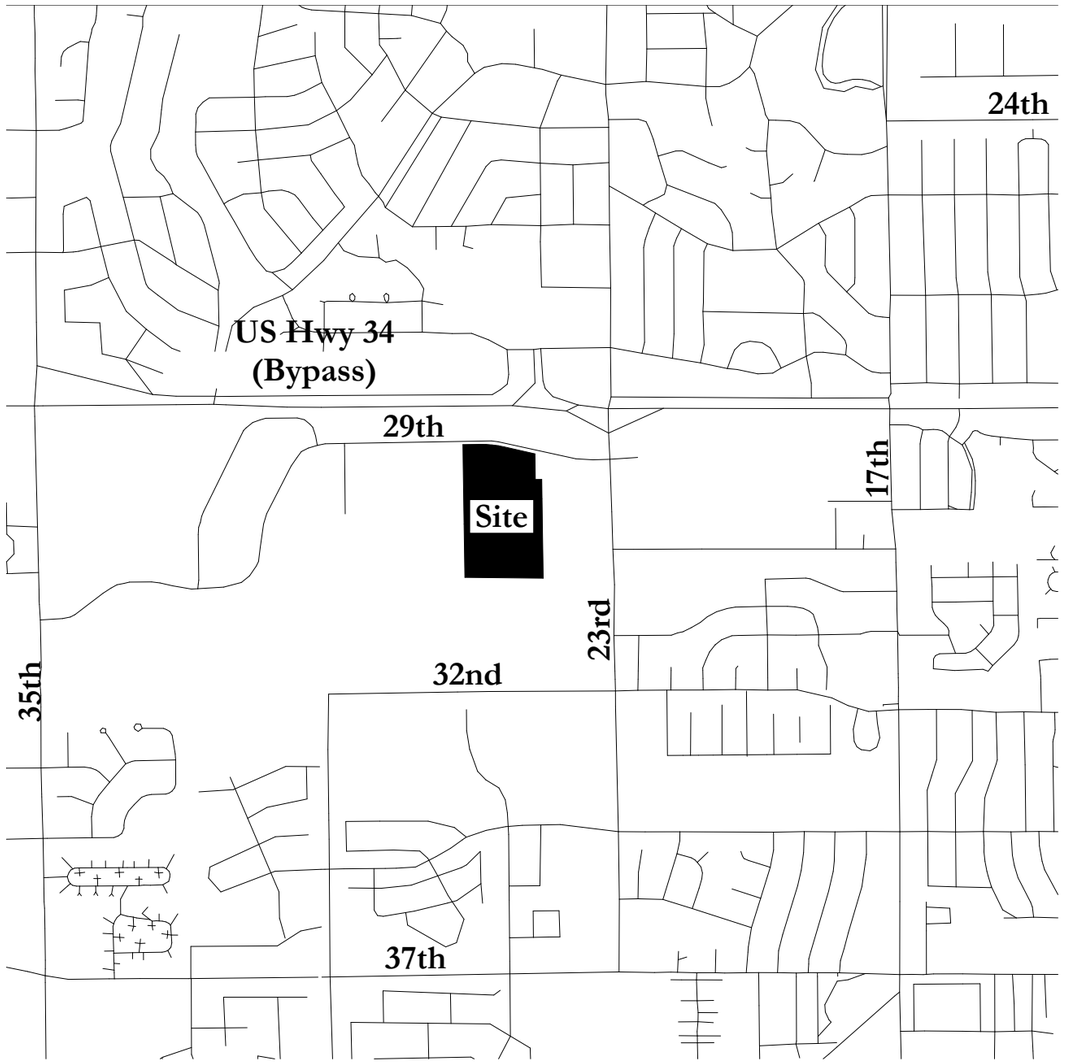
Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002



N

PLAN NORTH

VICINITY MAP- 2400 W 29TH ST

1:8,000

LEGAL DESCRIPTION

A: A PARCEL OF LAND BEING A PART OF TRACT 3 OF GALLERY GREEN ANNEXATION (GGA) TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED JANUARY 17, 1975 IN BOOK 730 UNDER RECEPTION NO. 1652285 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24);

B: A PARCEL OF LAND BEING PART OF THE NE1/4 OF SAID SECTION 24:

ALL IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13/24 - T.5N. - R.66W. AND SECTIONS 18/19 - T.5N - R652. AS MONUMENTED BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED MCRAE & SHORT LS 7242 WITH THE QUARTER CORNER COMMON TO SECTION 24 - T.5N. - R.66W. AND SECTION 19 - T.5N. - R.65W. AS MONUMENTED BY A FOUND STANDARD BLM TYPE MONUMENT WITH ALUMINUM CAP STAMPED JONES LS 22098 TO BEAR SOUTH 00°OO'20" WEST, AS PLATTED WITHIN SAID GGA, A DISTANCE OF 2,661.00 FEET WITH ALL OF THE BEARINGS CONTAINED HEREIN RELATIVE THERETO:

#1: THENCE SOUTH OO°OO'20" WEST ALONG THE EAST LINE OF SAID NE1/4, ALSO BEING THE EAST LINE OF SAID GGA A DISTANCE OF 688.18 FEET (CALCULATED (CALC.)) (RECORDED (REC.) 688.26 FEET) TO THE SOUTHEAST CORNER (SE COR) OF TRACT 5 OF SAID GGA. SAID POINT BEING UNMONUMENTED;

#2: THENCE DEPARTING SAID EAST LINE NORTH 89°53'01" WEST (REC. NORTH 89°53'40" WEST) ALONG THE SOUTH LINE OF TRACTS 5 AND 3 OF SAID GGA, A DISTANCE OF 610.77 FEET (REC. 610.67) TO A POINT BEING MONUMENTED BY A SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED JNES LS 22098, SAID MONUMENT TYPE (MT) HEREINAFTER REFERRED TOO AS MT#1. SAID POINT BEING THE NORTHWEST CORNER (NW COR) OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 708 AS RECEPTION NO. 1630275 AS RECORDED FEBRUARY 14, 1974 IN THE RECORDS OF THE WCCR, AND BEING THE TRUE POINT OF BEGINNING OF SAID PARCEL DESCRIPTION:

#3: THENCE SOUTH 00°03'03" EAST (REC. SOUTH 00°02'03" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 179.83 FEET (REC. 180.00 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED NUL LS 19617. SAID POINT BEING THE SOUTHWEST CORNER (SW COR) OF SAID PARCEL, AND ALSO BEING THE MOST WESTERLY AND NORTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1104 AS RECEPTION NO. 02044411 AS RECORDED FEBRUARY 27, 1986 IN THE RECORDS OF THE WCCR;

#4: THENCE SOUTH 00°02'24" EAST (REC. SOUTH 00°01'48" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 741.37 FEET (REC. 740.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 14966 TO A POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1417 AS RECEPTION NO. 02365063 AS RECORDED DECEMBER 21, 1993 IN THE RECORDS OF THE WCCR;

#5: THENCE NORTH 88°37'26" WEST (REC. NORTH 88°36'39" WEST) ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 729.58 FEET (REC. 729.43 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED CLC LS 24966. SAID POINT BEING ON THE EASTERLY LINE OF GALLERY GREEN FOURTH ANNEXATION (GG4A) AS RECORDED FEBRUARY 24, 1987 IN BOOK 1147 AS RECEPTION NO. 02089393 OF THE RECORDS OF THE WCCR;

#6: THENCE NORTH 00°06'24" WEST (REC. NORTH 00°05'27" WEST) ALONG THE EASTERLY LINE OF SAID GG4A A DISTANCE OF 498.33 FEET (CALC. 497.99) FEET TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 16415. SAID POINT BEING THE NORTHEAST CORNER OF SAID GG4A, AND ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 OF SID GGA AND BEING ON THE SOUTH LINE OF SAID GGA;

#7: THENCE NORTH 00°04'12" WEST (REC. NORTH 00°05'27" WEST) ON A LINE BEING THE WESTERLY LINE OF SAID TRACT 3 A DISTANCE OF 739.77 FEET (REC. 739.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED FLATIRONS LS 16406. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF 29TH STREET AS DEDICATED IN THAT DOCUMENT AS RECORDED MARCH 8, 1977 IN BOOK 791 AS RECEPTION NO. 1713117 OF THE RECORDS OF THE WCR; THENCE ALONG THE SOUTHERLY ROW LINE OF SAID 29TH STREET BY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

#8 NORTH 89°50'33" EAST (REC. NORTH 89°51'14" EAST A DISTANCE OOF 158.07 FEET (REC. 157.99 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED RLS 4845. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE (REC. AS A TANGENT CURVE);

#9: ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTH A DISTANCE OF 229.98 FEET (REC. 230.38 FEET), WHOSE DELTA IS 13°43'34" (REC. 13°45'00"), WHOSE RADIUS IS 960.00 FEET (CALC. & REC.), AND WHOSE LONG CHORD BEARS SOUTH 83°17'33" EAST (REC. SOUTH 83°16'16" EAST) A DISTANCE OF 229.43 FEET (REC. 229.83 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR. SAID POINT BEING THE END OF SAID NON-TANGENT CURVE;

#10: SOUTH 76°24'04" EAST (REC. SOUTH 76°23'46" EAST) A DISTANCE OF 292.90 FEET (CALC. 292.72 FEET) TO A POINT BEING MONUMENTED BY AMT#1;

#11: THENCE SOUTH 00°02'30" EAST A DISTANCE OF 239.08 FEET (CALC 239.18 FEET) TO A POINT BEING MONUMENTED BY MT#1. SAID POINT BEING ON THE SOUTH LINE OF THE AFORESAID TRACT 3;

#12: THENCE SOUTH 89°53'01" EAST (REC. SOUTH 89°53'40" EAST) ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 59.73 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 870, 966 SQUARE FEET OR 19.995 ACRES, MOORE OR LESS (+ OR -)

PLANNED UNIT DEVELOPMENT STANDARD NOTES:

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

JKL Development LLC

By: _____
(Kevin LaFleur)

Title: _____

Date: _____

ATTEST: (if corporation)

Secretary/Treasurer

COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
Director of Community Development Date

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this _____day

of _____, 20_____.

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this _____ day of _____, 20_____.

INTENT STATEMENT:

THE INTENT OF THIS PUD IS TO ALLOW THE USER TO CONDUCT A MANUFACTURING FOOD & BEVERAGE MAJOR USE IN THE VACANT FORMER KMART BUILDING. THIS PROPOSED FACILITY WILL BRING NEW LIFE TO A CURRENTLY DETERIORATING AND EMPTY BUILDING AND LOT, PROVIDE SEVERAL HUNDRED NEW JOBS TO THE AREA, ADDED TAX REVENUE FOR THE CITY, AND ALLOW THE EXPANSION OF A PROMINENT LOCAL BUSINESS TO GROW IN THE COMMUNITY.

THE PROJECT IS PROPOSING TO ALLOW MANUFACTURING FOOD AND BEVERAGE: MAJOR (3+ ACRES), WAREHOUSE / STORAGE - LIMITED & GENERAL, AND ALL C-H USES AND ALLOWANCES IN PA-3 ONLY. PA-1 AND PA-2 ARE PROPOSED TO REMAIN ALLOWABLE FOR C-H USES PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED. THERE ARE NO CURRENT PLANS FOR RETAIL OPERATION ON THE SITE, BUT THE PUD IS INTENDED TO ALLOW FOR FUTURE RETAIL OPERATIONS PER CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED.

THERE ARE NO REQUIRED IMPROVEMENTS OR COMMITMENTS FOR THIS PUD APPLICATION SO A STATEMENT OF COMMITMENTS SHEET HAS NOT BEEN INCLUDED IN THIS PLAN SET.

PUD PLANNING AREA SUMMARY

PLANNING AREA	USE	TOTAL ACRES	AMOUNT OF COMMERCIAL / INDUSTRIAL	DENSITY	ACRES %
PA-1	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	2.706	2.706 ACRES OF COMMERCIAL	FAR: TBD	13.5%
PA-2	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	2.009	2.009 ACRES OF COMMERCIAL	FAR: TBD	10%
PA-3	MANUFACTURING FOOD & BEVERAGE - MAJOR, WAREHOUSE / STORAGE - LIMITED & GENERAL, AND ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	15.278	15.278 ACRES OF COMMERCIAL / INDUSTRIAL	FAR: .49	76.5%
TOTAL		19.995 ACRES	19.995 ACRES OF COMMERCIAL / INDUSTRIAL		100%

SHEET INDEX

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MASTER DEVELOPMENT PLAN / PAGE 4 OF 5
DETAIL PLANS / PAGE 5 OF 5

APPLICANT:
DOUG KAYL
2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:
JKL DEVELOPMENT LLC
4051 ROARING FORK DR
LOVELAND, CO 80538
970.669.9499

ARCHITECT:
studio | R.E.D., p.c.
1703 61ST AVE, SUITE 101
GREELEY, CO 80634
970.515.6675
970.556.8869 (CELL)
CO LICENSE #402739

SURVEYOR:
KING SURVEYORS
650 E GARDEN DR
WINDSOR, CO 80550
970.686.5011
CO LICENSE #38105

TRAFFIC ENGINEER:
Galloway
6162 S WILLOW DR, SUITE 320
GREENWOOD VILLAGE, CO 80111
303.770.8884
203.641.6879 (CELL)
CO LICENSE #0053042

FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	KAS / RLD
Checked by	RLD

COVER SHEET / PAGE 1 OF 5

Scale As indicated

Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

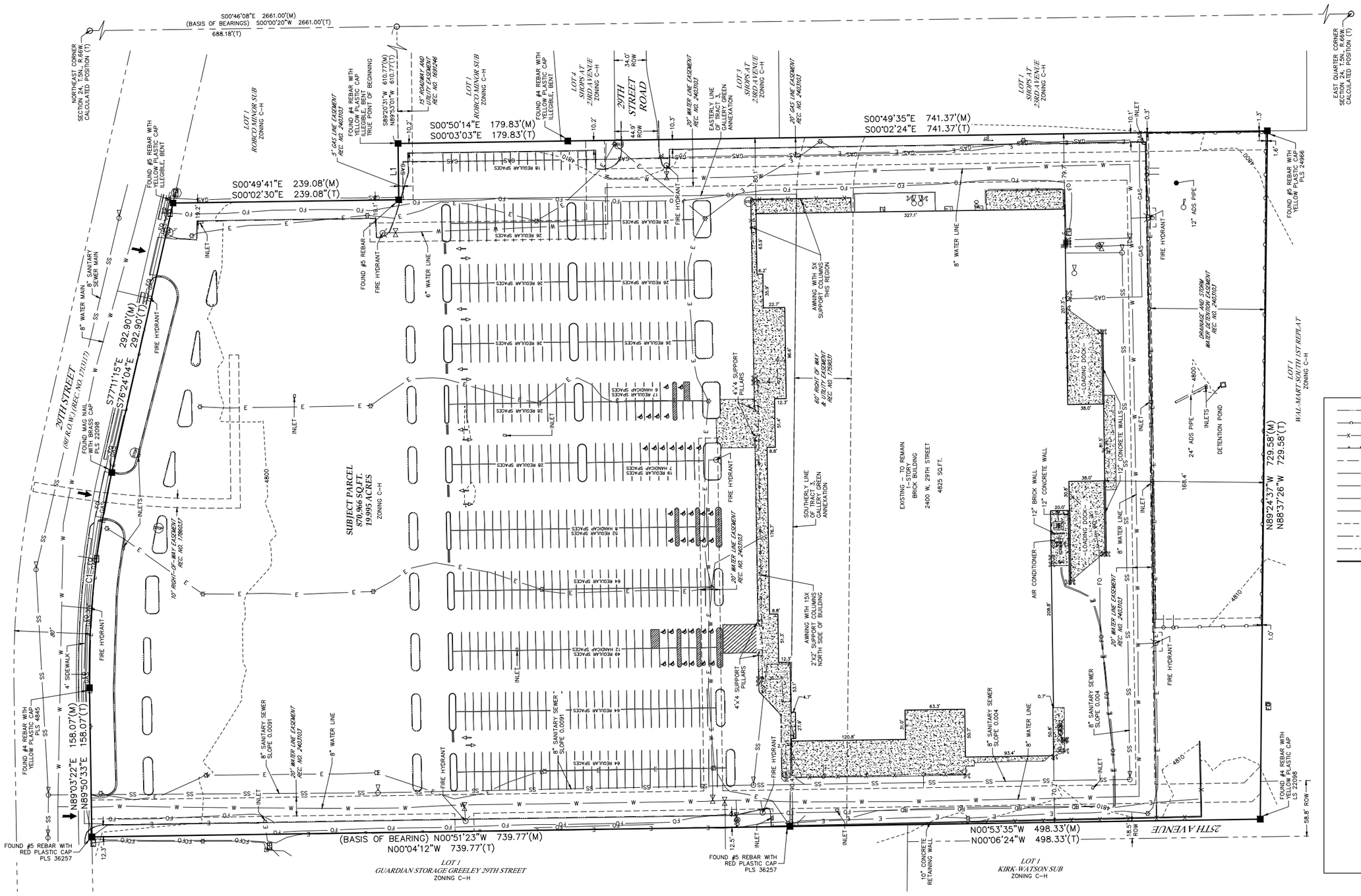
OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

LINE TABLE		
LINE	BEARING	LENGTH
L1(M)	N89°19'48"E	59.73'
L1(T)	S89°53'01"E	59.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1(M)	229.98'	960.00'	13°43'33"	229.43'	S84°04'51"E
C1(T)	229.98'	960.00'	13°43'34"	229.43'	S83°17'33"E



LEGEND

- FLOWLINE
- CHAIN LINK FENCE
- FENCE LINE
- GUARD RAIL
- PIPE
- FIBER OPTIC LINE
- GAS LINE
- WATER LINE
- UNDERGROUND POWER LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- EXISTING ACCESS POINT
- M MEASURED
- T TITLE COMMITMENT LAND DESCRIPTION
- AIR CONDITIONER UNIT
- CABLE TV PEDESTAL
- DRAINAGE MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- GAS SERVICE
- GAS MARKER
- SANITARY MANHOLE
- CLEAN OUT
- STEEL POST
- FIRE HYDRANT
- WATER VALVE
- WATER SHUTOFF
- WATER METER

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FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-07

Project number	20-19
Date	2022-08-09
Drawn by	RLD / KAS
Checked by	RLD

EXISTING CONDITIONS MAP / PAGE 2 OF

Scale

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

PROPERTY DESCRIPTION

A: A PARCEL OF LAND BEING A PART OF TRACT 3 OF GALLERY GREEN ANNEXATION (GGA) TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED JANUARY 17, 1975 IN BOOK 730 UNDER RECEPTION NO. 1652285 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24);

B: A PARCEL OF LAND BEING PART OF THE NE1/4 OF SAID SECTION 24:

ALL IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13/24 - T.5N. - R.66W. AND SECTIONS 18/19 - T.5N - R65Z. AS MONUMENTED BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED MCRAE & SHORT LS 7242 WITH THE QUARTER CORNER COMMON TO SECTION 24 - T.5N. - R.66W. AND SECTION 19 - T.5N. - R.65W. AS MONUMENTED BY A FOUND STANDARD BLM TYPE MONUMENT WITH ALUMINUM CAP STAMPED JONES LS 22098 TO BEAR SOUTH 00°00'20" WEST, AS PLATTED WITHIN SAID GGA. A DISTANCE OF 2,661.00 FEET WITH ALL OF THE BEARINGS CONTAINED HEREIN RELATIVE THERETO:

#1: THENCE SOUTH OO°OO'20" WEST ALONG THE EAST LINE OF SAID NE1/4. ALSO BEING THE EAST LINE OF SAID GGA A DISTANCE OF 668.18 FEET (CALCULATED (CALC.)) (RECORDED (REC.) 688.26 FEET) TO THE SOUTHEAST CORNER (SE COR) OF TRACT 5 OF SAID GGA. SAID POINT BEING UNMONUMENTED;

#2: THENCE DEPARTING SAID EAST LINE NORTH 89°53'01" WEST (REC. NORTH 89°53'40" WEST) ALONG THE SOUTH LINE OF TRACTS 5 AND 3 OF SAID GGA, A DISTANCE OF 610.77 FEET (REC. 610.67) TO A POINT BEING MONUMENTED BY A SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED JNES LS 22098, SAID MONUMENT TYPE (MT) HEREINAFTER REFERRED TOO AS MT#1. SAID POINT BEING THE NORTHWEST CORNER (NW COR) OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 708 AS RECEPTION NO. 1630275 AS RECORDED FEBRUARY 14, 1974 IN THE RECORDS OF THE WCCR, AND BEING THE TRUE POINT OF BEGINNING OF SAID PARCEL DESCRIPTION:

#3: THENCE SOUTH 00°03'03" EAST (REC. SOUTH 00°02'03" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 179.83 FEET (REC. 180.00 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED NUL LS 19617. SAID POINT BEING THE SOUTHWEST CORNER (SW COR) OF SAID PARCEL, AND ALSO BEING THE MOST WESTERLY AND NORTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1104 AS RECEPTION NO. 02044411 AS RECORDED FEBRUARY 27, 1986 IN THE RECORDS OF THE WCCR;

#4: THENCE SOUTH 00°02'24" EAST (REC. SOUTH 00°01'48" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 741.37 FEET (REC. 740.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 14966 TO A POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1417 AS RECEPTION NO. 02365063 AS RECORDED DECEMBER 21, 1993 IN THE RECORDS OF THE WCCR;

#5: THENCE NORTH 88°37'20" WEST (REC. NORTH 88°36'39" WEST) ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 729.58 FEET (REC. 729.43 FEET) TO A POINT BEING MONUMENTED BY A FOUND # 4 REBAR WITH YELLOW PLASTIC CAP STAMPED CLC LS 24966. SAID POINT BEING ON THE EASTERLY LINE OF GALLERY GREEN FOURTH ANNEXATION (GG4A) AS RECORDED FEBRUARY 24, 1987 IN BOOK 1147 AS RECEPTION NO. 02089393 OF THE RECORDS OF THE WCCR;

#6: THENCE NORTH 00°06'24" WEST (REC. NORTH 00°05'27" WEST) ALONG THE EASTERLY LINE OF SAID GG4A A DISTANCE OF 498.33 FEET (CALC. 497.99) FEET TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 16415. SAID POINT BEING THE NORTHEAST CORNER OF SAID GG4A, AND ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 OF SID GGA AND BEING ON THE SOUTH LINE OF SAID GGA;

#7: THENCE NORTH 00°04'12" WEST (REC. NORTH 00°05'27" WEST) ON A LINE BEING THE WESTERLY LINE OF SAID TRACT 3 A DISTANCE OF 739.77 FEET (REC. 739.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED FLATIRONS LS 16406. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF 29TH STREET AS DEDICATED IN THAT DOCUMENT AS RECORDED MARCH 8, 1977 IN BOOK 791 AS RECEPTION NO. 1713117 OF THE RECORDS OF THE WCR; THENCE ALONG THE SOUTHERLY ROW LINE OF SAID 29TH STREET BY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

#8: NORTH 89°50'33" EAST (REC. NORTH 89°51'14" EAST A DISTANCE OF 158.07 FEET (REC. 157.99 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED RLS 4845. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE (REC. AS A TANGENT CURVE);

#9: ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTH A DISTANCE OF 229.98 FEET (REC. 230.38 FEET), WHOSE DELTA IS 13°43'34" (REC. 13°45'00"), WHOSE RADIUS IS 960.00 FEET (CALC. & REC.), AND WHOSE LONG CHORD BEARS SOUTH 83°17'33" EAST (REC. SOUTH 83°16'16" EAST) A DISTANCE OF 229.43 FEET (REC. 229.83 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR. SAID POINT BEING THE END OF SAID NON-TANGENT CURVE;

#10: SOUTH 76°24'04" EAST (REC. SOUTH 76°23'46" EAST) A DISTANCE OF 292.90 FEET (CALC. 292.72 FEET) TO A POINT BEING MONUMENTED BY AMT#1;

#11: THENCE SOUTH 00°02'30" EAST A DISTANCE OF 239.08 FEET (CALC 239.18 FEET) TO A POINT BEING MONUMENTED BY MT#1. SAID POINT BEING ON THE SOUTH LINE OF THE AFORESAID TRACT 3;

#12: THENCE SOUTH 89°53'01" EAST (REC. SOUTH 89°53'40" EAST) ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 59.73 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 870, 966 SQUARE FEET OR 19.995 ACRES, MOORE OR LESS (+ OR -)

MANUFACTURING FOOD AND BEVERAGE MAJOR (3+ ACRES)

A MANUFACTURING ESTABLISHMENT PACKAGING, PRODUCING OR PROCESSING FOODS FOR HUMAN CONSUMPTION AND CERTAIN RELATED PRODUCTS AND INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) BAKERY PRODUCTS, SUGAR, AND CONFECTIONARY PRODUCTS (EXCEPT FACILITIES THAT PRODUCE GOODS ONLY FOR ON-SITE SALES AND NOT WIDER DISTRIBUTION); (2) DAIRY PRODUCTS PROCESSING; (3) FATS AND OIL PRODUCTS (NOT INCLUDING RENDERING PLANTS); (4) FRUIT AND VEGETABLE CANNING, PRESERVING AND RELATED PROCESSING; (5) GRAIN MILL PRODUCTS AND BY-PRODUCTS; (6) MEAT, POULTRY, AND FISH CANNING, CURING AND BYPRODUCT PROCESSING (NOT INCLUDING FACILITIES THAT ALSO SLAUGHTER ANIMALS); AND (7) MISCELLANEOUS FOOD PREPARATION FROM RAW PRODUCTS, INCLUDING CATERING SERVICES THAT ARE INDEPENDENT FROM FOOD STORES OR RESTAURANTS, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR LIMITED (< 50K: UP TO 1 ACRE)

A WAREHOUSE/STORAGE USE WHERE INDIVIDUALS STORE PERSONAL PROPERTY IN UNITS OR SPACE LEASED OR RENTED ON A PERIODIC BASIS AND WHERE ALL STORAGE ARE ACCESSED FROM WITHIN THE PRINCIPAL BUILDING. EXAMPLES INCLUDE SMALL INDOOR SELF-STORAGE MINI-WAREHOUSES, OR SMALL COMMERCIAL WAREHOUSE, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR/GENERAL (50K—200K: 1—5 ACRES)

A WAREHOUSE/STORAGE USE FOR BUSINESSES OR LARGER PERSONAL PRODUCTS WHERE ALL ITEMS ARE STORED INDOORS. EXAMPLES INCLUDE LARGE INDOOR SELF-STORAGE MINI-WAREHOUSE, LARGE COMMERCIAL WAREHOUSES, AND LONG-TERM GARAGES, AND AS AMENDED.

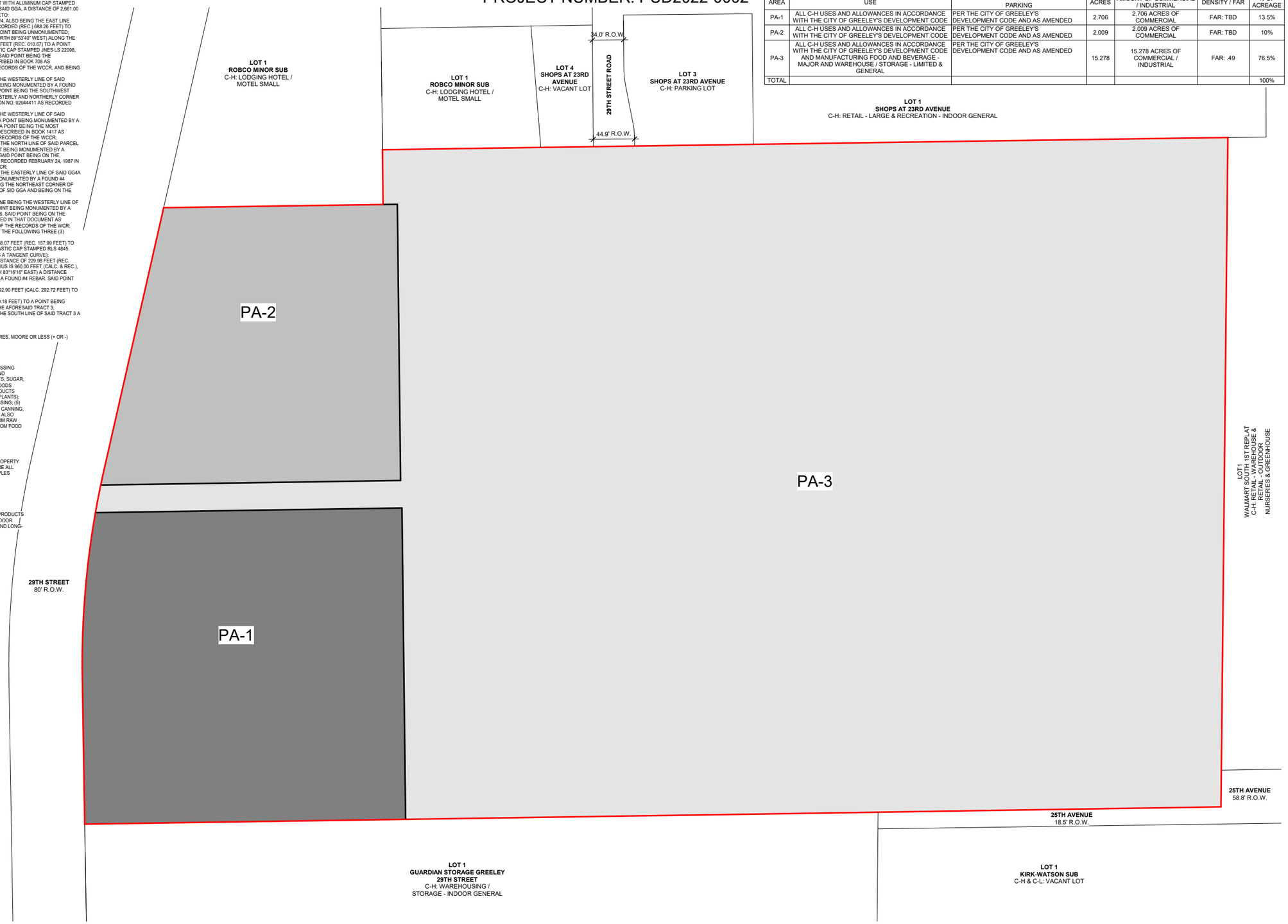
LEGEND

PUD BOUNDARY AREA

PA-1: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED

PA-2: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED

PA-3: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED, MANUFACTURING FOOD AND BEVERAGE - MAJOR, AND WAREHOUSE / STORAGE - LIMITED & GENERAL



1 PUD 3 **MASTER DEVELOPMENT PLAN**
1" = 50'-0"

SITE SUMMARY						
AREA	USE	PARKING	ACRES	AMOUNT OF COMMERCIAL / INDUSTRIAL	DENSITY / FAR	% OF ACREAGE
PA-1	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	2.706	2.706 ACRES OF COMMERCIAL	FAR: TBD	13.5%
PA-2	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	2.009	2.009 ACRES OF COMMERCIAL	FAR: TBD	10%
PA-3	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND MANUFACTURING FOOD AND BEVERAGE - MAJOR AND WAREHOUSE / STORAGE - LIMITED & GENERAL	PER THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED	15.278	15.278 ACRES OF COMMERCIAL / INDUSTRIAL	FAR: .49	76.5%
TOTAL						100%

APPLICANT:

DOUG KAYL

2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:

JKL DEVELOPMENT LLC

4051 ROARING FORK DR
LOVELAND, CO 80538
970.669.9499

ARCHITECT:

studio | R.E.D., p.c.

1703 61ST AVE, SUITE 101
GREELEY, CO 80634

970.515.6675
970.556.8869 (CELL)

CO LICENSE #402739

SURVEYOR:

KING SURVEYORS

650 E GARDEN DR
WINDSOR, CO 80550

970.686.5011

CO LICENSE #38105

TRAFFIC ENGINEER:

Galloway

6162 S WILLOW DR, SUITE 320
GREENWOOD VILLAGE, CO 80111

303.770.8884
203.641.6879 (CELL)

CO LICENSE #0053042

FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	RLD / KAS
Checked by	RLD

MASTER DEVELOPMENT PLAN / PAGE 3 OF 5

Scale As indicated

Attachment C

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002

ADMINISTRATIVE PROCESS FOR VARIATIONS AND CHANGES TO PUD MASTER PLAN

THE PUD MASTER PLAN EXHIBITS AND DRAWINGS ASSOCIATED WITH THIS PUD DEMONSTRATE GENERAL LOCATIONS OF ROADS, LAND USE LOCATIONS, OPEN SPACE AREAS, AND OTHER MASTER PLAN ELEMENTS. THE LINES, NOTES, AND GRAPHICS SHOWN REPRESENT DESIGN CONCEPTS AND IDEAS THAT WILL EVOLVE AND CHANGE UNTIL FINAL BUILDOUT. UNTIL FINAL BUILDOUT OF THIS PROJECT, THIS PUD DOCUMENT WITH EXHIBITS WILL SERVE AS THE GUIDING DOCUMENT FOR THE PROJECT. WITH THE APPROVAL OF THIS PUD, SOME FLEXIBILITY WILL BE ALLOWED AS DESCRIBED IN THIS DOCUMENT AS DEFINED IN THIS SECTION.

THEREFORE, THE PROPOSED LAND USE BOUNDARIES, FINAL PARCEL BOUNDARIES (I.E. CONFIGURATIONS AND SHAPES), LOT LINES, ROAD LOCATIONS, SIGNAGE LOCATIONS, OPEN SPACE AREAS AND LOCATIONS, DENSITIES, PARCEL ACREAGES, PARCEL LINES, AND FLOOR AREA RATIOS (FARS) WILL BE ALLOWED TO CHANGE BY UP TO 30% WITHOUT THE NEED TO AMEND THIS PUD.

MANUFACTURING FOOD AND BEVERAGE MAJOR (3+ ACRES)

A MANUFACTURING ESTABLISHMENT PACKAGING, PRODUCING OR PROCESSING FOODS FOR HUMAN CONSUMPTION AND CERTAIN RELATED PRODUCTS AND INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) BAKERY PRODUCTS, SUGAR, AND CONFECTIONARY PRODUCTS (EXCEPT FACILITIES THAT PRODUCE GOODS ONLY FOR ON-SITE SALES AND NOT WIDER DISTRIBUTION); (2) DAIRY PRODUCTS PROCESSING; (3) FATS AND OIL PRODUCTS (NOT INCLUDING RENDERING PLANTS); (4) FRUIT AND VEGETABLE CANNING, PRESERVING AND RELATED PROCESSING; (5) GRAIN MILL PRODUCTS AND BY-PRODUCTS; (6) MEAT, POULTRY, AND FISH CANNING, CURING AND BYPRODUCT PROCESSING (NOT INCLUDING FACILITIES THAT ALSO SLAUGHTER ANIMALS); AND (7) MISCELLANEOUS FOOD PREPARATION FROM RAW PRODUCTS, INCLUDING CATERING SERVICES THAT ARE INDEPENDENT FROM FOOD STORES OR RESTAURANTS, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR LIMITED (< 50K; UP TO 1 ACRE)

A WAREHOUSE/STORAGE USE WHERE INDIVIDUALS STORE PERSONAL PROPERTY IN UNITS OR SPACE LEASED OR RENTED ON A PERIODIC BASIS AND WHERE ALL STORAGE ARE ACCESSED FROM WITHIN THE PRINCIPAL BUILDING. EXAMPLES INCLUDE SMALL INDOOR SELF-STORAGE MINI-WAREHOUSES, OR SMALL COMMERCIAL WAREHOUSE, AND AS AMENDED.

WAREHOUSE/STORAGE — INDOOR/GENERAL (50K—200K; 1—5 ACRES)

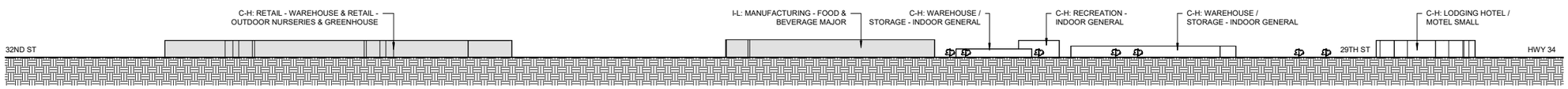
A WAREHOUSE/STORAGE USE FOR BUSINESSES OR LARGER PERSONAL PRODUCTS WHERE ALL ITEMS ARE STORED INDOORS. EXAMPLES INCLUDE LARGE INDOOR SELF-STORAGE MINI-WAREHOUSE, LARGE COMMERCIAL WAREHOUSES, AND LONG-TERM GARAGES, AND AS AMENDED.

GENERAL NOTE

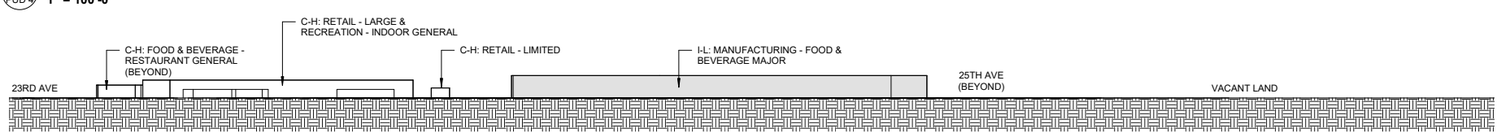
ALL SECTIONS AND BUILDING ELEVATIONS ARE FOR **ILLUSTRATIVE PURPOSES ONLY**. ELEVATIONS WILL BE PART OF THE SCOPE OF THE ADMINISTRATIVE SITE PLAN REVIEW AND ARE NOT FOR PUD REVIEW.

DEVELOPMENT STANDARDS

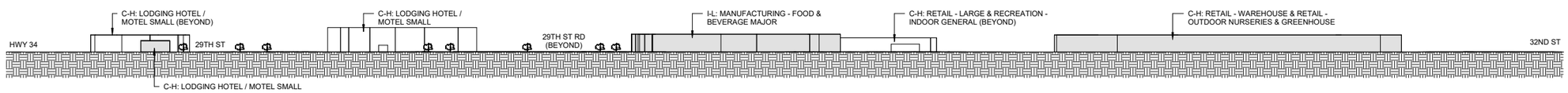
DESCRIPTION	PROPOSED
PLANNING AREA	PA-1
PERMITTED USES	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	5% MIN
MAXIMUM LOT COVERAGE	95% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	TBD PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
PLANNING AREA	PA-2
PERMITTED USES	ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	5% MIN
MAXIMUM LOT COVERAGE	95% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
PLANNING AREA	PA-3
PERMITTED USES	MANUFACTURING: FOOD & BEVERAGE - MAJOR, WAREHOUSE / STORAGE: LIMITED & GENERAL, AND ALL C-H USE AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
USES NOT ALLOWED	ALL USES AND ALLOWANCES NOT LISTED AS PERMITTED ABOVE; ANIMAL CARE AND THE SLAUGHTERING OF ANIMALS IS NOT ALLOWED.
MINIMUM LOT AREA	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
DENSITY	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING COVERAGE	UP TO 50%
DRIVE, PARKING, & WALKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OPEN SPACE	10% MIN
MAXIMUM LOT COVERAGE	90% MAX
PARKING	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
MINIMUM SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ACCESSORY STRUCTURE SETBACKS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
ENCROACHMENTS	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
BUILDING HEIGHT	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
SIGN STANDARDS	ALL NEW SIGNS TO MEET CHAPTER 9 OF THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED
OTHER	PER THE CITY OF GREELEY'S DEVELOPMENT CODE, AND AS AMENDED



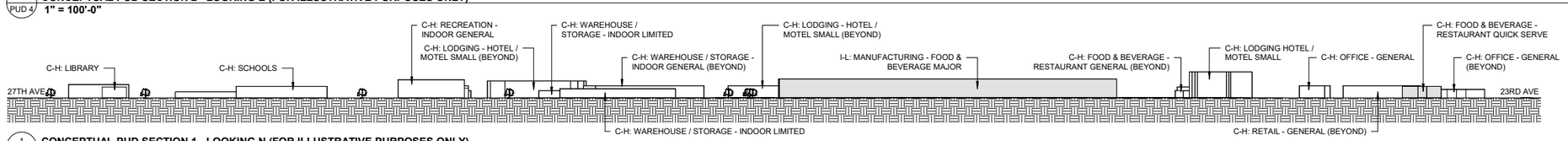
4 PUD 4 **CONCEPTUAL PUD SECTION 4 - LOOKING W (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"



3 PUD 4 **CONCEPTUAL PUD SECTION 3 - LOOKING S (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"



2 PUD 4 **CONCEPTUAL PUD SECTION 2 - LOOKING E (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"



1 PUD 4 **CONCEPTUAL PUD SECTION 1 - LOOKING N (FOR ILLUSTRATIVE PURPOSES ONLY)**
1" = 100'-0"

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970.313.4400

PROPERTY OWNER:
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CO LICENSE #38105

TRAFFIC ENGINEER:
Galloway
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GREENWOOD VILLAGE, CO 80111
303.770.8884
203.641.6879 (CELL)
CO LICENSE #0053042

FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	KAS
Checked by	

MASTER DEVELOPMENT PLAN / PAGE 4 OF 5

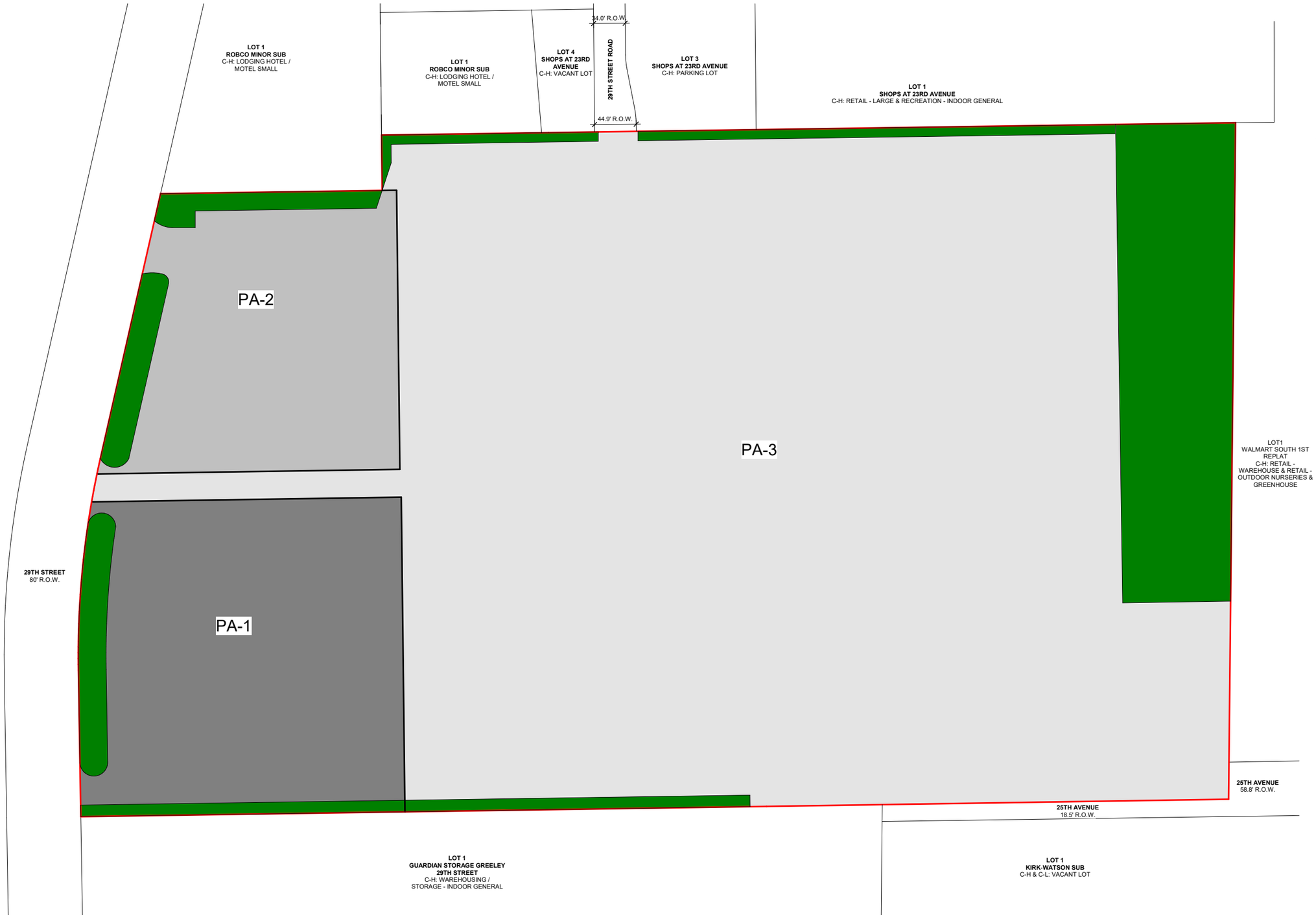
Scale 1" = 100'-0"

COLORADO PREMIUM PLANNED UNIT DEVELOPMENT

OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

19.995 ACRES

PROJECT NUMBER: PUD2022-0002



LEGEND

- PUD BOUNDARY AREA
- **PA-1**: C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED
- **PA-2:** C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED
- **PA-3:** C-H: ALL C-H USES AND ALLOWANCES IN ACCORDANCE WITH THE CITY OF GREELEY'S DEVELOPMENT CODE AND AS AMENDED; MANUFACTURING FOOD AND BEVERAGE MAJOR, AND WAREHOUSE / STORAGE - LIMITED & GENERAL
- **EXISTING OPEN SPACE / LANDSCAPING:** MIN. 10% OF PUD AREA; FOR ILLUSTRATIVE PURPOSES ONLY, LANDSCAPING TBD DURING SITE PLAN REVIEW

1 PUD 5 **CONCEPTUAL STREET NETWORK, OPEN SPACE, & LANDSCAPE PLAN**
1" = 50'-0"

APPLICANT:
DOUG KAYL
2035 2ND AVE
GREELEY, CO 80631
970.313.4400

PROPERTY OWNER:
JKL DEVELOPMENT LLC
4051 ROARING FORK DR
LOVELAND, CO 80538
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CO LICENSE #38105

TRAFFIC ENGINEER:
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GREENWOOD VILLAGE, CO 80111
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FOR REVIEW

No.	Description	Date
1	PUD - ROUND 1	2022-03-28
2	PUD - ROUND 2	2022-07-13
3	PUD - ROUND 3	2022-08-09

Project number	20-19
Date	2022-08-09
Drawn by	KAS
Checked by	

DETAIL PLANS / PAGE 5 OF 5

Scale As indicated