



Planning Commission Remote Meeting Instructions for May 25, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/86333509050?pwd=d2NxazV6VDVkdHhPTkpFWEVSVDB2Zz09>

Passcode: 834539

Livestream on YouTube:

View a live stream of the meeting on the City of Greeley YouTube channel
<https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

To download the agenda and agenda packet, click on the "Enter City Meeting Portal" button on the Planning Commission web page – <https://greeleygov.com/government/b-c/boards-and-commissions/planning>. You may also call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



Chair
Justin Yeater

Vice-Chair
Erik Briscoe

Commissioners
Louisa Andersen
Brian Franzen
Larry Modlin
Chelsie Romulo
Christian Schulte

**A City Achieving
Community Excellence**

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

Planning Commission Agenda

May 25, 2021 at 1:15 p.m.

This meeting will be conducted remotely. (See previous page or participation instructions and/or to view the YouTube replay.)

- I. Call to Order & Roll Call
- II. Acceptance of Agenda
- III. Public hearing to consider a request for a Use by Special Review to allow for a multi-family dwelling containing up to 4 units on approximately .22 acres in the Commercial High Intensity zone district

Project: 1021 5th Street Multi-Family USR

Case No.: USR2019-0014

Applicant: Scott Golden

Location: 1021 5th Street

Presenter: Caleb Jackson, Planner II

- IV. Public hearing to consider a request for a Use by Special Review to allow for a 224-unit apartment complex on approximately 8.91 acres in the Commercial High Intensity zone district

Project: Copper Platte Apartments USR

Case No.: USR2020-0006

Applicant: Robert Ketner of Inland Group

Location: 1750 Greeley Mall Street

Presenter: Kira Stoller, Planner II

- V. Public hearing to consider a request for a Preliminary PUD Amendment to add all Residential Low Density uses to Area F and relocate the required city park location from Area F to Areas L and M

Project: Promontory Preliminary PUD, Areas F, L & M, 2nd Amendment

Case No.: ZON2021-0006

Applicant: Larry Buckendorf, on behalf of Promontory Investments LLC and Weldco Investors LLC

Location: East of Promontory Parkway, south of 16th Street and north of future 20th Street

Presenter: Mike Garrott, Planning Manager II

- VI. Public hearing to consider a request for a combined Preliminary and Final PUD to allow for an auto repair facility on approximately .59 acres

Project: Suffolk Subdivision 4th Filing, 1st Amendment, Combined Preliminary & Final PUD

Case No.: PUD2020-0013

Applicant: Elliott Smith of TerraForm Companies, LLC

Location: 2505 46th Avenue

Presenter: Kira Stoller, Planner II

- VII. Staff Report

- VIII. Worksession: Development Code Update – Chapters 7, 8, 9, 10 & 11

- IX. Adjournment

PLANNING COMMISSION MEETING DATES:

Meetings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m.

June 8, 2021

June 22, 2021

July 13, 2021

July 27, 2021

August 10, 2021

August 24, 2021

September 14, 2021

September 28, 2021

October 12, 2021

October 26, 2021

November 9, 2021

November 23, 2021

December 14, 2021

December 28, 2021

Roll Call

Chair Yeater

Commissioner Andersen

Commissioner Briscoe

Commissioner Franzen

Commissioner Modlin

Commissioner Romulo

Commissioner Schulte

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review to allow for a multi-family dwelling containing up to four units on approximately .22 acres in the Commercial High Intensity zone district

FILE NUMBER: USR2019-0014

PROJECT: 1021 5th Street Multi-Family USR

LOCATION: 1021 5th Street

APPLICANT: Scott Golden

CASE PLANNER: Caleb Jackson, AICP | Planner II

PLANNING COMMISSION HEARING DATE: May 25, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-480 of the City of Greeley Development Code and approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a Use by Special Review (USR) request by Scott Golden for a multi-family dwelling containing up to four units in the C-H (Commercial High Intensity) zoning district located at 1021 5th Street (see Attachment A).

A. REQUEST

The applicant is requesting approval of a Use by Special Review application (see Attachments B through E).

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

Abutting Zoning:

North: R-M (Residential Medium Density)

South: R-M (Residential Medium Density)

East: C-H (Commercial High Intensity)

West: C-H (Commercial High Intensity)

Surrounding Land Uses:

North: Single-Family Dwelling

South: Single-Family Dwelling

East: Single-Family Dwelling

West: Multi-Family Dwelling

Site Characteristics:

The 9500-square-foot site is developed with an existing two-family dwelling is located along 5th Street, about 150 feet east of 11th Avenue. The site is also accessible by an alley at the rear. The site is relatively flat.

D. BACKGROUND

The subject site is currently zoned C-H (Commercial High Intensity), and is developed with a two-family dwelling originally constructed in 1885. The applicant is requesting approval of a USB to allow for a multi-family dwelling containing up to four units. A Use by Special Review application is required for multi-family dwellings in the C-H zoning district.

E. APPROVAL CRITERIA

Use by Special Review applications require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-480 of the Development Code contains five criteria that are used to evaluate use by special review applications:

1. The proposed use shall be consistent with the Comprehensive Plan.

Staff Comment

The subject site is identified as Downtown Neighborhood on the Land Use Guidance Map from the Imagine Greeley Comprehensive Plan. The Downtown Neighborhood designation envisions a range of housing types, and encourages infill development that is compatible with the surrounding land uses. Additionally, the Strategic Housing Plan encourages a mix of housing types and identified redevelopment as an important opportunity.

The following *Imagine Greeley Comprehensive Plan (2018)* policies apply to this request:

Objective GC-1.2 Form of Growth: Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-1.3 Adequate Public Facilities: Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Objective GC-2.2 Jobs/Housing Balance: Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

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

Objective GC-5.2 Design Standards: Adhere to the adopted Downtown architectural and design standards to guide redevelopment efforts in the rehabilitation, replacement, and reuse of existing structures to assure compatibility with the existing character of Downtown.

Objective GC-5.4 Residential Development: Support the viability of Downtown neighborhoods by promoting housing rehabilitation, infill development, and neighborhood improvement projects. Aim to increase the overall residential density Downtown with a blend of home ownership and rental offerings.

Objective GC-6.3 Neighborhood Character: Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs.

Objective HO-2.2 Rental Housing: Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.

The proposed Use by Special Review is consistent with the Downtown Neighborhood designation and the Strategic Housing Plan by providing an opportunity for infill redevelopment that would add additional housing in a manner that is compatible with the area in terms of building type, size, and character. The proposed Use by Special Review is also consistent with objectives from the Imagine Greeley Comprehensive Plan by maintaining a compact urban form, using existing infrastructure, providing additional housing options for Greeley workers, using neighborhood-compatible design, contributing to downtown character, increasing residential housing downtown, maintaining the established neighborhood's character while accepting some change for the community's housing needs, and providing attractive rental housing.

The proposal complies with this criterion.

- 2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.**

Staff Comment

The applicant is proposing a use that is compatible with the area in terms of location, size, design, and operations. The proposed use, a relatively small multi-family dwelling, is common in the vicinity. Additionally, the proposed architecture and setbacks are consistent with other buildings in the area. Parking along the alley, as proposed, is common in this area. The proposed development is not anticipated to create unreasonable noise, traffic, or other impacts.

The proposal complies with this criterion.

- 3. The site shall be physically suitable for the type and intensity of the proposed land use.**

Staff Comment

The site is physically suitable for the proposed development, and can accommodate the proposed intensity.

The proposal complies with this criterion.

- 4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.**

Staff Comment

The proposed layout would remove the existing driveway along 5th Street, eliminating a point of conflict and thereby improving traffic flow. Adequate parking is provided with both on-street and off-street parking available. Eight off-street parking spaces are proposed at the north end of the site, with four located beneath the proposed carport and another four located in tandem to the carport spaces. There is room for an additional two on-street parking spaces located along 5th Street.

The proposal complies with this criterion.

- 5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.**

Staff Comment

The proposed Use by Special Review would not create a concentration resulting in negative cumulative effects. The neighboring multi-family dwelling to the west is procedurally non-conforming, but would require a Use by Special Review in the C-H zone if it was developed under the current code. However, multi-family development in this area is desirable and does not create cumulative impacts.

The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

Staff is unaware of any potential hazards impacting the site.

2. WILDLIFE

The subject site is not located in an area identified for moderate or high ecological value. The proposed development is not anticipated to impact wildlife.

3. FLOODPLAIN

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

4. DRAINAGE AND EROSION

The drainage pattern is expected to largely follow historical patterns.

5. TRANSPORTATION

Existing streets and alleys adequately serve auto traffic for the proposed development. An existing sidewalk exists along 5th Street to accommodate people walking to the site and an existing bicycle lane on 5th Street would accommodate bicycle traffic. The closest bus stop is located approximately one block away, on 11th Avenue.

G. SERVICES

1. WATER

The subject site is adequately served by existing water infrastructure.

2. SANITATION

The subject site is adequately served by existing sewer infrastructure.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. Fire Station #1 is located approximately 3/5 of a mile to the south.

4. PARKS/OPEN SPACES

The subject site is adequately served by existing parks, including Lincoln Park, which is located about three blocks away to the southeast.

5. SCHOOLS

The site is located in Greeley-Evans School District 6. The proposal is not expected to impact the school district.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No adverse visual impacts are anticipated with this request.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to landowners of property within 500 feet of the site and a sign was posted at the site on May 10, 2021. No public comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a multi-family dwelling with up to four units in the C-H (Commercial High Intensity) zone district is consistent with the Development Code criteria in Section 24-480 and therefore approves the Use by Special Review.

K. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Site Plan

Attachment C – Landscape Plan

Attachment D – Architectural Elevations

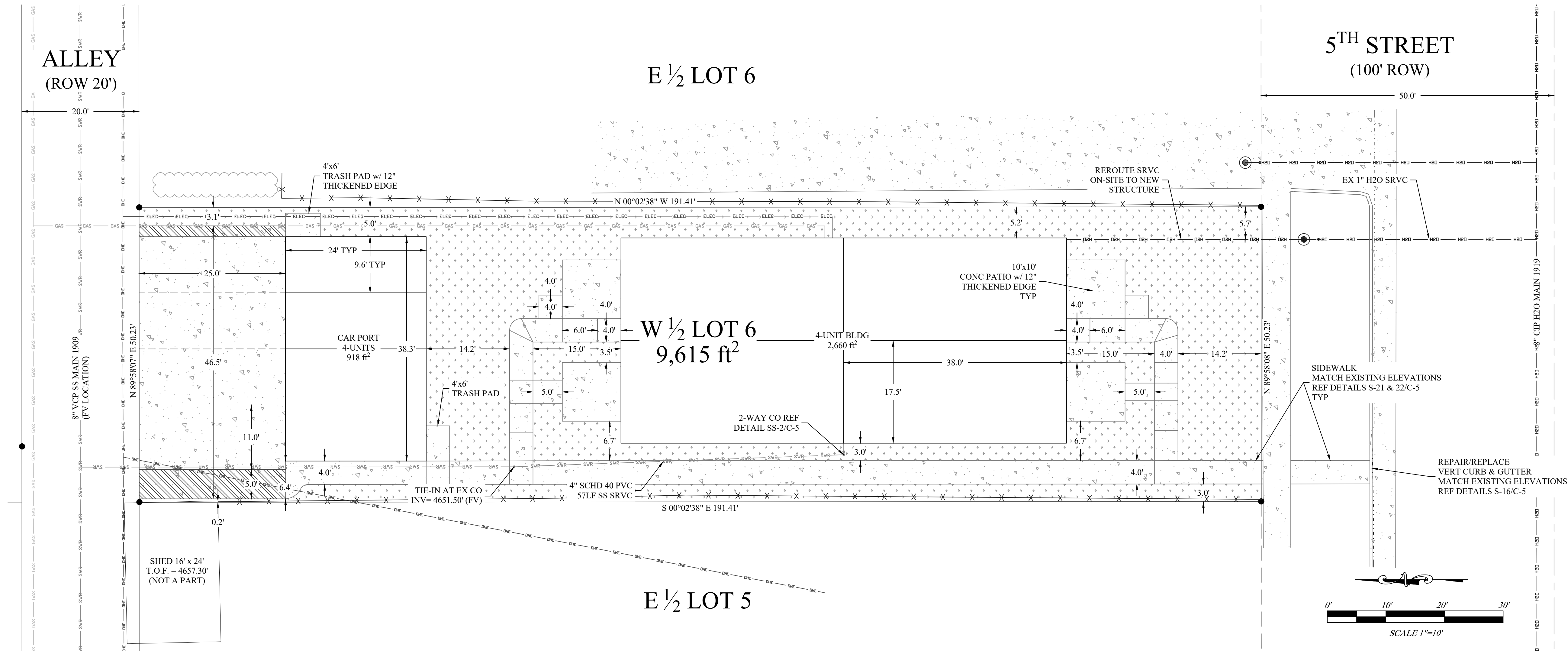
Attachment E – Narrative

VICINITY MAP



1021 5TH STREET MULTI-FAMILY USE BY SPECIAL REVIEW
WEST ½ OF LOT 6, BLOCK 15 OF THE CITY OF GREELEY, LOCATED IN PART OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ATTACHMENT B



NOTES:

- LOT LINES BASED ON LAND SURVEY PLAT BY LAT 40, INC. RECORDED WITH THE WELD COUNTY CLERK & RECORDER ON DECEMBER 4, 2020 AT RECEPTION No. 4657180. FIELD SURVEY DATA FOR TOPOGRAPHY GATHERED BY LAT 40 SURVEYING SEPTEMBER 23, 2019 WAS USED TO CREATE THESE DRAWINGS.
- PROPOSED SITE PLAN LOT COVERAGE
 - BUILDING AREA = 3,578 SF (37.2%)
 - SIDEWALK/PATIO AREA = 1,501 SF (15.6%)
 - CONC PAVEMENT AREA = 1,163 SF (12.1%)
 - LANDSCAPE AREA = 3,373 SF (35.1%)
 - TOTAL LOT AREA = 9,615 SF
 - DWELLING UNIT DENSITY = 18.1 UNITS/ACRE
- PARKING CALCULATIONS, PER TABLE 18.42-1
 - (4) 3-BEDROOM APARTMENTS @ 2 SPACES PER UNIT = 8 SPACES
 - GUEST PARKING @ 1 SPACE PER 10 REQUIRED SPACES = 1 SPACE
 - TOTAL SPACES PROVIDED = 8 ON-SITE, 2 ON STREET
- REFERENCE DETAIL S-30, SHEET C-5 FOR UTILITY TRENCH BACKFILL REQUIREMENTS.
- ANY EXISTING SIDEWALKS DAMAGED DURING SITE CONSTRUCTION SHALL BE REPAIRED/REPLACED PER DETAIL S-25, SHEET C-5.
- EARTHWORK RECOMMENDATIONS.
 - 6.1. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED FOR SITE SPECIFIC EARTHWORK AND FOUNDATION RECOMMENDATIONS.
 - 6.2. IMPORT MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPORTING TO THE SITE.
 - 6.3. SCARIFY, MOISTURE CONDITION AND RECOMPACT SUBGRADE A MINIMUM OF 12 INCHES IN ALL FILL AREAS AND UNDER ALL CONCRETE PRIOR TO FILLING OR PLACING CONCRETE.
 - 6.4. MOISTURE CONDITION AND COMPACT NATIVE ON-SITE SOILS IN LIFTS NOT TO EXCEED 8 INCHES IN ALL FILL AREAS.
 - 6.5. MOISTURE CONDITION NATIVE ON-SITE SOILS TO WITHIN ±2% OF OPTIMUM MOISTURE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A ASTM D698, STANDARD PROCTOR.
 - 6.4. MOISTURE CONDITION AGGREGATE BASE COURSE (ABC) TO WITHIN ±2% OF OPTIMUM MOISTURE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A ASTM D698, STANDARD PROCTOR.
- PERFORM SOILS COMPACTION TESTING:
 - 7.1. FOR OVERLOT GRADING EVERY 1 FOOT LIFT AT 50 FOOT HORIZONTAL INTERVALS,
 - 7.2. FOR FOUNDATION AND TRENCH BACKFILL EVERY 1 FOOT LIFT AND 25 LINEAR FEET. A MINIMUM OF TWO TESTS PER LIFT OR SIDE OF FOUNDATION SHALL BE PERFORMED.
 - 7.3. FOR SUBGRADE AND BASE COURSE UNDER PAVEMENT AND SITE CONCRETE TEST EACH AT A MINIMUM OF 50 LINEAR FEET.
- PROVIDE THIRD PARTY COMPACTION TESTING REPORTS TO CIVIL ENGINEER WITHIN 48 HOURS OF PLACING FILL OR BACKFILL.
- PROVIDE THIRD PARTY TESTING REPORTS TO THE CITY OF GREELEY FOR ALL EXCAVATIONS WITHIN PUBLIC RIGHT OF WAY.
- GENERAL SITE CONCRETE REQUIREMENTS:
 - 10.1. READY MIXED CONCRETE SHALL BE TESTED FOR COMPLIANCE AT TIME OF PLACEMENT WITH THE PARAMETERS BELOW OR SUPPLIER SPECIFICATIONS.
 - 10.2. ONLY NON-CALCIUM ADMIXTURES ALLOWED FOR USE ON PROJECT.
 - 10.3. REFERENCE ACI 306 FOR COLD WEATHER CONCRETE REQUIREMENTS.
 - 10.4. MIN. 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
 - 10.5. ALLOWABLE SLUMP RANGE = 3" - 5"
 - 10.6. ENTRAINED AIR CONTENT = 5% - 7%, EXTERIOR CONCRETE
- ALL EXCAVATIONS MUST FOLLOW OSHA SAFETY STANDARDS.

- PROVIDE MATERIAL SUBMITTALS AND TESTING/INSPECTION REPORTS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SUBMITTALS CAN BE EMAILED TO alles_taylor_duke@yahoo.com. ALLOW FOR ONE WEEK OF REVIEW FOR MATERIAL SUBMITTALS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR EASEMENT SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM THE PUBLIC WORKS DEPT (970-350-9881) IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH CITY REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970-350-9358) AT LEAST 24 HOURS PRIOR TO REQUIRED INSPECTIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND THE CITY, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE CITY, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE ACCEPTED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE CITY OF GREELEY FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL LAND SURVEYOR (PLS) PRIOR TO DISTURBING ANY MONUMENTS.
- PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTION ARE MADE.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITH POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION MAINS AND SERVICES.

- ALL UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
- AN A.S.S.E. APPROVED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED ON EACH DOMESTIC WATER SERVICE LINE (WATER SERVICE, DEDICATED FIRE LINE, IRRIGATION SERVICE) IMMEDIATELY AFTER IT ENTERS THE BUILDING. INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BY FEDERAL AND STATE HEALTH REGULATIONS. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE A REDUCED PRESSURE ZONE (RPZ) DEVICE AND SHALL BE LOCATED NEAR A FLOOR DRAIN. THIS ASSEMBLY MUST BE TESTED BY A CERTIFIED TESTER UPON INSTALLATION AND THEREAFTER ON AN ANNUAL BASIS TO COMPLY WITH CITY CODE AND STATE HEALTH DEPARTMENT REGULATIONS. [CHAPTER 14.08.195], [VOLUME III, APPENDIX A6]
 - 26.1. A LIST OF CERTIFIED TESTERS FOR BACKFLOW ASSEMBLIES CAN BE FOUND AT GREELEYGOV.COM/SERVICES/WS/DEVELOPMENT.
 - 26.2. BACKFLOW ASSEMBLY TEST AND MAINTENANCE REPORTS CAN BE MAILED TO THE CITY OF GREELEY WATER AND SEWER DEPARTMENT AT 1001 11TH AVENUE, 2ND FLOOR, GREELEY, CO 80631, FAXED TO 970-350-9805, OR EMAILED TO dallas.post@greeleygov.com.
- USE ECO-PANS OR EQUIVALENT FOR CONCRETE WASH-OUT ON-SITE. DO NOT WASH CONCRETE TRUCKS AND EQUIPMENT ONTO THE GROUND.
- RESTORATION OF ANY AREAS DISTURBED BY THE PROPOSED GRADING ACTIVITIES SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 14 - VEGETATION & IRRIGATION OF THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- CITY OF GREELEY REPRESENTATIVE SHALL BE ON SITE DURING ALL SEEDING ACTIVITIES TO INSPECT THE CONDITIONS AND ENSURE COMPLIANCE WITH THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- TO SCHEDULE THIS REQUIRED INSPECTION, PLEASE CALL (970) 350-9539 AT LEAST 48 HOURS IN ADVANCE OF THE SEEDING ACTIVITIES.
- ALL SEED BAGS TAGS MUST BE TURNED IN TO THE CITY OF GREELEY REPRESENTATIVE.

LEGEND			
●	= FOUND PROPERTY PIN PER PLAT OF SURVEY, REC No. 4657180	—*—*—*—*	= FENCE
○	= H2O METER PIT	—GAS—GAS—	= OVERHEAD ELECTRIC
■	= CONCRETE	—S-V-R—S-V-R—	= GAS
■	= LANDSCAPE AREA	—H2O—H2O—	= SANITARY SEWER
		—TELE—TELE—	= POTABLE WATER
		—ELEC—ELEC—	= TELECOMMUNICATION
		—*—*—*—*	= ELECTRICAL/POWER
		—*—*—*—*	= FLOW LINE
		—*—*—*—*	= ROW
		—*—*—*—*	= CENTERLINE



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

APPROVED BY: _____ DATE: _____
EDR/CIVIL INSPECTIONS MANAGER

ALLES TAYLOR & DUKE, LLC
3610 35th Ave., Unit 6
Evans, Colorado 80620
(970) 330-0308

ENGINEERING & LAND SURVEYING SERVICES

ALLES TAYLOR & DUKE, LLC
PRELIMINARY REVIEW SET
NOT FOR CONSTRUCTION

DESIGNED BY:	TJH
DRAWN BY:	TJH
CHECKED BY:	MAT
DATE	03/17/2021
PROJECT NO.	2020-060

REVISIONS		CHK'D
No.	DATE	DESCRIPTION

SITE PLAN
SCOTT GOLDEN
1021 5TH STREET
GREELEY, CO 80634

COUNTY OF WELD COLORADO
SEC. 5, TWN. 5 N., RING 65 W

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE AT MATURITY (W, H)	COLOR
SHADE TREE					
	Acer platanoides 'Royal'	Royal Red Maple	4	30', 45'	Red
ORNAMENTAL TREE					
	Crataegus crusgalli inermis	Thornless Cockspur Hawthorn	2	15', 20'	White
SHRUBS					
	Prunus besseyi	Western Sand Cherry	7	3', 5'	Green/White
	Perovskia stripicifolia	Russian Sage	5	4', 4'	Blue/Purple
	Rhus typhina 'Bailtiger'	Tiger Eyes Staghorn Sumac	2	5', 5'	Green/Yellow

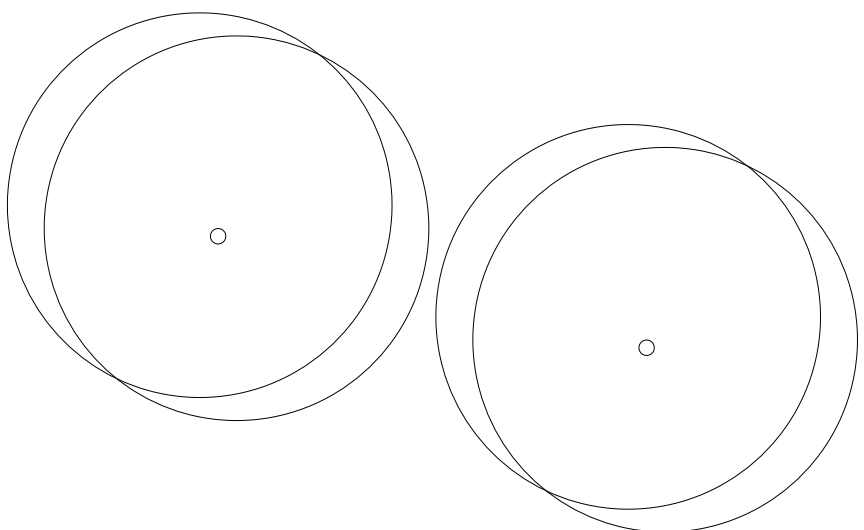
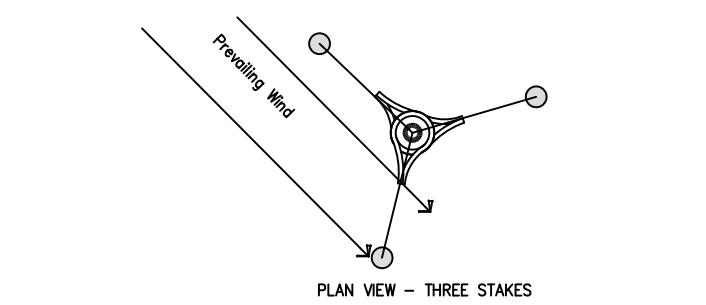
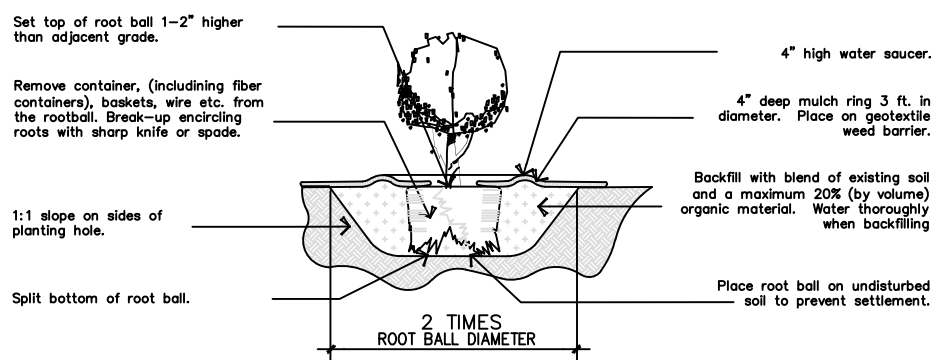
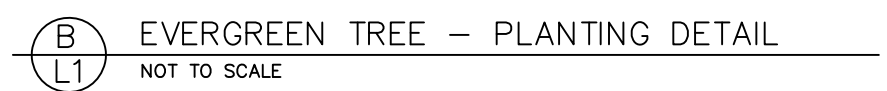
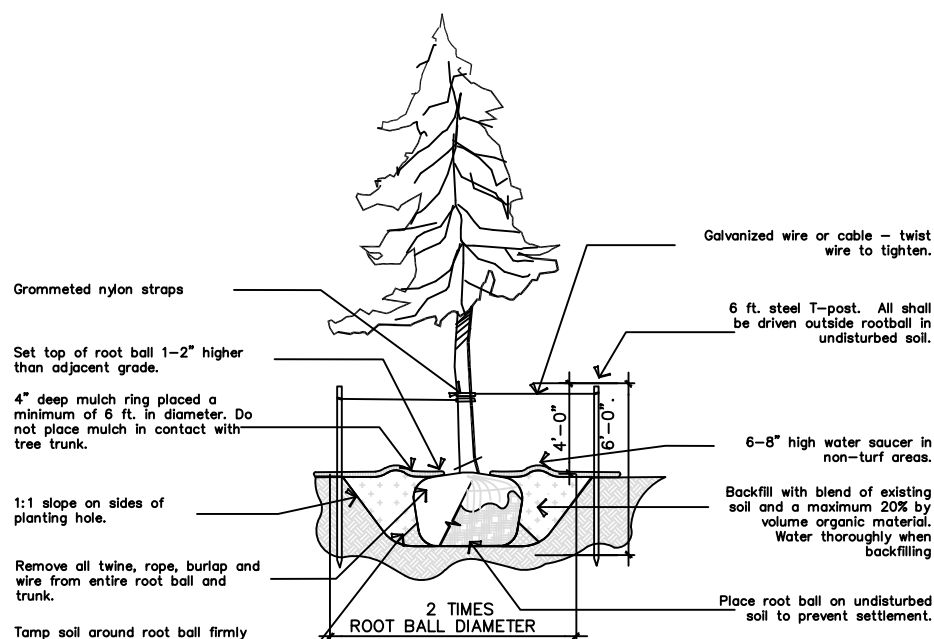
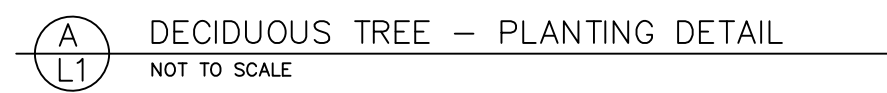
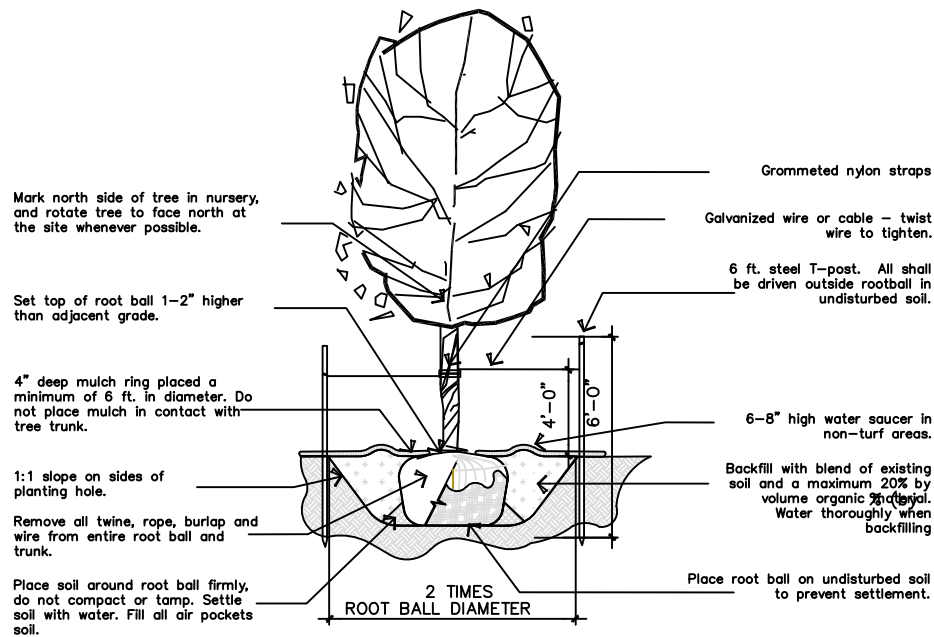
- 1) Multi-stem Siberian Elm to be removed from parkway.
- 2) Two Royal Red Maples to be planted in the parkway at a spacing of 35 feet at center.
- 3) Remove existing mulch in parkway and replace with a bluegrass/fescue mix sod.

The landscape plan depicted on this page is to represent the overall look and follow the city of Greeley Development Codes.

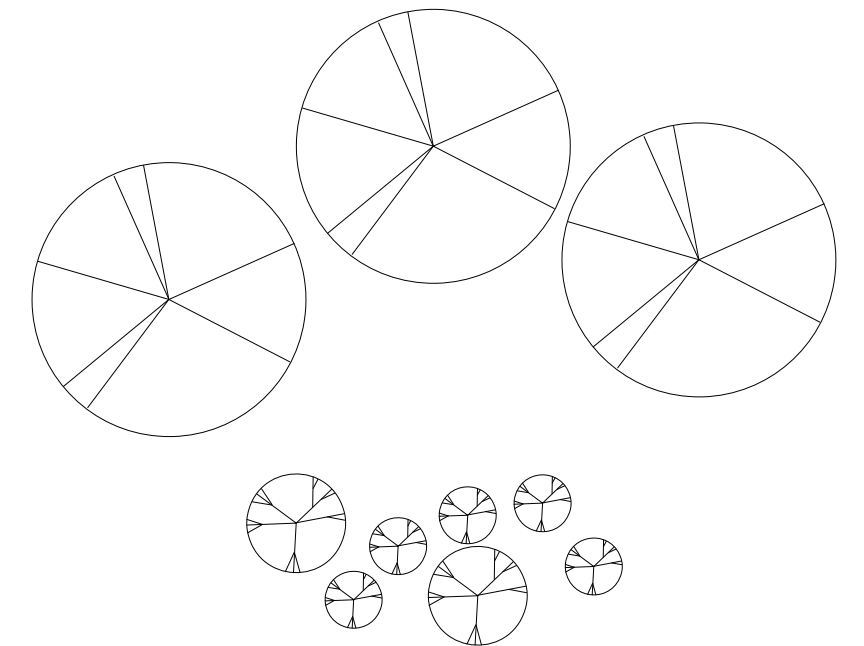
The landscape comply with section 18.44.10 of the Development Code. The East and West sides of the property lines follow the Buffer Yard A type.

There are 10 type 1, 2 type 2 shrubs, 4 shade trees, and 2 ornamental trees in the plan to meet the Development Code section 18.16.040 (a)(6).

All proposed plants are selected from Appendix-D of the Development Code.

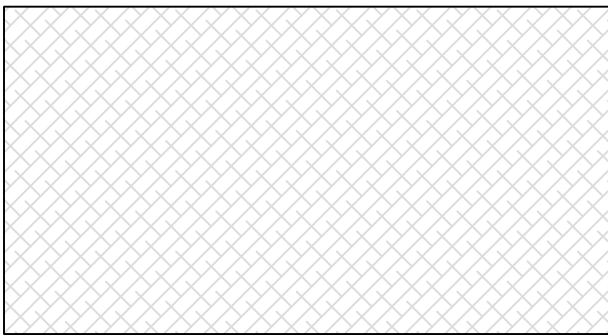


Shade Trees



Ornamental Trees

Shrubs



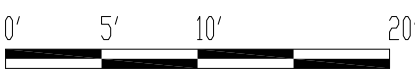
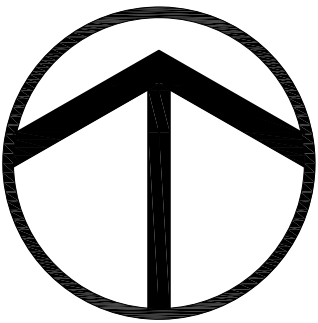
Forest Red Mulch



Concrete

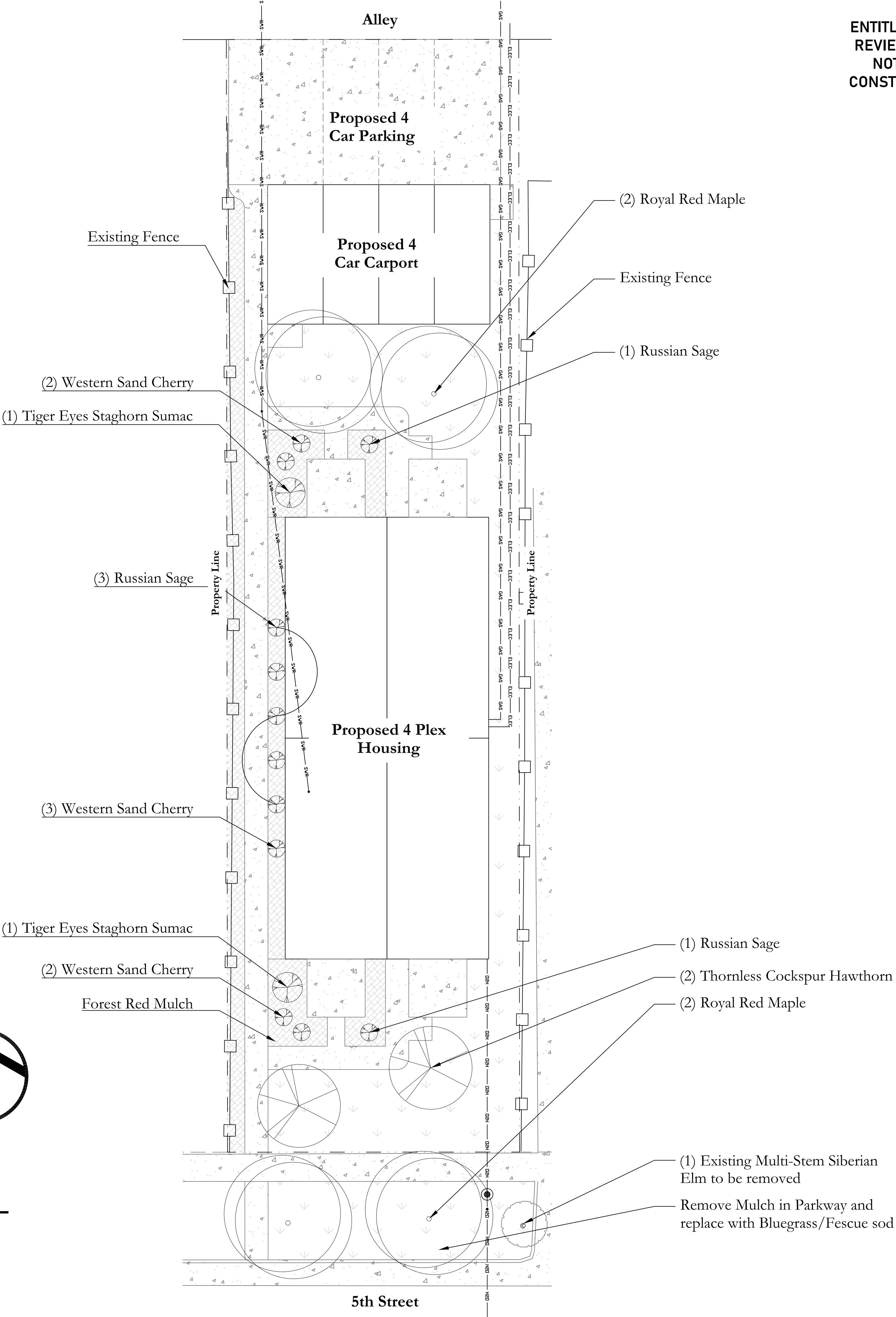


Grass



LANDSCAPE PLAN

SCALE : 1" = 10'



ENTITLEMENTS
REVIEW ONLY
NOT FOR
CONSTRUCTION

ASHER
ARCHITECTS

a: 512 5th St.
BERTHOUD CO. 80513
p: 970-532-9970
w: AsherArch.com
e: David@AsherArch.com

1021 5th ST. Multi-Family
Use by Special Review
GREELEY, CO

PROJECT INFORMATION:
PROJECT NUMBER 20-C16
DOCUMENT DATE:

DOCUMENT PHASE:
PLANNING DOCUMENTS

DRAWN BY:	DATE	11-15-2020
CHECKED BY:	DATE	12-12-2020
CASSIDY	DATE	12-14-2020
WINDTLEY	DATE	12-14-2020
REV #	DATE	1 03-01-2021 PER CITY COMMENTS

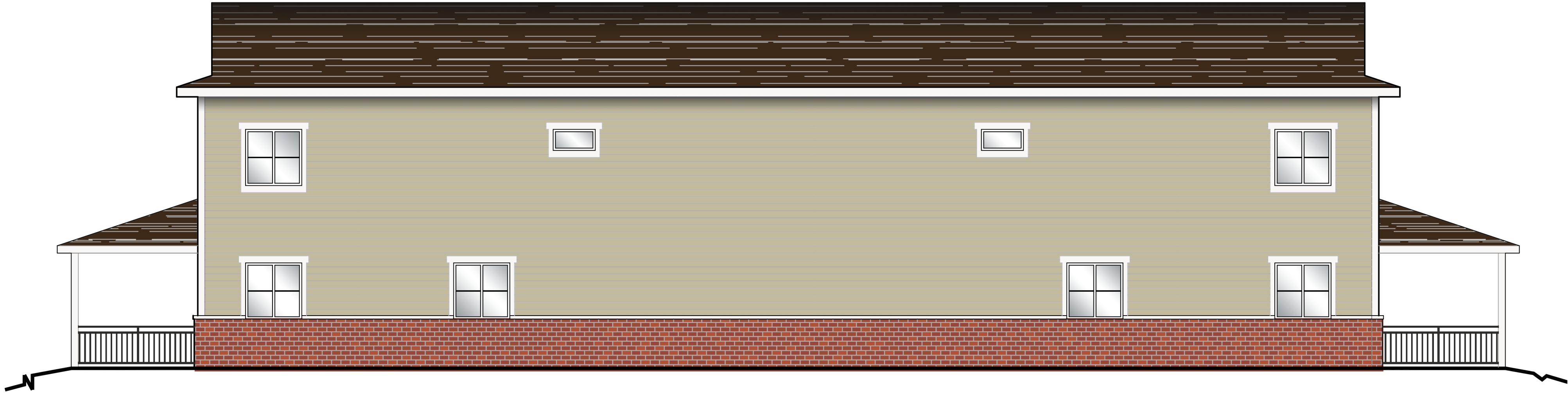
ELEVATIONS

A 1.0
SHEET 01 OF 01

ELEVATIONS



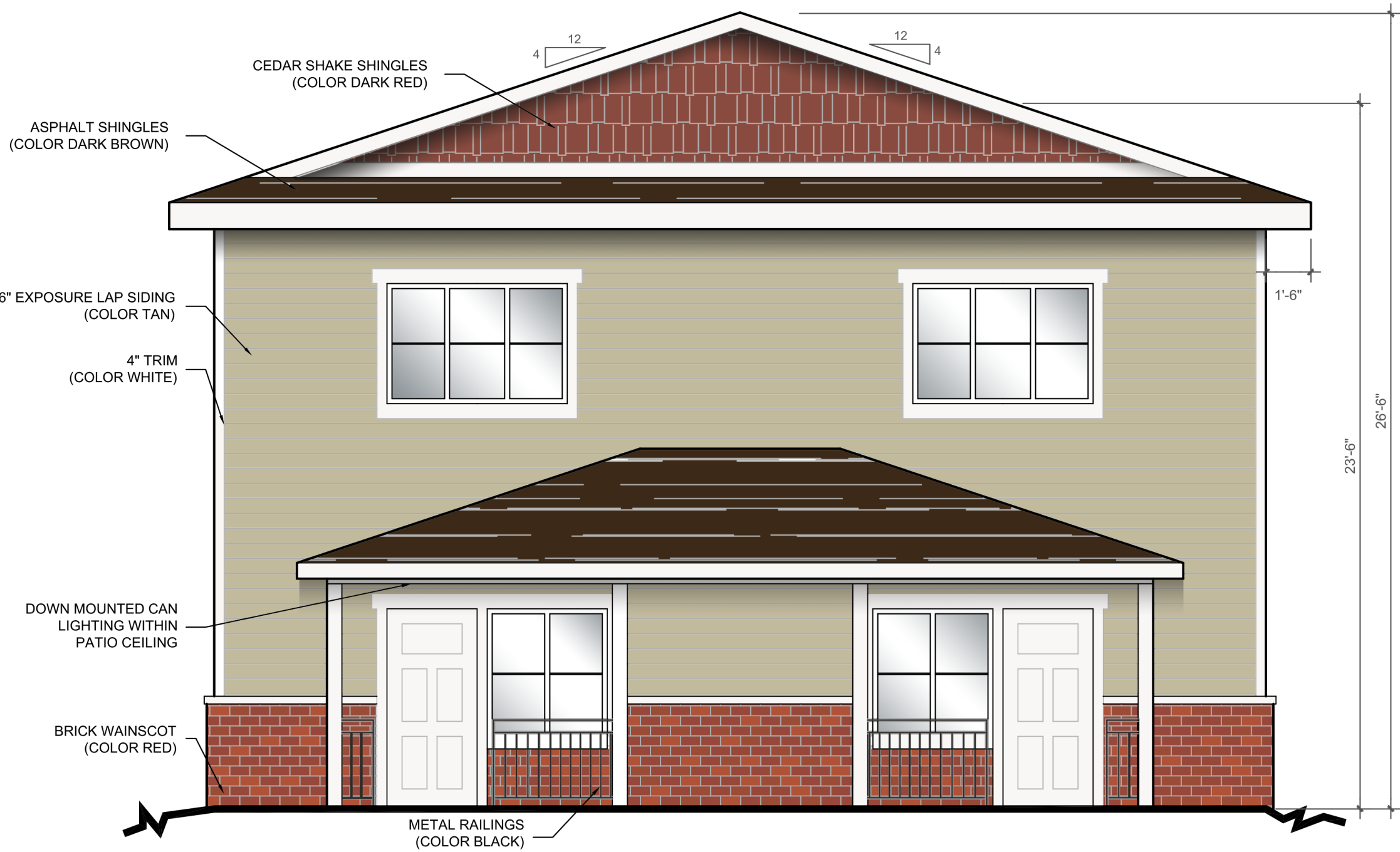
NORTH ELEVATION
SCALE: 3/16" = 1'



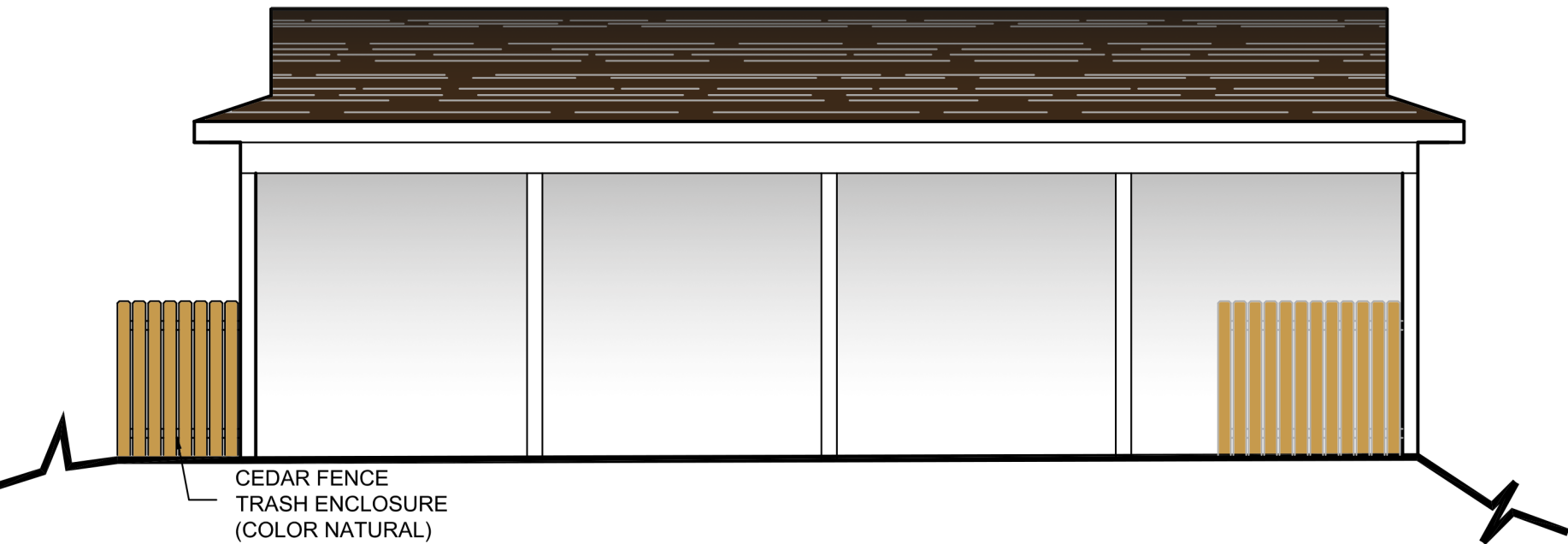
EAST ELEVATION
SCALE: 3/16" = 1'



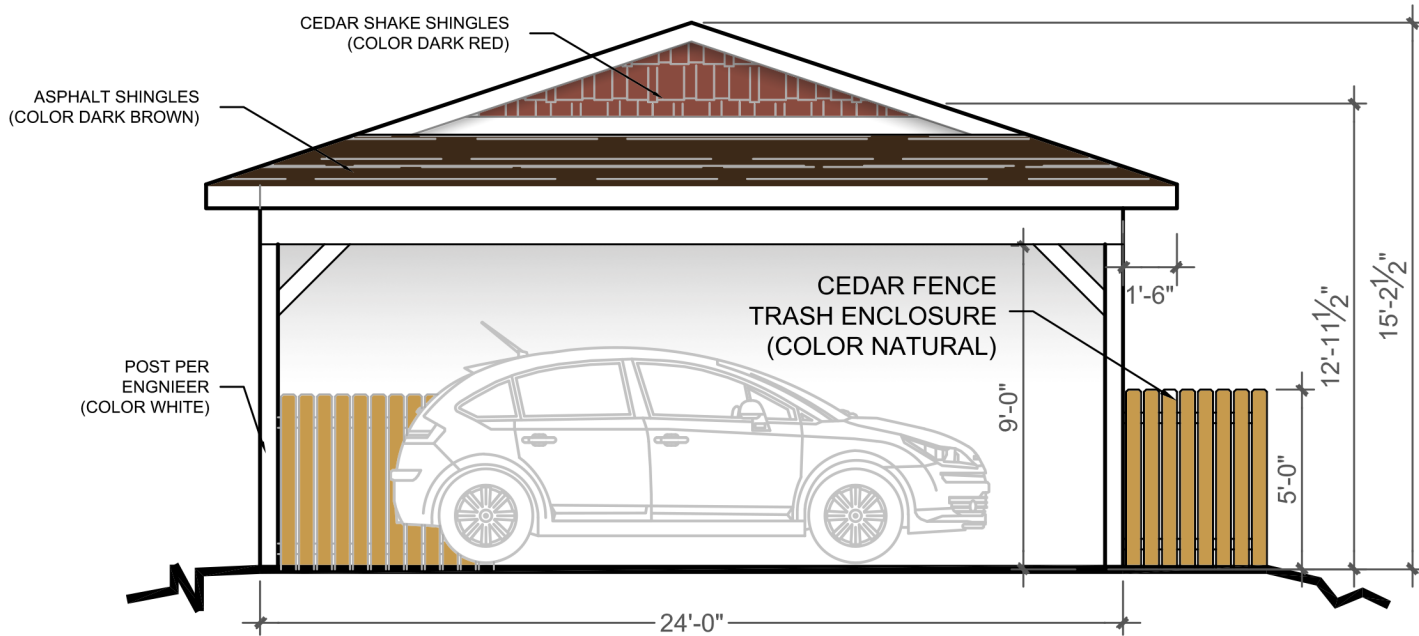
WEST ELEVATION
SCALE: 3/16" = 1'



SOUTH ELEVATION
SCALE: 1/4" = 1'



CARPORT NORTH ELEVATION
SCALE: 3/16" = 1'



CARPORT WEST ELEVATION
SCALE: 3/16" = 1'

BUILDING MATERIAL EXAMPLES:



CEDAR SHAKE GABLE:
DARK RED ACCENT

LAP SIDING:
TAN WITH WOOD GRAIN
5" OR 6" HISTORIC EXPOSURE

BRICK:
TUMBLED BALLPARK BRICK

ELEVATIONS NARRATIVE:

The elevation drawings depicted on this page are to represent the overall look and character proposed for the 4 dwelling unit structure to be located at 1021 5th St. in Greeley Colorado.

The two story structure is proposed to be primarily neutral colored Lap siding with white trim and red brick wainscot to provide a low maintenance attractive building with similar features to the neighboring structures. Front patio areas have been provided at each entry door to match the scale of the neighboring homes and to comply with section 18.40.090 (10) a.1. of the municipal code. 4" wide trim details are provided around all windows, doors, and at corners and accent lines to comply with 18.40.090 (10) c.3. A 4/12 roof pitch is proposed within the plans to minimize the overall building height and to match the pitch of the existing structure. The roof eaves overhang the structure by 18" per section 18.40.090 (10) e.1. and the Dutch gable roof line provide articulation roof line changes per 18.40.090 (10) b.1.

The proposed structure is similar in height and scale to the existing home immediately west of the subject lot as well as several other two story structures in the immediate vicinity. The siding and brick structure with asphalt shingle roof has been designed to conform to the style of the existing buildings in the neighborhood. The proposed structure is about 28' tall at the highest ridge measured from the adjacent ground per appendix 18-B. 20% of the north and south elevation ground level have been provided with windows and doors per section 18.40.090 (4)

EXTERIOR LIGHTING:

-LIGHTING MUST COMPLY WITH CITY OF GREELEY MUNICIPAL CODE SECTION 18.40.110
-EXTERIOR LIGHTING IS PROPOSED TO BE LOCATED NEAR EACH MAN DOOR. DOWN MOUNTED CAN LIGHTING IS PROPOSED TO BE CEILING MOUNTED WITHIN THE PATIO ROOF STRUCTURE. NO LIGHTING IS PROPOSED TO SHINE BEYOND THE PROPERTY LINES OF THE SUBJECT STRUCTURE



ALLES TAYLOR & DUKE, LLC
LICENSED PROFESSIONAL ENGINEERS
LICENSED PROFESSIONAL LAND SURVEYORS

3610 35TH AVE. UNIT #6
EVANS, 80620
970-330-0308

March 19, 2021

Attn:

City of Greeley – Planning Division

1100 10th Street

Greeley, CO 80631

Subject:

Project Narrative – USR19-0014

1021 5th Street Multi-Family Redevelopment

Scott Golden

Property Description

A Use by Special Review (USR) process for 1021 5th Street was initiated by Scott Golden in 2019. The subject property is more specifically described as, the West ½ of Lot 6, Block 15 of the Town of Greeley recorded with the Weld County Clerk & Recorder Office Reception No. 247381, filed June 29, 1871.

A vicinity map is included below for reference. The subject property is outlined in blue.



Figure 1. Property Vicinity Map

Existing Site Conditions

The subject property is approximately 9,615 ft² (0.221 acres) and sits between 5th Street on the south and an alley to the north, and between 10th and 11th Avenues to the east and west respectively. There is a 1,220 ft² house on the subject property that was built in 1885 and renovated into 2 apartments in the 1990's. Adjacent lots to the east and west have original houses that have also been renovated into apartments and are used as multi-family currently. A concrete driveway sits on the west side of the house leading from 5th Street to the backyard where a garage used to be located along with other original out structures (Carriage House, Livestock Pens, etc.) that have since been removed. The



foundations and concrete slabs from the previous structures are still on the property and are used for tenant parking. There are 6' wood fences along the length of both the east and west property lines, and a short length of fence along the alley. Alley loaded parking areas are located on the north end of the lot. Most of the lots and houses on the block also have rear lot parking areas loaded from the alley. There are three mature birch trees along the eastern and western property lines, and the remainder of the lot is covered with buffalo grass.

The property is currently zoned Commercial High (C-H) and is in the Redevelopment Overlay District. All the lots immediately around the subject property are similarly zoned C-H, and beyond the C-H zoned properties is primarily Residential Medium (R-M) zoned. Most of the properties in the area are developed with single family dwellings that are used as either single family or multi-family. There are small commercial uses throughout the neighborhood along arterial roads and various intensities of residential development surrounding the site. The subject property is not within an area of ecological significance.

The existing houses in the area immediately around the subject property are from the late 1800's to early 1900's as well. There has been some redevelopment along 5th Street in the last 20 years, and most of the existing houses have been remodeled or have additions built onto the original structures. There is a variety of siding materials present including lap siding, panel siding, stucco, and original brick. The houses on the same block frontage as the proposed building are setback anywhere from 25' to 30'.

Proposed Use

The previous proposal for the lot included adding another 2-unit building to the north of the existing structure, giving a total of 4-units between the existing and proposed structures. The concept changed with this submittal and Mr. Golden is now proposing to demolish the existing structure to construct a new 4-unit two-story apartment building with a 4-unit detached garage. Each unit will be 1,330 ft² with three bedrooms and will have a 918 ft² garage. Each apartment will have a concrete patio, and driveway on the north side of their garage, connected via on-site sidewalks that also connect to the existing sidewalk on the north side of 5th Street. Parking is provided per City requirements, Table 18.42/1. A total of 8 parking spaces are required for the proposed development, and there are 10 stalls provided including on-street parking along the north side of 5th Street. Calculations are provided below.

Parking Calculations:

- (4)-Three Bedroom units @ 2 spaces per unit = 8 spaces required
- Guest Parking @ 1 space per 10 required spaces = 1 additional guest space
- Under Title III – 1.2000 this project does
- Total spaces provided
 - Garage Units = 4 spaces
 - Garage Driveway = 4 spaces
 - On-street, 5th St. = 2 spaces
 - Total provided = 10 spaces

Since the proposed use is the same as the adjacent lots, and they are also C-H zoned, a buffer yard is not required along the eastern and western property lines per Chapter 18.44.110(g). The proposed site layout will include 3,785 ft² of open landscaped area which is 39.4% of the lot. Per Chapter 18.38.060 &



070, 30% open space is required in the R-M & R-H zone districts. 4' wide Sidewalks will be included on-site connecting the driveway/carport on the north thru the property to the existing sidewalk on the south side of the property or north side of 5th Street. The proposed building and detached garage will be a combined 3,578 ft², with each apartment unit providing 1,300 ft² of dwelling area. The lot coverage is calculated below.

Lot Coverage

- Building Area = 3,578 ft² (37.2%)
- Sidewalk/Patio Area = 1,501 ft² (15.6%)
- Driveway Area = 1,163 ft² (12.1%)
- Yard/Landscape Area = 3,373 ft² (35.1%)
- Total Lot Area = 9,615 ft²

In addition to the on-site landscaping required, landscaping in the Right-of-Way (ROW) along the north side of 5th Street will also have to be upgraded with the development. The landscape will be irrigated by an automatic sprinkler system. Typically, sprinkler systems for small residential developments are designed and built by the landscape contractor since the systems are small and there is a robust standard of how these systems are installed. A specific irrigation plan is not provided with this submittal and is not necessary for construction of the system. The existing sidewalk in 5th Street fronting the subject property will also be repaired/replaced as needed with the removal of the existing curb cut entrance to the property.

Each apartment will have their own concrete patio and portion of the common yard adjacent their front doors. The patios will be connected to the sidewalk system. Since the property fronts to 5th Street, an arterial roadway, garbage collection commonly happens through the alley in this neighborhood. It is difficult for garbage trucks to get in and out of these small lots for dumpster collections. For this reason, each unit will also have their own individual trash receptacle that can be kept in the garage and collected from the alley. A common dumpster will not be provided on-site.

The new structure will be required to have a 1-inch water service per City of Greeley Design Criteria and Construction Specifications, Volume III, June 2008 (Vol III), Section 3.17.14/Table 3-4. The current water service is 1" and will be adequate for the proposed development. The existing water service size was verified by Derek Hannon with the City of Greeley Water & Sewer Department in the tap card notes per an email dated December 18, 2020. A landscape irrigation system will be tapped off the potable water service to the house and installed around the property.

The existing structure has a 4" sanitary sewer service connected to the 8" main in the alley on the north side of the property. The service may need to be re-routed internally, but it is not anticipated that a new service will be tapped. The existing 4" service is estimated to have a slope of less than 0.50%, which is adequate to handle up to a 40 gpm peak flow from the combined apartment units.

The existing electrical service to this property, and most all properties on the block, is overhead and connected to overhead electrical main lines on the south side of the alley. The current overhead service will be removed with demolition of the current structure, and a new underground service constructed for the new building. The existing gas service will be re-built on-site to serve the new building. The



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EVANS, 80620
970-330-0308

current gas service is on the north side of the property and will not need to be relocated with the new development.

Thank you,

TJ Heupel, PE

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for a residential apartment complex in the C-H (Commercial High Intensity) zone district

CASE NO: USR2020-0006

PROJECT: Copper Platte Apartments USR

LOCATION: 1750 Greeley Mall Street

APPLICANT: Robert Ketner, on behalf of Copper Platte Apartments, LLC

CASE PLANNER: Kira Stoller, Planner II

PLANNING COMMISSION HEARING DATE: May 25, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-480 - Use by Special Review Criteria, of the City of Greeley Development Code and approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Robert Ketner, on behalf of Copper Platte Apartments, LLC, for approval of a Use by Special Review to allow for a residential multifamily development in the C-H (Commercial High Intensity) zone district. The proposal is for an apartment complex, consisting of 224 units. The subject site is 8.91 acres in size, located south of Highway 34 Bypass and west of 17th Avenue (*see Attachment A – Vicinity Map*), and is within the boundaries of the City's Redevelopment District.

A. REQUEST

The applicant is requesting approval of a Use by Special Review to allow for a 224 unit apartment complex in the C-H (Commercial High Intensity) zone district (*see Attachment B - Applicant Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use

North: R-H (Highway 34 Bypass & multifamily housing)
South: C-L (multifamily housing)
East: C-H & PUD (retail & multifamily housing)
West: C-H (Greeley Mall & laundromat)

Site Characteristics

The subject site is composed of two separate parcels which total 8.91 acres in size. The lots are split by the access drive from 17th Avenue to the Greeley Mall. The northern parcel contains a multi-unit retail building, which has been largely unoccupied for a number of years and a substantial amount of existing parking. The southern parcel includes a smaller vacant structure and over half of the lot is currently open space. The subject site is classified as an infill area and is located within the City's Redevelopment District, as well as the Greeley Mall TIF (tax increment financing) District. These factors allow for the reduction of certain general development standards and enabled the applicant to propose alternative methods of achieving compliance with the Development Code.

D. BACKGROUND

The subject site encompasses two parcels, which currently contain approximately 72,000 square feet of commercial space between the two existing buildings. These structures, which were constructed around the same time as the Greeley Mall in the mid-1970s, have not been fully utilized for a number of years and are proposed to be demolished. The properties would not be combined into one lot for this project because they are split by one of the access drives for the Greeley Mall, which is under a different ownership. There is also an existing AutoZone store to the northeast of the subject site, which does not have a direct connection to any adjacent right-of-way (17th Avenue or Highway 34 Bypass), so the proposed apartment project was designed to maintain easy access to the business.

E. PROJECT DESCRIPTION

Overview

The applicant proposes to demolish the existing structures on the site to construct eight (8) four-story apartment buildings, with a total of 224 units. Five of the buildings would be located on the northern parcel, while the other three plus the clubhouse would be on the southern property (*see Attachment C – Site Plan*). The residential units would be comprised of: 64 one-bedroom units, 104 two-bedroom units, 40 three-bedroom units and 16 four-bedroom units. There would be four different building types, each of which would contain either 16 or 32 units. Based on the bedroom count, 447 parking stalls are required, however, the applicant submitted a parking reduction request and proposes a total of 404 parking stalls, which would be provided as a combination of surface, carport and garage spaces across the two parcels. In

addition to providing 68 outdoor bicycle parking spaces, each unit would be provided with a wall hanging bike rack in the patio closet. The project is proposed as an affordable housing development that would target households with incomes at no more than 60% of the area median income.

Alternative Compliance & Parking Reduction

Requests for Alternative Compliance and Parking Reduction were submitted as part of the project proposal. These items were analyzed by staff and have been approved by the Community Development Director.

The Alternative Compliance Determination modifies the minimum design standards and requirements for the project, such that the following has been found to meet Section 24-1034(c):

- Building height may extend to 41'-6" [base standard for C-H zone district is 40'] (*see Attachment F – Determination of Alternative Compliance*).

The Parking Reduction Determination, permitted by Section 24-1103(c), modifies the minimum parking requirements for the project to a total of 404 parking stalls (90% of code requirement), which would be provided as a combination of surface, carport and garage spaces. The Community Development Director approved this request based on the project being located on an infill site within the Redevelopment District, as well as the fact that the subject site is located in close proximity to public transit (*see Attachment G – Determination of Parking Reduction*).

Recreational Amenities

The proposed development requires four recreational amenities and the applicant intends to provide extra amenities, in order to reduce the open space requirement. Section 24-883 allows multifamily properties within the Redevelopment District to reduce the amount of required open space by up to 2% for every recreational amenity provided. The applicant would provide a clubhouse with a resident lounge, business center, game room and fitness center, an outdoor swimming pool, playground, two barbeque/picnic areas, a sports court and outdoor fitness area. Based on the recreational amenities that are proposed (nine credits in total), the open space requirement was reduced from 20% to 2%, which in turn reduced the required usable open space (must be 50% of the required open space) to 1% of the site.

The code defines usable open space as follows: *an area which is unoccupied by principal or accessory buildings and which is available to all occupants of the development for use for recreational and other leisure activities normally carried on outdoors. The area shall be unobstructed to the sky and shall have a minimum dimension of 50 feet and a minimum area*

of 6,000 square feet. Although just 1% of the site would be designated as usable open space, the overall open space provided would exceed the base standard (see table below for details).

	Total Open Space	Usable Open Space
Base Standard	20%	10%
Reduction Permitted	18% (9 amenities x 2%)	9% (1/2 of total open space)
Adjusted Standard	2%	1%
Provided Area	31%	1%

Landscaping

Despite the fact that the required open space for the project was substantially reduced based on the extra amenities that would be provided, the site would still be well landscaped. Buffer yards would be provided along Highway 34 Bypass, as well as between the subject site and the neighboring existing businesses. Additionally, perimeter landscape treatment would be provided along 17th Avenue and parking lot landscaping is proposed throughout the site. The northern buffer yard along the highway would include a six foot precast decorative wall and the 17th Avenue perimeter treatment would integrate a six foot ornamental fence. The remaining boundaries of the property would utilize a six foot vinyl fence (*see Attachment D – Landscape Plan*).

Architecture

The proposed buildings would generally be rectangular in shape and four-stories tall, with a maximum height of 41'-6". There would be four different building types and each structure would feature one or two breezeways via which the individual units would be accessed. As an infill project, the planned color palette and building materials were selected to tie into the design of the surrounding area. Three primary building materials (wood lap siding, architectural board and batten siding and stone veneer siding) and three different color schemes are proposed on the exterior of the structures and vertical design elements are utilized to help break up the mass of the building. Each unit would include a balcony and a roof overhang would be provided to protect these areas and results in the structures having a varied roof line. The clubhouse and garages would feature similar colors and architectural elements, while the carports would be constructed of prefinished metal (*see Attachment E – Building Elevations*).

F. APPROVAL CRITERIA

DEVELOPMENT CODE COMPLIANCE

Use by Special Review applications require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-480 of the Development Code contains five criteria that are used to evaluate uses by special review:

1. The proposed use shall be consistent with the Comprehensive Plan.

The following *Imagine Greeley Comprehensive Plan (2018)* policies apply to this request:

Objective GC-1.2 Form of Growth: Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-2.4 Mixed-Use and Transit-Supportive Development: Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses particularly in centers and along corridors identified on the Land Use Guidance Map.

Objective GC-4.1 Prioritize Infill/Redevelopment Areas: Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations.

Additionally, the *City of Greeley Strategic Housing Plan* places an emphasis on providing a range of housing options to the community. Affordability is a large component of this, including within the rental market. A number of strategies are proposed to incentivize the development of affordable housing, including parking reductions.

Staff Comment

Developing this property prioritizes infill, rather than sprawl on the city's outer boundaries. The high density residential project supports a compact form of growth and encourages various methods of transportation by being within walking distance of a number of businesses and the Greeley Mall Transit Center. Granting the parking reduction and alternative compliance requests supports the redevelopment of this infill site and aligns with a proposed strategy of incentivizing affordable housing. Additionally, utilizing the performance option for multifamily developments within the Redevelopment District to reduce the required open space by up to two percent (2%) for every recreational amenity provided, enabled the project to be located in a priority area of the city.

The proposal complies with this criterion.

2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and would not create significant noise, traffic, or other

conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.

Staff Comment

While the subject site would be adjacent to a number of existing commercial uses and accessed via one of the drives to the Greeley Mall, the City's Land Use Guidance Map designates the property as a mixed-use, high-intensity area. The Imagine Greeley Comprehensive Plan indicates that such areas should be redeveloped to encourage a wide range of uses and therefore, the addition of the proposed apartment complex directly aligns with this recommendation. Additionally, because the project is located along one of the city's multi-modal corridors (Highway 34 Bypass) it should be transit-oriented or transit-supportive. The subject site's proximity to the Greeley Mall Transit Center is consistent with this standard and supports staff's rationale for approving the parking reduction request for this project. Staff does not expect the project to result in substantial noise, traffic, or any other detrimental impacts within the immediate vicinity.

The proposal complies with this criterion.

3. The site shall be physically suitable for the type and intensity of the proposed land use.

Staff Comment

Per the Imagine Greeley Comprehensive Plan, the density of mixed-use high intensity areas, such as the property on which the subject site is located, can vary depending on location. Generally, the density of such areas is expected to be five (5) to twenty (20) units per acre, however, the comprehensive plan also indicates that higher density and intensity of development should be encouraged along existing transit routes. This project proposes 25 dwelling units per acre and is about a third of a mile from the Greeley Mall Transit Center, which provides service to five of the six Greeley Evans Transit (GET) bus routes.

The proposal complies with this criterion.

4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.

Staff Comment

It is not anticipated that the proposed land use would have an adverse impact on area traffic and given that the development is directly adjacent to the Greeley Mall, which currently has plenty of excess parking, staff does not foresee any parking issues and therefore approved the corresponding parking reduction request. Additionally, the project is in close proximity to the Greeley Mall Transit Center, which provides service to five different bus routes, and the developer would provide ample bike parking, including a wall hanging bike rack in the patio closet of each unit.

The proposal complies with this criterion.

- 5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.**

Staff Comment

The only other recently approved Use by Special Review project in close proximity to the subject site is the Discount Tire at 2909 23rd Avenue. The Planning Commission approved the request for a three-bay tire installation facility on February 25, 2020. Based on the fact that this commercial use is substantially different from the proposed apartments and was projected to generate just 180 weekday trips, staff does not believe that there would be a cumulative effect between this site and the proposed multifamily development.

The proposal complies with this criterion.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is composed of two separate parcels, which were both originally part of the Greeley Mall Minor Subdivision (rec # 3406587) which was recorded in 2006. The southern parcel is designated as Lot 3 of the Greeley Mall Minor Subdivision and is 3.7 acres in size. The northern parcel was further subdivided in 2013 and is designated as Lot 1 of the Greeley Mall Minor Subdivision, 1st Replat (rec # 3939305), which encompasses 5.21 acres.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area identified as moderate or high ecological significance. Additionally, the surrounding area has already been fully developed.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

Currently, the northern parcel is almost entirely impervious, while the southern parcel contains about 75% open space. The proposed redevelopment of the site would have 31% open space overall. The existing drainage patterns are as follows: the northern parcel drains into a ditch, just south of Highway 34 Bypass and the southern parcel generally drains southeast to the curb and gutter in 17th Avenue. The proposed development would require private drainage improvements to ensure the safe conveyance and collection of stormwater runoff. This would include the installation of an underground detention facility on each of the subject parcels, to mitigate the impacts to downstream properties. The underground detention facilities would be privately maintained, but the City is to be granted access easements to ensure the facilities function properly. The easements will also enable the City to perform maintenance on the private facilities if the property owner fails to do so and then charge the owner for the associated cost.

6. TRANSPORTATION

The subject site would be accessible via the existing access to the Greeley Mall from 17th Avenue. The applicant provided a traffic study indicating that the proposed multifamily development is expected to generate about 1,220 daily weekday vehicle trips. This would be a net decrease from what the estimated vehicles trips for the existing retail buildings on the site would be (2,718 daily trips), if the site were to be fully occupied with retail uses. The 17th Avenue driveway currently operates with a level of service (LOS) of C or better during the morning and afternoon peak hours and this is not expected to change once the project is built out, due to the fact that the surrounding road network was designed to handle a higher volume of traffic associated with the previous commercial use.

Multiple Greeley Evans Transit (GET) bus stops are located within less than a half mile of the site. The Greeley Mall Transit Center provides service to five different bus routes and is located on the west side of the mall property off 23rd Avenue. Additionally, there is a northbound bus stop located on 17th Avenue, just north of 30th Street Road, about a quarter mile south of the proposed development.

H. SERVICES

1. WATER

The City of Greeley provides water service to the subject site. The applicant intends to connect to the existing water line located in 17th Avenue, as well as the water line in 30th Street, in order to service the proposed development.

2. SANITATION

The City of Greeley provides sanitary sewer service to the subject site. The applicant intends to connect to the existing sanitary sewer line located at the northeast corner of the northern parcel, as well as the sewer line on the southeast corner of the neighboring laundromat property, in order to service the proposed development.

3. EMERGENCY SERVICES

The subject site is currently served by the City of Greeley Police and Fire Department and this would not change with the proposed request.

4. PARKS / OPEN SPACES

No public parks or regional open space areas are proposed as part of this request and cash-in-lieu for parkland dedication does not apply to this project because the site was previously platted. However, residents of the development would be within about a quarter mile of Anna Gimmestad Memorial Park, which is an existing neighborhood park located south of 31st Street Road and east of 19th Avenue, and can be easily accessed via 17th Avenue. Although the required usable open space for the subject site was reduced, the applicant proposed more recreational amenities than what is required (four credits are needed to meet the base code standard and nine are proposed) as part of the overall development.

5. SCHOOLS

No schools are proposed or located on the subject site. The site is served by Centennial Elementary School, Prairie Heights Middle School, and Greeley West High School. Because the subject site was previously platted, no land dedication for schools was required. However, due to the fact that the subject site was not previously planned for residential development (based on the commercial zoning designation), Weld County School District 6 may still approach the developer to request a voluntary cash-in-lieu payment.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed project would result in a visual change to the area based on the fact that the existing commercial buildings are concentrated on just a portion of the subject site and are only one story. The proposed apartment buildings would be four stories tall and cover a larger area of the subject site. As an infill project, the applicant worked to utilize a variety of building elements and materials in the design of the apartments in order to complement the existing structures in the area.

2. NOISE

No significant noise impact is anticipated from this proposal.

J. PUBLIC NOTICE AND COMMENT

Letters regarding a virtual neighborhood meeting for the proposed Use by Special Review were mailed on May 5, 2021, to property owners within 500 feet of the site pursuant to Development Code Requirements, which allows the City to require a meeting, where the applicant preliminarily presents a land use proposal to the immediate neighborhood. The virtual neighborhood meeting took place, via Zoom on May 12, 2021 and was attended by five neighboring residents. One attendee had questions about what existing structures would be demolished (the largely unoccupied multi-unit commercial building on the northern parcel and a smaller vacant structure on the southern parcel would be removed as part of the project). Another attendee had concerns about how the low income apartments would affect the community, specifically across 17th Avenue (the applicant indicated that they strive to produce high quality affordable housing developments and have not seen negative impacts surrounding their projects in other communities).

Letters regarding the public hearing for the proposed Use by Special Review were mailed on May 5, 2021, to property owners within 500 feet of the site. Notice signs were posted on the site on May 14, 2021. Public notice was also published in the newspaper on May 19, 2021.

No comments have been received to date, May 19, 2021.

K. MINERAL ESTATE OWNER NOTIFICATION

Not applicable as the surrounding area has historically been fully developed at the surface.

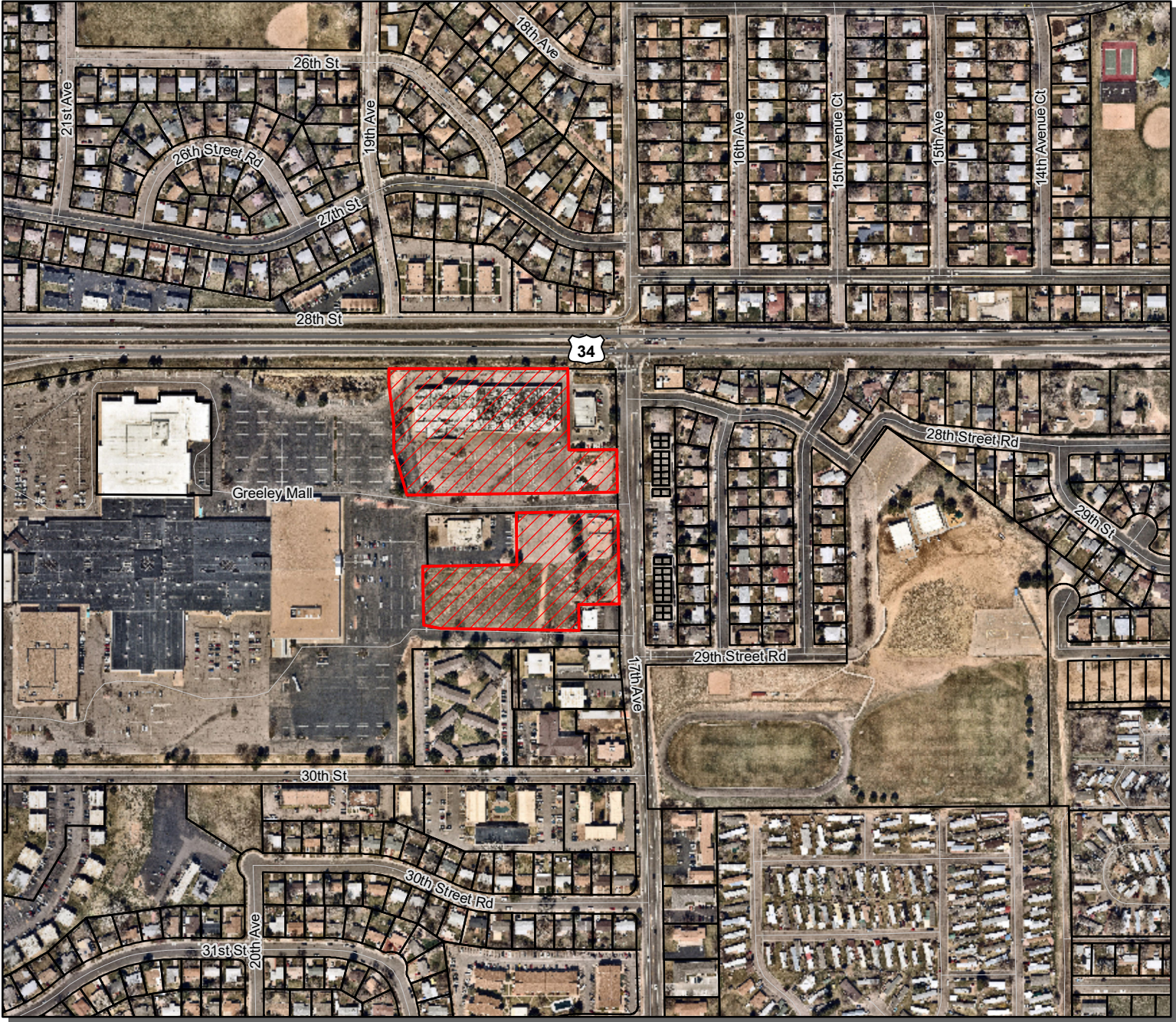
L. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a residential apartment complex in the C-H (Commercial High Intensity) zone district is consistent with the Development Code criteria of Section 24-480 and therefore approves the Use by Special Review.

M. ATTACHMENTS

- Attachment A – Vicinity Map
- Attachment B – Applicant Narrative
- Attachment C – Site Plan
- Attachment D – Landscape Plan
- Attachment E – Building Elevations
- Attachment F – Determination of Alternative Compliance
- Attachment G – Determination of Parking Reduction

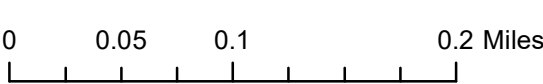
Vicinity Map



Legend

-  Subject Site
-  Parcels

**1750 Greeley Mall Street
Copper Platte Apartments
USR2020-0006**





**Copper Platte at Greeley
Entitlements Narrative
April 13, 2021**

Project Summary

The Copper Platte Apartments project is proposed new construction of a 224-unit affordable family apartment community to be built on 8.91 acres, comprised of two parcels on the east side of the Greeley Mall. The development site is bordered to the north by CO Rd. 56 (Highway 34), and on the east by 17th Avenue. Existing uses on the site include asphalt parking and under-utilized commercial buildings. Other adjacent uses include an AutoZone to the northeast of the property, a coin laundry, and the Greeley Mall to the West of the property. Also, to the south of the property are multifamily properties such as Chateau Apartments and Greeley Senior Housing. The project proposes to preserve the existing access points from 17th Avenue to the Greeley Mall,

Copper Platte includes a mix of 64 one-bedroom units, 104 two-bedroom units, 40 three-bedroom, and 16 4-bedroom apartment homes. Every apartment home will include a fully equipped kitchen, individual HVAC, full size washer and dryer, plush carpeting in living areas, LVP in kitchen and bath(s), laminate countertops, patio/balcony, and ample storage throughout (walk-in closets in most master bedrooms). Additional structures and amenities on site include a clubhouse (leasing offices, resident lounge, business center, game room, and fitness center), heated seasonal outdoor swimming pool, playground, bike storage, and 404 parking stalls to include reserved garages, carports, and open surface parking.

The approximate timeframe for completion is 16 months from the start of construction.

Affordability

All of Copper Platte's units will target households with incomes at or below 60% of the area median income for Weld County. HUD establishes area median incomes by County each year in early March. For 2020, area median income is \$84,300 for a family of four, meaning that in order for a renter household to qualify for occupancy at Copper Platte, the four-person household could earn no more than \$50,580 (60% of the area median income). Rents are intended to be affordable for such households, with the 2020 maximum allowable rents of \$949 for one-bedroom units, \$1,138 for two-bedroom units, \$1,315 for three-bedroom units, and \$1,467 for four-bedroom units.

While the income and rent limits committed to under the financing structure set the maximum allowable income and rents, it is important to note that the Owner also adheres to its own policies regarding minimum rental qualifications. Such qualifications can vary from one property to another, but the expectation is that qualified households will need to earn at least 2 times the monthly rent, have a solid rental history, and meet background and other screening criteria.

Developer/Owner

The Inland Group is a Spokane, Washington multifamily development and construction company with a 30-year history of successful multifamily development (“Inland”). Inland generally describes several entities, including general contractor entities for each State it does business, as well as developer and owner entities for each individual property. Over the last decade, Inland has focused solely on multifamily development and construction, and has developed and continues to own more than forty properties in Washington, Idaho, California, Montana, Colorado, New Mexico and Texas. The portfolio is over 10,000 units currently and is split half and half between our market-rate senior housing properties branded Affinity and our affordable developments branded Copper for affordable family communities or Traditions for affordable senior communities.

Affinity developments to date total 19 communities either operating or under construction, including Colorado communities in Lafayette, Colorado Springs, Loveland and Fort Collins. Some Affinity communities may provide a portion of units with income or rent restrictions, but the majority of units are unrestricted, market-rate units. The Affinity brand is expected to continue expansion in the Front Range and other States throughout the Western U.S.

Affordable family and senior developments to date total more than 20 communities either operating or under construction, including Copper Creek and Copper Range in Colorado Springs, Copper Steppe in Douglas County near Parker, Copper Peak in Longmont, Copper Stone in Lafayette, Traditions at Lafayette, Traditions at Englewood and Traditions at Colorado Springs. Each of these affordable housing communities was financed with tax-exempt bonds and 4% tax credits. Both affordable housing types, Copper and Traditions, have been very well received in all markets where completed.

All properties are developed to be owned and held for the long-term. A third-party management company provides professional property management services to the entire Inland Portfolio. Inland’s asset management team stays closely connected to the properties, ensuring long-term successful operation.

Local Impacts

The proposed development will bring additional traffic to the area with an influx of new residents to the apartments and should provide additional customers for the surrounding commercial properties, including the Greeley Mall. Primary access to the apartments will be from the existing right-of-way at 17th Avenue that is an existing main east entry to the Greeley Mall. The traffic study included with this submittal shows the existing roadway network can support the new development and all intersections operate acceptably. Copper Platte will introduce an estimated 1,308 daily trips. The existing retail scheduled to be demolished to make room for the development was previously estimated to generate 2,718 daily trips. Copper Plate is therefore a substantial net reduction in daily trips compared to the commercial and retail spaces as fully occupied.

All site lighting fixtures will be downward directed cut-off style fixtures to eliminate light trespass from the site.

Development Code

The proposed site is currently zoned as C-H and Residential is an allowed use via USR approval within this zone. The lot size is 8.91 acres, which complies with the “no minimum” standard provided in the Development Standards. Total building coverage on site is 74,533 SF, which equates to a building coverage of 19%. Total lot coverage is 68%.

The drive aisles are 26'-0" wide through the site and provides ample room for the access and maneuvering of fire apparatus and trash collection vehicles. Sidewalks are 6'-0" in width and provide pedestrian connection to the different buildings and amenities on site.

Parking & Variance Request

Off-street parking is provided for resident use through surface parking, covered carports and detached garages. The unit mix consists of:

- 64 One-bedroom units
- 104 Two-bedroom units
- 40 Three-bedroom units
- 16 Four-bedroom units

The unit count and mix require a total of 447 parking spaces, including 41 guest parking spaces, as set forth in Table 18.42-1. The total parking provided on site plan is 404 spaces, 43 stalls below the minimum requirement.

We are requesting a variance to allow reduced parking of 43 stalls or 10% of the requirement. Note if the parking variance is granted, Copper Platte will still offer 1.79 stalls per unit compared to the 1.90 stalls per unit required. A parking study is included with this submittal that provides detail of parking ratios for other affordable “Copper” projects owned and operated by the developer. These other projects are similar in affordability, location, design, and function as Copper Platte. Note that all the comparable projects operate without parking shortages with parking ratios provided near or below the 1.79 stalls per unit proposed for Copper Platte.

Affordable housing has become a larger initiative in the United States over the last 20 years and subsequently is accounting for a bigger percentage of the new apartments being brought to market. A trend is slowly starting for municipalities to identify different parking goals for affordable housing than market rate apartments, accepting that the two types of multifamily housing operate with nuanced differences. Affordable housing residents in general tend to rely more on public transportation and have less cars per family than market-rate residents. The nearest bus stops are located to the west of the site at the Greeley Transfer Center. Additional bus stops are located along 30th St. to the south of the Greeley Mall, along 23rd Ave. to the west of the Greeley Mall and along 17th Ave. to the east of the project site. These locations are also identified on the vicinity map on the cover

sheet. The parking study identifies several municipalities that have acknowledged this decreased parking demand for affordable housing.

The Copper Platte project is a redevelopment site on a commercial mall property. Given the continued decrease in commercial square footage required to meet consumer demands in an increasingly online retail environment, multifamily use adjacent to the existing mall could help revive the area and ensure the remaining commercial shopping center success.

The developer admits there are challenges to blending residential and commercial developments with shared access and in close proximity. The existing AutoZone presents such a challenge. Copper Platte will be home to families with children who will regularly enjoy the outdoor amenity spaces on site. Accordingly, we believe it is important to separate the commercial traffic generated by AutoZone as much as possible from the parking and common areas of Copper Platte. Safety is a key factor driving the design as submitted, which completely separates AutoZone's entry. Due to this site planning effort, some site area is utilized for separate entry drives thereby eliminating site area for available parking. We believe this tradeoff – significantly increased safety for slightly less on-site parking – is an excellent choice, especially in light of the empirical evidence supporting the adequacy of the proposed parking ratio.

Accordingly, we respectfully request the City's consideration of this request to reduce the parking requirement by 43 stalls, or 10%, for this project.

We believe this site meets the requirements of 18.42.090 to allow a parking reduction.

1. 18.42.090 C1 – The site is within the designated Urban Renewal redevelopment district.
 2. 18.42.090 C3 – There is no negative impact anticipated on surrounding residential land uses.
- Our parking study shows 1.79 stalls to 1 unit is adequate for the Copper Product.

Building Height Alternative Compliance

Dwelling unit building heights are 41'-6" as measured to the average of the highest gable. The base standard building structure height for the C-H District is 40'-0" per 18.38.080.

We would like to apply for alternative compliance for our roof height which is 1'-6" above the allowed building height. The site is in a redevelopment district and we believe meets the requirements of 18.38.140 (b) 2 & 5 for alternative compliance.

(2): Unusually shaped lots – The project is planned on two infill lots at the Greeley Mall. This area is an existing commercial development that can no longer support its use. The lots available for redevelopment are tied to the existing use that is still in-service surrounding the project. This creates the unusual conditions of having the mall's main eastern entrance split the project site and the need to maintain an access point for Autozone across the project's property. These factors greatly reduce the project's layout options and force multiple buildings to be set on the buffer yard line thereby restricting its ability for a performance height increase.

(5): Aesthetics – Our "Copper" product utilizes multiple forms of articulation to present an aesthetically pleasing building. These include large exterior wall jogs, multiple color changes, differing siding textures and products, alternating roof orientations, and differing roof eave

heights. Greeley utilizes the building height definition of “measured average of the highest gable.” Our architectural design provides for differing roof eave elevations thereby forcing us to measure building height from the highest eave to the highest gable. If we were to align all of our roof eave elevations with the lowest designed eave, our measured roof height would meet the 40’ requirement. This can still be accomplished but would reduce the aesthetic appeal of the product. Please see A5.0 for an example of our differing eave heights and the value they add to the product.

Landscaping

From the efficient order of the building and amenity layout to the well organized pedestrian and vehicular circulation patterns, the planning of the Copper Platte Apartments project creates a community that is both accessible and easy to navigate. To enhance the visual character of the streetscape and adhere to City code, buildings adjacent to public right-of-ways are set back a minimum of twenty-five (25) feet, with all other buildings set back as required per City code. Separation between the differing uses and busy roadways that abut the site is achieved through the code compliant landscape buffers, right-of-way perimeter treatments, and fencing. Xeriscape principles have been applied throughout the site to reduce resource inputs, maintenance and water use. In place of traditional turfgrass lawn, low water use plant material is strategically located to enhance desirable views to and from the site, screen unwanted views, and maintain sight lines for safety. Within the planting areas, a high-efficiency, underground sprinkler system provides water, while cobble mulch creates a durable, long lasting, and non-flammable ground cover.

The site does not overlay or sit in proximity to any waterways, wetlands, or other areas of ecological significance. Additionally, the site is not within the floodway.

The site is an infill site and not part of any current oil and gas exploration.

The site is within the boundaries of the Redevelopment District Overlay. The development proposes to utilize the Performance Option for open space reduction set forth within that section of the Title.

Architectural Elevations

Infill

The area surrounding this infill site is characterized by a variety of different uses and architectural elements and built at different points in time. The proposed development will complement some existing buildings in the area and provide a positive contrast to the others. The areas immediately to the west of the site is the Greeley Mall with prominent architectural elements including exposed structural columns and support elements, a variety of roof forms and storefront elements. The proposed clubhouse will feature similar elements, including exposed structure, a variety of roof forms, and appropriately scaled storefront elements.

Areas to the south and east include some smaller multi-family apartments with gabled roof forms, breezeways with exterior walk-up stairs, balconies, and traditionally residential materials including lap siding, asphalt shingles, and accent materials.

The apartment buildings will complement many of these through building form and materiality. Residential in character, the building roof will primarily be a gable roof with a variety of sloping and shed roofs over the balcony areas. Each apartment will have its own balcony or patio and be accessed through a breezeway stair. Exterior materials will be wood lap siding and board and batten siding, providing aesthetic quality and durability. Stone accents have been provided on all sides of the buildings to match the character of surrounding developments. Three color schemes will be used around the site to provide variety and visual interest, and to aid with building identification for residents. The buildings are highly articulated and will reveal shadows and depth at different times of the day. The entry to each breezeway is visually identified with a shed roof and exposed columns, and stone accents.

Architectural Elements from Section 18.40.090

1. The apartments provide a predominant stature with the use of scale and building massing. The proposed color palette also helps create an attractive image for future development due to the consistent color schemes and predominant building materials.
2. For visual architectural interest, the facades of the apartment buildings and the clubhouse all include portions the façade that step back which helps break up the building mass. The measurement from the furthest exterior wall in the apartment buildings to the most inner exterior wall is about 9'-0", which follows the design criteria stated in 18.40.090 (2).
3. The proposed buildings, from the predominant apartment buildings to the garage bays, all have similar architectural design features. Each building complements the rest and provides sense of a characterized community.
4. The facades of the apartment buildings use openings such as windows and balconies to help avoid blank wall expanses. Also, breezeways are included to help break up the elongated facades.
5. In the proposed apartment buildings, a projected canopy helps define entry points into the building. The clubhouse uses decorated predominant canopies to help signify where the primary entrance is located.
6. The color palettes proposed help establish an attractive image by using colors that complement each other while also drawing the attention to predominant materials being used. The colors on the facades change depending on the plane that wall sits in. This helps create visual interest by highlighting the architectural elements that give these apartments character. The color palette also compliments the red brick of the Greeley Mall and the multifamily housing to the South, and the various neutral and accent colors found along the Greeley Mall façade.
7. The proposed colors and materials are chosen to help strengthen the proposed site and help set a high-quality standard for future developments.

8. The proposed buildings do not offer extensive reflected or mirrored surfaces. The proposed glass shall have minimal effects to nearby drivers.
9. The primary materials proposed are a painted wood siding, an architectural board and batten and a stone veneer siding. The changes in materials occur at the change of building planes for architectural interest.
10. Building element groups defined below:
 - a) The facades of the apartment buildings are highly articulated with projections and recesses formed by wall planes and by balcony and patio elements. Apartment windows create a sense of continuity and rhythm.
 - b) The roof articulation includes a variety of forms and slopes. The predominant roof form is a gable roof which has a continuous ridge for the length of the building. The roof form is broken up by sloping and shed roofs over the balconies that are at a different slope than they main roof.
 - c) The apartments are accessed through central breezeways that provide weather protection to the stairs accessing each floor. The entry to the breezeway is defined by a shed roof with exposed structure and stone accents.
 - d) Three different primary exterior materials are used in three different color schemes to further break up and differentiate the elevations and reinforce the building articulation.
 - e) Gable roof eaves overhang at least 18" past the supporting walls.



Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

ROOF HEIGHT CALCULATION
ALLOWABLE BUILDING HEIGHT: 40'-0" (MEASURED TO MIDPOINT OF ROOF)
MIDPOINT OF ROOF FOR APARTMENT BUILDINGS = 41'-8"

BUILDING AND UNIT INFORMATION
BUILDING TYPE 1 (BUILDINGS D & F, 4 STORIES, 32 UNITS/BLDG.)
14 TYPE A2
16 TYPE C1
2 TYPE A2-HC
BUILDING TYPE 2 (BUILDING E, 4 STORIES, 32 UNITS/BLDG.)
14 TYPE C1
16 TYPE D1
2 TYPE C1-HC
BUILDING TYPE 3 (BUILDINGS C & H, 4 STORIES, 32 UNITS/BLDG.)
14 TYPE C1
8 TYPE D1
7 TYPE E1
2 TYPE C1-HC
1 TYPE E1-HC
BUILDING TYPE 4 (BUILDING J, 4 STORIES, 16 UNITS/BLDG.)
14 TYPE A2
2 TYPE A2-HC
BUILDING TYPE 5 (BUILDING B, 4 STORIES, 32 UNITS/BLDG.)
7 TYPE A2
7 TYPE D1
16 TYPE C1
1 TYPE A2-HC
1 TYPE D-HC
BUILDING TYPE 6 (BUILDING G, 4 STORIES, 16 UNITS/BLDG.)
7 TYPE A2
1 TYPE A2-HC
7 TYPE C1
1 TYPE C1-HC

TOTAL UNIT COUNT = 224:
64 TYPE A (16D/16A)
104 TYPE C (26D/26A)
40 TYPE D (38D/28A)
16 TYPE E (48D/28A)

19% BUILDING COVERAGE = 74,553 SQ. FT.
31% OPEN SPACE = 124,208 SQ. FT.
10% SIDEWALK = 39,041 SQ. FT.
40% PAVEMENT = 158,762 SQ. FT.

PARKING COUNT:

PARKING TYPE	SIZE	NO. OF STALLS
GENERAL	9' X 19' TYP.	232 SPACES
ACCESSIBLE	9' X 19' TYP.	14 SPACES
COMPACT	8' X 16' TYP.	68 SPACES
CAR PORT	9' X 19' TYP.	51 SPACES
ACCESSIBLE PORT	9' X 19' TYP.	2 SPACES
GARAGE	12' X 22' TYP.	34 SPACES
ACCESSIBLE GARAGE	16' X 22' TYP.	3 SPACES
TOTAL		404 SPACES

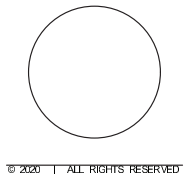
COMPACT SPACES ARE DENOTED ON PLACE WITH A C

- KEYNOTES:**
- ① RIGHT TURN ONLY SIGN
 - ① STOP SIGN
 - ② ACCESSIBLE PARKING SIGN
 - ③ NO PARKING FIRE LANE SIGN
 - ④ CONCRETE SIDEWALK
 - ⑤ BICYCLE PARKING/STORAGE
 - ⑥ MAINTENANCE BUILDING
 - ⑦ FENCE
 - ⑧ EXISTING SIDEWALK
 - ⑨ TRASH ENCLOSURE
 - ⑩ CARPORT PARKING
 - ⑪ MAIL KIOSK
 - ⑫ PAINTED CROSSWALK
 - ⑬ RETAINING WALL

- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT
 - FENCE
 - SIDEWALK
 - PARKING COUNT
 - PROPOSED LIGHTING
 - ACCESSIBLE PARKING
 - GARAGE DESIGNATION



1750 GREELEY MALL STREET
GREELEY, COLORADO
COPPER PLATTE APARTMENTS

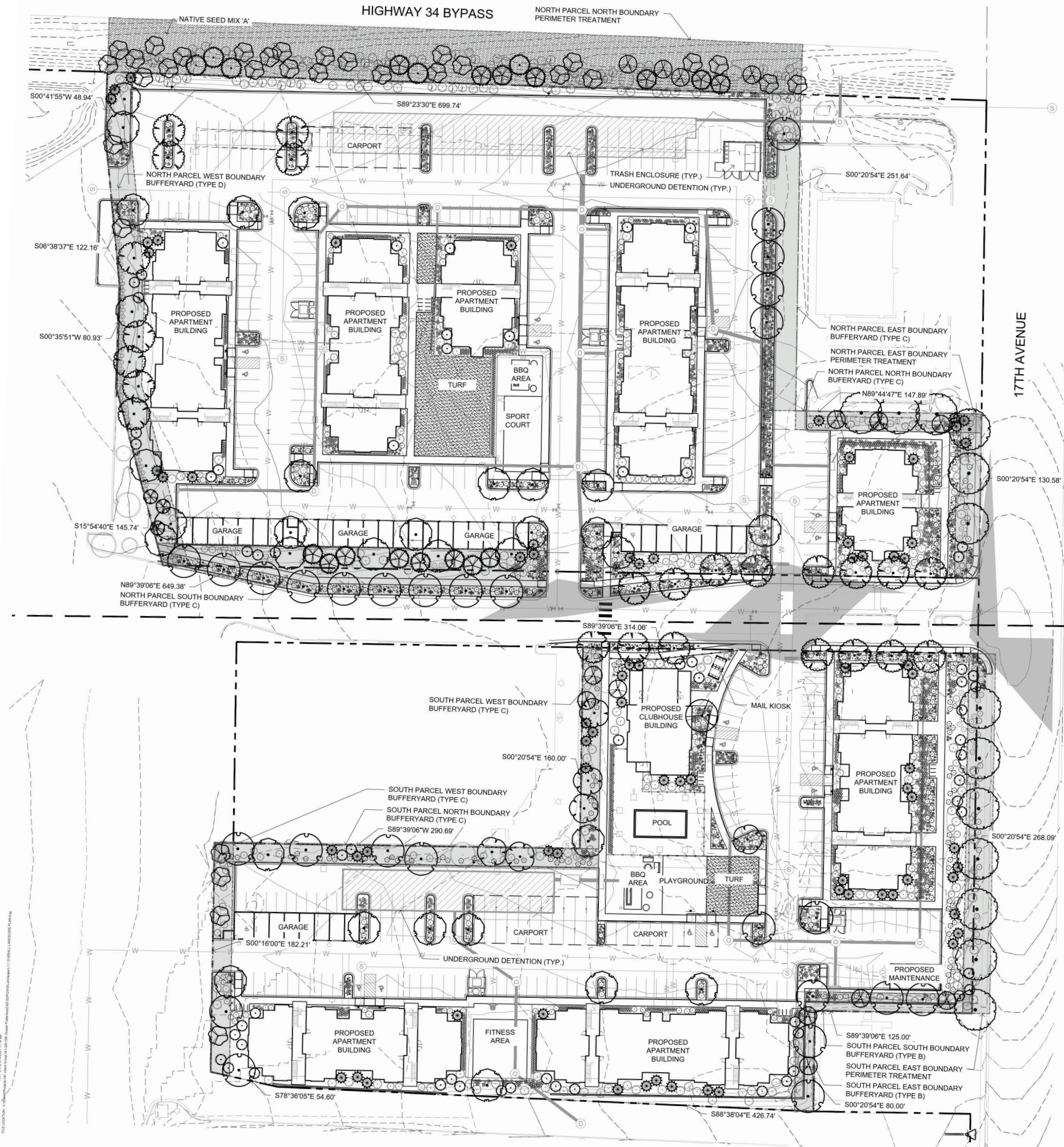


USE BY SPECIAL
REVIEW (USR2020-0006)
06.14.2021
DESIGNED BY | JLS
CHECKED BY | RWL
REVISIONS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

SITE PLAN

C1.0



BUFFERYARD COMPLIANCE

NORTH PARCEL WEST BOUNDARY

Specifications	Type D	
	Required	Provided
Frontage (LF)	369	
Minimum Width (LF)	20 (0.85x)	20 (0.85x)
PER 100 LF		
Large Trees	4	13
Small Trees/Shrubs (>8ft)	4	13
Evergreens	3	10
Shrubs (>8ft)	25	79

NORTH PARCEL NORTH BOUNDARY

Specifications	Type C	
	Required	Provided
Boundary (LF)	148	
Minimum Width (LF)	15 (0.80x)	15 (0.80x)
PER 100 LF		
Large Trees	3	4
Small Trees/Shrubs (>8ft)	2	3
Evergreens	3	4
Shrubs (4ft-8ft)	6	8
Shrubs (1ft-4ft)	9	11

SOUTH PARCEL WEST BOUNDARY

Specifications	Type C	
	Required	Provided
Boundary (LF)	319	
Minimum Width (LF)	15 (1.25x)	15 (1.25x)
PER 100 LF		
Large Trees	3	12
Small Trees	2	8
Evergreens	3	12
Shrubs (4ft-8ft)	6	24
Shrubs (1ft-4ft)	9	36

SOUTH PARCEL SOUTH BOUNDARY

Specifications	Type B	
	Required	Provided
Boundary (LF)	125	
Minimum Width (LF)	15 (0.75x)	15 (0.75x)
PER 100 LF		
Large Trees	2	2
Small Trees/Shrubs (>8ft)	2	2
Evergreens	1	1
Shrubs (4ft-8ft)	5	5

NORTH PARCEL EAST BOUNDARY

Specifications	Type C	
	Required	Provided
Boundary (LF)	245	
Minimum Width (LF)	15 (0.80x)	15 (0.80x)
PER 100 LF		
Large Trees	3	6
Small Trees/Shrubs (>8ft)	2	4
Evergreens	3	6
Shrubs (4ft-8ft)	6	12
Shrubs (1ft-4ft)	9	18

NORTH PARCEL SOUTH BOUNDARY

Specifications	Type C	
	Required	Provided
Boundary (LF)	337	
Minimum Width (LF)	15 (1.25x)	15 (1.25x)
PER 100 LF		
Large Trees	3	13
Small Trees/Shrubs (>8ft)	2	9
Evergreens	3	13
Shrubs (4ft-8ft)	6	26
Shrubs (1ft-4ft)	9	38

SOUTH PARCEL NORTH BOUNDARY

Specifications	Type C	
	Required	Provided
Boundary (LF)	291	
Minimum Width (LF)	15 (1.25x)	15 (1.25x)
PER 100 LF		
Large Trees	3	11
Small Trees / Shrubs (>8ft)	2	8
Evergreens	3	11
Shrubs (4ft-8ft)	6	22
Shrubs (1ft-4ft)	9	33

SOUTH PARCEL EAST BOUNDARY

Specifications	Type B	
	Required	Provided
Boundary (LF)	80	
Minimum Width (LF)	15 (0.75x)	15 (0.75x)
PER 100 LF		
Large Trees	2	2
Small Trees/Shrubs (>8ft)	2	2
Evergreens	1	1
Shrubs (4ft-8ft)	5	3

PERIMETER TREATMENT COMPLIANCE

NORTH PARCEL NORTH BOUNDARY

Specifications	(RESIDENTIAL - HIGHWAY)	
	Required	Provided
Frontage (LF)	552	
Minimum Width (LF)	10	10
PER 100 LF		
Large Trees*	3	17
Small Trees/Shrubs (>8ft)	2	12
Evergreens	2	12
Shrubs (> 8ft)	8	45

NORTH PARCEL EAST BOUNDARY

Specifications	(RESIDENTIAL - ARTERIAL)	
	Required	Provided
Boundary (LF)	136	
Minimum Width (LF)	10	10
PER 100 LF		
Large Trees	1	2
Evergreens	1	2
Shrubs (>8ft)	3	5
Shrubs (4ft-8ft)	4	6

SOUTH PARCEL EAST BOUNDARY

Specifications	(RESIDENTIAL - ARTERIAL)	
	Required	Provided
Boundary (LF)	292	
Minimum Width (LF)	10	10
PER 100 LF		
Large Trees	1	3
Evergreens	1	3
Shrubs (>8ft)	3	9
Shrubs (4ft-8ft)	4	12

SITE LANDSCAPE CALCULATIONS

Specifications	Required	Provided	Total Deficiency
Large Trees*	77	61	-16
Small Trees/Shrubs (>8ft)	56	73	17
Evergreens	67	70	3
Shrubs (>8ft)	138	141	3
Shrubs (4ft-8ft)	102	108	6
Shrubs (1ft-4ft)	111	148	37

www.tfgdesign.com

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COPPER PLATTE APARTMENTS

USE BY SPECIAL REVIEW

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 191-2001GR
DATE: 202100205
PHASE: USR

REVISIONS:
20210416 CITY COMMENTS
20210514 CITY COMMENTS

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SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:



GENERAL NOTES

- A. APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- B. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- C. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- D. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- E. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- F. ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- G. SEE FLOOR PLANS FOR WINDOW TYPES.
- H. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.
- I. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- J. REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

- 1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
- 2. LP WOOD FRAME AND WINDOW PER SCHEDULE
- 3. PAINTED SMART BOARD FASCIA - PAINT WHITE
- 4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
- 5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- 6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
- 7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
- 8. ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
- 9. METAL GUARDRAIL, RE: A8.0 AND A8.1
- 10. METAL GABLE INTAKE LOUVER, PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
- 11. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
- 12. PTAC AND GRILLE, SEE 19/A10.1.
- 13. STONE VENEER CAP, RE: 15/A10.1
- 14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
- 15. NOT USED.
- 16. PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
- 17. NOT USED.
- 18. DECK FASCIA TO BE 12" SMART TRIM
- 19. DECK POSTS TO BE PAINTED GLB
- 20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
- 21. FIRE RISER ROOM, SEE FLOOR PLANS.

LEGEND

L WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS

MATERIAL PERCENTAGES

LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	331 SF	6%
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2	1,607 SF	29%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	766 SF	14%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	984 SF	17%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	616 SF	11%
GLAZING		1,320 SF	23%

TOTAL SF FOR ONE ELEVATION = 5,624 SF

Copper Platte - Apartment Exterior Finish Schedule - Scheme A

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jamb	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

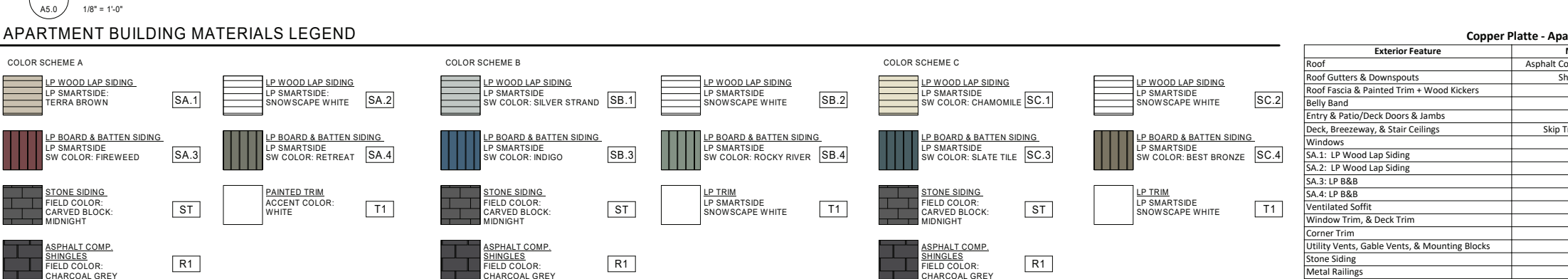
1 FACADE ARTICULATION



BUILDING TYPE 1 - FRONT ELEVATION



3 BUILDING TYPE 1 - REAR ELEVATION



APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A	COLOR SCHEME B	COLOR SCHEME C
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SILVER STRAND	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: CHAMOMILE
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: INDIGO	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: SLATE TILE
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY

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REVIEW -
USR2020-0006

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REVISIONS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 1 -
EXTERIOR
ELEVATIONS

GENERAL NOTES

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- B. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
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- D. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
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- F. ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- G. SEE FLOOR PLANS FOR WINDOW TYPES.
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EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
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12. PTAC AND GRILLE, SEE 19/A10.1.
13. STONE VENEER CAP, RE: 15/A10.1
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED
16. PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED
18. DECK FASCIA TO BE 12" SMART TRIM
19. DECK POSTS TO BE PAINTED GLB
20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM, SEE FLOOR PLANS.

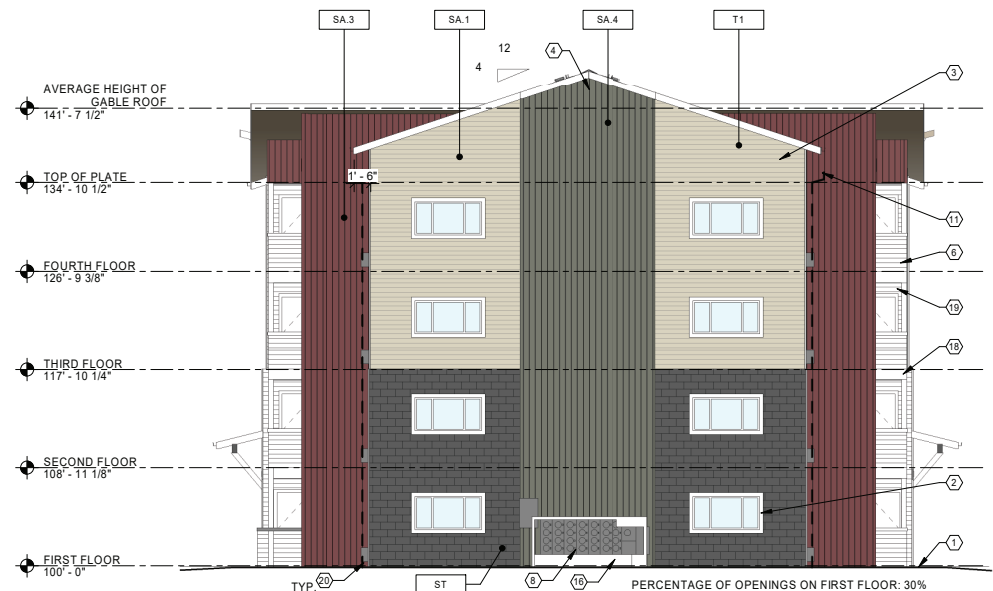
LEGEND

L	WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS
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MATERIAL PERCENTAGES

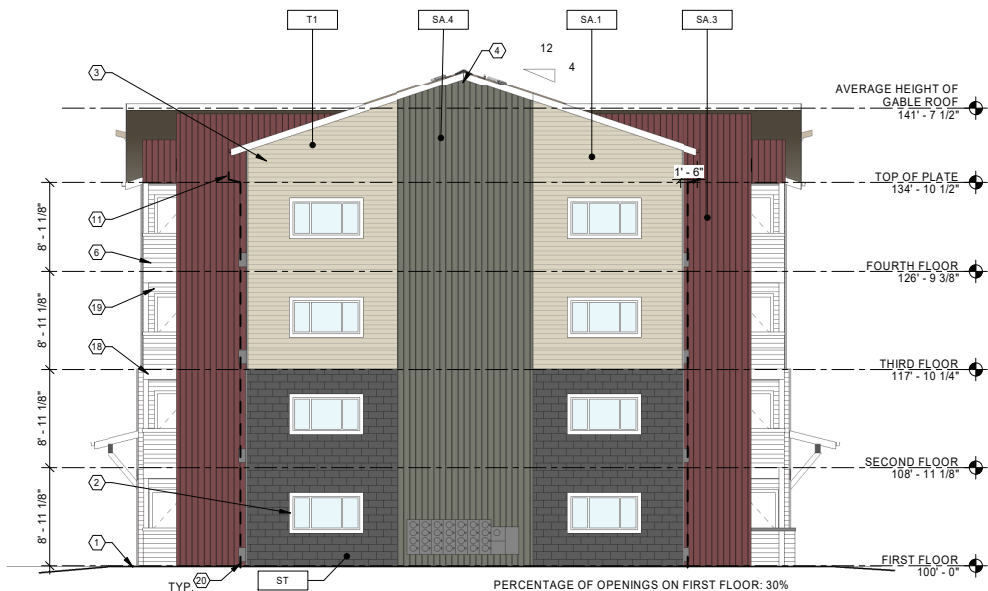
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	448 SF 21%
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2	0 SF 0%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	591 SF 28%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	515 SF 24%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	393 SF 18%
GLAZING		196 SF 9%

TOTAL SF FOR ONE ELEVATION = 2,143 SF



BUILDING TYPE 1 - END ELEVATION (NORTH)

1/8" = 1'-0"



BUILDING TYPE 1 - END ELEVATION (SOUTH)

1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A	COLOR SCHEME B	COLOR SCHEME C
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN SA.1	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SILVER STRAND SB.1	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: CHAMOMILE SC.1
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: INDIGO SB.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: SLATE TILE SC.3
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE SA.2	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SNOWSCAPE WHITE SB.2	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SNOWSCAPE WHITE SC.2
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT SA.4	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: ROCKY RIVER SB.4	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: BEST BRONZE SC.4
PAINTED TRIM ACCENT COLOR: WHITE T1	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE T1	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE T1

Copper Platte - Apartment Exterior Finish Schedule - Scheme A

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS



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Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 1 -
EXTERIOR
ELEVATIONS

A5.1
40

GENERAL NOTES

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- H. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.
- I. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- J. REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

1. FINISH GRADE. SLOPE AWAY FROM BUILDING AT 2% MIN
2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
8. ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
9. METAL GUARDRAIL, RE: A8.0 AND A8.1
10. METAL GABLE INTAKE LOUVER. PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
11. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
12. PTAC AND GRILLE. SEE 19/A10.1.
13. STONE VENEER CAP. RE: 15/A10.1
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED.
16. PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED.
18. DECK FASCIA TO BE 12" SMART TRIM
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20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM, SEE FLOOR PLANS.

COPPER PLATTE APARTMENTS

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Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 2-
EXTERIOR
ELEVATIONS

A5.2
41

1 FACADE ARTICULATION



2 BUILDING TYPE 2 - FRONT AND REAR ELEVATION



3 REAR ELEVATION - ROOF OPTION B



APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A

LP WOOD LAP SIDING
LP SMARTSIDE:
TERRA BROWN

SA.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SA.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: FIREWEED

SA.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: RETREAT

SA.4

STONE SIDING
FIELD COLOR:
CARVED BLOCK:
MIDNIGHT

ST

PAINTED TRIM
ACCENT COLOR:
WHITE

T1

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

COLOR SCHEME B

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: SILVER STRAND

SB.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SB.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: INDIGO

SB.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: ROCKY RIVER

SB.4

STONE SIDING
FIELD COLOR:
CARVED BLOCK:
MIDNIGHT

ST

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

COLOR SCHEME C

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: CHAMOMILE

SC.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SC.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: SLATE TILE

SC.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: BEST BRONZE

SC.4

STONE SIDING
FIELD COLOR:
CARVED BLOCK:
MIDNIGHT

ST

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

Copper Platte - Apartment Exterior Finish Schedule - Scheme B

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SB.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Silver Strand
SB.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SB.3: LP B&B	Wood	LP SmartSide	SW Color: Indigo
SB.4: LP B&B	Wood	LP SmartSide	SW Color: Rocky River
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

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- A. APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
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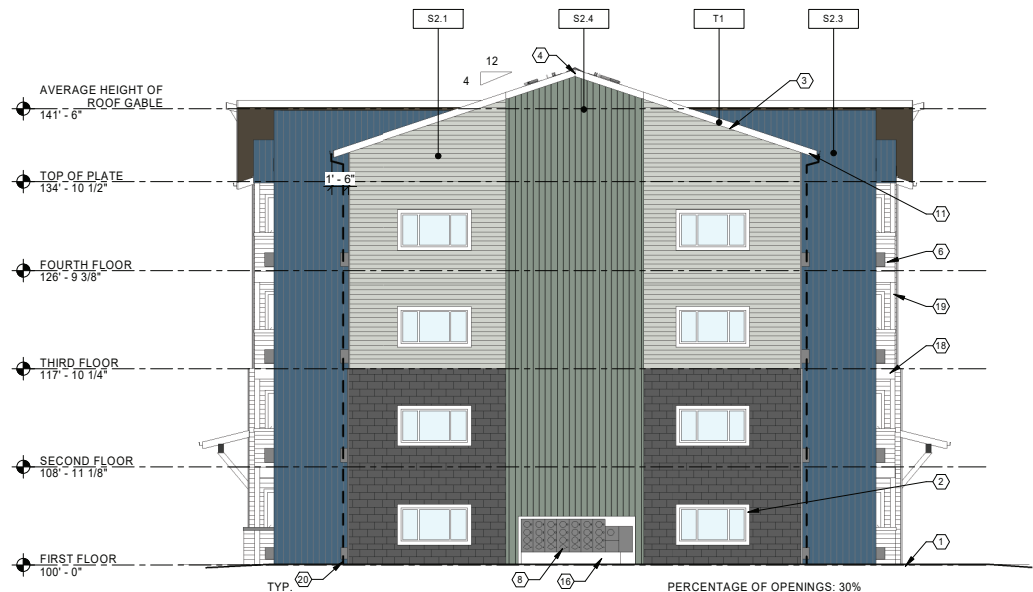
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2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
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7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
8. ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
9. METAL GUARDRAIL, RE: A8.0 AND A8.1
10. METAL GABLE INTAKE LOUVER, PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
11. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
12. PTAC AND GRILLE. SEE 19/A10.1.
13. STONE VENEER CAP. RE: 15/A10.1
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED.
16. PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED.
18. DECK FASCIA TO BE 12" SMART TRIM
19. DECK POSTS TO BE PAINTED GLB
20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM, SEE FLOOR PLANS.

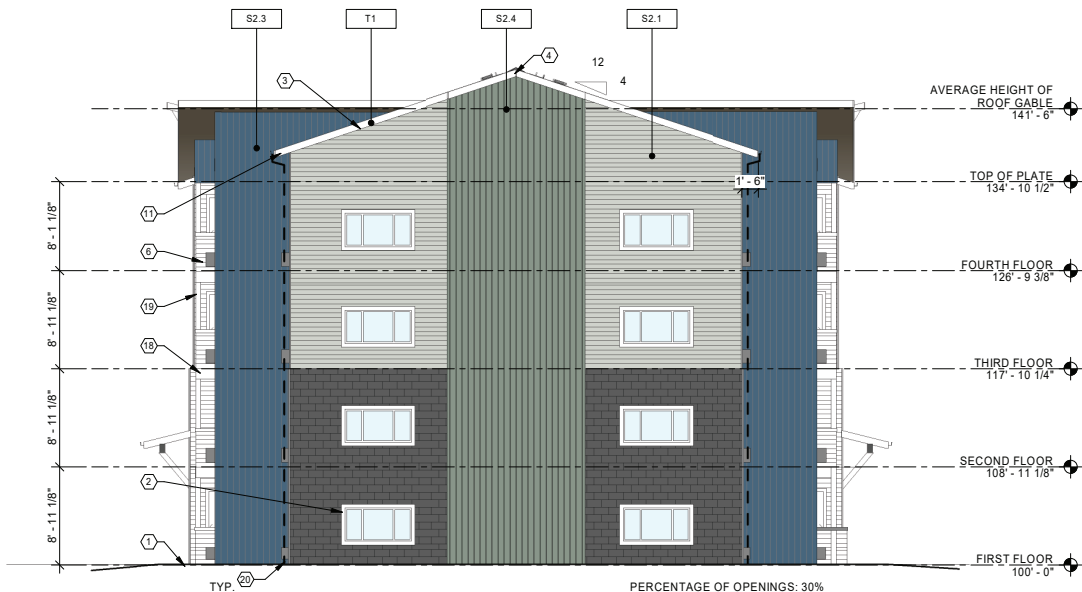
MATERIAL PERCENTAGES

	LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: SILVER STRAND	SB.1	535 SF 24%
	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SB.2	0 SF 0%
	LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: INDIGO	SB.3	568 SF 14%
	LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: ROCKY RIVER	SB.4	543 SF 5%
	STONE SIDING. FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	418 SF 12%
	GLAZING		196 SF 25%

TOTAL SF FOR ONE ELEVATION = 2,260 SF



1 BUILDING TYPE 2 - END ELEVATION (NORTH)
A5.3 1/8" = 1'-0"



2 BUILDING TYPE 2 - END ELEVATION (SOUTH)
A5.3 1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A

	LP WOOD LAP SIDING. LP SMARTSIDE: TERRA BROWN	SA.1		LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
	LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: FIREWEED	SA.3		LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: RETREAT	SA.4
	STONE SIDING. FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		PAINTED TRIM ACCENT COLOR: WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME B

	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SILVER STRAND	SB.1		LP WOOD LAP SIDING LP SMARTSIDE SNOWSCAPE WHITE	SB.2
	LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: INDIGO	SB.3		LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: ROCKY RIVER	SB.4
	STONE SIDING. FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME C

	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: CHAMOMILE	SC.1		LP WOOD LAP SIDING LP SMARTSIDE SNOWSCAPE WHITE	SC.2
	LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: SLATE TILE	SC.3		LP BOARD & BATTEN SIDING. LP SMARTSIDE SW COLOR: BEST BRONZE	SC.4
	STONE SIDING. FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

Copper Platte - Apartment Exterior Finish Schedule - Scheme B

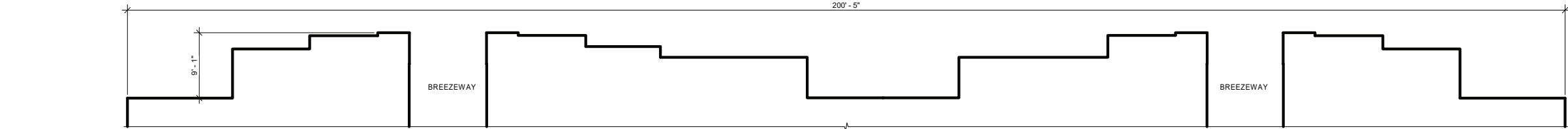
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SB.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Silver Strand
SB.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SB.3: LP B&B	Wood	LP SmartSide	SW Color: Indigo
SB.4: LP B&B	Wood	LP SmartSide	SW Color: Rocky River
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

GENERAL NOTES

- APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- SEE FLOOR PLANS FOR WINDOW TYPES.
- PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT
- ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

- FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
- LP WOOD FRAME AND WINDOW PER SCHEDULE
- PAINTED SMART BOARD FASCIA - PAINT WHITE
- CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
- ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
- LP WOOD-FRAME AND SIDING GLASS DOOR PER SCHEDULE.
- ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
- METAL GUARDRAIL, RE: A8.0 AND A8.1
- METAL GABLE INTAKE LOUVER. PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS. PAINT TO MATCH ADJACENT FINISH.
- PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
- PTAC AND GRILLE, SEE 19/A10.1.
- STONE VENEER CAP, RE: 15/A10.1.
- SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
- NOT USED.
- PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
- NOT USED.
- DECK FASCIA TO BE 12" SMART TRIM
- DECK POSTS TO BE PAINTED GLB
- PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
- FIRE RISER ROOM, SEE FLOOR PLANS.



1 FACADE ARTICULATION



2 BUILDING TYPE 3 - FRONT ELEVATION



3 BUILDING TYPE 3 - REAR ELEVATION

MATERIAL PERCENTAGES

LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: CHAMOMILE	SC.1	1,495 SF 23%
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SC.2	1,184 SF 18%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: SLATE TILE	SC.3	845 SF 13%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: BEST BRONZE	SC.4	638 SF 10%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	734 SF 11%
GLAZING		1,662 SF 25%

TOTAL SF FOR ONE ELEVATION = 6,558 SF

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A	COLOR SCHEME B	COLOR SCHEME C
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN SA.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE SA.2	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE SB.1
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT SA.4	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: ROCKY RIVER SB.4
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT ST
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY R1

Copper Platte - Apartment Exterior Finish Schedule - Scheme C			
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SC.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Chamomile
SC.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SC.3: LP B&B	Wood	LP SmartSide	SW Color: Slate Tile
SC.4: LP B&B	Wood	LP SmartSide	SW Color: Best Bronze
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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USE BY SPECIAL
REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 3 -
EXTERIOR
ELEVATIONS

A5.4
43

GENERAL NOTES

- A. APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- B. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- C. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- D. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- E. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- F. ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- G. SEE FLOOR PLANS FOR WINDOW TYPES.
- H. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.
- I. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- J. REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
8. ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
9. METAL GUARDRAIL, RE: A8.0 AND A8.1
10. METAL GABLE INTAKE LOUVER. PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS. PAINT TO MATCH ADJACENT FINISH.
11. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
12. PTAC AND GRILLE, SEE 19/A10.1.
13. STONE VENEER CAP, RE: 15/A10.1.
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED.
16. PROVIDE 4' X 8' SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED.
18. DECK FASCIA TO BE 12" SMART TRIM
19. DECK POSTS TO BE PAINTED GLB
20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM, SEE FLOOR PLANS.

MATERIAL PERCENTAGES

	LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: CHAMOMILE	SC.1	535 SF 24%
	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SC.2	0 SF 0%
	LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: SLATE TILE	SC.3	568 SF 14%
	LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: BEST BRONZE	SC.4	543 SF 5%
	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	418 SF 12%
	GLAZING		196 SF 25%

TOTAL SF FOR ONE ELEVATION = 2,260 SF

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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REVIEW -
USR2020-0006

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REVISIONS

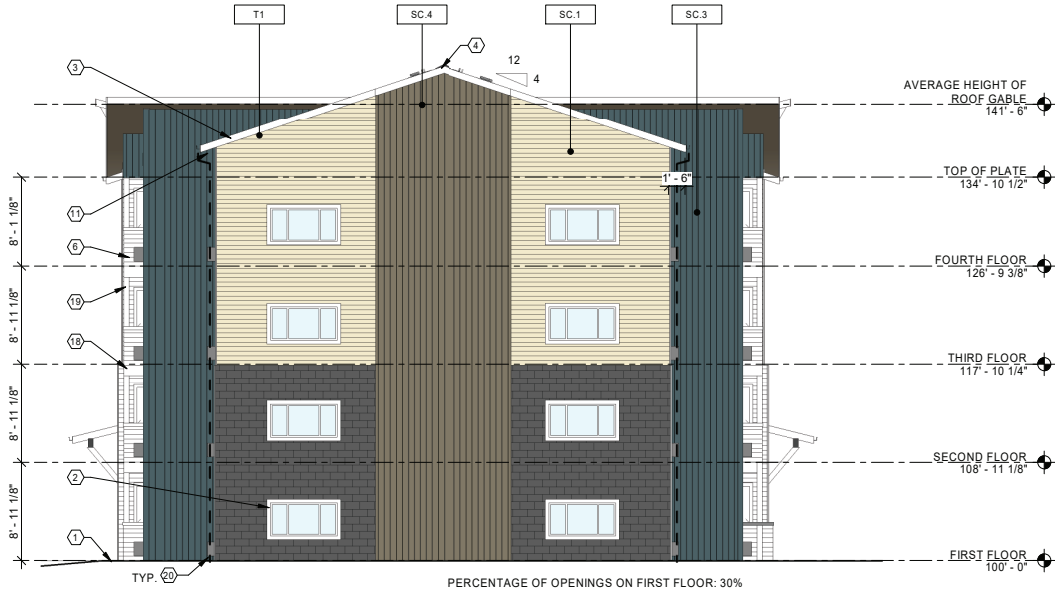
Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 3 -
EXTERIOR
ELEVATIONS

A5.5
44

Copper Platte - Apartment Exterior Finish Schedule - Scheme C

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SC.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Chamomile
SC.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SC.3: LP B&B	Wood	LP SmartSide	SW Color: Slate Tile
SC.4: LP B&B	Wood	LP SmartSide	SW Color: Best Bronze
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black



2 BUILDING TYPE 3 - END ELEVATION (SOUTH)

1/8" = 1'-0"



1 BUILDING TYPE 3 - END ELEVATION (NORTH)

1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A

	LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1		LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
	LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: FIREWEED	SA.3		LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: RETREAT	SA.4
	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		PAINTED TRIM ACCENT COLOR: WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME B

	LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: SILVER STRAND	SB.1		LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SB.2
	LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: INDIGO	SB.3		LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: ROCKY RIVER	SB.4
	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP TRIM LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME C

	LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: CHAMOMILE	SC.1		LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SC.2
	LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: SLATE TILE	SC.3		LP BOARD & BATTEN SIDING LP SMARTSIDE: SW COLOR: BEST BRONZE	SC.4
	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP TRIM LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1			

GENERAL NOTES

- A. APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- B. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
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- I. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- J. REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
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11. PREFINISHED METAL GUTTER AND DOWNSPOUT. COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
12. PTAC AND GRILL, SEE 19/A10.1.
13. STONE VENEER CAP. RE: 15/A10.1.
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED.
16. PROVIDE 4' X 8' SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED.
18. DECK FASCIA TO BE 12" SMART TRIM
19. DECK POSTS TO BE PAINTED GLB
20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM. SEE FLOOR PLANS.

MATERIAL PERCENTAGES

		EAST/WEST	NORTH/SOUTH
	LP WOOD LAP SIDING	281 SF	448 SF
	LP SMARTSIDE: TERRA BROWN	11%	21%
	LP WOOD LAP SIDING	314 SF	0 SF
	LP SMARTSIDE: SNOWSCAPE WHITE	12%	0%
	LP BOARD & BATTEN SIDING	382 SF	591 SF
	LP SMARTSIDE: SW COLOR: FIREWEED	15%	28%
	LP BOARD & BATTEN SIDING	439 SF	515 SF
	LP SMARTSIDE: SW COLOR: RETREAT	17%	24%
	STONE SIDING	454 SF	393 SF
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	18%	18%
	GLAZING	672 SF	196 SF
		27%	9%

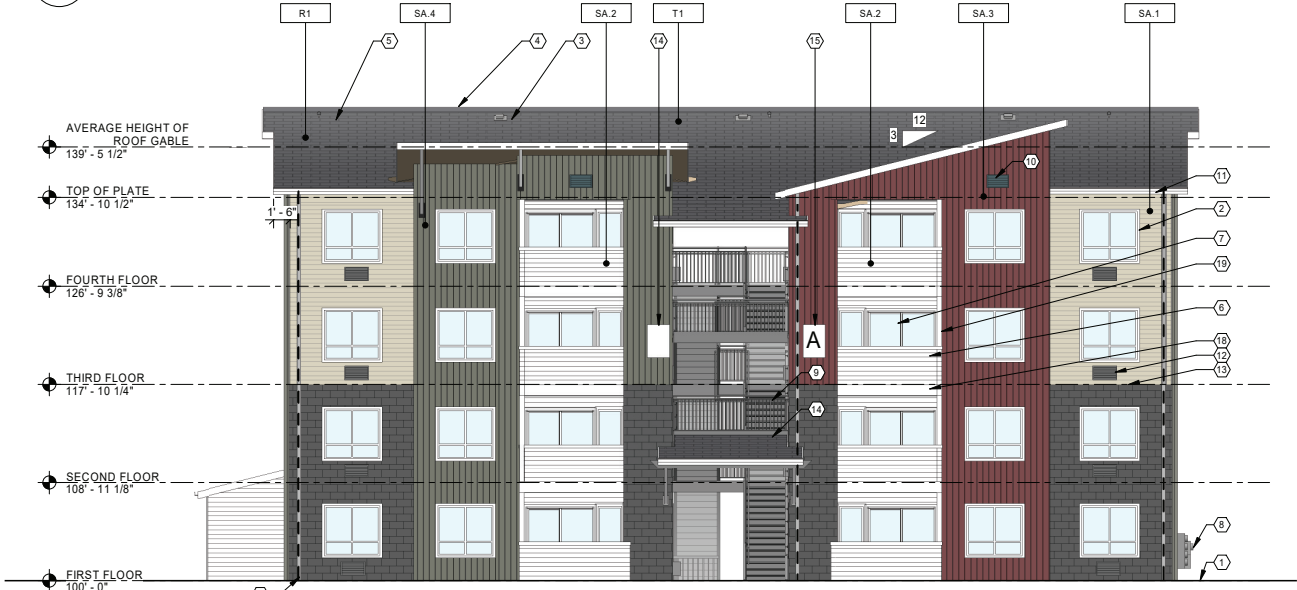
TOTAL SF FOR EAST/WEST ELEVATION = 2,542 SF

TOTAL SF FOR NORTH/SOUTH ELEVATION = 2,143 SF

1 FACADE ARTICULATION

A5.6

1/8" = 1'-0"



2 BUILDING TYPE 4 - FRONT ELEVATION (WEST)

A5.6

1/8" = 1'-0"



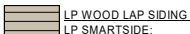
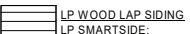
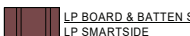
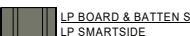
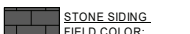
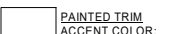
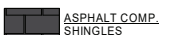
4 BUILDING TYPE 4 - REAR ELEVATION (EAST)

A5.6

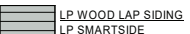
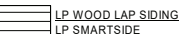
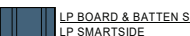
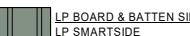
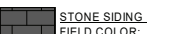
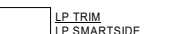
1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

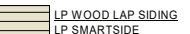
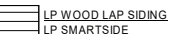
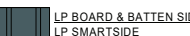
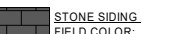
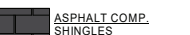
COLOR SCHEME A

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE: TERRA BROWN	SA.1		LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE: SW COLOR: FIREWEED	SA.3		LP SMARTSIDE: SW COLOR: RETREAT	SA.4
	STONE SIDING			PAINTED TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		ACCENT COLOR: WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME B

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE: SW COLOR: SILVER STRAND	SB.1		LP SMARTSIDE: SNOWSCAPE WHITE	SB.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE: SW COLOR: INDIGO	SB.3		LP SMARTSIDE: SW COLOR: ROCKY RIVER	SB.4
	STONE SIDING			LP TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

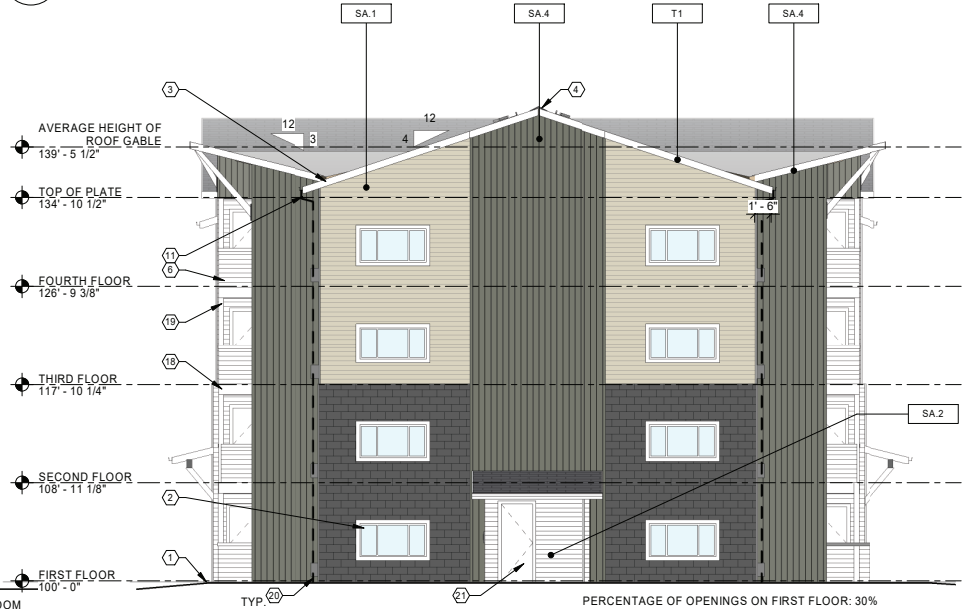
COLOR SCHEME C

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE: SW COLOR: CHAMOMILE	SC.1		LP SMARTSIDE: SNOWSCAPE WHITE	SC.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE: SW COLOR: SLATE TILE	SC.3		LP SMARTSIDE: SW COLOR: BEST BRONZE	SC.4
	STONE SIDING			LP TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

3 BUILDING TYPE 4 - END ELEVATION (NORTH)

A5.6

1/8" = 1'-0"



5 BUILDING TYPE 4 - END ELEVATION (SOUTH)

A5.6

1/8" = 1'-0"

Copper Platte - Apartment Exterior Finish Schedule - Scheme A

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jamb	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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USE BY SPECIAL
REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate

Engineering Initials/Date
Planning Initials/Date
Owner Initials/Date

BUILDING TYPE 4 -
EXTERIOR
ELEVATIONS

A5.6
45

GENERAL NOTES

- APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- SEE FLOOR PLANS FOR WINDOW TYPES.
- PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.
- ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

- FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
- LP WOOD FRAME AND WINDOW PER SCHEDULE
- PAINTED SMART BOARD FASCIA - PAINT WHITE
- CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
- ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
- LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
- ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
- METAL GUARDRAIL, RE: A8.0 AND A8.1
- METAL GABLE INTAKE LOUVER, PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
- PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
- PTAC AND GRILLE, SEE 19/A10.1.
- STONE VENEER CAP, RE: 15/A10.1.
- SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
- NOT USED.
- PROVIDE 4" X 8" SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
- NOT USED.
- DECK FASCIA TO BE 12" SMART TRIM
- DECK POSTS TO BE PAINTED GLB
- PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
- FIRE RISER ROOM, SEE FLOOR PLANS.

LEGEND

- L** WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS

MATERIAL PERCENTAGES

	LP WOOD LAP SIDING	287 SF
	LP SMARTSIDE: TERRA BROWN	SA.1 5%
	LP WOOD LAP SIDING	1,440 SF
	LP SMARTSIDE: SNOWSCAPE WHITE	SA.2 25%
	LP BOARD & BATTEN SIDING	747 SF
	LP SMARTSIDE SW COLOR: FIREWEED	SA.3 13%
	LP BOARD & BATTEN SIDING	1,250 SF
	LP SMARTSIDE SW COLOR: RETREAT	SA.4 22%
	STONE SIDING	613 SF
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST 10%
	GLAZING	1,452 SF
		25%

TOTAL SF FOR ONE ELEVATION = 5,789 SF

179' - 6"

1 FACADE ARTICULATION

A5.7 1/8" = 1'-0"



2 BUILDING TYPE 5 - FRONT ELEVATION (EAST)

A5.7 1/8" = 1'-0"



3 BUILDING TYPE 5 - REAR ELEVATION (WEST)

A5.7 1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE: TERRA BROWN	SA.1		LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE SW COLOR: FIREWEED	SA.3		LP SMARTSIDE SW COLOR: RETREAT	SA.4
	STONE SIDING			PAINTED TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		ACCENT COLOR: WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME B

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE SW COLOR: SILVER STRAND	SB.1		LP SMARTSIDE: SNOWSCAPE WHITE	SB.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE SW COLOR: INDIGO	SB.3		LP SMARTSIDE SW COLOR: ROCKY RIVER	SB.4
	STONE SIDING			LP TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

COLOR SCHEME C

	LP WOOD LAP SIDING			LP WOOD LAP SIDING	
	LP SMARTSIDE SW COLOR: CHAMOMILE	SC.1		LP SMARTSIDE: SNOWSCAPE WHITE	SC.2
	LP BOARD & BATTEN SIDING			LP BOARD & BATTEN SIDING	
	LP SMARTSIDE SW COLOR: SLATE TILE	SC.3		LP SMARTSIDE SW COLOR: BEST BRONZE	SC.4
	STONE SIDING			LP TRIM	
	FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST		LP SMARTSIDE: SNOWSCAPE WHITE	T1
	ASPHALT COMP. SHINGLES				
	FIELD COLOR: CHARCOAL GREY	R1			

Copper Platte - Apartment Exterior Finish Schedule - Scheme A

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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USE BY SPECIAL
REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate

Engineering Initials/Date
Planning Initials/Date
Owner Initials/Date

BUILDING TYPE 5 -
EXTERIOR
ELEVATIONS

A5.7
46

GENERAL NOTES

- A. APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
- B. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- C. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- D. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- E. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- F. ALL UTILITIES TO BE SCREENED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
- G. SEE FLOOR PLANS FOR WINDOW TYPES.
- H. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO ENTRY TO FIRE RISER ROOM. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.
- I. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- J. REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
2. LP WOOD FRAME AND WINDOW PER SCHEDULE
3. PAINTED SMART BOARD FASCIA - PAINT WHITE
4. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
5. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
6. ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
7. LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
8. ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
9. METAL GUARDRAIL, RE: A8.0 AND A8.1
10. METAL GABLE INTAKE LOUVER, PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
11. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
12. PTAC AND GRILLE, SEE 19/A10.1.
13. STONE VENEER CAP, RE: 15/A10.1.
14. SHED ROOF AT BREEZEWAY, RE: 1/A8.0.
15. NOT USED.
16. PROVIDE 4' X 8' SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
17. NOT USED.
18. DECK FASCIA TO BE 12" SMART TRIM
19. DECK POSTS TO BE PAINTED GLB
20. PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
21. FIRE RISER ROOM, SEE FLOOR PLANS.

LEGEND

- L WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS

MATERIAL PERCENTAGES

LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	448 SF 21%
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2	0 SF 0%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	591 SF 28%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	515 SF 24%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	393 SF 18%
GLAZING		196 SF 9%

TOTAL SF FOR ONE ELEVATION = 2,143 SF

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A		COLOR SCHEME B		COLOR SCHEME C	
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: SILVER STRAND	SB.1	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: CHAMOMILE	SC.1
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: INDIGO	SB.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: SLATE TILE	SC.3
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: ROCKY RIVER	SB.4	LP WOOD LAP SIDING LP SMARTSIDE SW COLOR: BEST BRONZE	SC.4
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1
PAINTED TRIM ACCENT COLOR: WHITE	T1				

Copper Platte - Apartment Exterior Finish Schedule - Scheme A			
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

BUILDING TYPE 5 -
EXTERIOR
ELEVATIONS

A5.8
47

GENERAL NOTES

- APARTMENT BUILDING FLOOR HEIGHTS AND PLATE HEIGHTS SHOWN IN REFERENCE TO THE LOWEST UNIT SLAB LEVEL (0'-0"). VERIFY ACTUAL HEIGHTS IN RELATION TO THE SITE GRADING W/ CIVIL DRAWINGS.
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- ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
- REFER TO DRAWING SHEET A5.0 FOR MATERIALS FINISH LEGEND.

EXT. ELEVATION KEY NOTES: (AS APPLICABLE)

- FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN
- LP WOOD FRAME AND WINDOW PER SCHEDULE
- PAINTED SMART BOARD FASCIA - PAINT WHITE
- CONTINUOUS RIDGE VENT, MATCH ROOF COLOR; RE: ROOF PLANS
- ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- ALIGN LAPPED SIDING ON GUARDRAIL W/ ADJACENT LAPPED SIDING
- LP WOOD-FRAME AND SLIDING GLASS DOOR PER SCHEDULE.
- ELECTRICAL METERS, SWITCHGEAR, AND HOUSE PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS. RE: A4.7 FOR FURR WALL DETAILS.
- METAL GUARDRAIL. RE: A8.0 AND A8.1
- METAL GABLE INTAKE LOUVER. PROVIDE NET FREE AIR PER ATTIC VENTILATION CALCULATIONS, PAINT TO MATCH ADJACENT FINISH.
- PREFINISHED METAL GUTTER AND DOWNSPOUT. COORDINATE W/ CIVIL PLANS FOR CONTINUATION. ATTACH TO LP WOOD LAP SIDING BLOCK ONLY.
- PTAC AND GRILLE. RE: 19/A10.1.
- STONE VENEER CAP. RE: 15/A10.1.
- SHED ROOF AT BREEZEWAY. RE: 1/A8.0.
- NOT USED.
- PROVIDE 4' X 8' SMART TRIM SIDING W/ PAINTED SMART TRIM AROUND SIDING BEHIND COMM. & ELECTRICAL EQUIPMENT. COORDINATE HEIGHT W/ EQUIPMENT.
- NOT USED.
- DECK FASCIA TO BE 12" SMART TRIM
- DECK POSTS TO BE PAINTED GLB
- PROVIDE SMART TRIM BACKER ATTACHED TO SIDING IN BED OF SEALANT TO RECEIVER DOWNSPOUT STRAPS. PAINT TO MATCH ADJACENT FINISH.
- FIRE RISER ROOM. SEE FLOOR PLANS.

MATERIAL PERCENTAGES

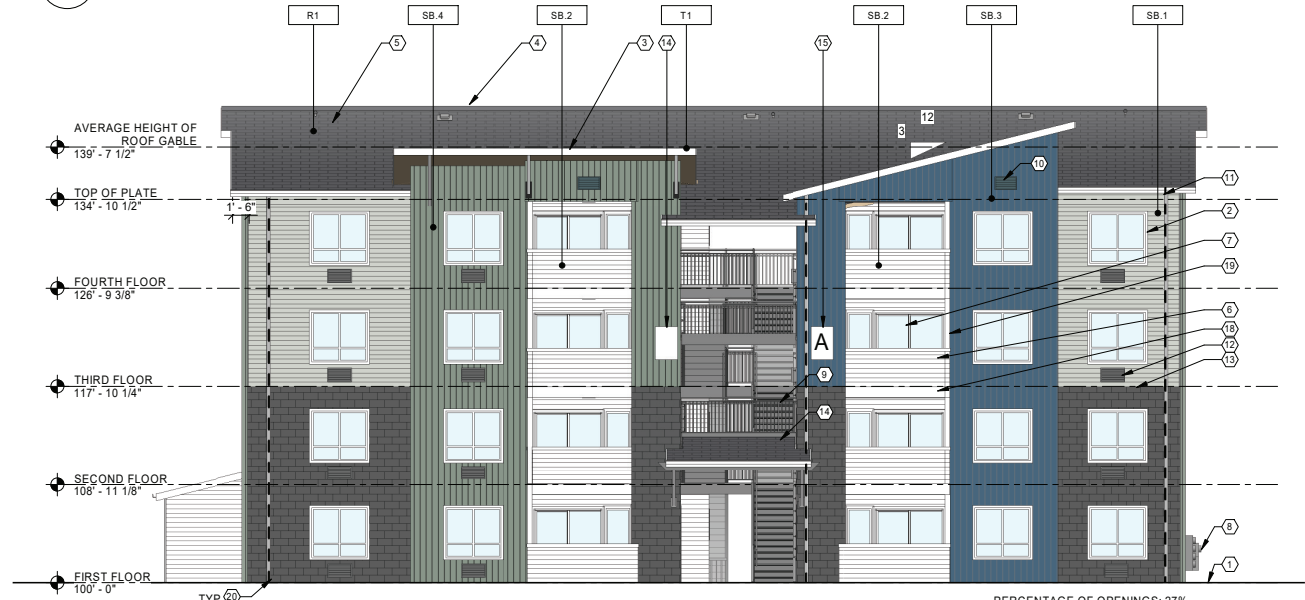
	EAST/WEST	NORTH/SOUTH
LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: SILVER STRAND	281 SF	448 SF
	SB.1 11%	21%
LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	314 SF	0 SF
	SB.2 12%	0%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: INDIGO	382 SF	591 SF
	SB.3 15%	28%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: ROCKY RIVER	439 SF	515 SF
	SB.4 17%	24%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	454 SF	393 SF
	ST 18%	18%
GLAZING	672 SF	196 SF
	27%	9%

TOTAL SF FOR EAST/WEST ELEVATION = 2,542 SF

TOTAL SF FOR NORTH/SOUTH ELEVATION = 2,143 SF

1 FACADE ARTICULATION

A5.9 1/8" = 1'-0"



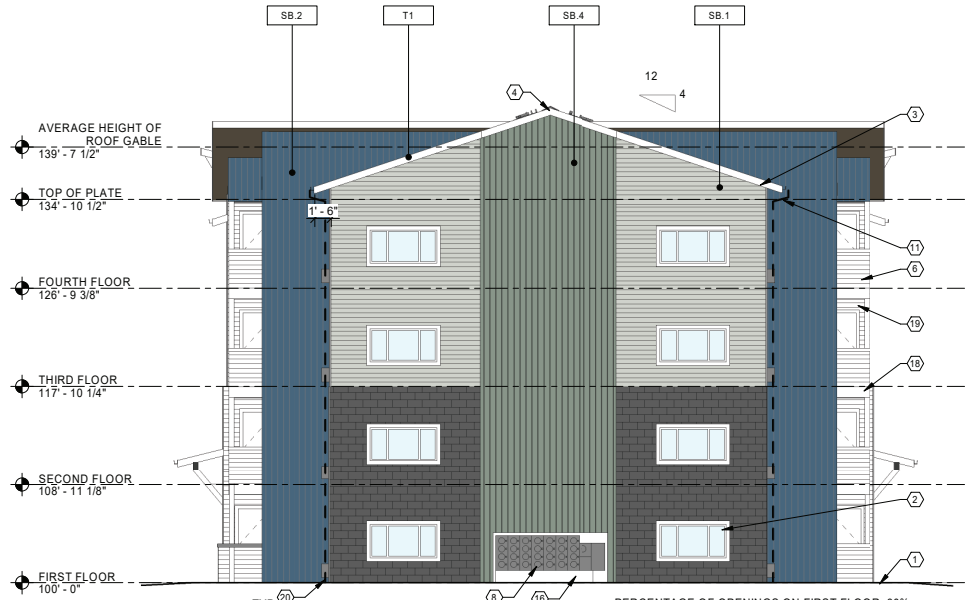
2 BUILDING TYPE 6 - FRONT ELEVATION (EAST)

A5.9 1/8" = 1'-0"



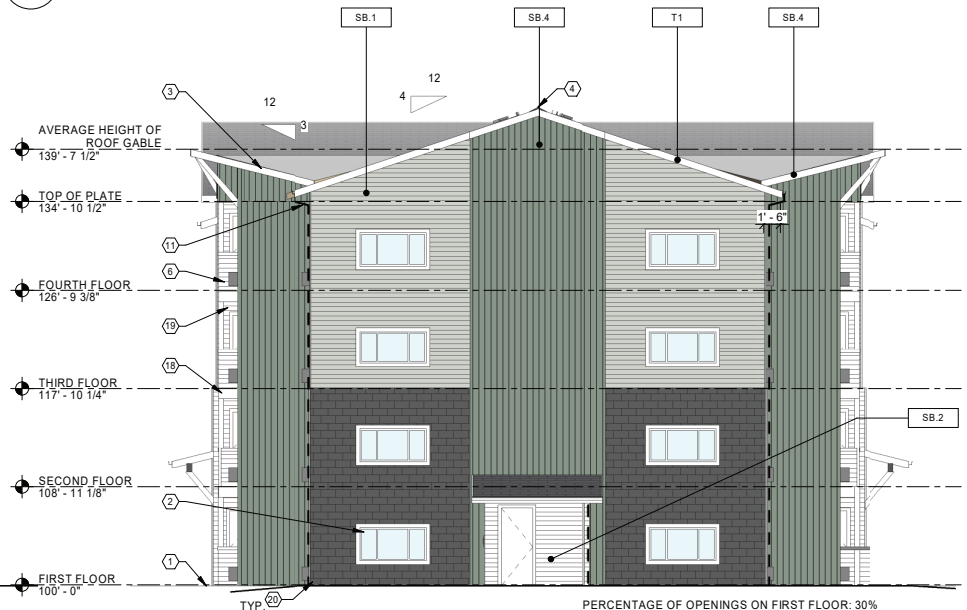
4 BUILDING TYPE 6 - REAR ELEVATION (WEST)

A5.9 1/8" = 1'-0"



3 BUILDING TYPE 6 - END ELEVATION (NORTH)

A5.9 1/8" = 1'-0"



5 BUILDING TYPE 6 - END ELEVATION (SOUTH)

A5.9 1/8" = 1'-0"

APARTMENT BUILDING MATERIALS LEGEND

COLOR SCHEME A

LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	PAINTED TRIM ACCENT COLOR: WHITE	T1
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1		

COLOR SCHEME B

LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: SILVER STRAND	SB.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SB.2
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: INDIGO	SB.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: ROCKY RIVER	SB.4
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1		

COLOR SCHEME C

LP WOOD LAP SIDING LP SMARTSIDE: SW COLOR: CHAMOMILE	SC.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SC.2
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: SLATE TILE	SC.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: BEST BRONZE	SC.4
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	LP TRIM LP SMARTSIDE SNOWSCAPE WHITE	T1
ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1		

Copper Platte - Apartment Exterior Finish Schedule - Scheme B

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim + Wood Kickers	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Entry & Patio/Deck Doors & Jambs	Metal		Color Match LP Snowscape White
Deck, Breezeway, & Stair Ceilings	Skip Troweled GWB		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SB.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Silver Strand
SB.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SB.3: LP B&B	Wood	LP SmartSide	SW Color: Indigo
SB.4: LP B&B	Wood	LP SmartSide	SW Color: Rocky River
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Window Trim, & Deck Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Metal Railings	Steel	Custom	Cardinal T006-BK5 Black

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631

COPPER PLATTE APARTMENTS

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REVISIONS

Approval Certificate
Engineering Initials/Date
Planning Initials/Date
Owner Initials/Date

BUILDING TYPE 6 -
EXTERIOR
ELEVATIONS

A5.9
48

GENERAL NOTES

- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
C. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
D. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
E. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
F. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO MAIN ENTRY TO CLUBHOUSE. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.

ELEVATION KEY NOTES:

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FRAME WINDOW.
3. 5/4" x 8" SMART TRIM FASCIA, PAINT.
4. GLULAM COLUMN, PAINT.
5. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR, SEE ROOF PLANS.
6. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
7. STONE CAP.
8. ALUMINUM STOREFRONT DOOR SYSTEM.
9. PAINTED 3 1/2" X 5/4" CORNER SMART TRIM.
10. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORD. W/CIVIL PLANS FOR CONTINUATION. PROVIDE OVER-SIZED RECEPTOR AT VALLEYS TO RECEIVE WATER.
11. 6x6 GLULAM KICKER, PAINT.
12. CULTURED STONE WAINSCOT CAP.
13. NOT USED.
14. NOT USED.
15. FIREPLACE VENT.
16. PAINTED INSULATED METAL DOOR.
17. SQUARE ROOF VENT.
18. MECHANICAL LOUVER, RE: MECH.
19. CARD READER ACCESS CONTROL. COORD. W/ ELECTRICAL.
20. METER PANEL, REF. ELECTRICAL.

LEGEND

- L WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS

MATERIAL PERCENTAGES

LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	14%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	23%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	27%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	16%
GLAZING		20%

TOTAL SF CLUBHOUSE = 3,138 SF

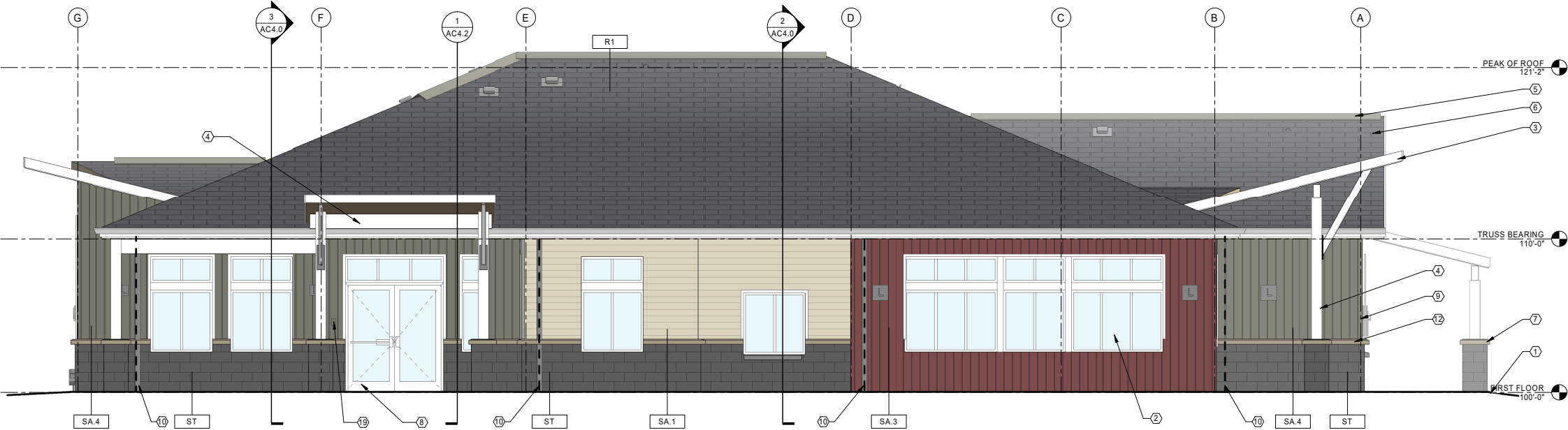
CLUBHOUSE MATERIALS LEGEND

COLOR SCHEME A

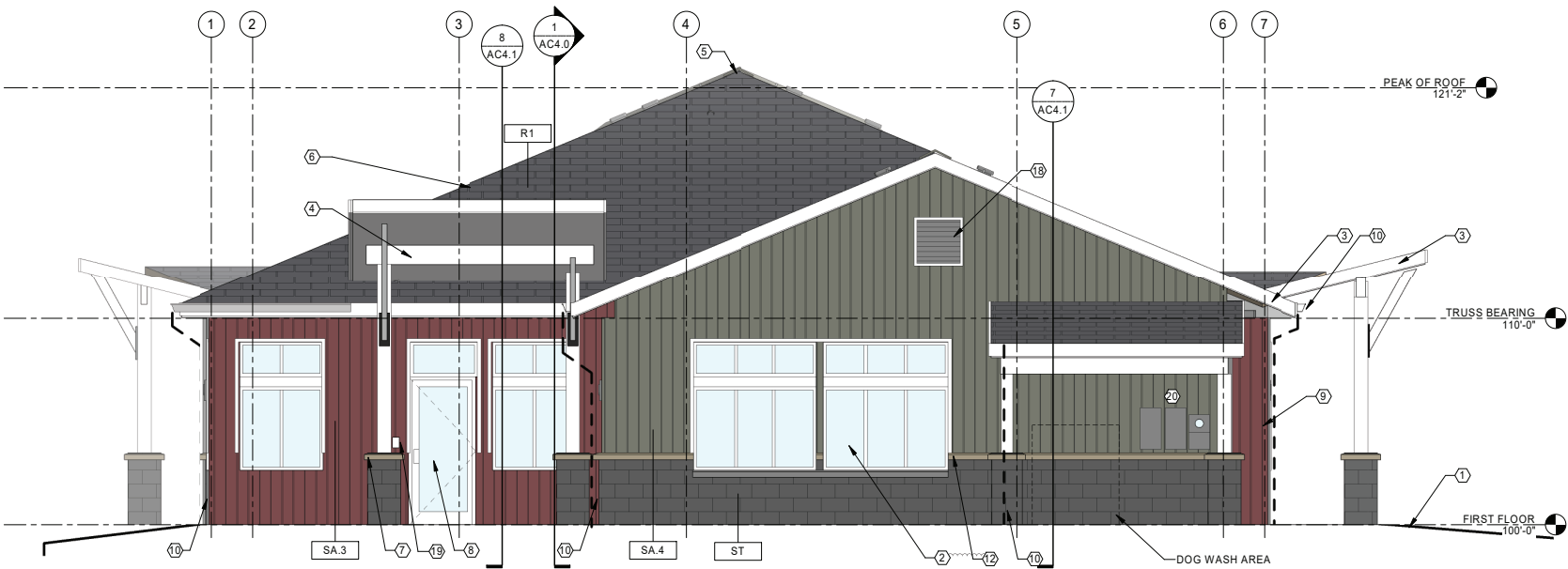
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2	ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R1
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4		
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	PAINTED TRIM ACCENT COLOR: WHITE	T1		

Copper Platte Clubhouse 1 Exterior Finish Schedule

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Exterior Slab Doors & Jambs	Metal		Color Match LP Snowscape White
Posts & Braces	Wood		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit - Hipped & Gable Roofs	Wood	LP SmartSide	Snowscape White
GWB Soffit - Shed Roofs	Skip Troweled GWB	LP SmartSide	Color Match LP Snowscape White
Window Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
HVAC Louvers	Aluminum		Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Aluminum Storefronts	Aluminum	Kawneer - Medium Stile	Anodized Aluminum



1 WEST CLUBHOUSE ELEVATION
AC5.1 1/4" = 1'-0"



2 SOUTH CLUBHOUSE ELEVATION
AC5.1 1/4" = 1'-0"

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GREELEY, COLORADO 80631
COPPER PLATTE APARTMENTS



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USR2020-0006

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REVISIONS

Approval Certificate

Engineering Initials/Date
Planning Initials/Date
Owner Initials/Date

CLUBHOUSE
EXTERIOR
ELEVATIONS

AC5.1
49

GENERAL NOTES

- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
C. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
D. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
E. ADDRESS LABELING PER A0.2. LETTERING TO MEET REQUIREMENTS OF SECTION 505.1 OF THE IFC. VERIFY LOCATION OF LABELS W/ LOCAL FIRE DEPARTMENT.
F. PROVIDE KNOX BRAND SECURITY KEY BOX IN ACCORDANCE W/ IFC SECTION 506.1. MOUNT 5'-6" ABOVE FINISHED GRADE AT LOCATION ON WALL ADJACENT TO MAIN ENTRY TO CLUBHOUSE. VERIFY LOCATION W/ LOCAL FIRE DEPARTMENT.

ELEVATION KEY NOTES:

1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FRAME WINDOW.
3. 5/4" x 8" SMART TRIM FASCIA, PAINT.
4. GLU-LAM COLUMN, PAINT.
5. CONTINUOUS RIDGE VENT, MATCH ROOF COLOR. SEE ROOF PLANS.
6. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
7. STONE CAP.
8. ALUMINUM STOREFRONT DOOR SYSTEM.
9. PAINTED 3 1/2" X 5/4 CORNER SMART TRIM.
10. PREFINISHED METAL GUTTER AND DOWNSPOUT, COORD. W/CIVIL PLANS FOR CONTINUATION. PROVIDE OVER-SIZED RECEPTOR AT VALLEYS TO RECEIVE WATER.
11. 6x6 GLULAM KICKER, PAINT.
12. CULTURED STONE WAINSCOT CAP.
13. NOT USED.
14. NOT USED.
15. FIREPLACE VENT.
16. PAINTED INSULATED METAL DOOR.
17. SQUARE ROOF VENT.
18. MECHANICAL LOUVER. RE: MECH.
19. CARD READER ACCESS CONTROL. COORD. W/ ELECTRICAL.
20. METER PANEL. REF. ELECTRICAL.

LEGEND

L WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS

MATERIAL PERCENTAGES

LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	447 SF	14%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	730 SF	23%
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4	838 SF	27%
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	506 SF	16%
GLAZING		617 SF	20%

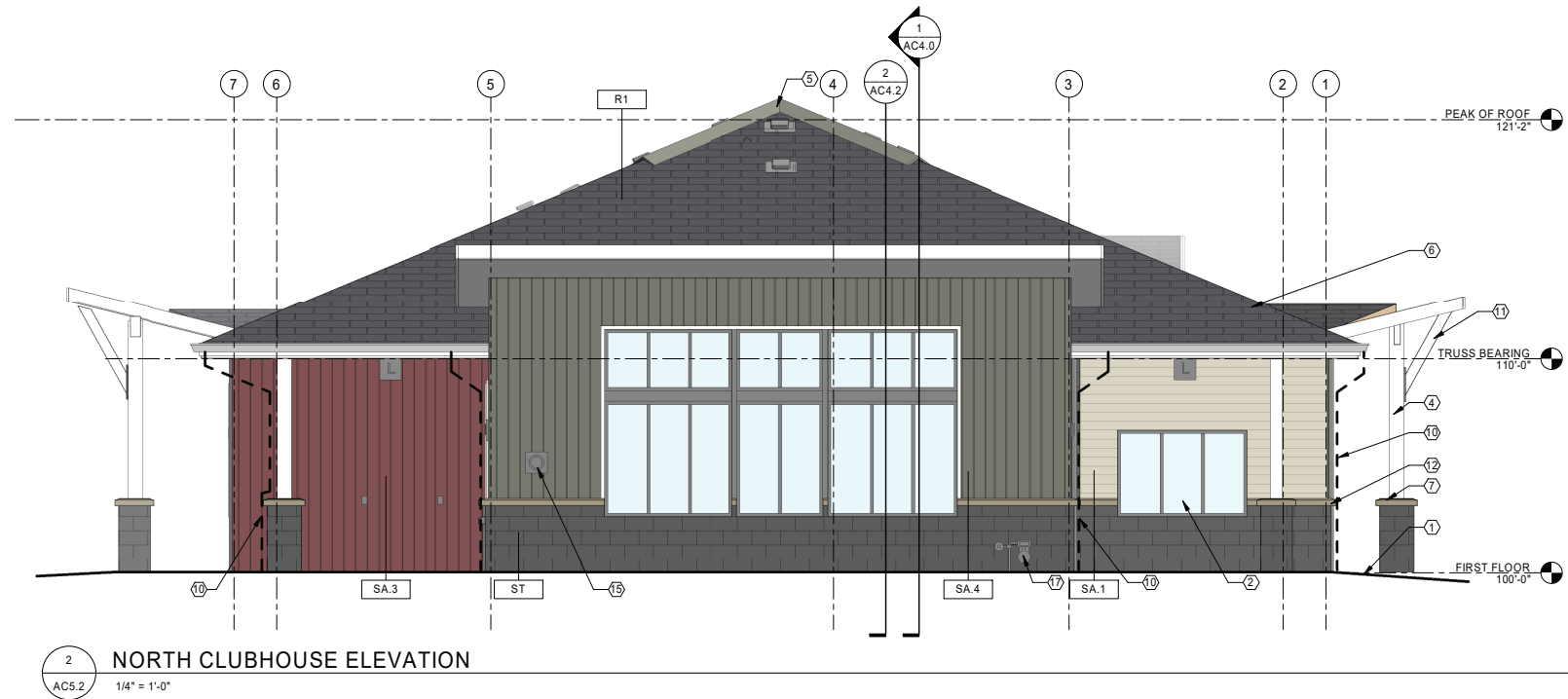
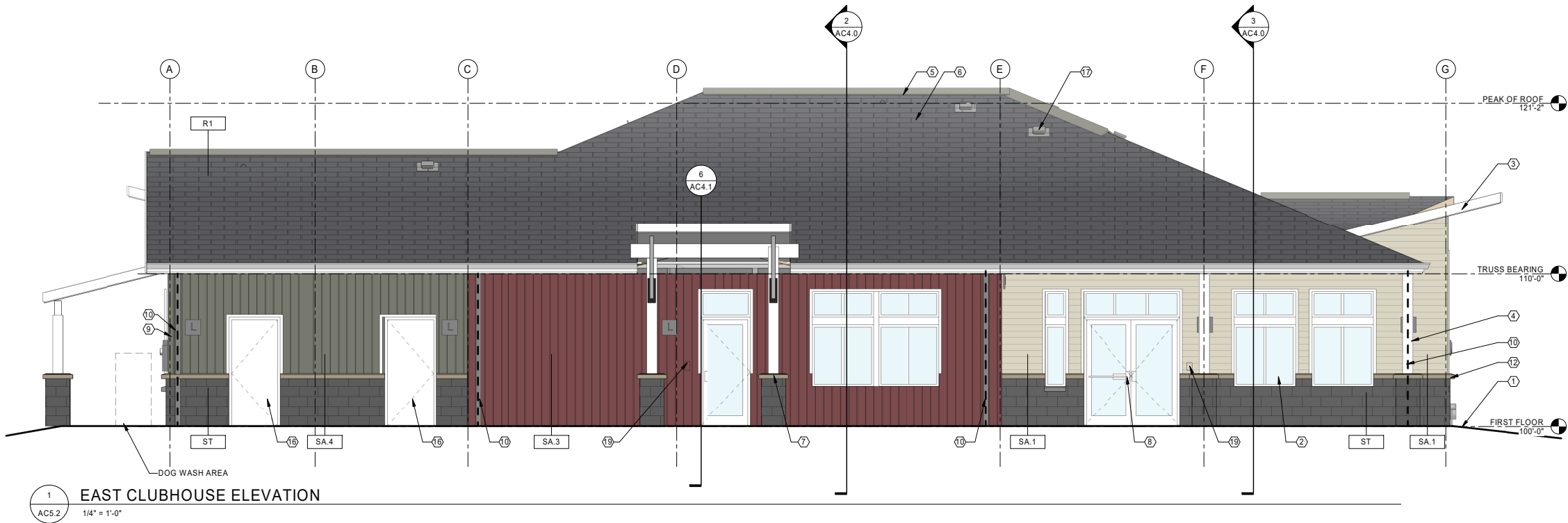
TOTAL SF CLUBHOUSE = 3,138 SF

CLUBHOUSE MATERIALS LEGEND

COLOR SCHEME A			
LP WOOD LAP SIDING LP SMARTSIDE: TERRA BROWN	SA.1	LP WOOD LAP SIDING LP SMARTSIDE: SNOWSCAPE WHITE	SA.2
LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: FIREWEED	SA.3	LP BOARD & BATTEN SIDING LP SMARTSIDE SW COLOR: RETREAT	SA.4
STONE SIDING FIELD COLOR: CARVED BLOCK: MIDNIGHT	ST	PAINTED TRIM ACCENT COLOR: WHITE	T.1
		ASPHALT COMP. SHINGLES FIELD COLOR: CHARCOAL GREY	R.1

Copper Platte Clubhouse 1 Exterior Finish Schedule

Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Belly Band	Wood	Smart Trim	Color Match LP Snowscape White
Exterior Slab Doors & Jambs	Metal		Color Match LP Snowscape White
Posts & Braces	Wood		Color Match LP Snowscape White
Windows	Wood	Cascade Windows	Snowscape White
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.2: LP Wood Lap Siding	Wood	LP SmartSide	Snowscape White
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed
SA.4: LP B&B	Wood	LP SmartSide	SW Color: Retreat
Ventilated Soffit - Hipped & Gable Roofs	Wood	LP SmartSide	Snowscape White
GWB Soffit - Shed Roofs	Skip Troweled GWB	LP SmartSide	Color Match LP Snowscape White
Window Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
HVAC Louvers	Aluminum		Match Adjacent Siding Color
Stone Siding	Stone	Versetta Stone	Carved Block - Midnight
Aluminum Storefronts	Aluminum	Kawneer - Medium Stile	Anodized Aluminum



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REVISIONS

Approval Certificate

Engineering Initials/Date

Planning Initials/Date

Owner Initials/Date

CLUBHOUSE
EXTERIOR
ELEVATIONS

AC5.2
50

Copper Platte -Garage Exterior Finish Schedule - Scheme A			
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Exterior Man Door Slabs & Jambs	Metal		Color Match LP Snowscape White
Garage Doors	Metal		White
Window Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
SA.1: LP Wood Lap Siding	Wood	LP SmartSide	Terra Brown
SA.3: LP B&B	Wood	LP SmartSide	SW Color: Fireweed

GARAGE BUILDING MATERIALS

COLOR SCHEME A

LP WOOD LAP SIDING
LP SMARTSIDE:
TERRA BROWN

SA.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SA.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: FIREWEED

SA.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: RETREAT

SA.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

PAINTED TRIM
ACCENT COLOR:
WHITE

T1

COLOR SCHEME B

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: SILVER STRAND

SB.1

LP WOOD LAP SIDING
LP SMARTSIDE
SNOWSCAPE WHITE

SB.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: INDIGO

SB.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: ROCKY RIVER

SB.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

COLOR SCHEME C

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: CHAMOMILE

SC.1

LP WOOD LAP SIDING
LP SMARTSIDE
SNOWSCAPE WHITE

SC.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: SLATE TILE

SC.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: BEST BRONZE

SC.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

Cushing
Terrell.

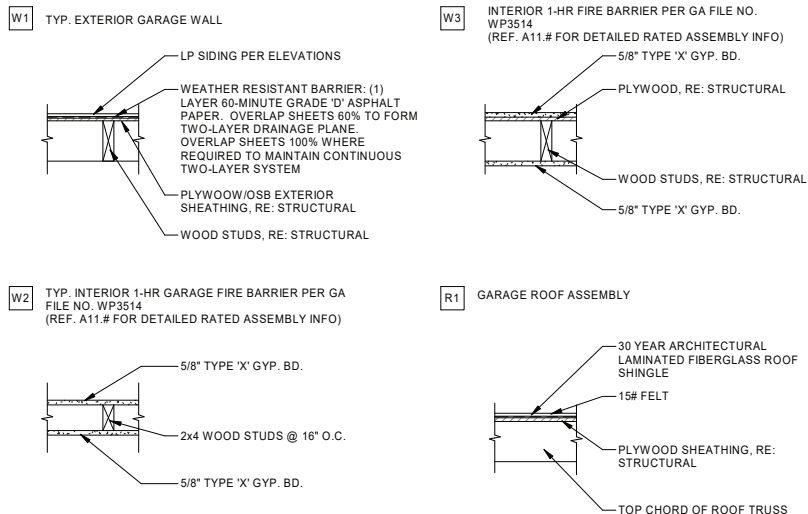
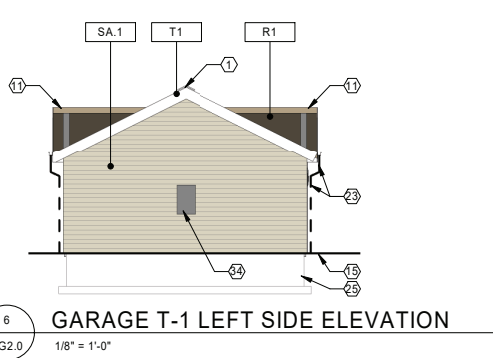
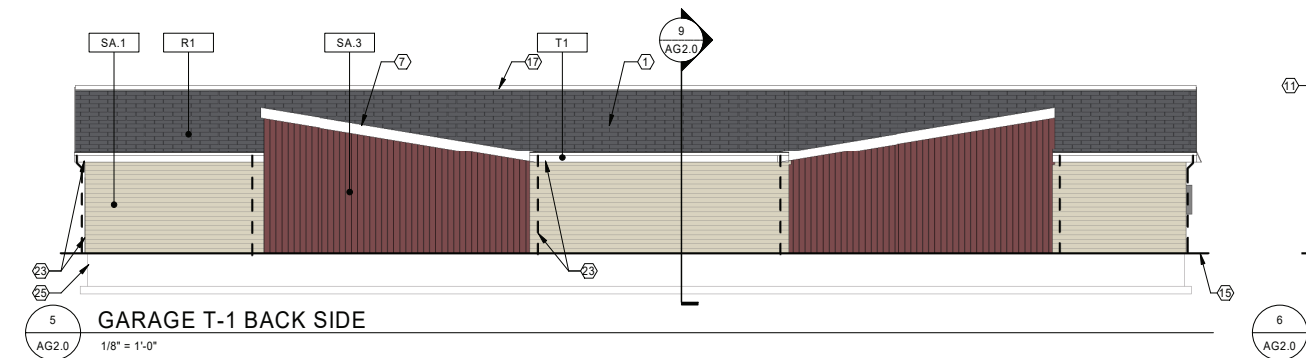
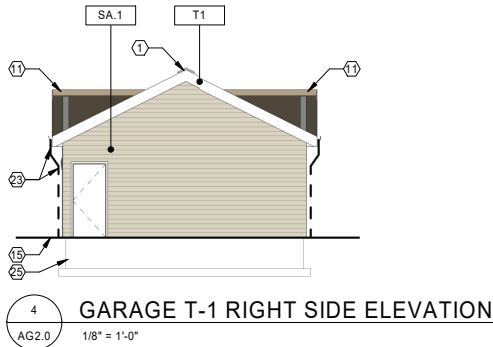
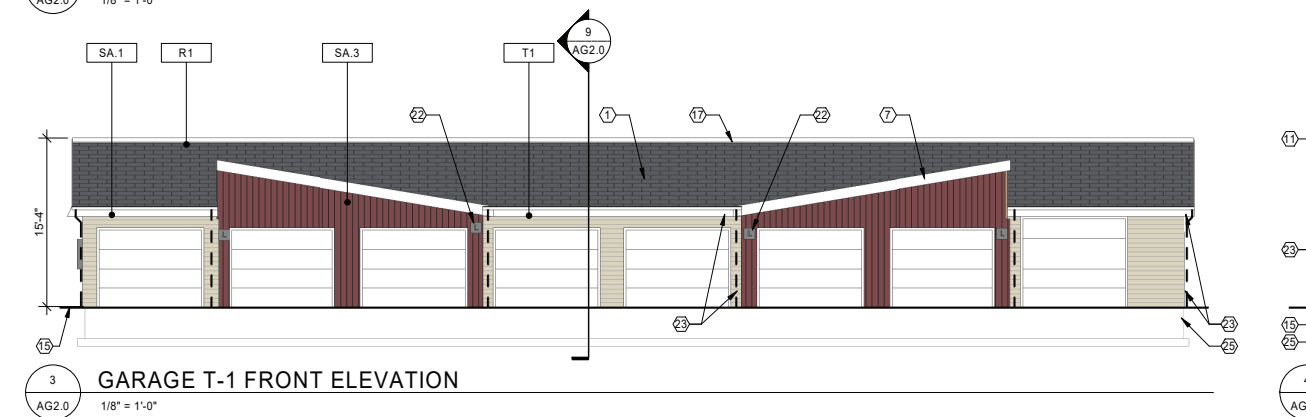
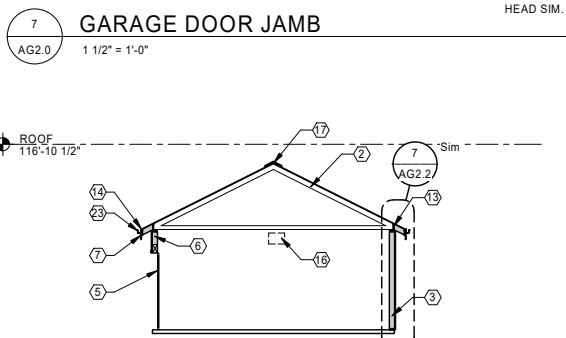
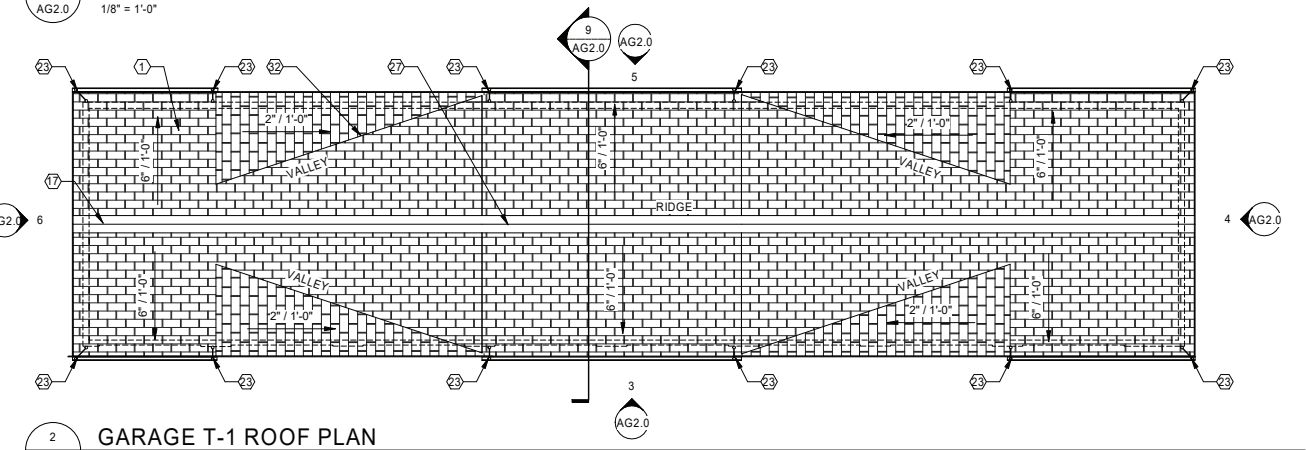
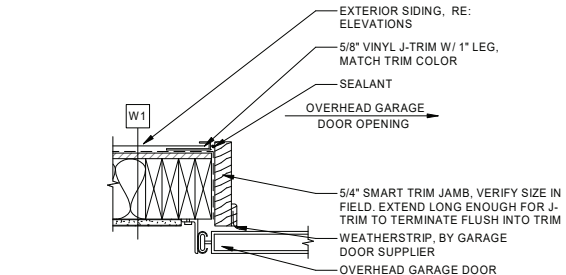
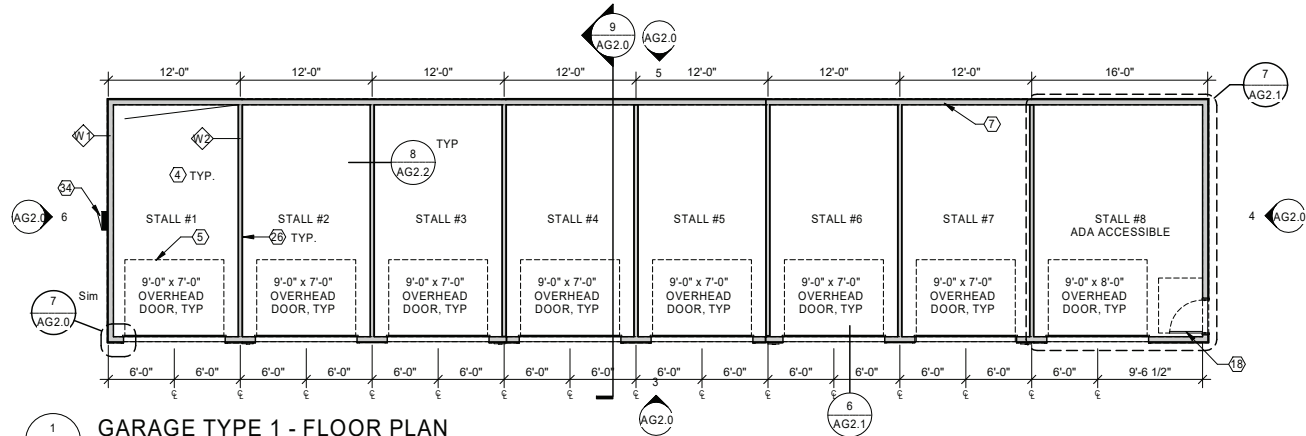
cushingterrell.com
800.757.9522

GARAGE & CARPORT GENERAL NOTES

- EACH SUB-CONTRACTOR TRADE SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF FOUNDATION STEM WALL. RE: WALL SECTIONS FOR TYPICAL EXTERIOR WALL CONSTRUCTION AT FOUNDATION. EXTERIOR WALL FRAMING TO BE ALIGNED VERTICALLY FROM FLOOR TO FLOOR U.N.O.
- VERIFY ALL EXTERIOR FLOOR PLAN DIMENSIONS WITH FOUNDATION PLAN.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD, U.N.O. DIMENSIONS TO ACCESSIBLE CONDITIONS ARE TYPICALLY TO FACE OF FINISH.
- ALL FRAMING, FIXTURES AND EQUIPMENT TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENT, ACCEPTED BUILDING STANDARDS AND CONFORM TO ALL BUILDING CODES.
- TOP OF SLAB SHOWN (100'-0") FOR REF. ONLY. VERIFY ACTUAL SLAB HEIGHT W/ CIVIL.
- RE: SITE PLAN FOR GARAGE LOCATIONS.
- GARAGES ARE UNCONDITIONED.
- ARCHITECTURAL CARPORT DRAWINGS SHOW OVERALL CONFIGURATIONS AND FINISH MATERIALS. COORDINATE FINAL DETAILS, SIZES, FINISHES, ETC. WITH CARPORT MANUFACTURER. CARPORT SHOP DRAWINGS SHALL BE PREPARED BY THE VENDOR, AND SEPARATE BUILDING PERMITS SHALL BE PROVIDED AS REQUIRED BY THE AHJ. SEE SITE PLAN FOR ACCESSIBLE CARPORT STALL LOCATIONS. CARPORT MANUFACTURER RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANSI A117.1.
- ALL GARAGES SHOULD BE INDIVIDUALLY KEYED.

GARAGE & CARPORT KEY NOTES (AS APPLICABLE)

- 30 YEAR LAMINATED ASPHALT SHINGLES OVER SYNTHETIC UNDERLAYMENT ON SHEATHING. RE: STRUCT. FOR FRAMING AND SHEATHING INFO.
- MANUFACTURED TRUSSES AT 24" O.C. WITH TRUSS ANCHOR AT EACH END. TRUSS SUPPLIER TO PROVIDE TRUSS BLOCKING AND BRACING, CONTRACTOR TO INSTALL TRUSS BLOCKING AND BRACING PER TRUSS MANUFACTURERS DESIGN.
- 2X4 PRESSURE TREATED OR REDWOOD MERCH. SILL.
- CONCRETE SLAB W/ CONTROL JOINTS. RE: STRUCTURAL.
- OVERHEAD GARAGE DOOR W/ HANDLE LOCK. PREFINISHED FROM MANUF STANDARD COLORS. RE: 8/AG2.0. PROVIDE 7'-0" H x 9'-0" W DOOR TYP., PROVIDE DOOR WITH MIN. 98" CLR. HEIGHT AT ACCESSIBLE STALL.
- HEADER PER STRUCTURAL WITH (1) 2X4 TRIMMER, (3) 2X4 KING STUDS.
- 5/4" x 8" PAINTED SMART TRIM FASCIA OVER 2X WOOD SUB-FASCIA.
- VENTILATED LP SMARTSIDE SOFFIT (8 SQ. IN. N.F.V./SQ. FT.).
- ALIGN EDGE OF STUDDED TRUSS ABOVE W/ EDGE OF WALL FRAMING AT EACH BAY TO MAINTAIN FIRE BARRIER CONTINUITY TO DECK. RE: 8/AG2.1 FOR ADD'L INFO.
- NOT USED.
- ROOF TRUSS OVER-BUILD GABLE ROOF. BEYOND.
- CONCRETE CURB BELOW STUD WALL. PER STRUCTURAL.
- 1-1/2" DIA. HOLES AT 6" O.C. IN TRUSS BLOCKING FOR VENTILATION.
- METAL DRIP EDGE.
- FINISH GRADE, SEE CIVIL DRAWINGS. WHERE FINISH GRADE IS EARTH, WOOD MEMBERS, INCLUDING SHEATHING SUPPORTED BY THE FOUNDATION WALL MUST BE AT LEAST 8" ABOVE THE EARTH.
- GARAGE DOOR OPENER. SEE ELECTRICAL. GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL 325 PER IBC SECTION 406.1.5.
- CONTINUOUS RIDGE VENT (15 SQ. IN. N.F.V.A./FT. MIN.). INSTALL PER MANUFACTURER'S SPECIFICATIONS. RE: 17/A10.1 FOR TYP. DETAIL.
- GARAGE MAN DOOR TO BE 3'-0" W X 6'-8" H FLUSH INSULATED METAL DOOR WITH WOOD FRAME. PROVIDE LEVER HANDLED ENTRY LOCKSET, 1/2" HIGH MAX. ACCESSIBLE THRESHOLD, AND WEATHER SEAL.
- EXTEND STUD FRAMING ADJACENT TO TRUSS TO DECK AS REQUIRED TO ATTACH GWB PER RATED ASSEMBLY REQUIREMENTS.
- PLYWOOD/OSB SHEAR PANEL ON TRUSS MEMBERS. RE: STRUCTURAL.
- PLYWOOD/OSB SHEAR PANEL ON 2X4 FRAMING. RE: STRUCTURAL.
- EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL.
- PREFINISHED METAL GUTTER AND DOWNSPOUT, PAINT TO MATCH ADJACENT FINISH MATERIAL. DRAIN TO ASPHALT AT FRONT OF GARAGE. COLOR TO MATCH FASCIA.
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- TUBE STEEL COLUMN PER MFR. PAINTED TO MATCH APARTMENT BUILDING WALL COLOR.
- PREFINISHED METAL FASCIA. VERIFY SIZE, PROFILE TYPE OF METAL AND GA. W/ OWNER.
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- METAL CARPORT FRAMING PER MFR.
- PROVIDE ICE/WATER SHIELD IN VALLEY, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- NOT USED.
- ELECTRICAL PANEL. RE: ELECTRICAL DRAWINGS.



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631
COPPER PLATTE APARTMENTS

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USE BY SPECIAL
REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

GARAGE PLANS,
ELEVATIONS &
DETAILS

AG2.0
51

GARAGE BUILDING MATERIALS

COLOR SCHEME A

LP WOOD LAP SIDING
LP SMARTSIDE:
TERRA BROWN

SA.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SA.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: FIREWEED

SA.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: RETREAT

SA.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

PAINTED TRIM
ACCENT COLOR:
WHITE

T1

COLOR SCHEME B

LP WOOD LAP SIDING
LP SMARTSIDE:
SW COLOR: SILVER STRAND

SB.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SB.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: INDIGO

SB.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: ROCKY RIVER

SB.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE:
SNOWSCAPE WHITE

T1

COLOR SCHEME C

LP WOOD LAP SIDING
LP SMARTSIDE:
SW COLOR: CHAMOMILE

SC.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SC.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: SLATE TILE

SC.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: BEST BRONZE

SC.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE:
SNOWSCAPE WHITE

T1

Copper Platte -Garage Exterior Finish Schedule - Scheme C

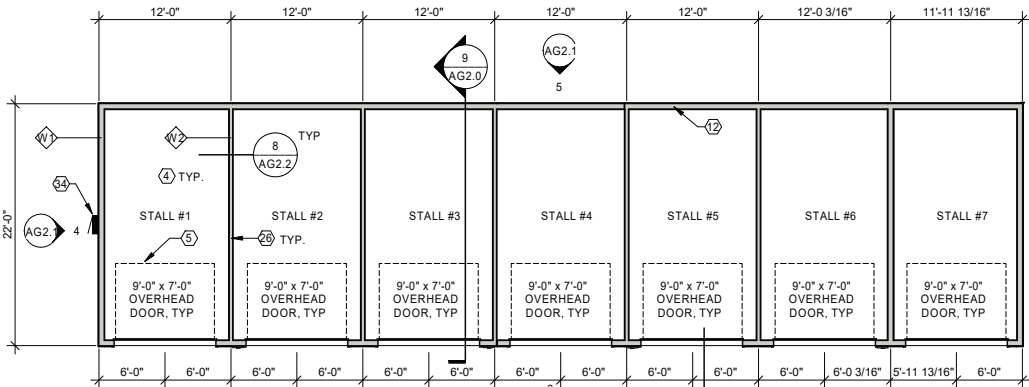
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Exterior Man Door Slabs & Jambs	Metal		Color Match LP Snowscape White
Garage Doors	Metal		White
Window Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
SC.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Chamomile
SC.3: LP B&B	Wood	LP SmartSide	SW Color: Slate Tile

GARAGE & CARPORT GENERAL NOTES

- A. EACH SUB-CONTRACTOR TRADE SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- B. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF FOUNDATION STEM WALL. RE: WALL SECTIONS FOR TYPICAL EXTERIOR WALL CONSTRUCTION AT FOUNDATION. EXTERIOR WALL FRAMING TO BE ALIGNED VERTICALLY FROM FLOOR TO FLOOR U.N.O.
- C. VERIFY ALL EXTERIOR FLOOR PLAN DIMENSIONS WITH FOUNDATION PLAN.
- D. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD, U.N.O. DIMENSIONS TO ACCESSIBLE CONDITIONS ARE TYPICALLY TO FACE OF FINISH.
- E. ALL FRAMING, FIXTURES AND EQUIPMENT TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE MANUFACTURES REQUIREMENT, ACCEPTED BUILDING STANDARDS AND CONFORM TO ALL BUILDING CODES.
- F. TOP OF SLAB SHOWN (100'-0") FOR REF. ONLY. VERIFY ACTUAL SLAB HEIGHT W/ CIVIL.
- G. RE: SITE PLAN FOR GARAGE LOCATIONS.
- H. GARAGES ARE UNCONDITIONED.
- I. ARCHITECTURAL CARPORT DRAWINGS SHOW OVERALL CONFIGURATIONS AND FINISH MATERIALS. COORDINATE FINAL DETAILS, SIZES, FINISHES, ETC. WITH CARPORT MANUFACTURER. CARPORT SHOP DRAWINGS SHALL BE PREPARED BY THE VENDOR, AND SEPARATE BUILDING PERMITS SHALL BE PROVIDED AS REQUIRED BY THE AHJ. SEE SITE PLAN FOR ACCESSIBLE CARPORT STALL LOCATIONS. CARPORT MANUFACTURER RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANSI A117.1.
- J. ALL GARAGES SHOULD BE INDIVIDUALLY KEYED.

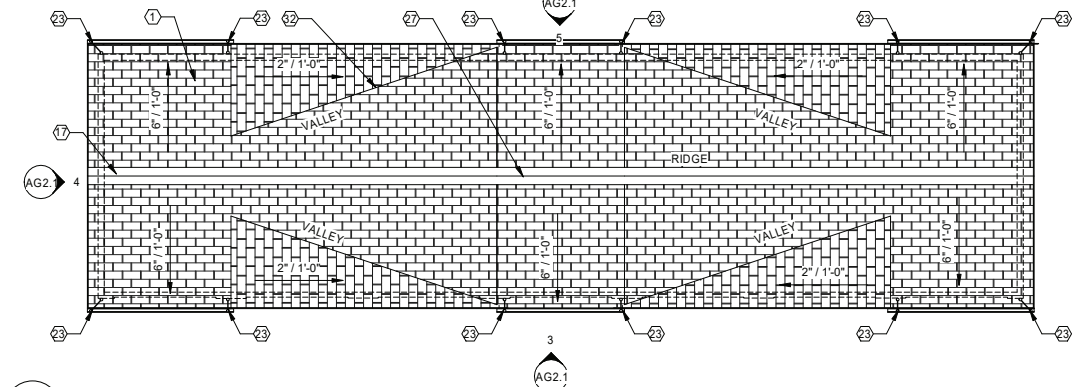
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3. 2X4 PRESSURE TREATED OR REDWOOD MERCH. SILL.
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29. PREFINISHED METAL FASCIA. VERIFY SIZE, PROFILE TYPE OF METAL AND GA. W/ OWNER.
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34. ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS.



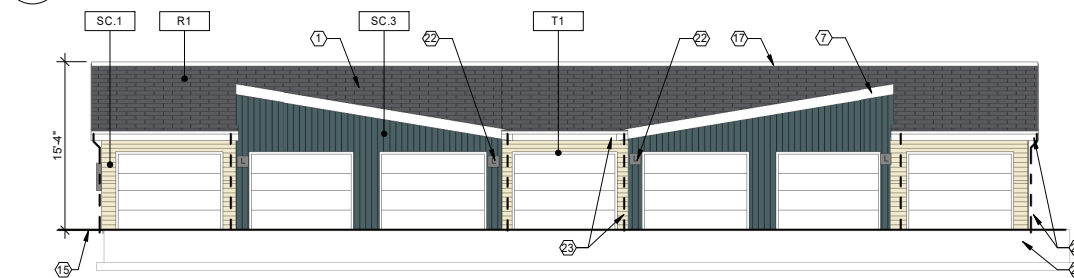
1 GARAGE TYPE 3 FLOOR PLAN

1/8" = 1'-0"



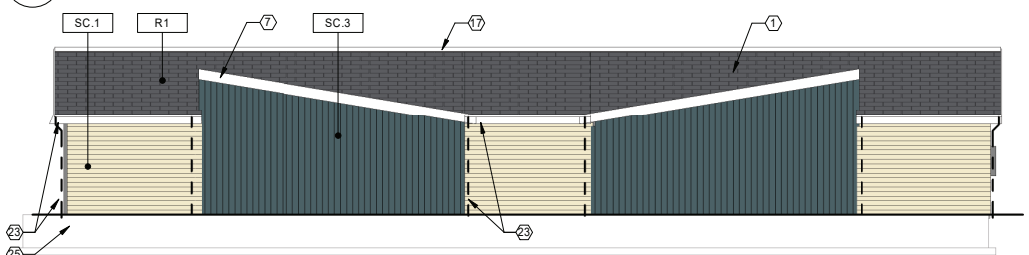
2 GARAGE T-3 ROOF PLAN

1/8" = 1'-0"



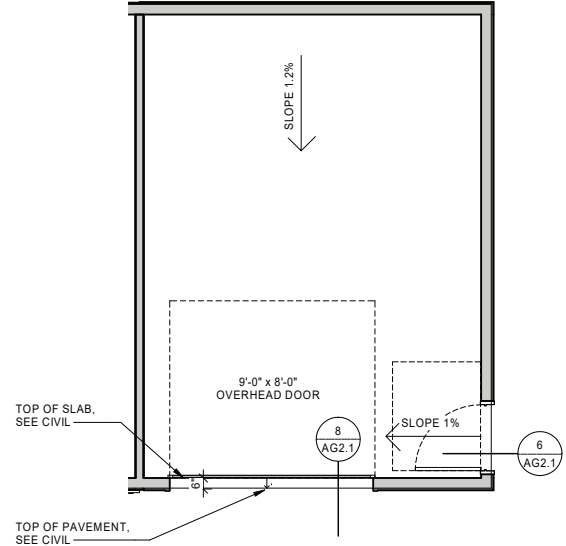
3 GARAGE T-3 FRONT ELEVATION

1/8" = 1'-0"



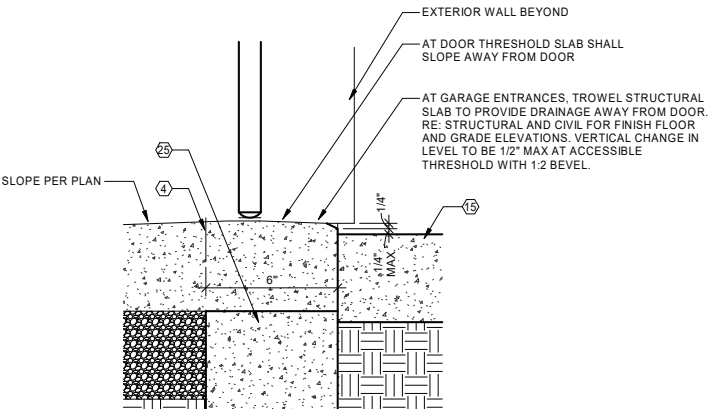
5 GARAGE T-3 BACK ELEVATION

1/8" = 1'-0"



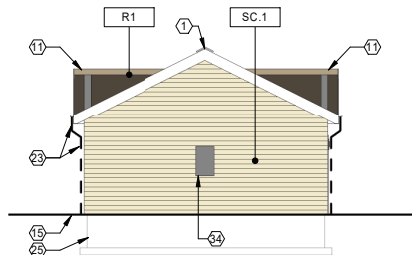
7 GARAGE GRADING DIAGRAM

1/4" = 1'-0"



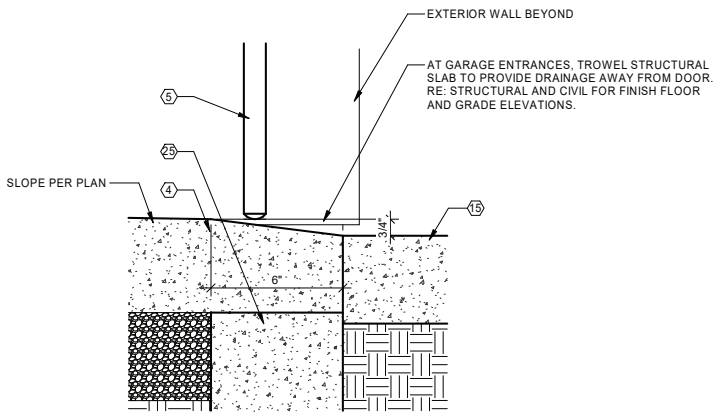
6 ADA MAN DOOR GARAGE ENTRANCE DETAIL

3" = 1'-0"



4 GARAGE T-3 LEFT SIDE ELEVATION

1/8" = 1'-0"



8 TYP. OVERHEAD DOOR GARAGE ENTRANCE DETAIL

3" = 1'-0"

GARAGE BUILDING MATERIALS

COLOR SCHEME A

LP WOOD LAP SIDING
LP SMARTSIDE:
TERRA BROWN

SA.1

LP WOOD LAP SIDING
LP SMARTSIDE:
SNOWSCAPE WHITE

SA.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: FIREWEED

SA.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE:
SW COLOR: RETREAT

SA.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

PAINTED TRIM
ACCENT COLOR:
WHITE

T1

COLOR SCHEME B

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: SILVER STRAND

SB.1

LP WOOD LAP SIDING
LP SMARTSIDE
SNOWSCAPE WHITE

SB.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: INDIGO

SB.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: ROCKY RIVER

SB.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

COLOR SCHEME C

LP WOOD LAP SIDING
LP SMARTSIDE
SW COLOR: CHAMOMILE

SC.1

LP WOOD LAP SIDING
LP SMARTSIDE
SNOWSCAPE WHITE

SC.2

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: SLATE TILE

SC.3

LP BOARD & BATTEN SIDING
LP SMARTSIDE
SW COLOR: BEST BRONZE

SC.4

ASPHALT COMP.
SHINGLES
FIELD COLOR:
CHARCOAL GREY

R1

LP TRIM
LP SMARTSIDE
SNOWSCAPE WHITE

T1

Copper Platte -Garage Exterior Finish Schedule - Scheme C			
Exterior Feature	Material	Anticipated Manufacturer	Color
Roof	Asphalt Composition Shingle	IKO Cambridge Shingles	Charcoal Grey
Roof Gutters & Downspouts	Sheet Metal	Custom	Color Match LP Snowscape White
Roof Fascia & Painted Trim	Wood	Smart Trim	Color Match LP Snowscape White
Ventilated Soffit	Wood	LP SmartSide	Snowscape White
Exterior Man Door Slabs & Jambs	Metal		Color Match LP Snowscape White
Garage Doors	Metal		White
Window Trim	Wood	LP SmartSide	Snowscape White
Corner Trim	Wood	LP SmartSide	Match Adjacent Siding Color
Utility Vents, Gable Vents, & Mounting Blocks	Wood	LP SmartSide	Match Adjacent Siding Color
SC.1: LP Wood Lap Siding	Wood	LP SmartSide	SW Color: Chamomile
SC.3: LP B&B	Wood	LP SmartSide	SW Color: Slate Tile

Cushing
Terrell

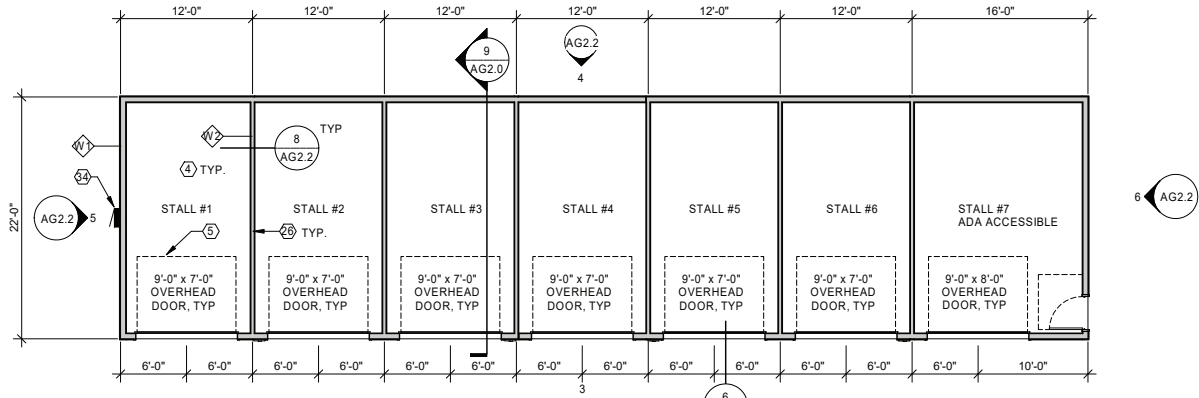
cushingterrell.com
800.757.9522

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- C. VERIFY ALL EXTERIOR FLOOR PLAN DIMENSIONS WITH FOUNDATION PLAN.
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- G. RE: SITE PLAN FOR GARAGE LOCATIONS.
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- J. ALL GARAGES SHOULD BE INDIVIDUALLY KEYS.

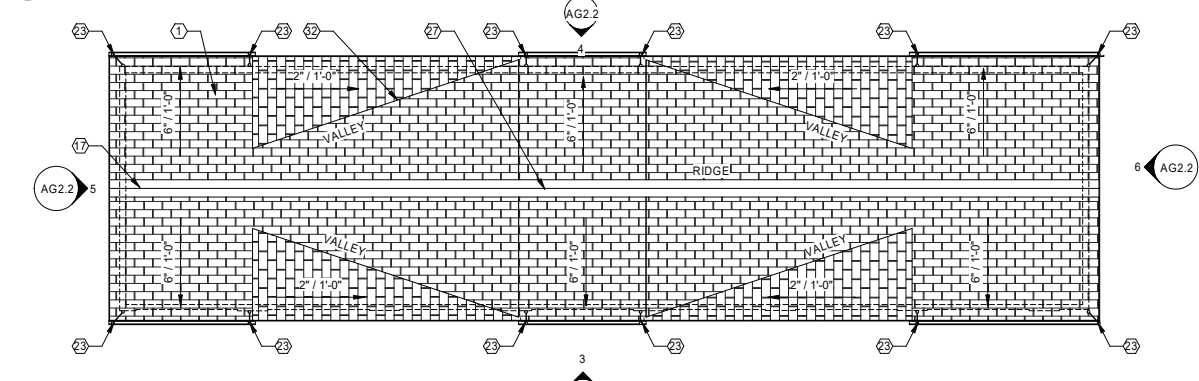
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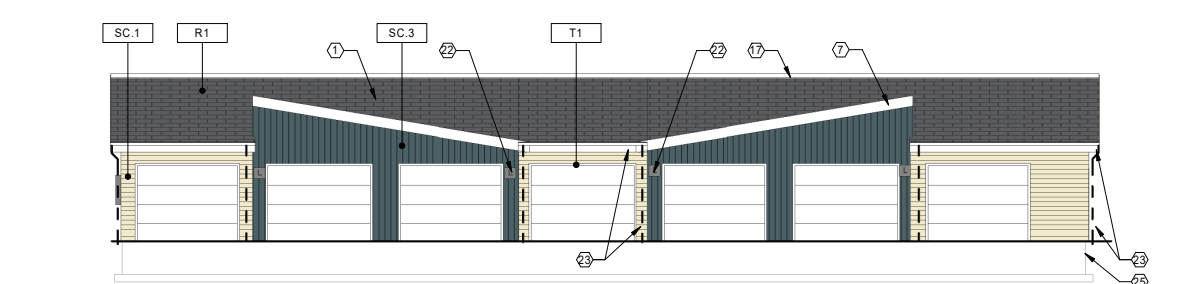
1 GARAGE TYPE 5 FLOOR PLAN

1/8" = 1'-0"



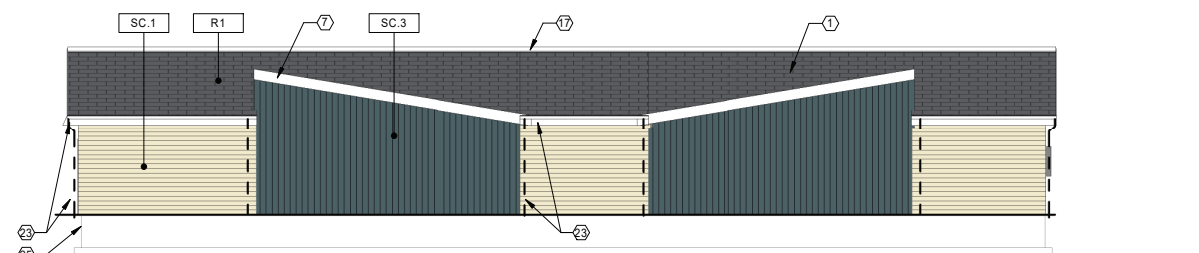
2 GARAGE T-5 ROOF PLAN

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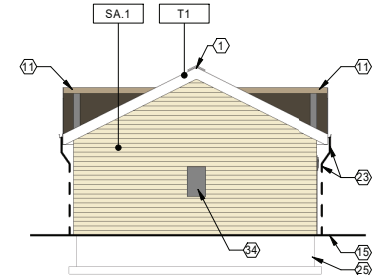
3 GARAGE T-5 FRONT ELEVATION

1/8" = 1'-0"



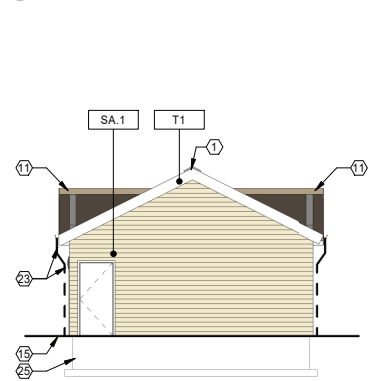
4 GARAGE T-5 BACK ELEVATION

1/8" = 1'-0"



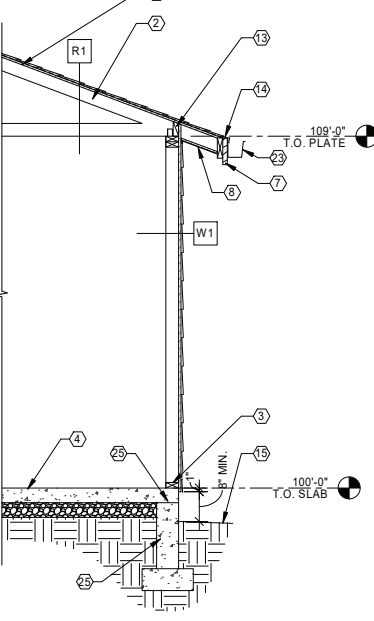
5 GARAGE T-5 LEFT SIDE ELEVATION

1/8" = 1'-0"



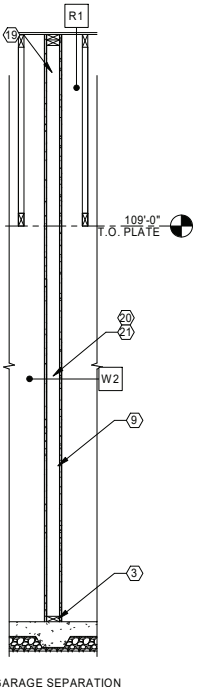
6 GARAGE T-5 RIGHT SIDE ELEVATION

1/8" = 1'-0"



7 GARAGE WALL SECTION 1

1/2" = 1'-0"



8 WALL SECTION

1/2" = 1'-0"

1750 GREELEY MALL STREET
GREELEY, COLORADO 80631
COPPER PLATTE APARTMENTS



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USE BY SPECIAL
REVIEW -
USR2020-0006

05.14.2021
DRAWN BY | MS
CHECKED BY | PG
REVISIONS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

GARAGE PLANS,
ELEVATIONS &
DETAILS

AG2.2
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GARAGE & CARPORT GENERAL NOTES

- A. EACH SUB-CONTRACTOR TRADE SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- B. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF FOUNDATION STEM WALL. RE: WALL SECTIONS FOR TYPICAL EXTERIOR WALL CONSTRUCTION AT FOUNDATION. EXTERIOR WALL FRAMING TO BE ALIGNED VERTICALLY FROM FLOOR TO FLOOR U.N.O.
- C. VERIFY ALL EXTERIOR FLOOR PLAN DIMENSIONS WITH FOUNDATION PLAN.
- D. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD. U.N.O. DIMENSIONS TO ACCESSIBLE CONDITIONS ARE TYPICALLY TO FACE OF FINISH.
- E. ALL FRAMING, FIXTURES AND EQUIPMENT TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE MANUFACTURES REQUIREMENT, ACCEPTED BUILDING STANDARDS AND CONFORM TO ALL BUILDING CODES.
- F. TOP OF SLAB SHOWN (100'-0") FOR REF. ONLY. VERIFY ACTUAL SLAB HEIGHT W/ CIVIL.
- G. RE: SITE PLAN FOR GARAGE LOCATIONS.
- H. GARAGES ARE UNCONDITIONED.
- I. ARCHITECTURAL CARPORT DRAWINGS SHOW OVERALL CONFIGURATIONS AND FINISH MATERIALS. COORDINATE FINAL DETAILS, SIZES, FINISHES, ETC. WITH CARPORT MANUFACTURER. CARPORT SHOP DRAWINGS SHALL BE PREPARED BY THE VENDOR, AND SEPARATE BUILDING PERMITS SHALL BE PROVIDED AS REQUIRED BY THE AHJ. SEE SITE PLAN FOR ACCESSIBLE CARPORT STALL LOCATIONS. CARPORT MANUFACTURER RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANSI A117.1.
- J. ALL GARAGES SHOULD BE INDIVIDUALLY KEYED.

Ⓔ GARAGE & CARPORT KEY NOTES (AS APPLICABLE)

1. 30 YEAR LAMINATED ASPHALT SHINGLES OVER SYNTHETIC UNDERLAYMENT ON SHEATHING. RE: STRUCT. FOR FRAMING AND SHEATHING INFO.
2. MANUFACTURED TRUSSES AT 24" O.C. WITH TRUSS ANCHOR AT EACH END. TRUSS SUPPLIER TO PROVIDE TRUSS BLOCKING AND BRACING, CONTRACTOR TO INSTALL TRUSS BLOCKING AND BRACING PER TRUSS MANUFACTURERS DESIGN.
3. 2X4 PRESSURE TREATED OR REDWOOD MERCH. SILL
4. CONCRETE SLAB W/ CONTROL JOINTS. RE: STRUCTURAL
5. OVERHEAD GARAGE DOOR W/ HANDLE LOCK. PREFINISHED FROM MANUF STANDARD COLORS. RE: 8/AG2.0. PROVIDE 7'-0"H x 9'-0"W DOOR TYP., PROVIDE DOOR WITH MIN. 98" CLR. HEIGHT AT ACCESSIBLE STALL.
6. HEADER PER STRUCTURAL WITH (1) 2X4 TRIMMER, (3) 2X4 KING STUDS.
7. 5/4" x 8" PAINTED SMART TRIM FASCIA OVER 2X WOOD SUB-FASCIA.
8. VENTILATED LP SMARTSIDE SOFFIT (8 SQ. IN. N.F.V./SQ. FT.).
9. ALIGN EDGE OF STUDDED TRUSS ABOVE W/ EDGE OF WALL FRAMING AT EACH BAY TO MAINTAIN FIRE BARRIER CONTINUITY TO DECK. RE: 8/AG2.1 FOR ADD'L INFO.
10. NOT USED.
11. ROOF TRUSS OVER-BUILD GABLE ROOF, BEYOND.
12. CONCRETE CURB BELOW STUD WALL, PER STRUCTURAL.
13. 1-1/2" DIA. HOLES AT 6" O.C. IN TRUSS BLOCKING FOR VENTILATION.
14. METAL DRIP EDGE.
15. FINISH GRADE. SEE CIVIL DRAWINGS. WHERE FINISH GRADE IS EARTH, WOOD MEMBERS, INCLUDING SHEATHING SUPPORTED BY THE FOUNDATION WALL MUST BE AT LEAST 8" ABOVE THE EARTH.
16. GARAGE DOOR OPENER, SEE ELECTRICAL. GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL 325 PER IBC SECTION 406.1.5.
17. CONTINUOUS RIDGE VENT (15 SQ. IN. N.F.V.A./F.T. MIN.). INSTALL PER MANUFACTURER'S SPECIFICATIONS. RE: 17/A10.1 FOR TYP. DETAIL.
18. GARAGE MAN DOOR TO BE 3'-0" W X 6'-8" H FLUSH INSULATED METAL DOOR WITH WOOD FRAME. PROVIDE LEVER HANDLED ENTRY LOCKSET, 1/2" HIGH MAX. ACCESSIBLE THRESHOLD, AND WEATHER SEAL.
19. EXTEND STUD FRAMING ADJACENT TO TRUSS TO DECK AS REQUIRED TO ATTACH GWB PER RATED ASSEMBLY REQUIREMENTS
20. PLYWOOD/OSB SHEAR PANEL ON TRUSS MEMBERS, RE: STRUCTURAL.
21. PLYWOOD/OSB SHEAR PANEL ON 2X4 FRAMING, RE: STRUCTURAL.
22. EXTERIOR LIGHTING FIXTURE, SEE ELECTRICAL.
23. PREFINISHED METAL GUTTER AND DOWNSPOUT, PAINT TO MATCH ADJACENT FINISH MATERIAL. DRAIN TO ASPHALT AT FRONT OF GARAGE. COLOR TO MATCH FASCIA.
24. NOT USED.
25. CONCRETE FOUNDATION WALL. RE: STRUCTURAL FOR T.O. WALL.
26. FIRE BARRIER SHALL BE CONTINUOUS TO UNDERSIDE OF ROOF DECK
27. ROOF EAVES, VALLEYS OR RIDGES
28. TUBE STEEL COLUMN PER MFR. PAINTED TO MATCH APARTMENT BUILDING WALL COLOR.
29. PREFINISHED METAL FASCIA. VERIFY SIZE, PROFILE TYPE OF METAL AND GA. W/ OWNER.
30. PREFINISHED METAL ROOF. VERIFY SIZE, PROFILE, TYPE OF METAL AND GA. W/ OWNER.
31. METAL CARPORT FRAMING PER MFR.
32. PROVIDE ICE/WATER SHIELD IN VALLEY, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
33. NOT USED.
34. ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS.



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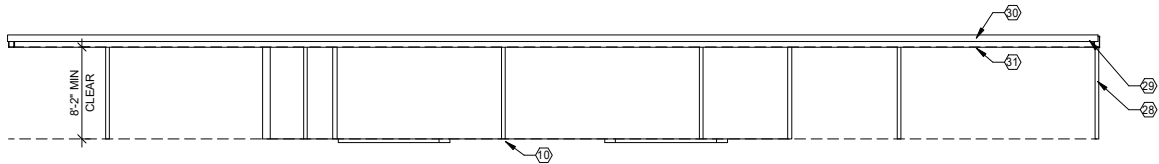
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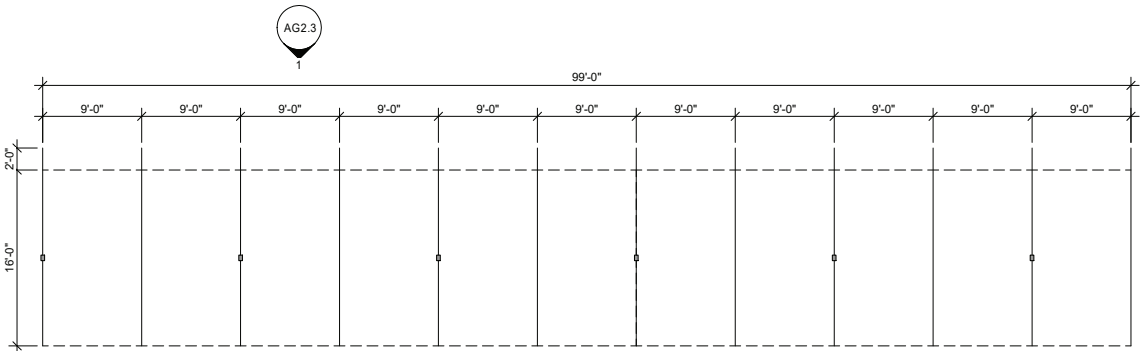
CARPORT PLANS &
GARAGE DETAILS

AG2.3
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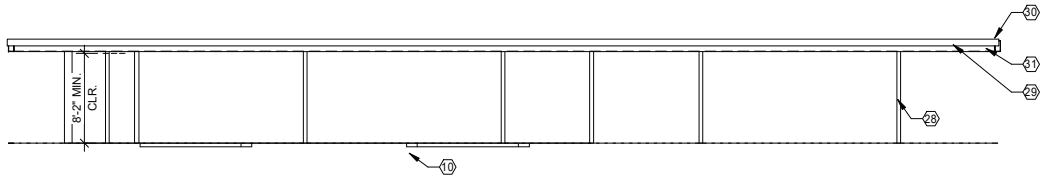
1 11 STALL CARPORT FRONT ELEVATION

1/8" = 1'-0"



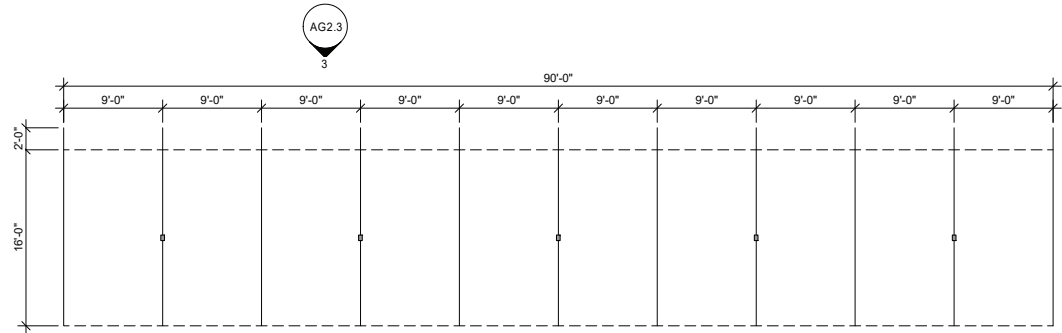
2 11 STALL CARPORT PLAN

1/8" = 1'-0"



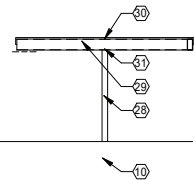
3 10 STALL CARPORT FRONT ELEVATION

1/8" = 1'-0"



4 10 STALL CARPORT PLAN

1/8" = 1'-0"



5 CARPORT SIDE ELEVATION

1/8" = 1'-0"

Copper Platte Apartments
USR2020-0006
Alternative Compliance Request Determination

A request for consideration of Alternative Compliance, submitted with the USR2020-0006 application for the Copper Platte Apartments project, is hereby **APPROVED** by the Community Development Director, per Section 24-1034(c), based on: the Development Code's accommodation for infill and redevelopment sites, Staff's Alternative Compliance Summary; and finding that the alternatives proposed meet the required conditions and result in project elements that are equal to or better than the performance options available.

Approved this 19th day of MAY, 2021



Brad Mueller, Community Development Director

Attachments: Alternative Compliance Summary

ALTERNATIVE COMPLIANCE SUMMARY

ITEM: Alternative Compliance for a USR project in the Redevelopment District

CASE NO: USR2020-0006

PROJECT: Copper Platte Apartments USR

LOCATION: 1750 Greeley Mall Street

APPLICANT: Robert Ketner, on behalf of Copper Platte Apartments, LLC

CASE PLANNER: Kira Stoller, Planner II

Proposed Project:

The proposed development of 1750 Greeley Mall Street, located on 8.91 acres of land, includes one development element that does not meet current Development Code standards, and the applicant has therefore submitted a request for Alternative Compliance, as provided for in Section 24-1034(c) of the Development Code for projects in the Redevelopment District.

Staff Analysis:

Proposed Elements for Alternative Compliance

1. Building Height: Section 24-1028(j) – Maximum of 40' in C-H zone.

The unusual layout of the subject site makes it difficult for this infill project to provide all the required parking, open space and recreational amenities that go along with the proposed 224 unit count. However, these requirements can be achieved with an increased building height. Additionally, allowing for an increased structure height would result in a more aesthetically pleasing building design. Because infill development is desirable, the applicant proposes to exceed the maximum height allowance for the zone district. The base standard allows for a 40' structure and this project proposes a maximum building height of 41'-6". Staff supports redevelopment of the subject site and feels that the proposed increase to the building height is reasonable.

Given this analysis of current code requirements and the alternative compliance requests of the proposed development, the Community Development Director approves this request for Alternative Compliance, as permitted by Section 24-1034(c).

Copper Platte Apartments
USR2020-0006
Parking Reduction Request Determination

A waiver request was submitted with the Copper Platte Apartments project, to reduce the number of required parking spaces, per Section 24-1103(c), based on the modifications permitted by the Development Code for infill and redevelopment sites, and meeting any *ONE* of the applicable code criteria below.

- (1) The site qualifies as an infill site as defined in Section 24-1155, or is located within the designated Urban Renewal redevelopment district;*

Staff comment: The subject site is located within the Redevelopment District and meets the definition of infill per the Development Code.

This criterion is met.

- (2) The amount of parking to be provided shall not be less than seventy-five percent (75%) of the required number of parking spaces, or fewer than three (3) spaces, whichever is greater, and there is land area reserved elsewhere on the site or in the immediate vicinity to accommodate the construction of all required parking spaces;*

Staff comment: The applicant proposes to provide 404 spaces (90% of 447 required spaces). There are 314 surface spaces (232 standard, 68 compact and 14 ADA stalls), 53 carport spaces (2 of which are ADA) and 37 garage stalls (includes 3 ADA spaces).

This criterion is met.

- (3) There is no negative impact anticipated on existing or approved residential land uses in the immediately adjacent area;*

Staff comment: No significant negative impact is expected on the nearby existing residential land uses.

This criterion is met.

- (4) The applicant can demonstrate that the number of parking spaces needed is less than the Code requires based on the following:*

- a. The use incorporates public transit;*

Not directly, but the site is about a third of a mile from the Greeley Mall Transit Center.

- b. *The use provides a transit service for its residents and/or tenants;*

Not applicable.

- c. *The use is related to the immediate area, rather than depending upon a larger market area and provides a greater number of bicycle spaces and pedestrian connections on and around the site to serve local customers; or*

In addition to providing 68 outdoor bicycle parking spaces, each unit would contain a wall hanging bike rack in the patio closet. Based on the proposed bedroom count, 152 bike parking spaces are required and 292 would be provided.

This criterion is partially met.

- d. *For a redevelopment area, on-street parking is available adjacent to the site.*

Although the subject site is located within the Redevelopment District, there is no on-street parking available in the immediate vicinity of the subject site.

Staff Analysis:

A parking reduction from the base code standards appears to be reasonable. The subject site is located in an area that is well served by public transit and the applicant proposes to provide 90% of the required off-street parking spaces. A summary of the overall parking allocation can be found in the tables below.

	Units	Required Spaces
1 bedroom	64	96
2 bedroom	104	182
3 bedroom	40	80
4 bedroom	16	48
Guest parking	1 per 10 required resident stalls	41
Total		447

	Provided Spaces
Standard Surface	232
ADA Surface	14
Compact Surface	68
Standard Carport	51
ADA Carport	2
Standard Garage	34
ADA Garage	3
Total	404

Based on the proposed unit count and bedroom allocation, a total of 447 spaces are required for the residential use (when factoring in guest parking). Four hundred and four (404) stalls are proposed on-site as either surface, carport, or garage stalls, which is 43 spaces or 10% below the standard code requirement.

Therefore, it has been determined that this project meets at least one of the criteria for alternative parking, given the analysis above, and achieves the *Imagine Greeley* goals and objectives of:

- promoting transit-supportive development (GC-2.4)
- prioritizing infill/redevelopment areas (GC-4.1)

Based on the preceding analysis, the waiver request to reduce the number of required parking spaces for the Copper Platte Apartments project (USR2020-0006) is hereby **APPROVED** by the Community Development Director, per Section 24-1103(c), based on the Development Code modifications permitted for infill and redevelopment sites.

Approved this 19th day of MAY, 2021



Brad Mueller, Community Development Director

PLANNING COMMISSION SUMMARY

ITEM: Amendment to the Promontory Preliminary PUD

FILE NUMBER: ZON2021-0006

PROJECT: Promontory Preliminary PUD, Areas F, L& M, 2nd Amendment

LOCATION: Promontory Parkway, south of 16th Street and north of future 20th Street

APPLICANT: Larry Buckendorf on behalf of Promontory Investments, LLC on and Weldco Investors LLC

CASE PLANNER: Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: May 25, 2021

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-625 (c)(3) and 24-663 (b)(1-2).

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Larry Buckendorf on behalf of Promontory Investments, LLC and Weldco Investors LLC for a Preliminary PUD amendment. The applicants are proposing to add all R-L (Residential - Low Density) uses to Area F (*See Attachment D and E*) and relocate the required city park location from Area F to Areas L and M. The property consists of approximately 99.233 acres and is located east of Promontory Parkway, south of 16th Street and north of future 20th Street. (*See Attachment A – Vicinity Map*)

A. REQUEST

The applicant is requesting approval of the PUD Amendment. (*See Attachment A – Vicinity Map and Attachment B – Project Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: PUD (Planned Unit Development)

South: PUD (Planned Unit Development)

East: H-A (Holding Agricultural)

West: PUD (Planned Unit Development)

Surrounding Land Uses:

North: Single family dwellings

South: Portion of 20th Street / Future 20th Street

East: Vacant (Farm land)

West: Undeveloped, Commercial

Site Characteristics:

The site is currently undeveloped with no natural, unique, or special topography, vegetation, wildlife or other factors, which could influence development options. Perimeter landscaping has been installed along Promontory Parkway, at the intersections of Promontory Parkway and 20th Street and along 16th Street. Twentieth Street was recently constructed south of the subject site, as part of Fire Station No. 6 construction. Detached sidewalks exist along Promontory Parkway and along portions of the northside of 20th Street. The property slopes from the northwest to the south and southeast. Drainage is conveyed to an existing detention pond and storm water line (southeast corner of US Hwy 34 Bypass and Promontory Parkway).

D. BACKGROUND

The property was annexed into the City in 1985 as part of the Golden Triangle Second Annexation (File No. 2:85) and zoned PUD, which consisted of an area of approximately 1,701 acres. The intent of the concept Golden Triangle PUD was to allow for mixed-use development, including open space, residential, commercial, industrial, and recreational uses. The conceptual PUD plan shows light industrial development, business office park, and commercial uses on the southern portion of the PUD area that transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment, which broke the Golden Triangle Concept PUD from one PUD into six PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all land owners to sign off on development plans. As the largest PUD in the City at the time, 1,701 acres, this requirement was found to be cumbersome. The concept PUD was split into six smaller PUDs, with each assigned a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD #1. In accordance with the Golden Triangle Concept PUD, PUD #1 allowed industrial uses only.

On December 1, 1998, the City Council approved an amendment to the Golden Triangle PUD, which rezoned the subject property from PUD (Golden Triangle) to PUD (Tri-Pointe), (File No.

PUD 8:98). The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan as approved, allowed for a mixture of land uses, varying from residential, institutional, corporate headquarters, general commercial, and a requirement for the dedication of parks, schools, fire station location.

On March 16, 1999, the City Council approved a second amendment to the Tri-Pointe PUD (File No. PUD 3:99) which amended the PUD and formally changed the name of the PUD to Promontory. This amendment capped the amount of allowed retail to 84.54 acres, increased the residential acreage cap from 200 acres to 250 acres (a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet and 60 feet for industrial uses, and required the developer to dedicate a 10 acre park as well as a minimum of 1.5 acres for a fire station location (see Attachment D).

On December 21, 1999, the City Council approved modifications to the previous Council hearing on March 16, 1999. At this hearing, the Council approved the allowance for detached sidewalks, site and building design standards, lighting standards, and specified that parking in non-residential areas could exceed 125 percent of the required parking, added a requirement for bicycle parking, revised off-street parking regulations, required landscaping to comply with the City's Development code, and modified the requirement of signatures to submit PUD for approvals. Under the revision, each land owner would be able to sign a waiver letter, "forfeiting their rights, which would allow future PUD's be signed only by those pre-approving the PUD when they buy land. This proposal would be in lieu of application for final PUD approvals being submitted by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract". The final provisions added, allowed individual property owners within the individual tracks or areas to be the applicant and did not require the metropolitan district signature for land not owned by the district.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development, which are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (MD 1:99).

On October 4, 2000, a Final Plat was approved for the Promontory Subdivision (PUD 10:99), which created ten super pad lots and numerous tracks (Reception No. 2798115). The subject site was platted as part of Lot 1, which consisted of 287.15 acres. In 2006, the site was replatted into Tract B, Promontory Imagine School, First Filing (Reception No. 3415275), which consisted 134.262 acres. Lot 1 was platted to accommodate a private charter school, which was proposed to be development within Promontory. However, the charter school has decided not to move forward with development.

In 2019, the property owner of Promontory Imagine School, First Filing dedicated 2.5 acres of land for the purpose of a fire station as part of another plat, known as Promontory Imagine School, Second Filing (PUD2019-0011). The approved plat also included, Tract A (94.231 acres), 20th Street right-of-way and the subject property, Tract B, which is 40.920 acres (see Attachment C)

Since the land dedication, the City has finished the construction a new fire station (Station No. 6), which is located directly north of the subject property.

The permitted uses currently allowed within the Tri-Pointe PUD (aka Promontory PUD), Area F include: open space, City park, *fire stations, schools, recreation uses* – City Council approved on 9/17/2019

Areas L&M allow for the following uses: single family dwellings, multi-family dwellings, two family dwellings, townhouse dwellings, as well as the following uses, not to exceed 15% of the acreage contained within each Planning area: banks, savings and loan, financial institutions, ATM's, drive-up windows, medical and dental offices and clinics, hotel, motel, office, recreation uses – community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, parks (pocket), park (neighborhood), park (community / regional), restaurants, retail sales not to exceed 40,000 square feet, *fire stations, schools, recreation uses* – City Council approved on 9/17/2019. See Attachment D.

The applicants are proposing to add R-L (Residential - Low Density) uses and relocate the required City Park from Area F to Areas L and M. Staff is currently reviewing a proposed Preliminary PUD (Promontory Imagine School Third Filing) for a residential development, which also includes an area for the required City Park site as part of the plat (PUD2020-0014). This application will be forwarded to the Planning Commission and City Council for future considerations.

E. APPROVAL CRITERIA

Development Code Section 24-625 Rezoning Procedures

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

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

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

Staff Comment: Since the zoning in 1998, two major headquarters have been constructed and over 300 single family lots have been development within the Promontory development. Recently, the City of Greeley constructed Fire Station Number 6, adjacent to the subject rezoning. The subject property has remained undeveloped for over 22 years, without any land use approvals (except for replatting) requests. The

applicant has stated that the limitation of land use options has impacted the development options on the tract. As such, the applicant would like to provide more flexibility with the site, by allowing additional residential land uses and relocating the City Park within the proposed residential development (PUD2020-0014), which will be forwarded for review by the Planning Commission and City Council at future hearings.

The proposal complies with this criterion.

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

Staff Comment: The subject site has been zoned Planned Unit Development (PUD) for over 22 years, without any development within the sites. The zoning designation does not appear to be obsolete, however, adding additional uses to the sites could help make the properties more marketable.

The proposal complies with this criterion.

c) Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

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

Staff Comment: The site does not contain any known detrimental environmental conditions.

This criterion is not applicable to this request.

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

Staff Comment: The rezone would allow the relocation of a City Park, which would be platted and construed following successful future land use approvals.

The proposal complies with this criterion.

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

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

Any potential noise created by future development will be regulated by the Municipal Code. The appropriate buffering would be required to be provided, which would lessen any potential visual impacts. City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area since it is within the City of Greeley. Any new development would need to connect to the nearby City water, non-potable water and sewer facilities.

The proposal complies with this criterion.

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

Staff Comment: There are no zoning overlay requirements for the subject property. The proposal is consistent with the Imagine Greeley Comprehensive Plan and its sub-elements, specifically the Strategic Housing Plan regarding the facilitation of developing new housing communities. The proposal is supported by the following specific Imagine Greeley Comprehensive Plan goals and objectives:

Goal ED-3: Attract and maintain an employed, skilled, and adaptable workforce.

Objective ED-3.1 Diverse Workforce

Provide diverse economic opportunities, jobs, and housing and transportation options to ensure that Greeley is attractive to and inclusive of a diverse workforce.

Goal GC-1: Manage growth effectively.

Objective GC-1.3 Adequate Public Facilities

Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.2 Jobs/Housing Balance

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

Goal GC-3: Promote new development, infrastructure investments, and public improvements that enhance the character of the community.

Objective GC-3.4 Tree City

Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment.

Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.

Objective GC-6.2 Neighborhood Connectivity

Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.

Goal HO-2: Encourage a broad diversity of housing options.

Objective HO-2.1 Diversity in New Development

Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.

Goal NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.

Objective NR-1.4 Non-Potable Water

Assertively promote the use of non-potable water for irrigation as a viable and efficient alternative to treated water.

Goal NR-3: Demonstrate stewardship of the environment.

Objective NR-3.7 Urban Forest

Protect, maintain, and expand the urban forest within and around the city.

Goal TM-1: Develop and maintain an accessible, integrated, safe, and efficient transportation system.

Objective TM-1.2 Pedestrian Movements

Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.

Goal TM-3: Ensure that land use and transportation decisions, strategies, and investments are coordinated and complementary.

Objective TM-3.2 Supportive Development

Ensure that all proposed development projects demonstrate the ability to accommodate pedestrian and bicycle travel.

The proposal complies with this criterion.

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

Staff Summary: There is no approved Zoning Suitability Plan for this property. The provided Zoning Suitability Map shows that the property can be development in accordance with the Development Code.

The proposal complies with this criterion.

Standards for PUD establishment: In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 applicable to the rezoning of land:

1. Area Requirements

The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community.

Staff Comment: The site contains 99.23 acres; Section 24-663 (b)(1) of the Greeley Development Code limits consideration for PUD establishment to a minimum of two (2) acres in size.

The proposal complies with this criterion.

2. Is the proposed Preliminary/Concept PUD Consistent with the Land Use Chapter of the Comprehensive Plan

A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use, its relationship to adjacent areas, and the City as a whole before it may be zoned as a PUD.

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

Staff Comment: The proposal is consistent with the Imagine Greeley Comprehensive Plan and its sub-elements, specifically the Strategic Housing Plan regarding the facilitation of developing new housing communities. The proposal is supported by the following specific Imagine Greeley Comprehensive Plan goals and objectives:

Goal ED-3: Attract and maintain an employed, skilled, and adaptable workforce.

Objective ED-3.1 Diverse Workforce

Provide diverse economic opportunities, jobs, and housing and transportation options to ensure that Greeley is attractive to and inclusive of a diverse workforce.

Goal GC-1: Manage growth effectively.

Objective GC-1.3 Adequate Public Facilities

Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.2 Jobs/Housing Balance

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

Goal GC-3: Promote new development, infrastructure investments, and public improvements that enhance the character of the community.

Objective GC-3.4 Tree City

Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment.

Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.

Objective GC-6.2 Neighborhood Connectivity

Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.

Goal HO-2: Encourage a broad diversity of housing options.

Objective HO-2.1 Diversity in New Development

Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has

neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.

Goal NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.

Objective NR-1.4 Non-Potable Water

Assertively promote the use of non-potable water for irrigation as a viable and efficient alternative to treated water.

Goal NR-3: Demonstrate stewardship of the environment.

Objective NR-3.7 Urban Forest

Protect, maintain, and expand the urban forest within and around the city.

Goal TM-1: Develop and maintain an accessible, integrated, safe, and efficient transportation system.

Objective TM-1.2 Pedestrian Movements

Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.

Goal TM-3: Ensure that land use and transportation decisions, strategies, and investments are coordinated and complementary.

Objective TM-3.2 Supportive Development

Ensure that all proposed development projects demonstrate the ability to accommodate pedestrian and bicycle travel.

The proposal complies with this criterion.

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

Staff Summary: There is no approved Zoning Suitability Plan for this property. The provided Zoning Suitability Map shows that the property can be development in accordance with the Development Code.

The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Promontory Imagine School Second Filing Subdivision (Tract A) which was platted on September 18, 2019 (Rec No. 4524406).

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

There are no concerns with drainage and/or erosion on the subject site.

6. TRANSPORTATION

Access to the subject site can be obtain from future 20th Street, adding R-L and relocated the required City Park uses should not negatively impact the area. The City will review any proposed uses, as it relates to transportation at the time of site development.

G. SERVICES

1. WATER

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

2. SANITARY SEWER

Sanitation services are available in close proximity to all of the parcels within the subject site and can adequately serve the area.

3. EMERGENCY SERVICES

The subject site is within the City of Greeley's Fire Protection area, the closest fire station is Station #6, which is located adjacent to the subject site.

4. PARK/OPEN SPACES

As proposed, the applicant is requesting to relocate the required park site from Area F to within Areas M and L. The future park site located will be evaluated with the subdivision process within the Areas M and L.

5. SCHOOLS

No schools are currently located within the subject area. The properties are within the Windsor-Severance School District. The schools that currently serves the area are: Skyview Elementary, Severance Middle School and Severance High School.

6. METROPOLITAN DISTRICT

The Tri-Pointe Residential Metropolitan District serves Tract A. At this time, the properties would be accessed the normal metropolitan district tax rate, which is currently 48.79 mills.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the PUD amendment at this time.

2. NOISE

There are no proposed site changes corresponding to the PUD amendment at this time.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on May 12, 2021, per Development Code requirements. Additionally, three public notice signs were posted on the subject site on May 13, 2021. Notice was published in the Greeley Tribune on May 19, 2021.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Areas F, L & M meets the applicable Development Code criteria, Sections 24-625 (c) (3) a. b. f. g. and h. and Section 24-663 (b) 1 and 2; and therefore, recommends approval of the rezone to the City Council.

L. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Promontory Imagine School, Second Filing Plat

Attachment D – Tri-Point Conceptual PUD Zoning Map

Attachment E – Supplemental Use Tables – Areas F, L & M only

**ZON2021-0006- Promontory Preliminary PUD,
Areas F, L and M, 2nd Amendment**



Subject Parcel



Greeley Parcels



COMMUNITY DEVELOPMENT

April 29, 2021

City of Greeley
Planning and Zoning
1100 10th Street – 2nd Floor
Greeley, CO 80631

Re: Promontory PUD, Areas F, L and M, 2nd Amendment

Dear City of Greeley Staff,

The applicant is proposing to relocate the open space/park allowable land use within Areas L and M.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager

PROMONTORY IMAGINE SCHOOL SECOND FILING

ATTACHMENT C

A Replat of Tract A, Tract B and Outlot A, Promontory Imagine School First Filing,
Situate in the East Half of Section 11 and West Half of Section 12, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

DEDICATION

TADC Inc. being the sole owner(s) in fee of:

Tract A, Tract B and Outlot A, Promontory Imagine School First Filing recorded August 29, 2006 as Reception No 3415275 of the Records of Weld County, located in the East Half (E1/2) of Section Eleven (11) and in the West Half (W1/2) of Section Twelve (12), Township Five North (T5N), Range Sixty-seven West (R67W) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado.

Said described parcel of land contains 144.670 Acres, more or less (±).

Shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map; and does hereby set aside said portion or tract of land and designate the same PROMONTORY IMAGINE SCHOOL SECOND FILING to the City of Greeley, Weld County, Colorado; and does dedicate to the public, the streets and all easements over and across said lots locations shown on said map; and does further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Paul McElroy

Witness my hand and seal this 18th day of September, A.D. 2019

NOTARIAL CERTIFICATE

STATE OF Colorado;
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 18th day of September, 2019.

Richard McElroy, President

Witness my hand and official seal.

My commission expires 2/18/21

Charles G. Gammone
Notary Public

(SEAL) JULIE L. GERMANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134006230
MY COMMISSION EXPIRES FEBRUARY 9, 2021

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER TO DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

Approved this 18th day of September, 20 19, by the City Engineer to Development Review and Civil Inspections Manager of the City of Greeley, Colorado.

Paul B. Groves
City Engineer to Development Review and Civil Inspections Manager

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this 18th day of September, 20 19, by the Community Development Director of the City of Greeley, Colorado.

Paul B. Groves
Community Development Director

SURVEYOR'S CERTIFICATE

That I, Paul B. Groves, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing right-of-way easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.



Paul B. Groves - On Behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

BASIS OF BEARINGS AND LINEAL UNIT DETECTION

Assuming the South line of Tract B, Promontory Imagine School First Filing, as bearing South 88°41'35" West, as monumented as shown on this plat, being a Gric Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1711.58 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number T02251679A, dated August 15, 2019 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA Flood map 08123C1511E and 08123C1512E both revised January 20, 2016.

CONVEYANCE NOTE

The entire property is in Zone PU0, Planned Unit Development.

GENERAL NOTES

1. All persons who knowingly removes, alters or detaches any public land survey monument(s) or land boundary monument(s), or necessary commits a class two (2) misdemeanor pursuant to State Statute 18-6-4-508 C.R.S.
2. For all replats where lot lines or street locations change, all existing water and sewer stub-outs, fire hydrants, etc. shall be relocated to their appropriate location. Water main and sanitary sewer collection designs in this replat are subject to current City of Greeley design criteria.
3. A Development Agreement (Reception No. 2696810 and 3395351) has been filed in conjunction with Promontory Imagine School First Filing plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.
4. A full access point will be allowed on 20th Street West of Lot 1 in the future, see Sheet 2 of 2.



VICINITY MAP
SCALE: 1"=2000'

OWNER: TADC, INC.
4221 BRIGHAM BLVD
DENVER, CO 80216

APPLICANT: CITY OF GREELEY
1000 10TH STREET
GREELEY, CO 80631

ENGINEER: SHORT & BLUETT HENDERSON, INC. (SEH)
2300 SOUTH COLORADO BLVD.
TOWER ONE, SUITE 6000
DENVER, CO 80222

SURVEYOR: KING SURVEYORS
650 GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011

LAND USE TABLE

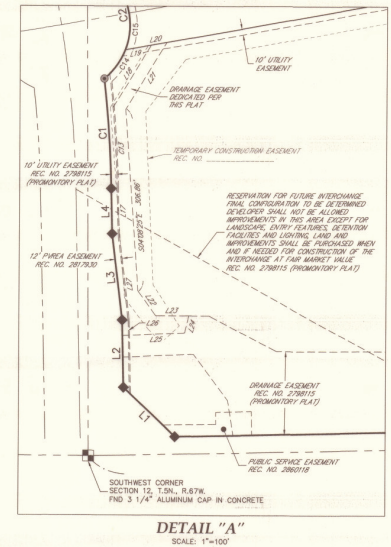
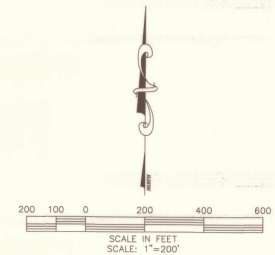
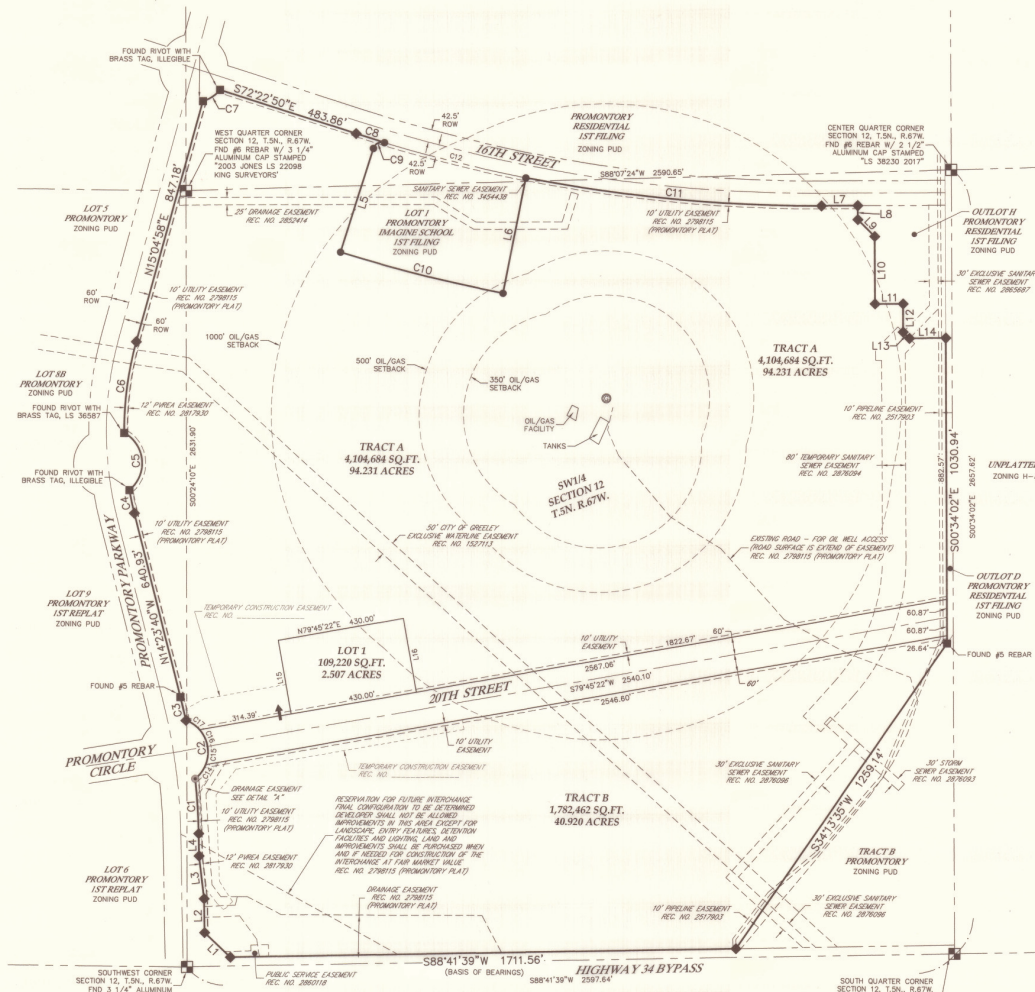
LOT 1	2.507 ACRES	2%
TRACT A	94.231 ACRES	65%
TRACT B	40.920 ACRES	28%
RIGHT OF WAY	7.012 ACRES	5%
TOTAL	144.670 ACRES	100%

PARCEL	DESCRIPTION	DEDICATED	AREA	PERCENT	INTENDED OWNERSHIP/MAINTENANCE BY
LOT 1	FIRE STATION #6		3.007 ACRES	2%	CITY OF GREELEY
TRACT A	FUTURE DEVELOPMENT		94.231 ACRES	65%	PROPERTY OWNER
TRACT B	FUTURE DEVELOPMENT		40.920 ACRES	28%	PROPERTY OWNER
RIGHT OF WAY	PUBLIC USE		7.012 ACRES	5%	CITY OF GREELEY
TOTAL			144.670 ACRES	100%	

A Replat of Tract A, Tract B and Outlot A, Promontory Imagine School First Filing,
Situate in the East Half of Section 11 and West Half of Section 12, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

-----	EASEMENT LINE
-----	CENTERLINE
-----	SECTION LINE
-----	RIGHT OF WAY LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	186.34	2080.00	51°07'58"	188.28	N03°35'50"W
C2	244.01	2166.00	120°31'28"	201.45	N09°17'28"W
C3	282.07	2086.00	218°03'	82.71	N13°14'38"E
C4	794.50	1945.00	41°05'	78.33	N22°52'07"W
C5	228.58	2166.00	112°54'10"	193.30	N05°02'42"W
C6	312.87	2140.00	153°43'47"	311.99	N07°13'05"E
C7	69.86	186.00	34°33'28"	68.81	N56°38'24"E
C8	100.64	564.30	138°38'	100.64	S72°07'08"E
C9	4574.30	30.00	89°15'59"	42.15	S61°50'34"W
C10	567.33	5443.50	5°58'20"	569.9	S76°08'38"E
C11	308.61	5443.50	11°26'11"	304.84	S84°50'56"E
C12	493.48	5443.50	5°36'24"	493.28	S76°19'38"E
C13	136.78	2070.00	3°47'09"	136.75	N01°15'53"W
C14	60.87	1166.00	30°04'03"	60.18	N35°56'14"E
C15	63.06	1166.00	31°08'51"	62.29	N05°14'47"E
C16	63.06	1166.00	31°08'51"	62.29	N25°40'03"W
C17	57.02	1166.00	28°09'43"	56.44	



Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

TRI-POINTE

Mixed Use Development

Conceptual Master Plan

Amendment to the Tri-Pointe Planned Unit Development
Submitted for Westfield Development Company

Zoning Notes

The Project shall be viewed as a single unit.
A waiver for the entire site shall be granted to allow development outside the Mid-Range Expected Service Area expressly contingent upon the issuance of a permit to a major employer for the construction of a minimum facility of 150,000 square feet intended to house at least 300 employees at the site, 500 at full build-out.
No residential or commercial construction shall be allowed until issuance of a building permit for the minimum size 150,000 square foot facility by a major employer.
No fewer than 900 residential units shall be constructed at ultimate build-out.
Any land dedication does not include any water rights.
Should the fire district not require the prescribed land at time of dedication, requirement to dedicate will be waived.
Height Limits: (a) Office uses: 70' excluding enclosed mechanical penthouses or screened rooftop appurtenances.
(b) Retail/Commercial Uses: 40' excluding screened rooftop appurtenances.

All final PUD approvals shall be granted by City Council unless Council approves a set of design guidelines applicable to the various planning areas or uses. In that event, Planning Commission may approve all PUD's governed by those approved guidelines.
This PUD is valid for a period of three years from the date of its approval. If a major employer does not meet the minimum requirements set forth in this PUD within the three year time frame, the entire PUD must return to City Council for review.

Planned Unit Development Criteria

The Tri-Pointe PUD Amendment of 10/16/98 is an amendment to the land uses and development criteria of the existing Tri-Pointe PUD.
Open space requirements are being met within Areas E and F and within the eventual parcel by parcel site plans.

Mixed Use

Land Uses as identified on this PUD may be combined to the extent identified within the land use mix language of this PUD to encourage a creative mixture of housing, work and shopping opportunities. Quantities and types of specific land uses will be determined at Site Plan of the individual parcels.

PROMONTORY PRELIMINARY PUD, AREAS F, L AND M, 2ND AMENDMENT

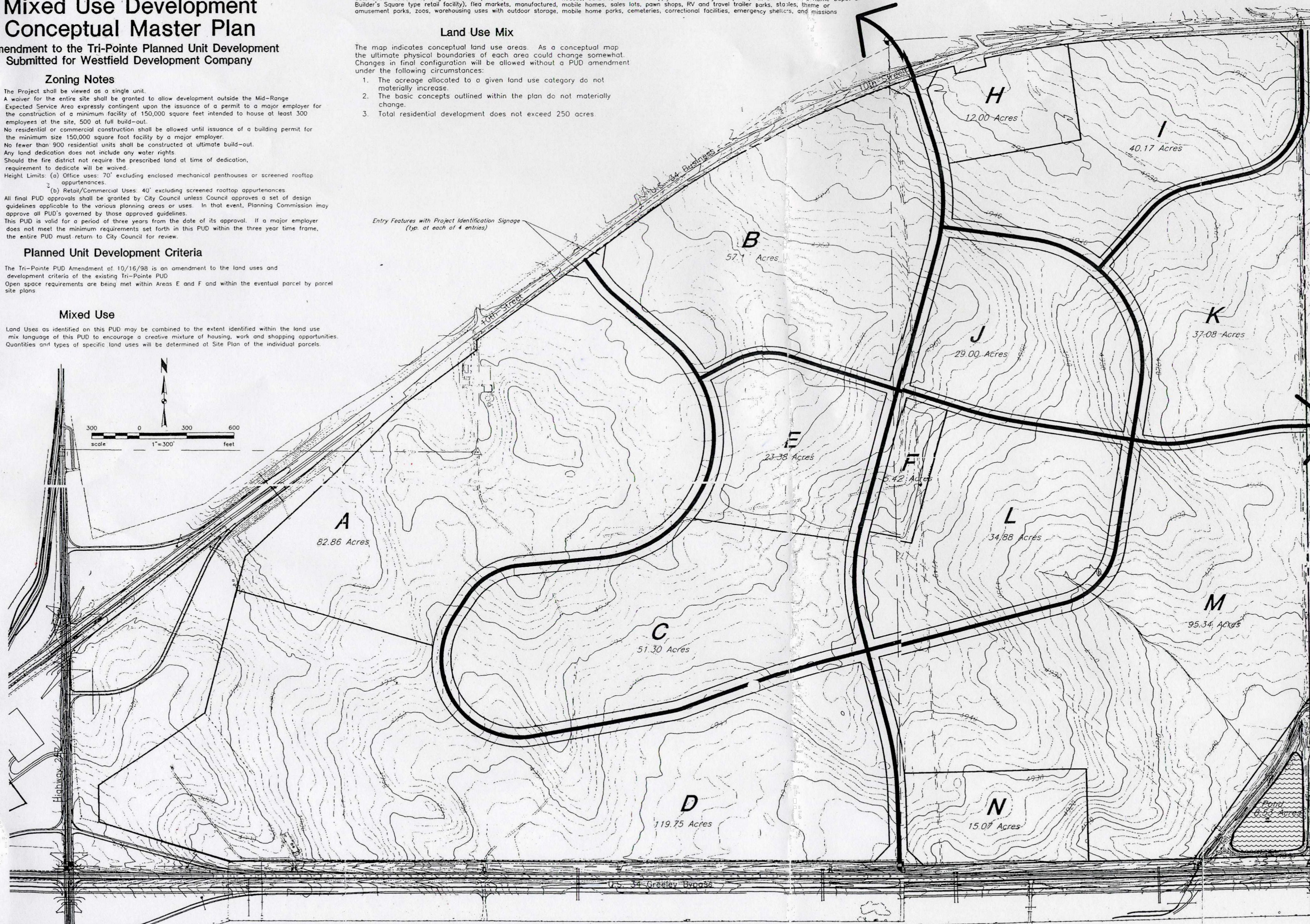
Uses not permitted at Tri-Pointe:
airports, heliports, auto dismantling, junk and salvage yards, bulk storage of flammable liquids and gases for resale (unless temporary for construction purposes only), farm equipment, implement, diesel and sales and repair, concrete, asphalt batch plants (unless temporary for construction purposes only), food processing, foundries, grain and feed elevators and supply, recycling centers, large collection and processing facilities, refuse transfer stations, rendering plants, slaughterhouse, meat processing, packaging, utility, commercial towers and cabinets over building height permitted by zone, transportation facilities, low impact, high impact, trucking and freight terminals, truck, trailer and large equipment rental, adult entertainment, kennels, auto dealer sales lots, bingo halls and parlors, livestock auction houses, builders, contractor supply offices and yards (except in the case of a Home Depot or Builder's Square type retail facility), flea markets, manufactured, mobile homes, sales lots, pawn shops, RV and travel trailer parks, stables, theme or amusement parks, zoos, warehousing uses with outdoor storage, mobile home parks, cemeteries, correctional facilities, emergency shelters, and missions

Land Use Mix

The map indicates conceptual land use areas. As a conceptual map the ultimate physical boundaries of each area could change somewhat. Changes in final configuration will be allowed without a PUD amendment under the following circumstances:

1. The acreage allocated to a given land use category do not materially increase.
2. The basic concepts outlined within the plan do not materially change.
3. Total residential development does not exceed 250 acres

Entry Features with Project Identification Signage
(typ. at each of 4 entries)



Allowable Land Use by Area

- Area A and B Office**
- Banks, savings and loans, financial institutions, ATM's, drive-up windows and rental
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Office and corporate headquarters
 - Parking lots and structures
 - Restaurants, deli, cafe, if contained within a primary use building
 - Churches and Schools (area B only)
- Recreational areas (area B only)**

- Area C Office/Commercial One**
- Banks, savings and loans, financial institutions, ATM's, drive-up windows and rental
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Commercial laundries and dry cleaning plants
 - Crematoriums
 - Manufacturing, fabrication, assembly
 - Newspaper and publishing plants, binderies
 - Office and corporate headquarters
 - Parking lots and structures
 - Recycling centers - small collection
 - Restaurants, deli, cafe, if contained within a primary use building
 - Research and testing labs
 - Retail sales only as an enclosed regional mall containing a minimum of two anchor stores and 400,000 square feet.
 - Free-standing restaurants only in conjunction with an enclosed mall
 - Multi-family residential not to exceed 25 acres within Areas C and D combined
 - Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted by zone
 - Utility, comm. towers and cabinets over building height permitted by zone
 - Transportation facilities
 - Low impact
 - High impact
 - Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space
- Area D Office/Commercial Two**

- Animal uses - veterinary clinics (no outdoor runs)
- Art, dance, photo studios, galleries
- Auto uses, car wash
- Banks, savings and loans, financial institutions, ATM's, drive-up windows
- Bars, taverns, nightclubs, lounges
- Bowling alleys
- Brew pubs
- Commercial laundries and dry cleaning plants
- Convenience stores with or without gas sales
- Crematoriums
- Dry cleaning (no cleaning on-site)
- Farmers markets
- Gas stations
- Gas stations with repair, lube and tire shops
- Golf uses - Golf courses, country clubs, driving ranges, miniature golf
- Laundromats
- Lodging - Bed and Breakfast, hotels, motels
- Manufacturing, fabrication, assembly
- Medical and dental offices and clinics, massage therapists, medical supply stores and rental
- Movie theaters, indoor theaters
- Newspaper and publishing plants, binderies
- Nurseries, greenhouses, garden shops
- Offices and corporate headquarters
- Parking lots and structures
- Personal service shops (beauty, barber, tanning and nail salons, shoe repair)
- Pet stores
- Printing, copying shops, mail centers
- Radio and TV stations with antennas lower than 30 feet
- Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, etc.), members clubs, health clubs, martial arts studios, open space, park (pocket), park (neighborhood), park (comm/reg)
- Recycling centers - small collection
- Restaurants - cafes, and other eating establishments (including outdoor seating/eating areas), drive-in or drive-thru facilities (including outdoor seating areas), drive-up windows
- Retail sales - under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet), including a regional mall
- Auditoriums, sports arenas, stadiums
- Research and testing labs
- Multi-family residential not to exceed 25 acres, within Areas C and D, combined
- Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted by zone
 - Utility, comm. towers and cabinets over building height permitted by zone
- Transportation facilities
 - Low impact
 - High impact
- Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space

Area E Open Space

This area is designated to be retained as open space to be developed as a part of the overall development.

Area F Open Space/Park Residential R-1 Uses, and as amended

To be dedicated to City for parks, open space, and the extension of the existing Tri-Pointe PUD.

Area H and I Commercial

- Animal uses - veterinary clinics (no outdoor runs)
- Art, dance, photo studios, galleries
- Auto uses, car wash
- Banks, savings and loans, financial institutions, ATM's, drive-up windows
- Bars, taverns, nightclubs, lounges
- Bowling alleys
- Brew pubs
- Convenience stores with or without gas sales
- Dry cleaning (no cleaning on-site)
- Gas stations
- Gas stations with repair, lube and tire shops
- Laundromats
- Personal service shops (beauty, barber, tanning and nail salons, shoe repair similar)
- Pet stores
- Printing, copying shops, mail centers
- Membership clubs, health clubs, martial arts studios
- Restaurants - Cafes, and other eating establishments (including outdoor seating areas), drive-up windows
- Retail sales - Under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet)

Areas J, K, L, and M Residential

- Single family dwellings
- Multi-family dwellings
- Two family dwellings
- Townhouse dwellings
- The following uses, not to exceed 15% of the acreage contained within each Planning Area:
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics
 - Hotel, motel
 - Office
 - Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, (pocket), park (neighborhood), park (comm/reg)
 - Restaurants
 - Retail sales not to exceed 40,000 square feet

Area N Commercial and Residential

- All uses permitted in C-H and R-H Zone Districts
- Area M (within Tract B, Promontory Imagine School Second Filing)
- All uses permitted in C-H and R-H Zone Districts
- Schools

Planning Concepts:

1. Provide a mixed use activity center with a unique identity.
2. Maintain the ability to adjust land uses.

Notes: A minimum 10 acre school site and 1.5 acre Fire Station site will be dedicated to the City out of the residential area. The exact location and

Promontory Preliminary PUD, Areas F, L & M, 2nd Amendment

Supplemental Use Tables

(~~Strikethrough~~ = Text removed, deleted) (***Bold, Italicized*** = Text added)

Area F – (~~Open Space~~) ***Proposed Residential***

~~To be dedicated to the City for parks, open space, and the extension of the park and lake within Area E.~~

-Fire Stations, schools, recreation uses – (ZON2019-0011) Approved on 9/17/2019

-R-L Uses, and as amended

Areas L and M. Residential

-Single family dwellings

-Multi-family dwellings

-Two family dwellings

-Townhouse dwellings

-open space / park

-Park to be dedicated to the City

-The following uses, not to exceed 15% of the acreage contained within each Planning area:

- Banks, savings and loan, financial institutions, ATM's, drive-up windows

-Medical and dental offices and clinics

-Hotel, motel

-Office

-Recreation uses – Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, parks (pocket), park (neighborhood), park (community / regional)

-Restaurants

-Retail sales not to exceed 40,000 square feet

-Fire Stations, schools, recreation uses – Approved on 9/17/2019

PLANNING COMMISSION SUMMARY

ITEM: Combined Preliminary and Final PUD (Planned Unit Development) for auto repair use in the Suffolk PUD

FILE NUMBER: PUD2020-0013

PROJECT: Suffolk Subdivision 4th Filing, 1st Amendment, Combined Preliminary & Final PUD

LOCATION: 2505 46th Avenue

APPLICANT: Elliott Smith, of TerraForm Companies, on behalf of Mo Choudhry

CASE PLANNER: Kira Stoller, Planner II

PLANNING COMMISSION HEARING DATE: May 25, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-663 and Section 24-673 of the City of Greeley Development Code and approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

A. REQUEST

The applicant is requesting approval of a combined Preliminary and Final PUD for an auto repair facility on property located at 2505 46th Avenue (*see Attachment A – Vicinity Map*), and a final plat and site plan, for the Suffolk Subdivision 4th Filing, 1st Amendment (*see Attachment B – Applicant Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning

North: PUD (Planned Unit Development)

South: PUD (Planned Unit Development)

East: PUD (Planned Unit Development)

West: PUD (Planned Unit Development)

Surrounding Land Uses

North: Retail (Lowe's Home Improvement)

South: Auto repair (Firestone Complete Auto Care)

East: Restaurant (The G.O.A.T. Sports Bar)

West: Retail (Goodwill)

Site Characteristics

The subject site is 2.16 acres in size and has not been previously developed. The property is generally located north of Centerplace Drive and west of 46th Avenue, with private access drives located along the north, south and west boundaries of the site.

D. BACKGROUND

The original Suffolk Preliminary PUD (Case No. PUD 10:03) encompassed a total of 38.48 acres of land, located south of 24th Street and east of 47th Avenue. The PUD identified four lots and two outlots with the following land use designations: Lot 1 – Lowe’s Home Improvement store, Lot 2 – uses allowed in the C-H (Commercial High Intensity) zone, Lot 3 – uses allowed in the R-M (Residential Medium Density) zone, Lot 4 – uses allowed in the R-H (Residential High Density) zone, Outlot A – open space, and Outlot B – stormwater detention. The Preliminary PUD was approved by City Council on January 6, 2004. The corresponding Final PUD (Case No. PUD 2:04) included site details for the proposed Lowe’s Home Improvement store, as well as the associated plat, which formally established the four lots and two outlots identified in the Preliminary PUD, and was approved by the Planning Commission on April 13, 2004.

Lot 2 of the Suffolk Preliminary PUD developed gradually. The western third of the site was approved for a McDonald’s restaurant in 2006 (rec # 3464670). A plat was recorded in conjunction with this application and subdivided Lot 2, into two new lots. McDonald’s developed on Lot 1 and the new Lot 2 remained vacant until 2012. At that time, a Preliminary and Final PUD was approved for a Goodwill retail store (rec # 3937069). Another replat was also filed to split Lot 2 into Lot 1A and Lot 2A. Goodwill developed on Lot 1A and Lot 2A has remained vacant until now.

The current request is for a combined Preliminary and Final PUD for a 3,174 square foot auto repair facility, the initial user is proposed to be a Jiffy Lube facility. Additionally, the applicant is proposing a replat of the Suffolk Subdivision, Fourth Filing. The replat would subdivide Lot 2A into two new lots as follows: Lot 1 would contain 1.57 acres and Lot 2 would be 0.59 acres in size (*see Attachment F – Plat*). The proposed auto repair facility would be situated on the newly platted Lot 2. Lot 1 would be developed at a later date and require a separate Preliminary and Final PUD approval, but would still allow those land uses permitted in the C-H (Commercial High Intensity) zone district.

E. APPROVAL CRITERIA

The review criteria found in Section 24-663 of the Greeley Development Code shall be used when considering a Preliminary PUD approval request.

1. Does the Preliminary Plan meet the standards for PUD establishment?

- A. Area requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within*

the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.

Staff Comment: The overall property is approximately 2.16 acres in size, however, as part of the proposed Preliminary and Final PUD, the applicant intends to split the property into two lots. Lot 2 would be 0.59 acres in size and house the proposed auto repair facility. Lot 1 would be 1.57 acres and is to be developed at a later date, via a separate Preliminary and Final PUD approval. Because the subject site is already zoned PUD and allowed uses have been established for both proposed lots, staff feels that splitting the property into two separate parcels, each of which will be less than two acres in size, still aligns with the spirit of the Code.

The proposal complies with this criterion.

- B. *Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the city as a whole before it may be zoned as a PUD.*

Staff Comment: The subject site is already zoned PUD and prior approvals designated that the permitted lands uses would be those allowed in the C-H (Commercial High Intensity) zone. Auto repair (on sites less than an acre in size) is permitted in the C-H zone district and would normally require a Design Review approval. In this instance, the combined Preliminary and Final PUD, serves as the site plan approval. The proposed land use is consistent with the Imagine Greeley, Land Use Guidance Map, which labels the property as an employment, industrial and commercial area. The project also directly aligns with the following objectives from the *Imagine Greeley Comprehensive Plan (2018)*:

Objective GC-1.2 Form of Growth: Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-1.3 Adequate Public Facilities: Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Objective GC-4.3 Infill Compatibility: Promote the use of site design and building architecture that is sympathetic to the

surrounding area and enhances the desirable character and form of the neighborhood or area.

The subject site is located in an area that is almost fully built out and adequate public facilities already exist in the immediate vicinity. In addition to supporting an urban form of growth, the proposed building architecture is very similar to that of the existing structures in the area.

The proposal complies with this criterion.

The review criteria found in Section 24-673 of the Greeley Development Code shall be used when considering a Final PUD approval request.

2. Is the Final PUD plan in substantial conformance with the approved preliminary PUD?

Staff Comment: There have been various preliminary PUD approvals which encompassed the subject site and the proposed land use of an auto repair facility is in conformance with these preceding plans. However, because no site development details were provided, the previous approvals indicated that a separate Preliminary and Final PUD would be required for the property to be developed.

The proposal complies with this criterion. Additional details regarding the proposed site design for the auto repair facility are outlined below.

Building Elevations - The proposed building design would utilize two primary materials on the exterior of the structure. The base of the building would be finished with a stone wainscot and exterior insulation and finish system (EIFS) above (*see Attachment E – Building Elevations*). The proposed colors would be similar to the existing buildings in the surrounding area and the architecture provides a varied roof-line. The building would include three service bays and two customer entrances on the east and west sides of the structure.

Setbacks – A 25 foot setback is required along 46th Avenue. No other standard setbacks apply, however, the following approximate measures would be provided from the auto repair facility to the adjacent lot lines:

North – 21 feet (from new lot line designated on the proposed replat)

East – 61 feet (from 46th Avenue right-of-way)

South – 10 feet (from existing private drive)

West – 100 feet (from existing private drive)

Landscaping – The applicant has designed the site to provide 42% open space. The site landscaping would consist of twelve trees and over 100 shrubs and ornamental grasses.

Additionally, sodded lawn areas will be provided along the east and west boundaries of the site (*see Attachment D – Landscape Plan*).

Signage – All site signage would be required to meet the Development Code standards for the C-H (Commercial High Intensity) zone district, and as amended. All signage shown on the plans is for illustrative purposes only and will require review and approval under a separate permit.

Photometrics – The site lighting must comply with the commercial standards of the Development Code, and as amended. Five (5) freestanding light fixtures, with a maximum height of 20 feet are proposed along the parking lot and internal driveway.

Parking and Circulation - The applicant is proposing nine (9) parking spaces, which meets the code requirement for auto repair facilities, based on proposed building square footage. Pedestrian access would be available from 46th Avenue and four (4) bicycle stalls would be provided on site. The subject site would have one vehicle access point from the existing private drive to the south, which connects directly to 46th Avenue. The service bays would be accessed on the west side of the building and exited to the east, utilizing the circular drive around the north side of the structure (*see Attachment C – Site Plan*).

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was originally platted as a portion of Lot 2 of the Suffolk Subdivision on May 4, 2004 (rec # 3176444). On November 3, 2006, the Suffolk Subdivision, Second Filing further divided Lot 2 (rec # 3432357). The existing 2.16 acre lot was created via a resubdivision of Lot 2, Suffolk Subdivision, Second Filing and is currently designated as Lot 2A. This replat was recorded on January 24, 2013 (rec # 3905145) and is known as Suffolk Subdivision, Fourth Filing. The proposed replat associated with this combined Preliminary and Final PUD would be Suffolk Subdivision, Fourth Filing, First Replat.

2. HAZARDS

Staff is unaware of any hazards on the property.

3. WILDLIFE

The subject site is not located within an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

The property slopes to the southeast and the site would be graded to direct runoff away from the building and towards the curb and gutter or concrete valley pan in the parking lot. The proposed infrastructure would route runoff from the new on-site inlet to the private drive south of the subject site, where an existing 30” stormwater pipe is located. Flows from the proposed project would be less than what was anticipated by previous drainage studies and therefore would not have an adverse impact on downstream drainage facilities.

Stormwater detention and water quality treatment would be provided off site, in the existing regional detention pond to the east of 46th Avenue.

6. TRANSPORTATION

The subject site has frontage along 46th Avenue and one point of access to the development is proposed from the existing private drive to the south. Greeley-Evans Transit (GET) provides service to the area along Centerplace Drive, just east of 46th Avenue. The proposed auto repair facility is anticipated to average 48 vehicles per day, which would result in an insignificant impact to the existing level of service (LOS) for the adjacent streets and intersections.

7. SERVICES

The City of Greeley provides water and sanitary services to the area. The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47th Avenue, less than a half mile northwest of the subject site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The construction of the proposed structure would result in a visual change to the site, since the property is currently vacant.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed Preliminary & Final PUD were mailed on May 10, 2021, to property owners within 500 feet of the site. Notice signs were posted on the site on May 14, 2021. Public notice was also published in the newspaper on May 19, 2021. No comments have been received to date, May 19, 2021.

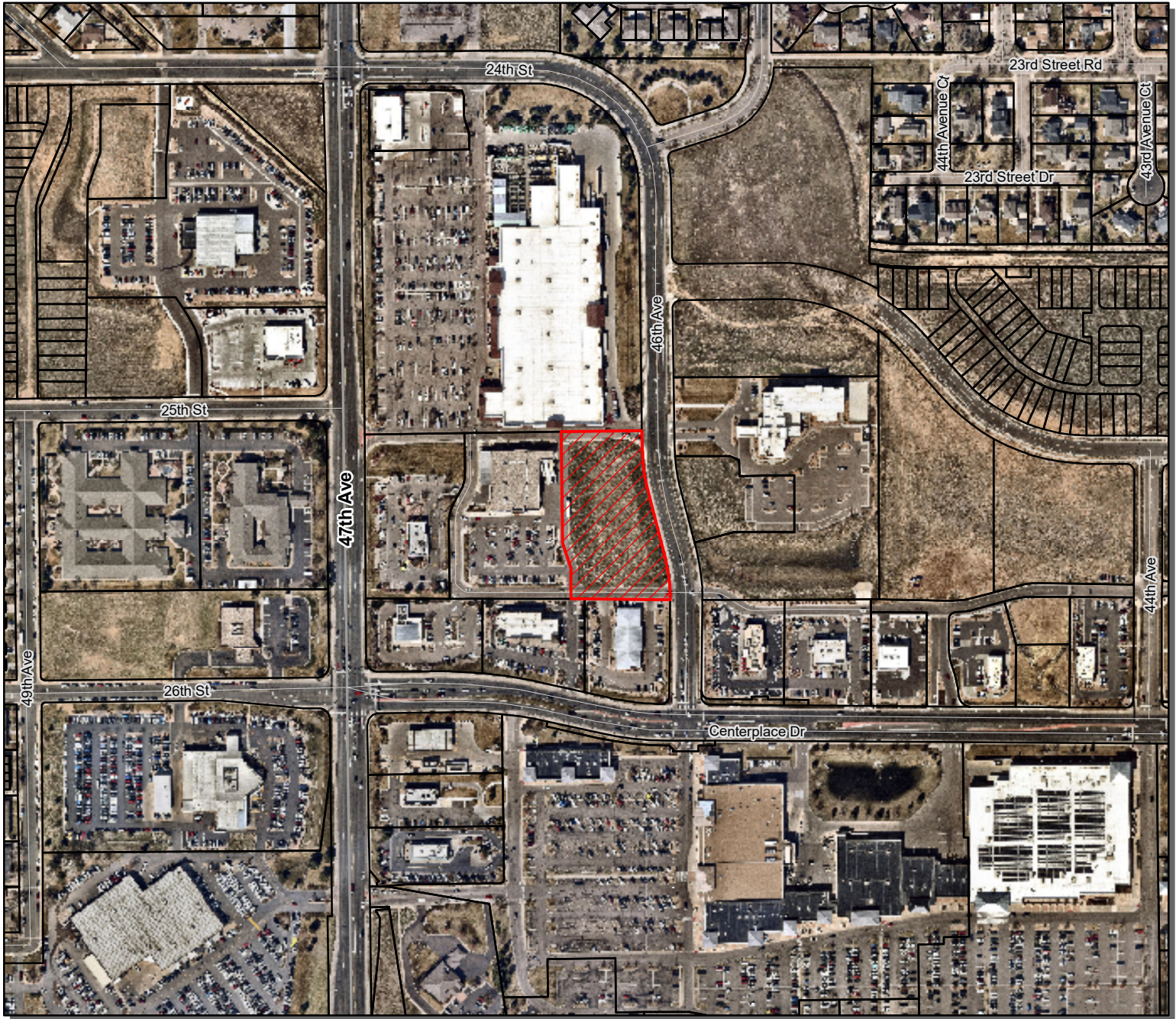
J. PLANNING COMMISSION RECOMMENDED MOTION

A motion that, based on the project summary and accompanying analysis, the Planning Commission finds that the proposed combined Preliminary and Final PUD for an auto repair use, located at 2505 46th Avenue, and a final plat and site plan, for the Suffolk Subdivision 4th Filing, 1st Amendment, is in compliance with the Development Code and, therefore, recommend approval to City Council.

ATTACHMENTS

Attachment A – Vicinity Map
Attachment B – Applicant Narrative
Attachment C – Site Plan
Attachment D – Landscape Plan
Attachment E – Building Elevations
Attachment F – Plat

Vicinity Map



Legend

-  Subject Site
-  Parcels

**Suffolk Subdivision 4th Filing, 1st Amendment
Combined Preliminary & Final PUD
PUD2020-0013**

0 0.05 0.1 0.2 Miles





June 25, 2020

Greeley City
Community Development Department
1100 10th Street, 2nd Floor
Greeley, CO 80631

RE: Proposed Jiffy Lube Narrative – Centerplace Drive and 46th Avenue, Greeley, CO 80634

Community Development Department:

The purpose of this letter is to provide a narrative for a proposed new construction built to suit our firm plans to do for Jiffy Lube located on the corner of Centerplace Drive and 46th Avenue, Greeley, CO 80634.

The site consists of .59 acre with frontage along 46th Avenue. The new wood framed single story building with service pit will be 3,174 square feet. Building exterior finishes consists primarily of stucco and stone. There are 13 parking stalls on the site plan. There are 3 service bays and the tenant will offer services such as oil change, brakes and tires and other minor vehicle maintenance items and vehicles will not be left on the premises overnight either in the parking lot or in the bay work area. The operating hours are generally 8:00am to 6:00pm Monday through Friday with shortened hours on Saturday and Sunday.

This proposed use does not comply with the zoning designation for the property PUD and will require a Preliminary and Final PUD application process. The use is conducive to uses on surrounding properties and will not pose a detrimental impact to the area. The access and utility infrastructure to the site is sufficient for the intended use.

The site will feature a single-story retail building. A representative rendered elevation has been included with this submittal. Exterior building materials will be compatible with building architecture, materials and massing of adjacent buildings. It will consist of an EIFS exterior with a light textured finish with base wainscot color breaking up overall primary wall. Bronze canopies will define the entry and exit points for customers.

The building exceeds the Architectural Standards as described in Section 18.40.90. The building does not have an appear have an appearance of a single, large or dominant mass. Instead, it uses design techniques to step back portions of the build, variation in rooflines, and variation in colors. Essentially all sides of the building incorporate design features – not just the front façade facing 46th Avenue.

The building uses four (4) of the five (5) groupings from the following building elements (as required in section 18.40.090 (10):

Group 1 - exterior wall articulation.

1. Changes in building plane or articulation (recesses, projections) spaced proportionately around the building exterior walls, with recesses and projections as defined in Subsection (4) above; or
2. Buildings bays created by columns, ribs, pilasters or piers or an equivalent element that divides a wall into smaller proportions or segments with elements being at least one (1) foot in width and spaced at intervals of no more than thirty percent (30%) of the exterior building walls; or
3. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the building.

b. Group 2 - roof articulation.

1. Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs with at least two (2) roof line elevation changes; or
2. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the building.

c. Group 3 - building openings, walkways and entrances.

5. Some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.

d. Group 4 - building materials.

2. A single material as long as design treatments such as different roof lines, number of stories, window and door style and placement, and/or garage placement are used to create an interesting and varied exterior.

I look forward to receiving your feedback. Please let me know if you need additional information.
Thank you for your time and consideration.

Sincerely,
TERRAFORM COMPANIES



Elliott B. Smith
Managing Partner

COMBINED PRELIMINARY AND FINAL PUD
SUFFOLK SUBDIVISION FOURTH FILING PUD, 1ST AMENDMENT

A PORTION OF LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING
LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

STATISTICAL INFORMATION

GROSS FLOOR AREA	3,174 S.F.
GROSS PROJECT (SITE) AREA	0.59 ACRES (25,627 S.F.)
NET PROJECT (SITE) AREA	0.59 ACRES (25,627 S.F.)
HEIGHT OF STRUCTURES	22'-2" (1 STORY)
FLOOR AREA RATIO	0.13
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE:	AUTO REPAIR
CONSTRUCTION TYPE:	VB, NOT SPRINKLERED
OCCUPANCY GROUP:	M-MERCANTILE
NUMBER OF EMPLOYEES:	10

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	0 FEET MIN.	9.7 FEET
SIDE (WEST)	0 FEET MIN.	99.3 FEET
SIDE (EAST)	25 FEET MIN.	60.0 FEET
REAR (NORTH)	0 FEET MIN.	20.5 FEET

PARKING ANALYSIS	REQUIRED	PROVIDED
TOTAL PARKING	9	9
STANDARD PARKING	8	8
ADA PARKING	1	1
BICYCLE PARKING	3	4

LAND USE AREAS	
GROUND COVERAGE BY STRUCTURES	3,308 S.F. (13%)
GROUND COVERAGE BY OTHER IMPERVIOUS ELEMENTS	11,671 S.F. (45%)
GROUND COVERAGE BY LANDSCAPING/OPEN SPACE	10,648 S.F. (42%)

NOTES

1. THE APPLICANT IS ONLY APPLYING FOR APPROVAL FOR AUTO REPAIR USE AND ACKNOWLEDGES THAT IF AN ALTERNATIVE USE IS REQUIRED IN THE FUTURE, ANOTHER PRELIMINARY AND FINAL PUD PROCESS WILL BE REQUIRED.
2. BUILDING ARCHITECTURE WILL ALIGN WITH THE COMMERCIAL STANDARDS OF THE DEVELOPMENT CODE, AS AMENDED.
3. SITE LIGHTING WILL ALIGN WITH THE COMMERCIAL STANDARDS OF THE DEVELOPMENT CODE, AS AMENDED.
4. SITE SIGNAGE WILL ALIGN WITH THE DEVELOPMENT CODE STANDARDS FOR THE C-H (COMMERCIAL HIGH INTENSITY) ZONE DISTRICT, AS AMENDED.
5. LOT 1 WILL BE DEVELOPED AT A LATER DATE AND WILL REQUIRE A SEPARATE PRELIMINARY AND FINAL PUD APPROVAL. PERMITTED LAND USES FOR LOT 1 ARE THOSE USES ALLOWED BY THE C-H (COMMERCIAL HIGH INTENSITY) ZONE DISTRICT. THIS IS BASED UPON THE PREVIOUS PUD APPROVAL - #3464670.

LEGEND

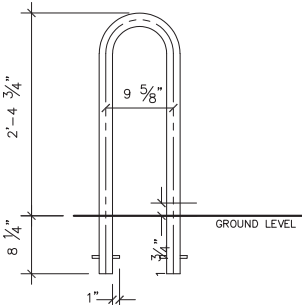
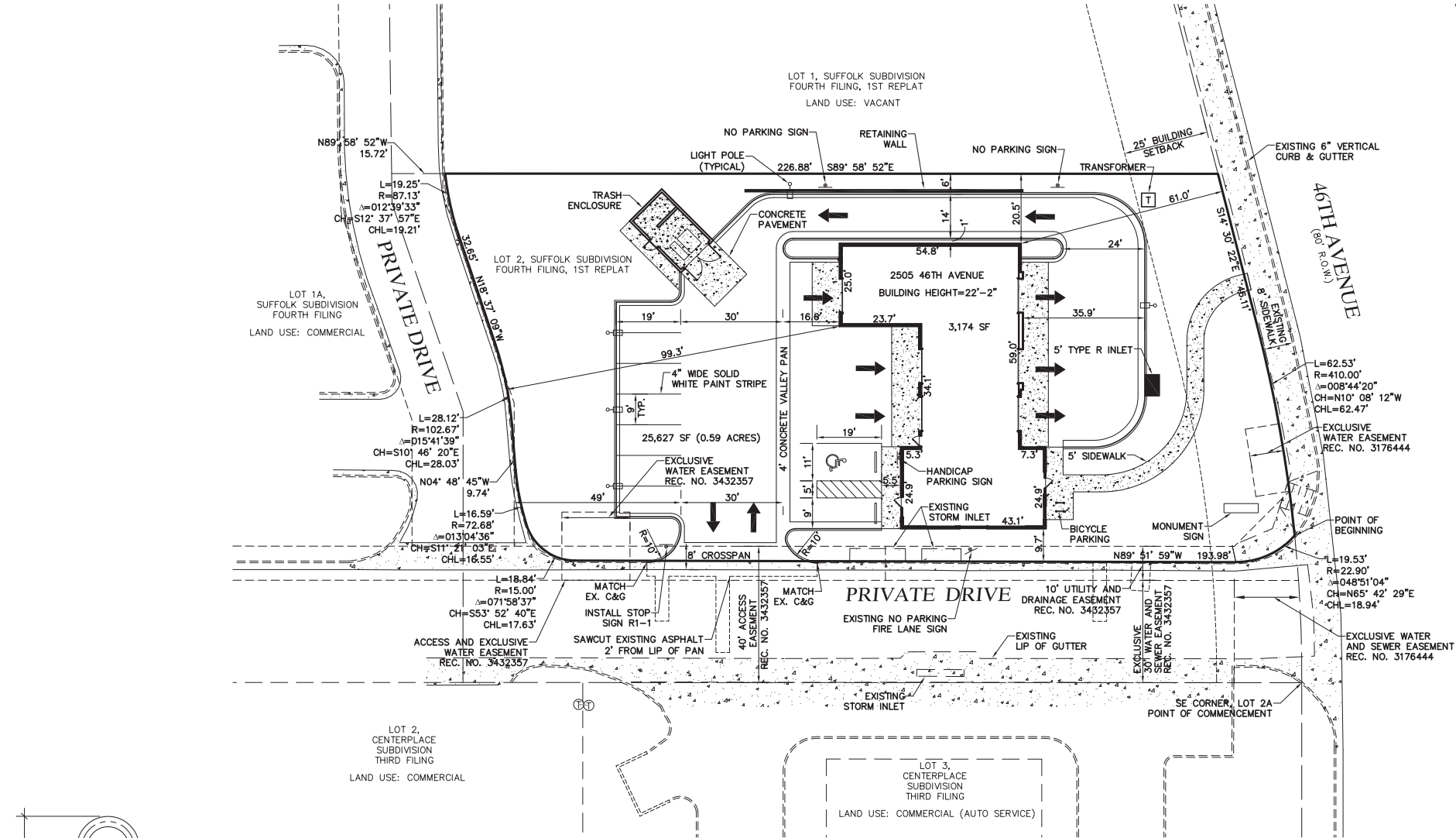
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PROPOSED SIGN

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/ DATE
PLANNING	INITIALS/ DATE
OWNER	INITIALS/ DATE

SITE PLAN
JIFFY LUBE - 46TH & CENTERPLACE
PROJECT NO. 20012
DATE: MAY 7, 2021
SHEET 2 OF 12

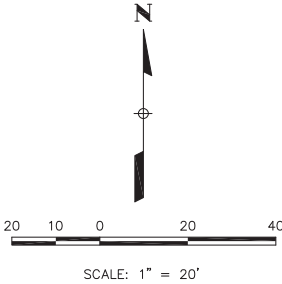
Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com



MODEL # DIM. (A) NO. OF
TB - 5 38.38" 3

CREATIVE PIPE
TB - SERIES, BIKE RACKS
MATERIAL: 2" SCH. 40 PIPE
FINISH: STANDARD - HOT-DIP GALVANIZED

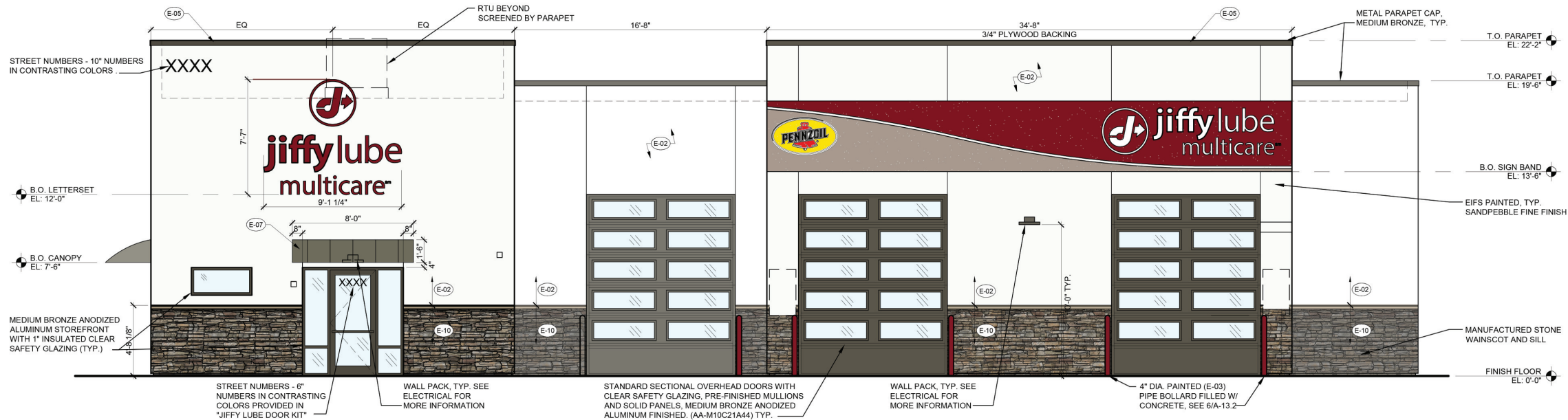
BICYCLE RACK DETAIL



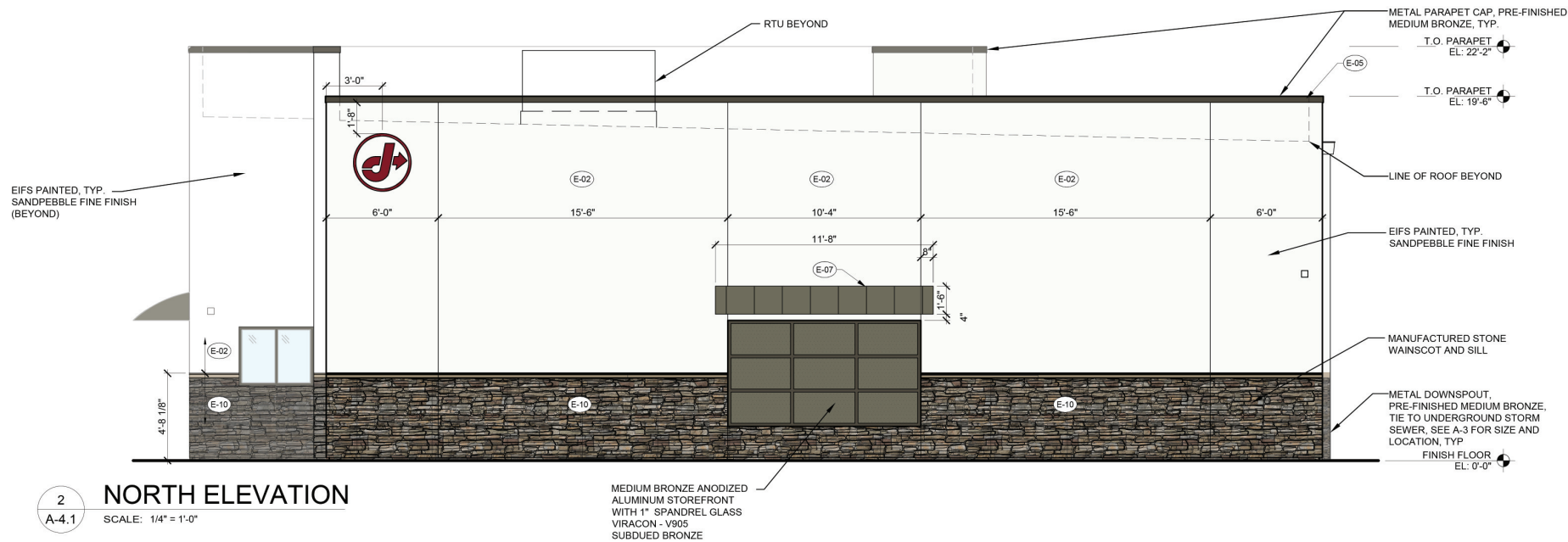
COMBINED PRELIMINARY AND FINAL PUD

SUFFOLK SUBDIVISION FOURTH FILING PUD, 1ST AMENDMENT

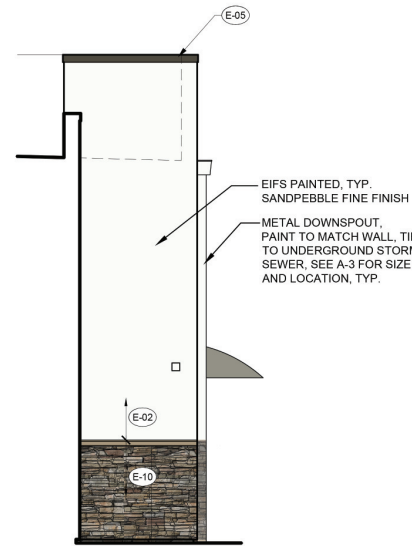
A PORTION OF LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING
LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



1
A-4.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A-4.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A-4.1 PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	FINISH	MFR #	COLOR
E01	SIGN POLES / FENCES / EXT. DOORS AND TRIM	ALUMINUM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	EIFS	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: REAR FASCIA / HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	STEEL	PAINT (SEMI-GLOSS)	SW2905	CARMINE
E04	EXT. WALLS: APPLY OVER CARMINE COLOR ABOVE	PAINT	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	CAP FLASHING	ALUMINUM	PRE-FINISHED ALUMINUM	A-05	MEDIUM BRONZE
E06	EXTERIOR ROOF LADDER	STEEL	PAINT (SEMI-GLOSS)	SW7055	ENDURING BRONZE
E07	CANOPY	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	MEDIUM BRONZE METALLIC
E08	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	DARK RED
E09	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	POPPY RED
E10	EXT. WALLS: WAINSCOT / SILL	MANUFACTURED STONE	STONE	BORAL	SOUTHERN LEDGESTONE - BUCKS COUNTY

GENERAL NOTE:

- ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)
- APPLY CLEAR COAT (E-04) OVER CARMINE (E-03) ON EXTERIOR APPLICATIONS.
- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.
- ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.
- IF PRE-FINISHED DOWNSPOUTS ARE NOT AVAILABLE THEN PAINT GRADE MUST BE PROVIDED AND PAINTED TO MATCH MEDIUM BRONZE.

APPROVAL CERTIFICATE

ENGINEERING INITIALS/ DATE
PLANNING INITIALS/ DATE
OWNER INITIALS/ DATE

EXTERIOR ELEVATIONS
JIFFY LUBE - 46TH & CENTERPLACE
DATE: MAY 7, 2021
SHEET 8 OF 12

sevan
DESIGN SOLUTIONS, P.C.

SUFFOLK SUBDIVISION FOURTH FILING, 1ST REPLAT

LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

DEDICATION

GOLDLINE HOTELS LLC, BEING THE SOLE OWNER(S) IN FEE OF

LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING AS PLATTED IN THE RECORDS OF WELD COUNTY, COLORADO AT RECEPTION NUMBER 3905145, LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN.

SAID PARCEL, AS DESCRIBED, CONTAINS AN AREA OF 93,888 SQUARE FEET OR 2.155 ACRES, MORE OR LESS.

SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP; AND DO HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME SUFFOLK SUBDIVISION FOURTH FILING, 1ST REPLAT (A SUBDIVISION); AND DO DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DO FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNATURE OF OWNERS

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____

STATE OF COLORADO
CITY OF GREELEY
WELD COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

STANDARD NOTES

A. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

B. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

C. DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN (10) WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN (10) WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

D. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

E. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN AND ACROSS SAID ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

F. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

G. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

H. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORM WATER MANAGEMENT PLAT.

2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

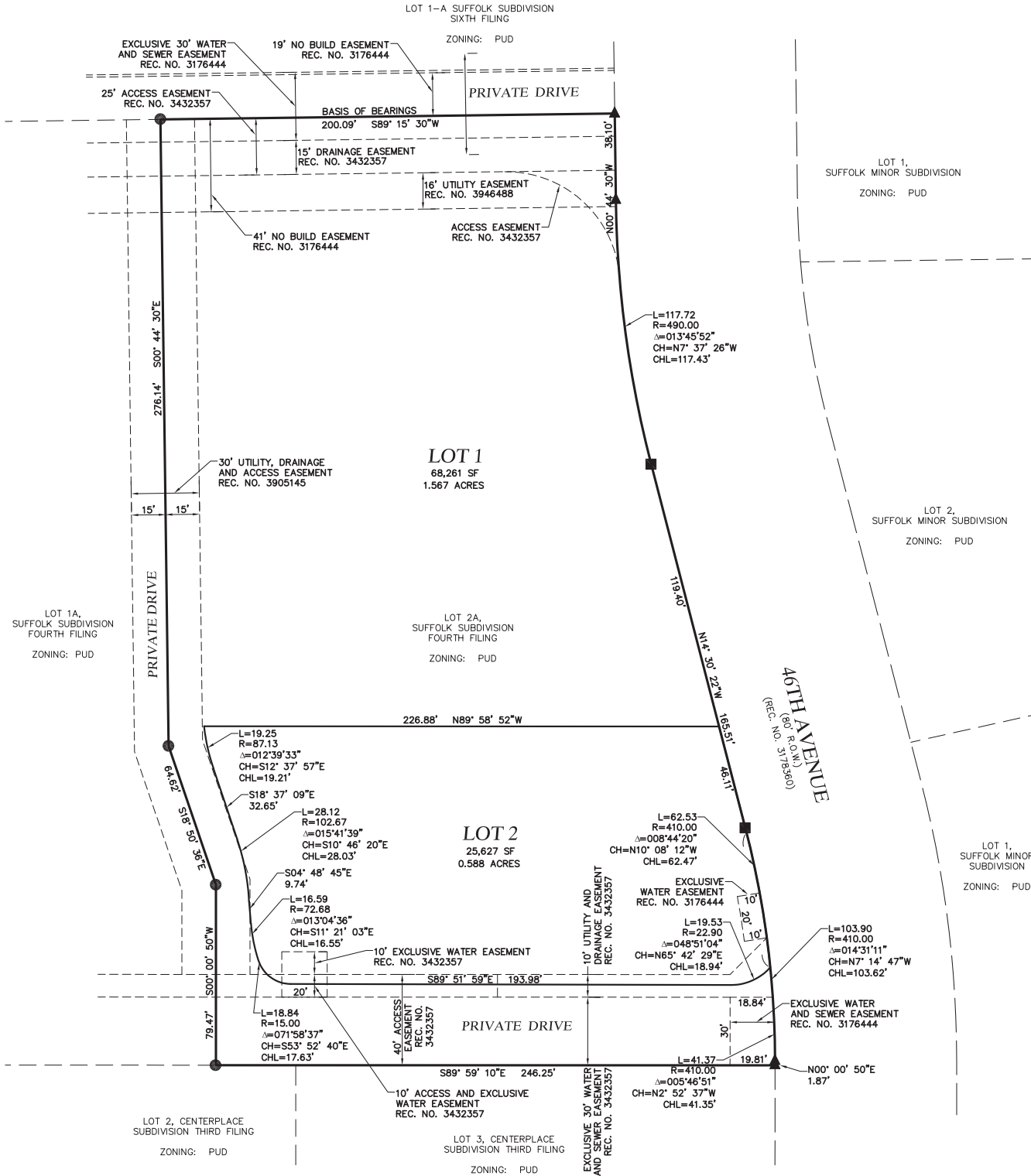
3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORM WATER MANAGEMENT PLAN.

I. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE (1) STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE (5) FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

J. STREET LIGHTING. ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.

K. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE (3) FEET TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.

L. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.



WATER AND SANITARY SEWER NOTES

THERE SHALL BE NO DETENTION PONDS, BERMS GREATER THAN THREE FEET (3'), PERMANENT STRUCTURES, FENCES, TREES, SHRUBS WITH A MATURE HEIGHT GREATER THAN THREE FEET (3'), OR OTHER OBSTRUCTIONS THAT WILL IMPEDE THE ABILITY OF THE CITY TO ADEQUATELY MAINTAIN AND SERVICE THE WATER AND/OR SANITARY SEWER LINES LOCATED IN EASEMENTS THAT CONTAIN WATER AND/OR SANITARY SEWER LINES.

FOR PUBLIC WATER AND SEWER LINES LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING, LANDSCAPING, OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER LINE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/HOME OWNER'S ASSOCIATION. THE CITY OF GREELEY'S WATER AND SEWER DEPARTMENT WILL BACKFILL THE TRENCH TO THE SURFACE BUT NOT REBUILD ANY SURFACE IMPROVEMENTS OR REPLACE LANDSCAPING.

FOR ALL REPLATS WHERE LOT LINES OR STREET LOCATIONS CHANGE, ALL EXISTING WATER AND SEWER STUB-OUTS, FIRE HYDRANTS, ETC. SHALL BE RELOCATED TO THEIR APPROPRIATE LOCATION. WATER MAIN AND SANITARY SEWER COLLECTION DESIGNS IN THIS REPLATED AREA MUST CONFORM TO CURRENT CITY OF GREELEY DESIGN CRITERIA.

THE WATER AND SEWER DEPARTMENT SHALL HAVE THE EXCLUSIVE USE OF EXCLUSIVE WATER AND/OR WATER AND SANITARY SEWER EASEMENTS EXCEPT FOR ANGLED UTILITY CROSSINGS. THE WATER AND SEWER DEPARTMENT SHALL REVIEW FOR ACCEPTANCE ALL UTILITY CROSSING METHODS PRIOR TO CONSTRUCTION.

LEGEND

- PLAT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- 1/2" REBAR & CAP - PLS 33642
- NAIL & BRASS TAG - PLS 33642
- NAIL & BRASS TAG - PLS 38348

OWNER/SUBDIVIDER

GOLDLINE HOTELS LLC
27755 E. MORaine DRIVE
AURORA, COLORADO 80016

ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070
CONTACT: BRIAN KROMBEIN, PE, PLS

CERTIFICATE OF APPROVAL OF THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

APPROVED THIS _____ DAY OF _____, 20____, BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OF THE CITY OF GREELEY, COLORADO.

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

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

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

THAT I, BRIAN KROMBEIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHT-OF-WAY EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38344
FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC

DATE



GENERAL NOTES

- ACCORDING TO TO FEMA FLOOD INSURANCE RATE MAP 08123C1519E, DATED JANUARY 20, 2016, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- BASIS OF BEARINGS: THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, BEING MONUMENTED AS SHOWN HEREON, BEARS N89°15'30"E PER PLAT OF SUFFOLK SUBDIVISION FOURTH FILING. ALL OTHER BEARINGS ARE RELATIVE THERETO. MONUMENTS EXIST AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, VERMILION PEAK ENGINEERING REUEI UPON TITLE COMMITMENT NO. NCS-1014522-HOU1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 29, 2020 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
- NO BUILD RESTRICTION APPLIES ONLY TO ABOVE-GROUND BUILDINGS AND STRUCTURES, BUT NOT TO PAVEMENT, SIDEWALKS, LANDSCAPING OR UNDERGROUND IMPROVEMENTS.
- RAW WATER DEDICATION FOR THE PROPERTIES IS AS FOLLOWS:
LOT 1 = 11.68 ACRE-FEET
LOT 2 = 4.32 ACRE-FEET

MINOR PLAT
JIFFY LUBE GREELEY
JOB NO. 20012

DATE: OCTOBER 2, 2020
REVISION: JANUARY 15, 2021
REVISION: APRIL 5, 2021
REVISION: MAY 7, 2021
SHEET 1 OF 1





Planning Commission Memorandum

Date: May 25, 2021
To: Planning Commission
From: Carol Kuhn, AICP, Chief Planner
Through: Mike Garrott, AICP, Planning Manager
RE: Development Code Update – Worksession – Chapters 7 - 12 Highlights – Project Number: CU2021-0004

As part of the Development Code Update, staff has been working with the Technical Committee and the consulting team to revise various chapters in the Development Code, Title 24. The purpose of this worksession is to discuss the draft code language proposed for Chapters 7-12.

Chapter 7– Access & Parking

This chapter provides parking standards, along with related standards for access, pedestrian, vehicle and bicycle circulation. The changes in this section from the current code are designed to coordinate with proposed changes to street design standards (3.02), frontage design standards (5.03.b and 6.03.b), and landscape standards (Chapter 8). Improvements are aimed to “right size” parking requirements, based on context and to allow for increased flexibility.

- **24-703.b Required Parking, Maximum Parking** Incorporating the current parking maximums, but requiring a range of mitigating options for any parking request that substantially exceeds the required minimum parking.
- **24-703.c. Required Parking & Parking Reductions** Incorporating existing flexibility for parking, but adding specific criteria and parameters for certain situations – specifically new emphasis on on-street parking, bicycle parking (and a specific bicycle parking requirement in 24-703.d, and shared parking (with a default shared parking schedule).
- **24-704 Parking Design** Coordinating with the recent landscape code updates (which included most of the parking lot design standards), but adjusting the size and placement of landscape areas based on the location (front, side or rear) of the parking lot, and based on the size of the parking lot.
- **24-706 Alternate Access & Parking Plan** Allowing increased flexibility for any of the standards based on a plan for the specific context and uses involved. These plans allow different thresholds of deviations from the standards for staff review and Planning Commission review.

Chapter 7 includes the following sections:

Chapter 7 Access & Parking

24-701	Intent & Applicability
24-702	Access & Circulation
24-703	Required Parking
24-704	Parking Design
24-705	Loading Areas
24-706	Recreational & Oversized Vehicles
24-707	Alternative Access & Parking Plan

A draft of Chapter 7 has been included with this memo.

Chapter 8 – Landscape Standards

This chapter incorporates the recent landscape code updates. It includes changes to the organization, language, and format to better match with the overall development code structure and format. Proposed changes were intended to simplify the language or administration of the standards, but not change recently adopted provisions. The following items are of note:

- The parking lot tree requirement remains (1 tree per 5 spaces), but the allocation of those trees has been simplified to allow design flexibility. It maintains at least 1 tree per 35 feet of parking lot perimeter, and converts the internal rate to 1 per island and a minimum of 1 per 300 s.f. of islands. These are similar to the current code but simplified so that beyond these minimum parameters, the required trees may be allocated in any manner that best serves the site.
- The perimeter treatment and buffer yard standards were combined. These are similar concepts and the 8 different perimeter and buffer standards had some overlap. Consolidating provided the opportunity to simplify the standards, but also draw greater distinctions among the landscape standards. Each perimeter type roughly reflects the existing perimeter or buffer yard, however at the higher end (Type IV) plant requirements were increased to reflect the “3 layers” of separation (ground, mid- and high) needed in these limited circumstances.

Chapter 8 includes the following sections:

Chapter 8 Landscape Standards

24-801	Intent & Applicability
24-802	Landscape Design
24-803	Perimeter Landscape & Screening
24-804	Plant Specifications

A draft of Chapter 8 has been included with this memo.

Chapter 9 – Sign Standards

This chapter incorporates the recent sign code updates. It includes changes to the organization, language, and format to better match with the overall development code structure and format. There are no notable changes to this chapter. Cross references were updated.

Chapter 9 – Sign Standards includes the following sections:

Chapter 9 Sign Standards

24-901	Intent and Applicability
24-902	Exempt Signs
24-903	Prohibited Signs
24-904	Standards Applicable to All Signs
24-905	Specific Sign Allowances
24-906	Historic signs
24-907	Non-conforming Signs
24-908	Sign Measurements & Interpretation
24-909	Relief from Standards
24-910	Sign Chart

A draft of Chapter 9 has been included with this memo.

Chapter 10 – Special Districts & Areas

This chapter incorporates all of the overlay districts and special district regulations. It include topics that span multiple districts (overlay); topics that require specific details and study (i.e. airport, flood, historic); or a combination of both. Because these areas and districts do not follow the same format and structure as the generally established “base” zoning districts (Chapter 4), they have been included here. Changes to the organization, language, and format were made to match the overall development code structure and format. Minor revisions to Areas of Ecological Significance have been made, as requested by the Colorado Department of Natural Resources. There are no notable changes to this chapter.

Chapter 10 Special Districts & Areas

24-1001	Floodplain Overlay District
24-1002	Airport Overlay District
24-1003	Historic Preservation
24-1004	Areas of Ecological Significance
24-1005	General Improvement District Overlay
24-1006	Redevelopment District Overlay
24-1007	Character Overlay Districts
24-1008	Entertainment Districts
24-1009	Hillside Development Standards

Chapter 11 – Supplemental Standards

This chapter incorporates special topic regulations that either are not limited to a particular district or area (i.e. wireless communications) or that are very detailed and warrant their own section out of the structure of other uses and standards (i.e. marijuana uses). Changes to the organization, language and format were made to match the overall development code structure and format. There are no notable changes to this chapter.

Chapter 11 Supplemental Standards

24-1101	Wireless Communication Facilities
24-1102	Oil & Gas
24-1103	Adult Uses
24-1104	Marijuana Uses

Drafts of Chapters 10 & 11 have not been included with this Planning Commission Memo. The proposed revisions to Chapters 10 & 11 are minimal and include formatting and other minor revisions.

Chapter 12 – *Reserved for Metropolitan Districts*

Attachments:

- Attachment A – DRAFT – Chapter 7
- Attachment B – Section Map – Chapter 7
- Attachment C – DRAFT – Chapter 8
- Attachment D – Section Map – Chapter 8
- Attachment E – DRAFT – Chapter 9
- Attachment F – Section Map – Chapter 9

Chapter 7. Access & Parking

24-701	Intent & Applicability
24-702	Access & Circulation
24-703	Required Parking
24-704	Parking Design
24-705	Loading Areas
24-706	Recreational & Oversized Vehicles
24-707	Alternative Access & Parking Plan

24-701 Intent & Applicability

- a. **Intent.** The intent of the Access and Parking standards is to:
1. Emphasize the importance of site access for multiple of modes of transportation.
 2. Preserve streetscape design and street functions by coordinating access along blocks and internal to blocks.
 3. Provide the optimal amount of vehicle parking for individual sites, recognizing that too much and too little parking each have negative impacts.
 4. Create access and parking standards appropriate to the context of the site, considering street designs and surrounding development patterns.
 5. Ensure appropriate site design features that mitigate the physical and aesthetic impact of parking on streetscapes and surrounding sites.
 6. Maximize opportunities for on-street parking, shared parking, or reduced parking rates where appropriate, and reduce the inefficiency from underutilized and redundant surface parking on adjacent sites.
 7. Promote parking designs that minimize runoff, incorporate low impact design features, infiltrate storm water into the ground, and reduce the heat island effect from large paved surfaces.
- b. **Applicability.** Access and parking shall be shown on site plans, according to the application requirements in Chapter 2. Specifically the standards in this chapter apply to:
1. All new development, buildings or uses on a site.
 2. A change of use for an existing lot or building, or additions to existing buildings, that would require 25% or more additional required parking than the previous condition.
 3. Where additional parking is required for an existing lot or building, the parking design standards shall only apply to the newly constructed parking; except, when more than 50% of a parking area is reconstructed, all parking and access shall comply with this section.
 4. When an existing parking area is resurfaced, the parking area shall comply with the dimension and accessible space requirements.
 5. The Director may otherwise determine the extent of parking requirements to account for any non-conforming situations as specified in Section 24-105, Nonconformities, and to facilitate reuse of an existing site and building.

24-702 Access & Circulation

a. **Vehicle Access.** Vehicle access shall be designed according to the following standards.

1. **Driveway Width and Location.** Driveways shall generally be located according to the Design Criteria and Construction Specifications Manual for Streets, Volume I. The subsections below provide specific and additional considerations to coordinate access with the streetscape and site design of a particular location.
 - a. Wherever feasible, adjacent lots with a similar land use shall use shared access to preserve the streetscape and eliminate conflicts with pedestrians and vehicles.
 - b. Direct access to an arterial street shall be permitted only when the subject property has no other reasonable access to the street system, after considering alternatives such as access from side streets, shared driveways, common frontage lanes, rear alleys, or internal access streets.
 - c. The frontage design standards on a particular lot or block in Sections 24-503.b and 24-603, Frontage Design may further restrict the width, location or extent of driveways. Where driveway spacing standards for streets limit or prohibit access, shared driveways, common access lanes or alleys internal to blocks shall be used.

[include graphic and table of different types, if not incorporated more fully in the frontage design standards in 5.03 and 6.03.]

2. **Driveway Setbacks.** Driveways shall be set back from side or rear lot lines as stated in Table 24-7-1: Driveway Setbacks.

Table 24-7-1: Driveway Setbacks

Access	Minimum Setback from Side or Rear Lot Line	Setback from Street Side Lot Line
Driveways for residential lots and buildings with < 13 units	3'	10'
Driveways for residential lots and buildings with 13 – 40 units	5'	10'
Driveways for non-residential access and residential lots and buildings with 41+ units	10' if abutting non-residential uses or lessor zoning districts; otherwise 5'	20'
Shared access	0', with portion of the access on each lot, subject to easements.	10'

3. **Internal Access Streets.** Any single project, lot or site greater than 5 acres, or lots where access is constrained by driveway standards, shall provide a system of internal access streets that establish access and circulation within the site. (See **Figure 34- 3-##** in Section 24-301). Internal access streets:
 - (a) Shall be laid out to organize the site into smaller internal blocks between 1 and 4 acres.
 - (b) Shall be designed to mimic public street cross sections in Section 24-301, including sidewalks, landscape amenities, on-street parking, and travel lanes.
 - (c) May be treated as public streets for determining the proper location, orientation, and design of sites and buildings within the project.
 - (d) Shall include a maintenance plan with the associated land use application for the internal private facilities, or otherwise be designated as common areas for all properties in the project.

- (e) Trail, greenway, or pedestrian passages meeting the standards of section 24-302 may account for a portion of this internal circulation network, provided it connects buildings, open spaces, and internal streets with similar networks external to the site and presents a logical connection point for pedestrians and bicycles.
4. **General Access Design Standards.** All access shall meet any accepted Transportation Impact Study recommendations associated with the development, and the following design standards.
 - (a) All vehicle stacking or queuing must be accommodated on-site and shall not interfere with street traffic.
 - (b) Provisions for circulation between adjacent parcels shall be provided by internal access streets, cross access easements, and other shared access provisions to protect the function, design and character of public streets.
 - (c) Driveway spacing and design shall be located so that safe ingress and egress is provided, considering the function and design speed of the street from which the access is provided, and minimizing potential conflicts of all modes of transportation, including pedestrians, bicycles and vehicles.
 - (d) Landscape, buildings, and other site elements at access points shall be designed to meet the sight distance requirements of Section 24-301.d.2, Sight Distances.
 - (e) Any access from a state highway shall only be permitted as authorized and approved by the Colorado Department of Transportation (CDOT). An applicant for any development project with access to a state highway should coordinate with CDOT prior to an application with the City.
- b. **Sidewalks.**
 1. **Generally.** Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:
 - (a) Sidewalks in the public streetscape or along internal access streets.
 - (b) Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
 - (c) Civic or open space, or other common areas designed for active use.
 - (d) Transit stops, stations, or park and ride locations – existing or anticipated.
 - (e) Where connections from sidewalks in the public streetscapes or internal access streets is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways results in pedestrian routes greater than 300 feet.
 2. **Sidewalk Width.** Internal sidewalks shall meet the requirements of Table 24-7-2: Internal Sidewalk Widths.

Table 24-7-2: Internal Sidewalk Widths

Location	Minimum Width
■ Generally; OR ■ Any residential property	5'
■ Along the facade of a commercial or institutional building of 5,000 s.f. or less abutting a parking area; OR ■ Along any internal access street	6'
■ Along the facade of a commercial or institutional building of 5,001 s.f. to 19,999 s.f. abutting a parking area; OR ■ A primary route between the street or parking area and the building entrance.	8'

■ Along the facade of any commercial or institutional building of less than 20,000 square feet with a primary entrance, or similar building with significant public and pedestrian access.	10'
■ Along the facade of a commercial or institutional building of 20,000 s.f. or more abutting a parking area or with a primary entrance.	15'
■ Any access designed for both pedestrians and bicycles.	12'
■ Along any parking area with vehicle overhangs;	+ 2' to other required width

3. **Pedestrian Amenities.** Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished by paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.
 4. **Americans with Disabilities Act.** All internal sidewalks and other pedestrian areas shall meet all applicable Americans with Disabilities Act (ADA) standards and guidelines.
- c. **Alternative Compliance.** Alternative compliance to the access and circulation standards in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and any of the following applicable additional criteria:
1. The standards, when applied to a particular project or street, will adversely impact the function of the transportation network in the vicinity of the site.
 2. A specific access management study or plan for a portion of the City or street segment has altered the application of these standards.
 3. The context of the project warrants a different access design when considering the functional class of the street, the streetscape design on the particular block, and existing and anticipated adjacent land uses.
 4. The location of any paved surfaces may reduce or eliminate setbacks, provided the design adequately addresses potential drainage and screening issues relative to abutting property.
 5. Alternatives shall be evaluated balancing the streetscape design objectives, traffic conditions of a particular street segment, and pedestrian needs, and may be approved if the intent of this Chapter is equally or better met by the alternative.

24-703 Required Parking

- a. **Vehicle Parking Rates.** Table 24-7-3: Required Parking provides minimum parking requirements and general categories apply to all similar uses not specifically listed. Where a use is not similar to a general use in the table or could meet more than one category, the Director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, format and operation. The following criteria shall be used in interpreting the table:
1. Employee rates shall consider maximum number of employees likely to be on-site at one time.
 2. Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85% of gross floor area may be used.
 3. A seating or capacity rate shall consider total number of seats based on industry standards for typical layouts of buildings or building codes, where actual seating is not yet known.
 4. Where uses or sites have components of different uses (i.e. hotel with a restaurant), each component shall be calculated and apportioned under most applicable rate.

Table 24-7-3: Required Parking

<i>Use Category / Specific Use</i>	<i>Minimum Parking Rate</i>
Residential	
<i>Secondary Dwelling</i>	1 / per bedroom
<i>Dwellings (detached, manufactured)</i>	2 / unit Blocks without on-street parking may require guest parking within 250' of units.
<i>Dwellings (attached, multiple, or mixed)</i>	1.25 / unit (Studio / Efficiency) 1.5 / unit (1 bedroom) 1.75 / unit (2 bedroom) 2 / unit (3 bedroom) 3/ unit (4+ bedrooms) + 1 additional space per 10 required spaces for guest parking
<i>Senior Living (independent)</i>	Same as Dwellings (attached, multiple or mixed)
<i>Senior Living (assisted or nursing)</i>	1 / 4 beds + 2 per 3 employees
<i>Group Home (up to 8 units)</i>	Same as Dwellings (detached, manufactured) + 2 per 3 employees
<i>Group Home (more than 8 units)</i>	1 / 2 beds + 2 per 3 employees
Public / Civic	
<i>Assembly</i>	1 / 3 seats
<i>Public Safety / Services</i>	1 per employee + 1 per company vehicle
<i>Hospital</i>	1 / 2 beds + 2 per 3 employees
<i>Library</i>	1 / 300 s.f.
<i>Museum</i>	1 / 1,000 s.f.
<i>School</i>	2 / class (elementary or junior) + 1 per 10 students 1 / 4 students + 1 / employee (senior or higher education) OR 1 / 4 seats of all auditorium or event space, whichever is greater
Commercial	
<i>Retail – Small (under 3K)</i>	1 / 500 s.f.
<i>Retail – General (3K +)</i>	1 / 250 s.f.
<i>Retail - Outdoor Display Area (generally)</i>	1 / 300 s.f.
<i>Retail - Outdoor Display Area (large equipment)</i>	1 / 1,000 s.f.
<i>Drive-through (restaurant)</i>	100' of stacking (5 cars) per service areas, but subject to use-specific performance criteria
<i>Drive up services (service bays or non-food services)</i>	30' of stacking space (3 cars) per service area
<i>Lodging - B&B</i>	2 spaces + 1 / guest room
<i>Lodging - Hotel / Motel</i>	1 / guest room + 1 / 200 s.f. of restaurant
<i>Medical Care</i>	1 / 300 for all general office and service areas + 1 / 2 beds (admittance permitted)
<i>Office & Services</i>	1 / 300 s.f. generally 1 / 200 s.f. or 1 per patron station, whichever is greater, for any uses with frequent customer visits (i.e. salon, barber, etc.)
<i>Restaurant, general</i>	1 / 100 s.f.
<i>Restaurant - quick-serve, or bar or nightclub</i>	1 / 75 s.f.
<i>Health and Fitness Center</i>	1 / 200 s.f.
<i>Recreation and Entertainment</i>	1 / 200 s.f. generally - indoor) 1 / 500 s.f. (large-scale – indoor (i.e skating ring, dance hall) 1 / 4 seats for uses with fixed seating areas 1 / 2 active patron station (i.e 2 per lane bowling; 2 per hole golf course; etc.) 1 / 100 s.f. for food and beverage service areas with seating

Table 24-7-3: Required Parking	
<i>Use Category / Specific Use</i>	<i>Minimum Parking Rate</i>
Industrial	
<i>Manufacturing</i>	1 / 400 s.f. (artisan/limited or light) 1 / 1,000 or 2 / 3 employees, whichever is greater (all others)
Agriculture	
<i>.All uses</i>	Use combination of residential, public/civic commercial and industrial rates based on type and general nature of agriculture activities.

- b. **Maximum Parking.** Non-residential uses shall not provide more than 125% of the minimum required vehicle parking, without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 125% of the minimum shall require mitigating potential impacts of additional parking through one or more of the following strategies, based on the Directors discretion:
1. Utilize all eligible parking reductions permitted by Section 24-703.c, Parking Reductions.
 2. Provide shared parking for other uses on the block or adjacent blocks according to this Chapter.
 3. Utilize alternative surfaces designed to infiltrate stormwater, approved by the Director, and subject to installation, maintenance and performance assurances.
 4. Provide additional landscape to screen parking with at least a 10% increase in the required parking landscape area, and at least a 25% increase in the amount of landscape material required for the parking.
 6. Increase the lot open space required for the building and site in Section 24-503 or Section 24-603 by an amount equal to the area of parking that exceeds the 100% minimum parking requirement, and locate this open space to limit the impact and visibility of parking.
- c. **Parking Reductions.** The parking required by Table 24-7-3: Required Parking may be reduced depending on context and according to the following strategies. Reductions beyond those provided in this sub-section may only be approved according to an Alternative Parking and Access Plan in Section 7.06:
1. *GID Exempt.* No parking is required in the General Improvement (GID) overlay district, except that any residential uses shall meet the parking requirements for that building type, and the required spaces shall be located with 400 feet of the residential building. The Director may require parking for any non-residential use over 10,000 square feet provided the location, accessibility, and design of the parking is consistent with the overall planning and urban design objectives of the downtown area.
 2. *Administrative Reduction.* The Director may reduce the required parking for any use that requires more than 10 spaces by up to 15% of the required spaces due to the nature of a particular use or any unique circumstances on the site.
 3. *On-street Parking Credit.* All on-street parking within 300 feet of any lot frontage shall count towards the parking requirement at a rate of 0.25 spaces for every on-street space not on the lot boundary and 0.75 spaces for every space on the lot boundary.
 4. *Bicycle Parking Credit.* All bicycle parking designed and located according to Section 24-703.d. may reduce the required vehicle parking at a rate of 1 space for every 4 bicycle parking spaces up to a maximum of 15% of the required vehicle parking spaces. To be eligible for this credit, the applicant must demonstrate that it is practical to expect

significant bicycle access to the site based on the location and proximity to city-wide bicycle transportation network, the design of the site, and the nature of the use and anticipated patrons.

5. **Public Parking Credit.** Any site within 1,320 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces, except that if the public parking is part of a managed district, the district policies and management may establish a different allocation of spaces.
6. **Transit Credit.** The Director may reduce the parking requirement up to 25% for any development within 1,320 feet of a transit stop. In making a determination on the eligibility for and amount of the credit, the Director may consider the nature of the use, the likelihood that it generates transit trip origins and destinations, and the level of transit service at the stop.
7. **Shared Parking.** Required parking may be reduced for any site containing multiple uses, or for adjacent sites with different uses according to Table 24-7-4: Shared Parking. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded for each participating property with the office of the applicable county clerk and recorder. The agreement shall state that it cannot be changed or modified without the approval and signature of the Director. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.

Table 24-7-4: Shared Parking

Use	Percentage of Required Parking by Time Period				
	Weekday		Weekend		All
	6 AM to 5 PM	5 PM to 1 AM	6 AM to 5 PM	5 PM to 1 AM	1 AM to 6AM
Employment	100 %	10 %	5 %	5 %	5 %
Retail or Service	75 %	75 %	100 %	90 %	5 %
Restaurant	50 %	100 %	75 %	100 %	10 %
Entertainment & Recreation	30%	100 %	75 %	100 %	5 %
Place of Worship	5 %	25 %	100 %	50 %	5 %
School	100 %	10 %	10 %	10 %	5 %
Dwellings	25 %	75 %	50 %	75 %	90 %
Lodging	50 %	90 %	75 %	100 %	100 %

- d. **Bicycle Parking.** All non-residential or multifamily development shall provide bicycle parking spaces according to Table 24-7-5: Bicycle Parking.

Table 24-7-5: Bicycle Parking

Activity	Required Spaces
Primary or secondary school	10% of the student capacity + 3% of employees

Table 24-7-5: Bicycle Parking

Activity	Required Spaces
Retail or office uses	10% of the required vehicle spaces.
Recreation and community facilities	15% of the required vehicle spaces
Other institutional, employment, industrial or entertainment uses	5% of the required vehicle spaces.
Multi-unit Residential Buildings	0.5 per 1 bedroom dwelling unit; 1.5 per dwelling unit with 2 or more bedrooms

Bicycle parking shall be designed according to the following standards:

1. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames, and have 2 feet x 6 feet clearance for each bicycle.
 2. Structures that serve another primary function but are designed to meet these standards, may count toward this requirement.
 3. Bicycle parking shall be located in a well-lit area with convenient and safe pedestrian access, and be on pavement or all-weather, dust-free, stabilized surface.
 4. Bicycle parking for non-residential uses shall be located within 100 feet of and visible from the primary entrance.
 5. At least 50% of required bicycle parking for residential uses, employment uses, or other similar uses where bicycles are likely to be parked for longer than 4 hours, shall be located within the building or other all-weather and secure enclosure..
 6. Short-term bicycle parking facilities may be located in the right-of-way subject to streetscape design plans and the Director approval. Structures shall be designed for some other primary purpose meeting the streetscape standards or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
 7. Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may be approved by the Director through site plan review.
- e. **Accessible Parking.** Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) standards and guidelines for quantity, design and location.
- f. **Alternative Compliance.** Alternative compliance to the required parking standards in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and as provided in Section 24-707, Alternative Access and Parking Plan.

24-704 Parking Design

- a. **Parking Landscape Design Objectives.** Landscape areas required by Table 24-7-6, Parking Lot Design shall be arranged to achieve the following design objectives:
1. All buffers and islands shall have the proper allocation of landscape materials required by Section 24-802, Landscape Design, and be arranged to provide shade, infiltrate runoff, soften large expanses of pavement, and screen parking from adjacent streets and property.
 2. In general, no parking or circulation area expanse shall be more than 200 feet in any direction without providing perimeter landscape, internal island or parking block edge.

3. Parking rows shall be no more than 15 contiguous spaces without landscape islands (end caps, center islands, or peninsulas), or no more than 3 double-loaded bays without perimeter landscape or a landscape median. This may be adjusted on a specific site plan that results in the same amount of islands and landscape on average for the entire parking lot.
4. No landscape island shall be less than 8 feet in any dimension and no less than 160 square feet in area.
5. Any perimeter buffer or center landscape strip that contains a sidewalk shall have at least 5 feet of landscape on each side of the sidewalk in order to contribute to the parking landscape requirement.

[insert figures and diagrams on parking design elements]

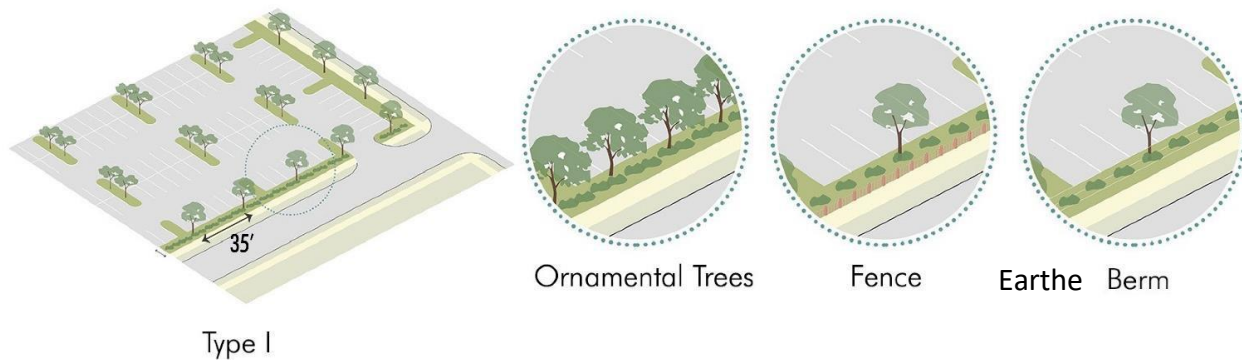


Figure 24-7-#: Parking lot screening.



Figure 24-7-#: Parking lot islands and perimeter landscape.

- b. **Location, Size and Landscape Area.** On-site parking shall be designed and located in a manner that mitigates negative impacts on streetscapes and adjacent property. The design standards in Table 24-7-6: Parking Lot Design are based on the number of parking spaces per area and the location on the parkinglot relative to the principal building (front, side, or rear).

Table 24-7-6: Parking Lot Design

Spaces per Parking Block	Front [1]	Side	Rear
201 or more	Must be broken into parking blocks smaller than 126 spaces each. [2]	Must be broken into parking blocks smaller than 201 spaces each. [2]	10% internal landscape islands; AND 15' perimeter landscape.
126 - 200		6% internal landscape; AND 15' perimeter landscape.	6% internal landscape islands; AND 15' perimeter landscape.
51 - 125	10% internal landscape island 10' perimeter landscape; AND 20' front setback	6% Internal Landscape Islands; AND 5' perimeter landscape.	6% internal landscape islands; AND 5' perimeter landscape
15-50	6% internal landscape islands; AND 5' perimeter landscape; AND 10' front setback	5' perimeter landscape	5' perimeter landscape
Under 15	5' perimeter landscape; AND 5' front setback	5' perimeter landscape	5' perimeter landscape; unless abutting an alley

[1] Any surface parking lot in residential districts shall be behind the front building line or setback at least 30' from the front lot line, whichever is less; parking in non-residential districts may be located at the setbacks specified in this table, according to the parking lot size..

[2] Where individual sites require or provide parking areas larger than the maximum size in this table, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table. These "parking blocks" shall be arranged around perimeter landscape, landscape medians, and internal access streets that mimic public streetscapes.

[Insert new figure / diagram on general size/location concept; update graphic on specific landscape options for perimeter buffer, interior islands, and/or center median; and demonstrate the parking area vs. parking block concept]

- c. **Sidewalks.** In meeting the standards of Sections 24-702.b and 24-704. b, a sidewalk connection shall be provided from the perimeter of the parking lot to the building entrance or building frontage. For parking areas over 200 spaces, a sidewalk connection shall be provided through the parking area and to the building frontage at least once every 300 linear feet of frontage. Sidewalks meeting this standard may be located along internal access streets, in perimeter landscape, or located in a center landscape median.
- d. **Footstep Access.** Landscape islands or other perimeter landscape areas adjacent to a parking stall shall have an additional 1-foot setback from the curb or parking surface to provide a footstep for pedestrian access from the vehicle.
1. The footstep may be accomplished by a wider walk, enlarged curb or striping on the parking surface in addition to the stall width and striping.
 2. If the footstep is inside the landscape island, it must be concrete or an acceptable all-weather compacted material that does not float or drain into the stormwater sewer system,

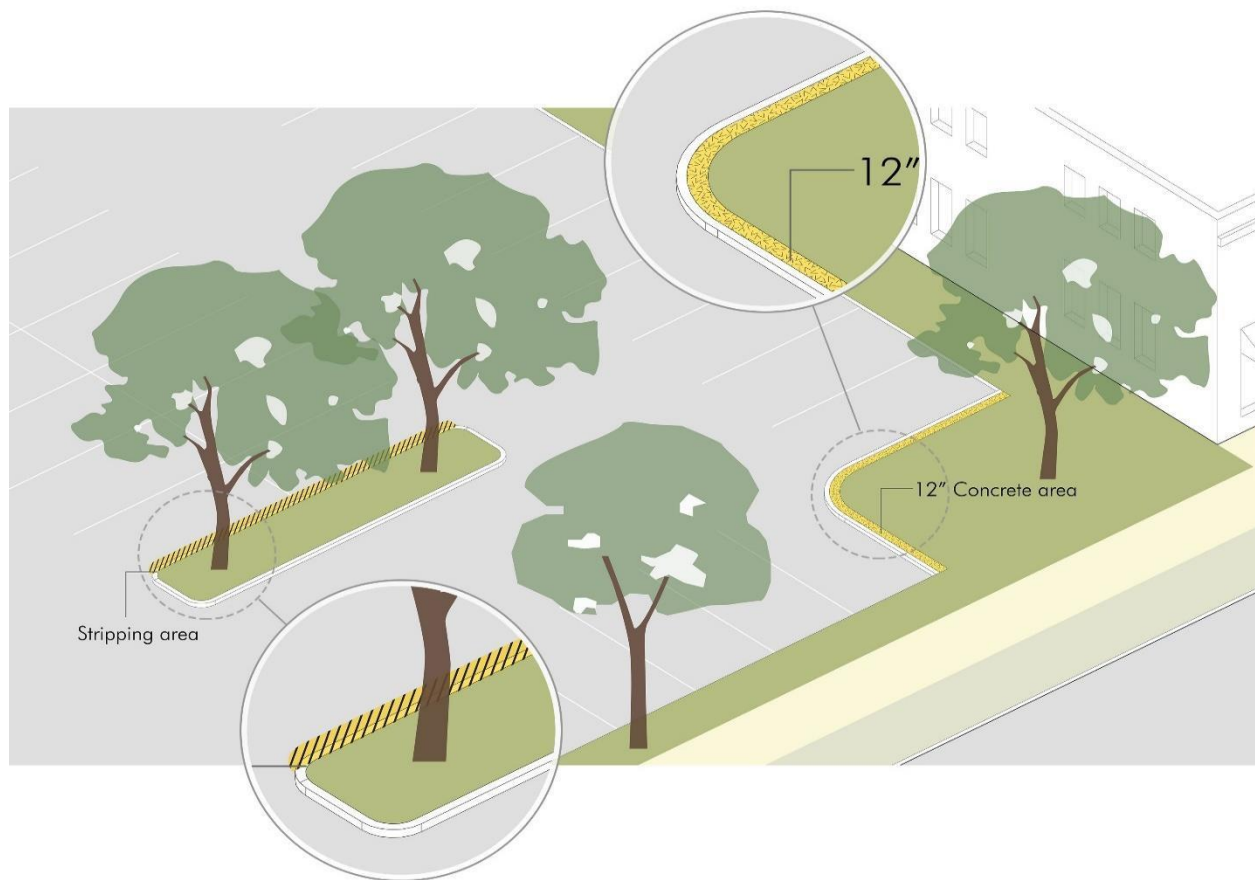


Figure 24-7-#: Landscape island footstep access.

- e. **Parking Dimensions.** Parking areas shall be designed to meet the dimension specifications in Table 24-7-7: Parking Dimensions.

Table 24-7-7: Parking Dimensions						
Parking Angle (A)	Width (B)	Depth to Curb (C) [1]	Curb Width (D)	Aisle Width – One-way (E)	Aisle Width – Two-way (E)	Bumper Overhang [2]
0°	8.0'	8.0'	22'	12'	20'	n/a
30°	8.5'	16'	17'	12'	20'	1.5'
45°	8.5'	19'	12'	14'	20'	1.5'
60°	9.0'	20'	10.5'	15'	24'	2.0'
90°	9.0'	18'	9.0'	20'	24'	2.0'

[1] Where angled parking is interlocked opposite other angled parking, each can use to farthest corner of the stall for this dimension.

[2] Amount of Depth to Curb dimension that may overhang landscape area or sidewalk other wheel stop block. If overhanging sidewalk, this amount shall be added to the required minimum sidewalk width.

[insert new diagram of measurements – updated for dimensions]

- f. **General Design Standards.**

1. A flatwork permit is required prior to the installation of any paving

2. All required parking shall be on-site except as specifically provided in this Chapter for credits or shared parking sections, or as approved through alternative compliance.
 3. No parking space shall be located where it backs into a street or internal access street except:
 - (a) Residential parking in a driveways, permitted for of detached house, multi-unit houses, row house, or small apartments for up to 10 parking spaces.
 - (b) On-street parking on streets or internal access streets designed according to the standards in Section 24-301.
 4. All required parking areas shall be used solely for parking of vehicles in operating condition for patrons, occupants or employees of the use, unless specifically authorized otherwise by provisions in this code.
 5. All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters and inlets, or any other drainage strategy approved by the Director to support best management practices to minimize runoff and encourage infiltration of storm water.
 6. All off-street parking areas and driveways shall be graded and paved with asphalt or concrete meeting City's Design Criteria and Construction Specifications.
 7. All off-street parking spaces in parking lots shall be outlined painted stripes or other similar markings on the surface. All non-parking spaces, such as loading zones, emergency and drive-through lanes, or spaces in front of doorways and entrances shall be clearly differentiated from parking.
- g. **Alternative Compliance.** Alternative compliance to the parking design standards in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and the following additional criteria:
1. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request alternate parking location and dimensions.
 2. Parking lots designed with bio-retention strategies that cleanse and infiltrate parking lot runoff, may request alternate design and construction standards that better address parking lot runoff, subject to installation, maintenance and performance assurances.
 3. Alternative all-weather surfaces for parking or storage areas may be approved on residential property located in a rear yard or interior side yard behind the principal building.
 4. Dimensions for compact vehicle parking spaces may be reduced to 8 feet by 16 feet for up to 25% of the total parking spaces on lots over 10 spaces, provided signs and a plan for management of the spaces are provided. Additional reductions may be made through an Alternative Access & Parking Plan in Section 24-707.
 5. All or a portion of required parking may be off site subject to the following specific considerations:
 - (a) The parking area is within 500 feet of the subject site for non-residential and 250 feet for residential, measured along pedestrian connection routes;
 - (b) It is in the same or comparable zoning district;
 - (c) The presence of the off-site lot does not negatively impact potential development on that lot or any lot in the vicinity;
 - (d) There are no pedestrian barriers or other access constraints between the lot and the use;
 - (e) An agreement shall demonstrate rights and control of the off-site property, coordinated with the duration of the use, or a comparable contingency plan is reasonably available if the agreement is terminated. The city may require recording of the agreement, or some other mechanism to enforce parking if there is default or termination of the agreement.

24-705 Loading Areas

- a. **Loading Requirements.** In mixed-use, commercial, or industrial districts, off-street loading shall be required as indicated in Table 24-7-8: Loading Areas.
1. The number and size of spaces may be revised based on the operating characteristics of the particular use and determined through site plan review.
 2. Loading areas shall be located on a remote portion of the building and site or internal to the block and buffered by other buildings wherever possible.
 3. Loading areas and activities shall not interfere with the use of walkways, drive aisles, stacking areas, internal access streets or public streets.
 4. Loading shall be screened from public streets or adjacent residential areas in a manner that best limits visibility and mitigates noise, according to the buffer types and design standards in Section 24-803.

Table 24-7-8: Loading Areas

<i>Gross Floor Area</i>	<i>Required Loading Area and Size</i>
<i>Under 3,000 s.f</i>	N/A, or may be shared per 7.05.B
<i>3,000 – 10,000 s.f</i>	1 space; 10' x 25'
<i>10,001 – 25,000 s.f</i>	2 spaces; 10' x 25'
<i>25,001 – 40,000 s.f.</i>	2 spaces; at least one of which is increased to 10' x 50'
<i>40,001 or more s.f.</i>	3 spaces, Plus 1 for every 50,000 s.f. over 100,000; at least every third space shall be increased to 10' x 50'

- B. **Mixed Use Buildings or Districts.** In any area, project, or zoning district designed to promote pedestrian activity, or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted by the Director. Alternate loading standards may include sharing of loading spaces among multiple smaller tenants, using side streets, on-street parking, or alleys – particularly where there is sufficient spaces during off hours for loading or deliveries per Table 24-7-9, or other similar strategies that avoid designing sites for large vehicle access.

24-706 Recreational & Oversized Vehicles

- a. **Recreational Vehicle & Equipment Storage.** Recreational vehicles and equipment shall be prohibited from being located in any setback of residential property, except as specified below:
1. **Location.** Recreational and oversized vehicles and equipment may be located in the following areas:
 - (a) Rear yards and at least 5 feet from the rear lot line;
 - (b) Interior side yards if behind the front building line; or
 - (c) Street side yards, if at least 10' from the lot line, and provided the side yard does not abut the front yard of an adjacent lot.
 - (c) In no case shall they be stored closer than 3 feet to a structure or over any window wells.
 2. **Quantity.** No more than one recreational vehicle or major recreational equipment shall be stored per lot. Recreational vehicles are defined in Section 24-5, and major recreational

equipment includes boats over 18' and utility trailers greater than 5 feet by 8 feet. There is no limit on the quantity of minor recreational equipment that can be stored, such as canoes, snowmobiles, jet skis, ATVs, small and low-profile recreational equipment

3. **Surfaces.** Storage surfaces shall be paved or a gravel surface surround be a constructed collar of concrete, pavers or other solid form of edging at least 6 inches wide and sufficient to fully contain the gravel. Gravel shall be of a depth and density to fully cover the storage area and support the width of the vehicle without ruts or displacement of the gravel. Access to the storage shall be an approved all-weather surface.
- b. **Limited Parking.**
1. **Loading, unloading and repairs.** Recreational vehicles shall be permitted to park in front yard driveways if located at least three feet in back of the sidewalk, or the front property line where no sidewalk exists, for loading, unloading or emergency repairs for a maximum of 48 hours.
 2. **Guests.** Guests traveling in recreational vehicles shall be permitted to park their RV in front yard driveways for a maximum period of seven consecutive days if parking is:
 - (a) At least three feet back from the sidewalk, or the front property line where no sidewalk exists;
 - (b) No clear vision zone is adversely affected;
 - (c) Parking shall be limited to one 7-day period per vehicle in 12 consecutive months. Extensions to this period may be granted by the Director for one additional week where unusual circumstances warrant. In no event shall an extension be granted more than one time in a 365-day period for a single property unless there is a change in ownership or occupancy of the property.
 3. **Dwelling.** Recreational vehicles or equipment stored on a residential property shall not be used for temporary, accessory, or permanent living.
- c. **Registration and Licenses.** Recreational vehicles, trailers or equipment shall be operable and be current on all registrations or licenses required by law, and be legally registered to or owned by the owner or tenant of the dwelling where it is stored.
- d. **Oversize Vehicles.** Work vehicles exceeding one-ton capacity, trailers exceeding 15 feet in length, tow trucks, taxicabs, limousines or vehicles not typically associated with a residential use shall not be parked at any time at single-family or two-family dwellings, except as follows:
1. For deliveries made to the dwelling;
 2. For construction or maintenance work contracted to be done at the dwelling;
 3. As provided in Chapter 15 of this title; or
 4. When the occupant of the dwelling has obtained a minor variance from the community development department based upon the user of the vehicle being required to occasionally have the vehicle present overnight on the residential premises as part of limited, on-call work requirements that relate exclusively to a public utility (such as Xcel or Atmos) for emergency response or service.
 5. Refer to section 16-397 for additional information regarding parking of oversized vehicles on public roadways and private land.

24-707 Alternate Access & Parking Plan

- a. **Site Plan.** The Director may approve an alternative access and parking plan that varies from the design standards or reduces the parking required by this Chapter by up 25%, in addition to all

other eligible reductions. The application shall be in association with the Site Plan process in Section 24-207, and the Director shall consider the following:

1. The intensity and operating of the proposed use, as well as potential future uses on the site.
 2. Evidence of similar uses in similar contexts or other industry standard indicates a lesser number will be sufficient due any of the following:
 - (a) The format of the use;
 - (b) The likelihood that patrons or tenants have reduced car ownership or drive less;
 - (c) The availability and practicality of walking, bicycling or transit access supporting the use; or
 - (d) Other transportation demand management plans proposed by the applicant.
 3. The character of the surrounding area and adjacent land uses, and the availability and overall demand on alternative parking within 600 feet, including on-street parking.
 4. All potential negative impacts on adjacent property are mitigated by the plan, in terms of parking design, operation, and contingency plans.
 5. The reduction will equally or better meet the intent of this chapter.
- b. **Use by Special Review.** The Planning Commission may approve an alternative access and parking plans beyond what may be approved by the Director, as a Use by Special Review according to the procedures in Section 24-206. The Planning Commission review shall be based on the same criteria in Section 24-707.a., and be supported by a specific study or industry standard.
- c. **Deferral of Required Spaces.** In either of the above cases, a portion of the required parking may be deferred through the site plan review if the initial occupancy of the premises will be adequately served by the lesser number of spaces and an approved final plan clearly indicates the location, pattern, and circulation of deferred parking. The deferred parking area shall be brought to finished grade, be landscaped, and shall not be used for building, storage, loading, or other purposes. The approval of the site plan shall specify a time, criteria, or occurrences where the Director may require construction of necessary parking.

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- 24-102 Interpretation
- 24-103 Administration
- 24-104 Enforcement
- 24-105 Nonconformities

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- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use By Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeal of Administrative Decision
- 24-211 Code Amendment
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication Right-of-way
- 24-214 Annexation

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- 24-302 Open and Civic Spaces
- 24-303 Blocks & Lots
- 34-304 Required Improvements
- 24-305 Adequate Public Facilities

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- 24-404 Specific Use Standards
- 24-405 Temporary Uses

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- 24-502 Residential Building Type Development Standards
- 24-503 Neighborhood Design Standards
- 24-504 Character Overlay
- 24-505 Small Format and Manufacture Housing Plans

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- 24-602 Nonresidential Building Type Development Standards
- 24-603 Open Space Design
- 24-604 Building & Frontage Design

Chapter 7. Access & Parking Standards

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- 24-702 Access & Circulation
- 24-703 Required Parking
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- 24-705 Loading Areas
- 24-706 Recreational & Oversized Vehicles
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Chapter 8. Landscape Standards

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- 24-803 Perimeter Landscape
- 24-804 Plant Specifications
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Chapter 9. Signs

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- 24-902 Exempt Signs
- 24-903 Prohibited Signs
- 24-904 Standards Applicable to All Signs
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- 24-906 Historic Signs
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- 24-908 Sign Measurements & Interpretation
- 24-909 Relief From Standards
- 24-910 Sign Chart

Chapter 10. Special Purpose Districts and Areas

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- 24-1002 Airport Overlay District
- 24-1003 Historic Preservation
- 24-1004 Conservation District
- 24-1005 Areas of Ecological Significance
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Chapter 11. Supplemental Standards

- 24-1101 Wireless Communication Facilities
- 24-1102 Oil & Gas
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Chapter 12 Definitions & Terms

- 24-1201 Description of Uses
- 24-1202 Glossary of Architecture & Design Terms
- 24-1203 Definitions

CHAPTER 7 ACCESS & PARKING: SECTION MAP		
Current Standards	Reorganized	Comment
18.42.010 Purpose & Intent	24-701.a Intent & Applicability, Intent	Expanded to be more specific and coordinate with “purposes” (in 24-101.d; broad and general) and “design objectives (various sub-sections; detailed and outcome oriented or performance based). This aids flexibility and interpretation of the code
18.42.020 Application	24-701.b. Intent & Applicability, Applicability	Expanded to highlight specific instances where compliance with parking standards is encountered in development review.
18.42.030 Definitions	Chapter 12 Definitions	All definitions will be moved to one location to avoid problems of repeating definitions in multiple sections.
18.42.040 Parking – General Provisions	24-704.f. Paring Design, General Design Standards	Similar to current provisions with two additions: more criteria for off-site parking and options for alternative surfaces in tow specific situations.
18.42.050. Off-street Parking Requirements	24-703.a and b. Required Parking, Vehicle Parking Rates and Maximum Parking	Table has been generalized. The current table has a number of very specific uses with only subtle differences between the required parking rates, and some which could overlap with other listed uses causing interpretation issues. A more general list can get interpretations to a base parking requirement more-easily, and with the degree of flexibility in the code work to the appropriate or optimal parking requirement for a specific situation.
18.42.060 Parking for the Disabled	24-703.e. Required Parking, Accessible Parking	no substantive change
18.42.070 Bicycle Parking	24-704.d Required Parking, Bicycle Parking	Broadened and improved with more nuance to uses and context; also, possible reduction in vehicle parking in some cases (24-703.c.4.
18.42.080 Parking Space Dimensions	24-704.b. Parking Design, Location, Size and Landscape area 24-704.e. Parking Design, Parking Dimensions	broadened to overall stall configuration, parking block concepts and landscape design (per above) coordinated specific for parking layouts; but generally retained 15 space limit without islands; 200 space limit without perimeters or center medians. Compact parking space option shifted to alternative compliance / alternative access and parking plan, with more flexibility.
18.42.090 Parking Reduction Options	24-703.c. Required Parking, Parking Reductions	Expanded with more comprehensive approach to context, credits, sharing and reductions Note the following regarding any impact from the downtown exemption not applying to large-scale or residential uses: 1. new required parking may still be reduced by other credits for on-street, bicycle (15%), administrative (15%), transit (25%) 2. Public parking available to the residents can allow a 1 for 2 reduction. 3. Other reductions beyond that number can be done for specific cases with alternative compliance / alternative access and parking plan in 24-707 – additional 25% by staff approval; greater than 25% by PC approval.
18.42.095 Recreational Vehicles and Oversized Vehicles	24-706 Recreational & Oversized Vehicles	Only formatting and simplification changes – no substantive changes
18.42.100 Off-street Loading Regulations	24-705 Loading Areas	Expanded options for different contexts and to account for different loading area needs for small scale uses and in mixed-use or walkable contexts.
18.42.110 Off-street Stacking Regulations	[see Required Parking table – drive-through restaurant and service, and 24-702a.4.(a)	This will also be coordinated with “accessory uses” and use-specific design standards in Chapter 4 for drive-through service.
18.42.120 Historic Parking Credit	24-701.b.2	This was re-characterized from a historical credit to past code requirements, to a general leniency and threshold for all changes of use that parking won’t trigger until the new use required more than 125% that exists; this broadens the applicability of credits for any use change, but also limits it to a more practical number and parking impact
18.40.050 Vehicle Access and Circulation	24-702.a. Access and Circulation, Driveways	Integrated with overall access and circulation of the site and within parking areas to emphasize balance of vehicle, bicycle and pedestrian access. (site scale standards; project and area scale standards are addressed in 3.01 – Streets or 3.02 Open & Civic Spaces)

CHAPTER 7 ACCESS & PARKING: SECTION MAP

Current Standards	Reorganized	Comment
18.40.060 Pedestrian and Bicycle Access and Circulation	24-704.c. Parking Design, Sidewalks 24-702.c Access and Circulation, Sidewalks	Integrated with overall access and circulation of the site and within parking areas to emphasize balance of vehicle, bicycle and pedestrian access. (site scale standards; project and area scale standards are addressed in 3.01 – Streets or 3.02 Open & Civic Spaces)
from 18.44.100 (various sub-sections) of updated landscape code	24-704.a Parking Design, Landscape Design Objectives	coordinated with landscape design section, but specific to parking lot layout and design
From 18.44.100.b.4 of updated landscape code	24-704.d. Parking Design, Footstep Access	(new section from landscape updates
new section	7.07 Alternate Parking & Access Plan;	new, but replaces a lot of general flexibility in current standards, consolidated here and quantified to emphasize some of the existing flexibility or alternatives; coordinates with “alternative compliance” provisions, generally

Chapter 8. Landscape Standards

- 24-801 Intent & Applicability
- 24-802 Landscape Design
- 24-803 Perimeter Landscape & Screening
- 24-804 Plant Specifications

24-801 Intent & Applicability

- a. **Intent.** The intent of the landscape standards is to:
 1. Protect natural landscapes, Greeley's agriculture traditions, and "Tree City USA" designation to strengthen the City's identity as growth occurs.
 2. Improve the image of the City and build value with a well-designed public realm, coordinating landscape design for streetscapes, open spaces, civic places.
 3. Promote quality private investment that corresponds with investments in the public realm, and emphasize distinct areas throughout the City with natural landscape materials.
 4. Coordinate landscape and design amenities across multiple sites with special attention to the relationship of public and private frontages.
 5. Encourage site and landscape design that allows spaces to serve multiple aesthetic, screening, environmental, recreational, or social functions.
 6. Provide comfort, spatial definition and visual interest to active spaces including streetscapes, walkways, civic spaces, parks, trails, or other similar outdoor gathering places.
 7. Conserve energy and limited resources through landscape design, and protect and integrate established natural amenities rather than plant or design new ones.
 8. Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes.
 9. Implement the City's Landscape Policy Plan for Water Efficiency, and conserve water and shift to water-conscious landscape design that is regionally appropriate and specific to the arid Front Range climate.
- b. **Applicability.** The standards of this Section shall apply to all new development as follows:
 1. *Minor Development.* Minor development shall meet the landscape standards to the extent of any work or improvement on the site, however are not required upgrade landscape areas or non-conformances where no work is being done. Minor development includes:
 - (a) Expansion by 5% to 25% of an existing multi-family or non-residential building footprint or associated impervious surface;
 - (b) Detached house or Multi-unit house projects involving 5 or fewer new buildings or occurring in association with an Minor Subdivision in Section 24-205.
 2. *Major Development.* Major development shall require full compliance with all standards of this Chapter for the entire site, any public streets and frontages, and any common areas. Major development includes:
 - (a) Any new non-residential or multi-family building;
 - (b) Expansion of more than 25% of any existing non-residential or multi-family building footprint or associated impervious surface

- (c) Any detached house or multi-unit house project involving more than 5 new buildings, or occurring through a major subdivision in Section 24-203.

For major development, the intent is to bring the site into full compliance with these standards, except that the Director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.

3. *Exemptions.* These standards do not apply to rehabilitation or adaptive reuse projects in the General Improvement District (GID) and the Redevelopment District (RD). Projects that involve a complete redevelopment of the property shall comply.
4. *Landscape Plan.* Construction or development of a site shall not be undertaken until a landscape plan has been approved by the Director.
 - (a) The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.
 - (b) Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the Community Development Director or Designee
 - (c) For phased development, a proportionate share of landscaping acceptable to the City, as outlined in an approved Subdivision Improvement Agreement, Development Agreement or Planned Unit Development (PUD) Plan, shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed prior to issuance of a building permit.
5. *Inspection and Approval.* Installation of approved landscape plans shall occur in the following manner:
 - (a) Minor development shall require an inspection by the City prior to a Certificate of occupancy. If not previously installed, all required on-lot and rights-of-way landscaping for detached houses and multi-unit houses shall be installed within one year of the issuance of the certificate of occupancy.
 - (b) Major development shall require a letter of substantial completion of the landscape plan, stamped by a landscape architect or certified irrigation auditor, and City inspection prior to Certificate of Occupancy, or as otherwise approved in the Subdivision Improvement Agreement, Development Agreement or Planned Unit Development.
 - (c). If weather prevents the required landscaping from being installed, collateral in the form of a Financial Security Agreement, acceptable to the City, in the amount of one 125% of the cost of materials and installation is to be provided to the City and approved prior to issuance of the certificate of occupancy.

24-802 Landscape Design

- a. **Design Objectives.** Landscape plans shall meet the following design objectives:
 1. Frame important streets and emphasize gateways with street trees, landscape massing and other vertical elements.
 2. Promote storm water management and prevent erosion through natural landscape elements and site features that intercept precipitation, filter, infiltrate, store and convey runoff.

3. Encourage the use of bioretention facilities, or other creative landscape and stormwater designs that use vegetation and natural processes to improve the quality of stormwater prior to discharge or infiltration into the ground.
 4. Create focal points, gathering places and pathways that enhance the comfort, interest and movement of pedestrians.
 5. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, strategic shading, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.
 6. Encourage the protection and preservation of healthy plants that can meet current and future needs of the site through development.
- b. **Planting Requirements.** The required plants shall be based on different elements of the site according to Table 24-8-1, Plant Requirements, subject to the applicability provisions of Section 24-801.b.1. and 2.

Table 24-8-1: Plant Requirements			
Site Element	Trees	Evergreen Trees	Shrubs
Streetscape: <i>The landscape area in the ROW or along the lot line immediately abutting the right of way.</i>	1 shade tree per 35' of lot frontage; Rights-of-way may with constrained planting areas may substitute 1 ornamental tree per 25' in place of the shade tree requirement.	n/a	n/a
Frontage & Foundation. <i>The area between the building line and ROW along a street, including sides of corner lots, used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings</i>	1 shade tree per residential lot or per 50' of non-residential or multi-family lot frontage, if buildings are setback more than 10'. (0' to 10' = no requirement) Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the Frontage & Foundation requirement. Ornamental trees may be substituted for shade trees at a rate of 1 for 1 if buildings are setback less than 25', or at a rate of 2 for one if buildings are setback 25' or more.	Evergreen trees may be substituted for shade trees at a rate of 1 for 1 for up to 50% of the requirement.	4 shrubs per 25' of building foundation. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the streetscape and entrance may substitute for any building located closer than 10' to the front lot line.
Parking. <i>Areas on the exterior edge or interior of parking where plants are used to soften the appearance, mitigate heat gain and infiltrate stormwater.</i>	1 shade tree per 5 parking spaces Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.	Evergreen trees may be substituted for shade trees at a rate of 2 for 1, for up to 50% of the parking lot requirement.	4 shrubs per 25' of parking lot exterior edge. 8 shrubs per 25' for any exterior edge within 20' of the right-of-way or a sidewalk. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement
Perimeter Treatment. <i>Areas of a site that require additional plants to create transitions or mitigate potential impacts on streetscape or adjacent property.</i>	See Section 24-802		
Civic and Open Spaces. <i>Areas of the site or area designed as part of a broader system of formal and natural open spaces.</i>	See Section 24-301		
Other. <i>All other unbuilt or unpaved areas of a site.</i>	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch or other natural and permeable surfaces. Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas.		

Table 24-8-1: Plant Requirements

Site Element	Trees	Evergreen Trees	Shrubs
	Artificial turf is only acceptable as ground cover for areas not visible from public rights of way and streets, and may be subject to other engineering specifications subject to grading or drainage plans. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.		

[create new diagram demonstrating allocation of these elements on typical site(s)]

- c. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements, provided measures are taken to ensure the survival of the vegetation through construction and all other location and design standards are met.
1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species and any trees proposed to be removed.
 2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in Table 24-8-1. For example, an existing tree may only count towards the required planting for parking lots if it remains in the parking lot in the final design.
 3. Credits shall be on a 1 for 1 basis provided existing trees shall be at least 3-inch caliper to count. The Director may approve landscape material that is more than 3 times the size specified for new plants on a 2 for 1 basis, or may approve plants of exceptional quality due to species, location, maturity and health on a 3 for 1 basis.
 4. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the Tree Protection Zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.
- d. **Design & Location.** The plants required by Table 24-8-1 shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of this Article, considering the specific context, street frontage, property adjacencies and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot.
1. **Streetscape Trees.** Streetscape trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority.
 - (a) On center in the parkway where at least 6 feet of landscape area exists;
 - (b) 5 to 10 feet from the back of curb where no sidewalk exists or 5 feet from the sidewalk where sidewalks are attached and no parkway exists; or
 - (c) Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
 - (d) Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.
 - (e) Trees shall maintain a clearance of at least 8' above any sidewalk and at least 14 feet above any street or similar vehicle access way. **insert Figure**
 - (f) Shrubs or perennials planted in the parkway shall not exceed 36 inches, or 30 inches in any area impacted by the sight distance limits of Section 24-301.d.2.



Figure 24-8-# Streetscape and parkway standards



Figure 24-8-# Tree clearance - urban



Figure 24-8-# Tree clearance - residential

2. **Frontage & Foundation Plantings.** Frontage and foundation plantings shall be located in open spaces between the building and the right-of-way or in planting beds associated with the design of any hardscape along the building frontage.
 - (a) Where the building setback require additional shade trees per Table 24-8-1, Plant Requirements, they shall be coordinated with the streetscape planting locations and located at least 20 feet from any streetscape tree.
 - (b) Shrubs and other plantings shall be located within 8 feet of the foundation, or abutting any sidewalk or hardscape areas along the foundation.
 - (c) Where planting beds are used within hardscape around a foundation, they should be at least 6 feet deep, at least 80 square feet, and concentrated along at least 50% of the building frontage.
 - (d) Use larger and vertical landscape elements to frame entrances, anchor the corners of buildings, or break-up and soften larger building expanses. Ornamental and evergreen trees shall be located within 20 feet from the building to support this design objective.
3. **Parking Lot Landscape.** Parking lot landscape requirements shall be planted along the exterior edge and landscape islands planned and designed according to Section 24-704, Parking Lot Design.
 - (a) There shall be at least one shade tree per 35 feet of parking lot exterior edge, or one ornamental tree per 25 feet of exterior edge.
 - (b) There shall be at least one shade tree or two ornamental trees per 300 square of parking lot islands or other internal landscape areas.
 - (c) Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes. The required shrubs may be reduced by 50% when used in combination with a decorative fence or wall between 30 and 42 inches tall that complements the architecture of the building or other hardscape features of the site.
4. **Visibility at Intersections.** All landscape materials, screens or buffers shall be located and designed to maintain proper lines of sight at all intersections of streets, alleys,

driveways, and internal access streets as provided in Section 24-301.d.2, Sight Distances.

5. *Specific Applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement. Approval shall be based on the greater requirement applicable to that area, and subject to the Director determining that the intent and design objectives of this section are achieved.
6. *Utility Line Clearance Zones.*
 - (a) Landscaping shall not obstruct or grow into fire hydrants, water meter pits, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment, pursuant to Section 24-803.d.
 - (b) No plant material with mature growth greater than 3 feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.
 - (c) No shrubs shall be planted within 5 feet or trees within 10 feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.
 - (d) Trees or shrubs may encroach into the utility clearance zone but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of 20 feet are typically acceptable but shall follow service provider guidelines.
 - (e) Placement of landscape materials that are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.

No plant material with mature growth greater than 3' in height shall be planted within a potable water, sanitary, or non-potable irrigation easements.

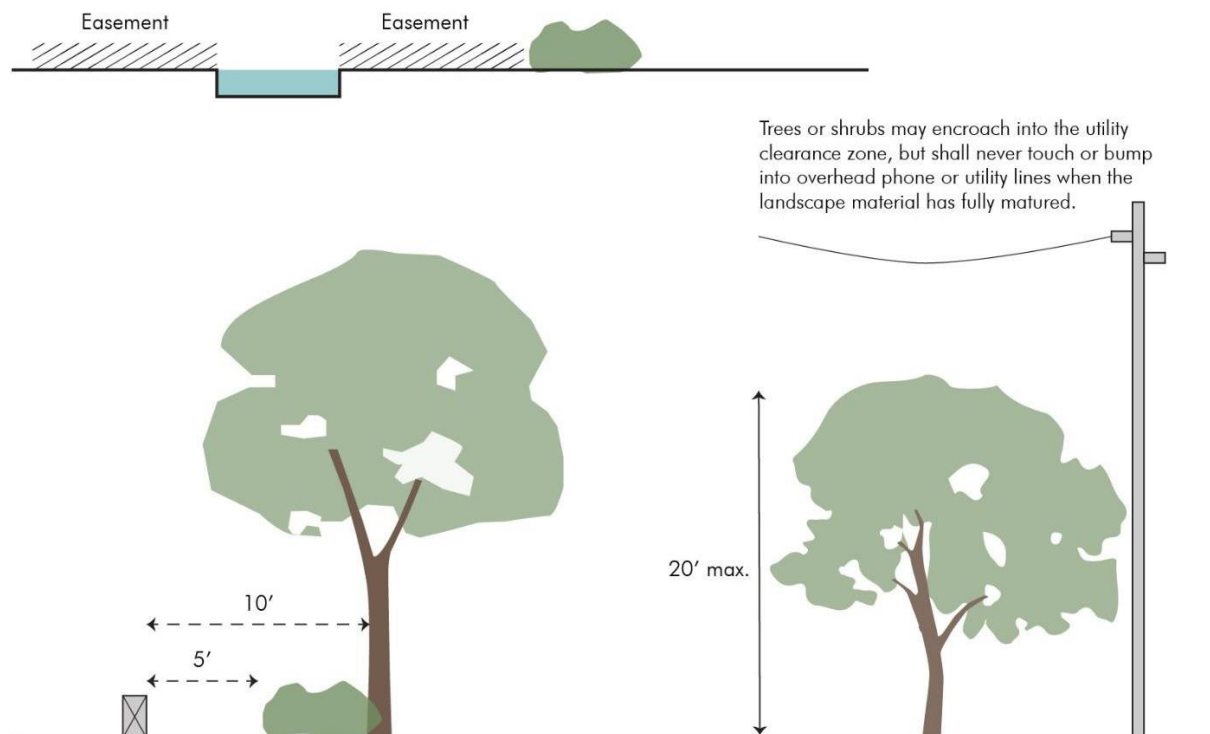


Figure 24-8-# Utility line clearance zones

- e. **Alternative Compliance.** Alternative compliance to the landscape design standards in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and the following additional criteria:
1. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request up to 25% reduction in parking lot or frontage and foundation landscape requirements.
 2. Parking lots that include bio retention areas greater than 1,000 square feet, or that otherwise use design strategies that cleanse and infiltrate parking lot runoff, may request up to 25% reduction in parking lot landscape requirements.

24-803 Perimeter Landscape & Screening

- a. **Design Objectives.** Intense land uses or site elements shall use perimeter landscape to transition or separate from streetscapes and adjacent property according to the following design objectives.
1. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to reduce impacts of surface parking areas and provide low-level headlight screening.
 2. Areas that transition to different uses or building scale require landscape areas to soften transitions, or screen and buffer potential incompatible transitions with a combination of dense vegetation or fences and walls compatible with the buildings on the site..
 3. Service and utility areas of buildings and sites shall be screened with architectural features, fences or landscape materials to limit visibility or noise from adjacent property or streetscapes.
 4. Berms, vertical landscape elements, dense plantings, or other grade or spatial changes shall be used to alter views, subdue sound, mitigate lighting, and change the sense of proximity of high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
 5. Create landscape clusters that soften long expanses of building walls, fence, surface parking, or other similar areas.
 6. Address layers of screens, including shade trees (high layer – 30'+); evergreen or ornamental trees (mid layer – 6' to 30'); and shrubs, annuals and perennials, and ground cover (low layer– under 6'), in a way that most directly mitigates the potential impacts and adjacencies.

[insert new diagram of layers and other design objectives]

- b. **Perimeter Planting.** The planting requirements in Table 24-8-2: Perimeter Design shall be used to create transitions or to buffer and screen more intense uses or elements of a site, according to the design objectives of this section. The perimeter width exists independent of and may include any setback, parking edge or other open space requirement, provided the larger requirement will control.

[the following table will be formatted with graphics - it could be formatted with graphics and diagrams following table OR with diagrams of each perimeter type integrated into table (the latter would require landscape orientation and 1-page format for the table.)]

Table 24-8-2 Perimeter Design

Perimeter Type & Application:	Width	Plant Requirements (per 100 linear feet)		
		Trees	Evergreen	Shrubs

Type I - Applied where any parking is within 20' of the right of way or along a public sidewalk	5'	3	n/a	32
Type II - Applied to: Medium to Low, and High to Medium land use transitions Perimeter of residential projects along collector streets; or perimeter of commercial and industrial projects along collector or arterial streets	10'	2	n/a	16
Type III Applied to: Very High to High land use transitions Perimeter of residential projects on arterial streets; or perimeter of commercial or industrial projects along highways, expressways or freeways	15'	2	2	16
Type IV - Applied to High to Low, and Very High to Medium land use transitions	20'	3	3	24
Type V - Applied to perimeter of residential projects along highways, expressways or freeways	30'	3	3	36
Design Details & Alternatives:	Shrub amounts may be reduced by 50% along ROW where a property fronts on the street; or be designed according to the frontage standards in Section 24-503.c and 24-603.c All landscape requirements may be reduced by 25% if used in combinations with decorative walls and fences meeting Section 24-804 or with berms meeting 24-803.f.			

- c. **Perimeter Locations.** Perimeter landscape required in Table 24-8-2, Perimeter Design, and shall generally be located based on the land use intensity in Table 24-8-3, Perimeter Application. Perimeter landscape shall be required on lots of the more intense level of development. However, perimeter landscape may be required on lots of lower intensity in association with the platting process, when located near existing higher-intensity uses.

Table 24-8-3: Perimeter Application	
Intensity	Land Use
Low-intensity Use	<i>Residential:</i> detached house, multi-unit house, row house, and small-lot apartment building types <i>Institutions:</i> churches, schools, public facilities including recreation fields, community swimming pools and similar facilities. <i>Commercial:</i> offices, day-care and similar non-retail services 2 stories or less
Medium Intensity Use	<i>Residential:</i> medium-lot apartment, large-lot apartment, or apartment complexes <i>Commercial:</i> neighborhood retail (under 3K s.f.), or office uses (3 stories or more); neighborhood service uses (non-drive-up service), or similar uses that typically do not operate between 10PM and 7AM
High Intensity Use	<i>Commercial:</i> general commercial uses that may be larger scale (over 3K), higher intensity (repair shops, gas stations, or drive-up services) or that operate beyond 10PM. <i>Industrial:</i> light manufacturing and research facilities - Any other commercial or industrial use under 3,000 square feet of gross floor area
Very High Intensity Use	<i>Commercial:</i> Commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage <i>Industrial:</i> heavy industrial and manufacturing uses - Other commercial or industrial properties typically greater than 20,000 square feet gross floor area.
Oil & Gas	Reductions to perimeter landscape requirements for oil and gas sites located in non-urbanized areas may be approved by the Director on a case-by-case basis, considering the context of the

Table 24-8-3: Perimeter Application

<i>Intensity</i>	<i>Land Use</i>
	site and long-term anticipated development patterns in the area.

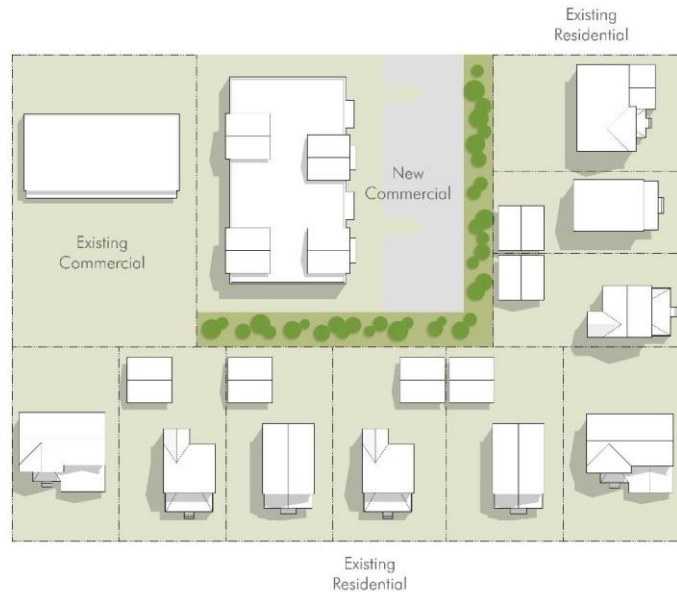


Figure 24-8-# Perimeter treatment along differing land uses

- d. **General Screening.** All of the following shall be screened from streets or adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative solid fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where design of the building, frontages, open space, buffers and other site requirements do not adequately screen these elements, the Director may require additional planting to achieve the design objectives of this section.
1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
 2. Permanent or temporary outdoor storage areas.
 3. Trash enclosures.
 4. Utility stations or fixtures.
 5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
 6. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
 7. Non-residential parking lots, or multi-family parking lots over 10 spaces, adjacent to residential lots.
- e. **Alternative Compliance.** Alternative compliance to the perimeter landscape standards in this Section may be authorized according to the process and criteria in Section 24-208, Alternative Compliance, and the following additional criteria:
1. Projects with vegetative water quality ponds, bio-swales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request up to a 25% reduction in the landscape materials.
 2. Projects that incorporate improved civic spaces and streetscapes beyond those required by the subdivision standards or development standards, and which provide active

gathering places on the site with seating, public art, or other enhanced architectural hardscape and amenities, may request up to a 25% reduction in the perimeter landscape standards.

3. Projects that retain significant amounts of existing trees, plant or animal habitat, or other natural areas, and which result in improved aesthetic or environmental performance, may request up to a 25% reduction in the perimeter landscape standards.
4. Areas where a compatible mix and relationship of different land uses is better achieved through the enhanced design of buildings, streetscapes, and civic spaces, and where it results in a compact, walkable pattern may request a waiver of the perimeter standards.

24-804 Plant Specifications

- a. **Design Objectives.** The plant specifications have the following design objectives:
 1. Ensure the longevity and survival of landscape investments with proper species, location, installation and maintenance of plants.
 2. Promote regionally appropriate strategies, including limiting risk of disease or infestation through diversity of urban forest on an area- or city-wide basis.
 3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
 4. Require water efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
- b. **Species.** All trees and shrubs shall be selected and planted according to Greeley's official landscape manual. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
 1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
 2. Are adaptable to the climate of the Front Range region and the specific conditions in which they are proposed; and
 3. Are not invasive or otherwise problematic to the overall health of the landscape.
- c. **Plant Specifications.** All landscape materials shall be healthy at the time of planting and be selected for its native characteristic or survival in the climate for the Front Range region. Species, specifications installation and maintenance shall otherwise be according to American National Standards Institute (ANSI) standards. Plants shall meet the following specifications at planting:

Table 24-8-4: Plant Specifications

Type	Specification
Tree (large, shade)	2" DBH; mature height of 30' +
Ornamental Tree	1.5" DBH ; 8' to 10' minimum planting height for multi-stemmed; mature height 15' – 25'
Evergreen Tree	6' minimum planting height; Mature height of 10'+; Evergreens with mature heights of 20' or more may be classified as large trees.
Shrub	Volume #5 (ANSI Standards)
Perennials	Volume # 1 (ANSI Standards) ; Volume # 2 (ANSI Standard) if substitution for shrubs
Ground Cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons

Table 24-8-4: Plant Specifications

Type	Specification
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting.

- d. **Xeric Guidelines.** Projects that incorporate xeric planting design in streetscapes, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the Water and Sewer Department. Landscape plans are recommended to conserve water with landscape materials and design techniques using the following xeric principles.
1. Reduce water demand by grouping plants with similar water requirements together. Water-efficient, drought-tolerant, pollinator gardens and xeric landscaping are encouraged to be planted together to promote water conservation
 2. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-efficient or drought-tolerant grasses.
 3. Use drought tolerant plants, suitable to the region, with low watering and pruning requirements.
 4. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas should receive soil amendments of at least 3 cubic yards per 1,000 square feet.
 5. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
 6. Alternative sources of irrigation for all landscape areas is encouraged.
- e. **Installation and Maintenance.** All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods.
1. The developer, owners' association, property owner and/or tenant, shall be responsible for maintaining all on-lot plantings, right-of-way landscaping, or other landscaping in common areas.
 2. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details.
 3. Prior to the installation of turf-grass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to Title 14.08 and the Water and Sewer lawn installation specifications.
 4. Installed landscape material may be inspected periodically throughout the life of a development.
 5. Plant material which fail to grow within a 3-year period from the certificate of occupancy or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying is considered a violation of the site plan approval. The Director may order that the plants be removed and replaced, or otherwise enforce this as a violation of this code.
- f. **Berms.** Where earthen berms are used as part of the buffer or screen requirements, they shall meet the following specifications
1. Berms shall have a slope not exceeding a horizontal to vertical ratio of no less than 3:1 ratio to no greater than a 4:1 ratio for turf-grass mowing, and must have a crown width of at least 2 feet.
 2. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.

3. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.

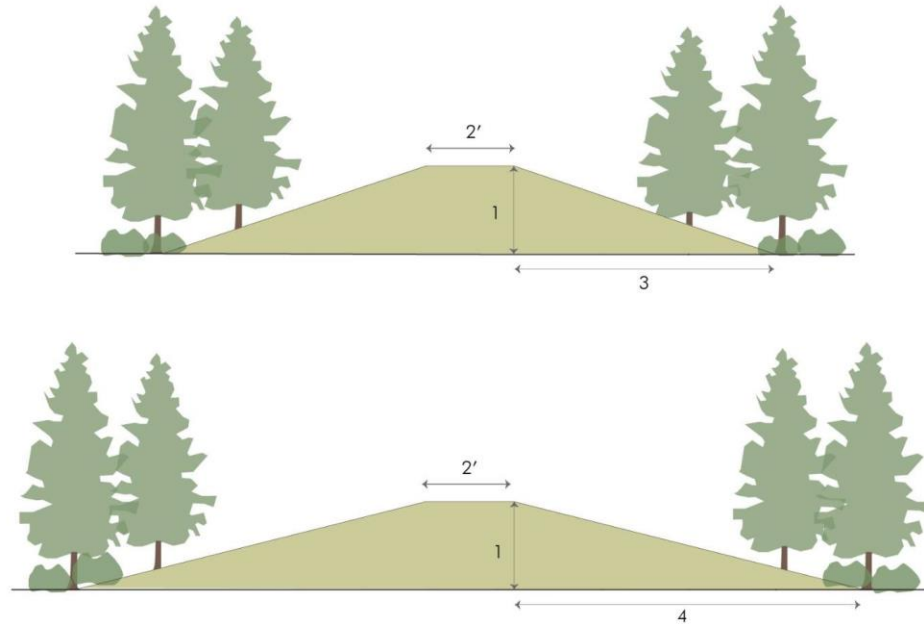


Figure 24-8-# Earthen berms

- g. **Stormwater Treatment.** Landscape amenities that incorporate stormwater treatment are recommended. Techniques such as bioswales, water quality ponds and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces and other impervious surfaces. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity landscape areas that are part of the stormwater system shall adhere to the Storm Drainage Design Criteria and Construction Specifications and the Urban Design Criterial Manual.



Figure 24-8-# Bioretention facilities

- h. **Irrigation Systems.** All major and minor development shall have automatic irrigation system for all landscape areas, meeting the requirements of the Storm Drainage Design Criteria and Construction Specifications, and including the following:
1. Irrigation systems for major development shall require review and approval by the Water and Sewer Department.
 2. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.
 3. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements and be irrigated by drip, bubbler systems, low volume spray heads and/or subsurface irrigation systems.
 4. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, retention or detention pond, and landscaping shall be established within three to four growing seasons, and shall comply with the re-vegetation standards as provided in the Storm Drainage Design Criteria and Construction Specification. After native grass is established, the temporary irrigation must be removed within three months after establishment is complete.
 5. An irrigation audit shall be required following the installation of the irrigation system.
 6. The Director may waive the requirement for irrigation systems for minor development or to facilitate infill development or redevelopment of existing sites without irrigation.
- i. **Alternative Compliance.** Alternative compliance to the plant specification standards in this Section may be authorized according to the process and criteria in Section 24-235, Alternative Compliance, and the following alternative criteria:
1. Projects with vegetative water quality ponds, bio-swales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request equal or better alternates to the specifications in this section.
 2. Projects that include plantings with demonstrated superior survival rates in the Front Range climate, or which have reduced maintenance, may request equal or better alternates to the specifications in this section.

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CHAPTER 8 LANDSCAPE STANDARDS: SECTION MAP		
Current Standards	Reorganized	Comment
18.44.010 Purpose and Intent	24-801.a. Intent & Applicability; Intent	Simplified; more succinct section that covers all of the same topics. This is done to: 1. Be more effective and direct in stating the intent. 2. Better guide discretion and interpretation, and not lose sight of important topics in circular, vague or repetitive language; 3. Be consistent with the format and writing style of other intent sections of the code; and 4. Not repeat broad and general "Purposes" of the whole code which are in 24-101.d applicable to the entire code ("Intent" sections are more topic specific and focus just on landscape in relation to the broad purposes.)
18.44.020 Applicability	24-801.b. Intent & Applicability; Applicability	Clarified that the code does apply to SF and 2F in some sections, and that it applies to new buildings and site work (current summary table leaves that out – though obvious and implied) Moved several related sections on permitting, administration, etc. into this section Re-characterized the major/minor distinction on extent of applicability of standards; eliminated it from the structure of other sections (most cases it caused confusion and ordinance structure problems with overlapping standards on no meaningful differences in the substantive standards)
18.44.030 Definitions	Chapter 12 Definitions	All definitions will be moved to one section in the final draft under direction from previous draft reviews.
18.44.040 Landscape plan requirements	24-801.b.3. Intent & Applicability; Applicability; Landscape Plan	Consistent with direction on other sections, consider if this should be removed and shifted to forms and submittal requirements administered by staff according to section 24-201.a.1.
18.44.050 General landscape design standards	24-802 Landscape Design 24-804 Plant Specifications;	Simplified and reorganized general lists of standards based on sub-topics in both 24-802 Landscape Design and 24-804 Plant Specifications Moved the required planting to the front to establish the requirements in a more prominent part of the chapter, and converted all general requirements to a single table (note: the major / minor distinctions of current sub-sections did not have any meaningful distinctions in the plant requirements) Other sections on drainage and water resources were reorganized in more technical and specific sections addressing those topics more directly.
18.44.060 Installation and maintenance	24-804.e. Plant Specifications; Installation & Maintenance 24-801.b. Intent & Applicability; Applicability	Consolidated several sections referring to maintenance in similar ways in one section Moved some of the installation procedures and administrative or permit items to applicability section Several of the items would not be codified under the general project direction to get forms and submittal requirements out of the code (2.01.A.1) and to address internal administrative staff procedures only generally (See 2.01.D.)
18.44.070 Irrigation systems	24-804.h. Plant Specifications; Irrigation systems	Reorganized and simplified. Note: the only meaningful distinction between major and minor and SF/2F seemed to be that major required review by Water and Sewer Department (again note if this internal, administrative detail should be codified, as things as detailed as this are not codified in other areas of the code that receive similar internal scrutiny due to the need to have experts and specialists review them for general compliance. (see 24-201.d.)
18.44.080 Landscape requirements all zoning districts	24-802 Landscape Design 24-803 Perimeter Design	Simplified and reorganized general lists of standards based on sub-topics in both 24-802 Landscape Design Separated out specific additional landscape requirements for buffers and screening and consolidated standards that are repeated frequently (some times in slightly different ways) throughout current standards) Note: SF and 2F frontage landscape / lot coverage (listed at 50% but different for different frontage types), will defer to the frontage design standards in Chapter 5 for the space allocation, but landscape will be based on this chapter.
18.55.090 Buffer yards	24-803 Perimeter Landscape	Consolidated all buffer design standards into single table. Merged with perimeter treatment standards (see comment below). Some tree rates have changed, mainly to create greater distinctions between the buffer types at the higher end of the types.

CHAPTER 8 LANDSCAPE STANDARDS: SECTION MAP		
Current Standards	Reorganized	Comment
		Also reduced the berm landscape reduction from 50% to 25% - to coordinate better with fence/wall and berm credit. (alternative compliance could still allow lower if appropriate)
18.44.100 Parking lot landscape	24-802 Landscape Design 24-704 Parking Lot Design	Moved all plant requirements for parking lots into the single table for plant requirements. Parking lot requirements were simplified by the following: Clarified the application of the parking landscape section to perimeter and internal islands, and emphasized the perimeter landscape; the parking lot requirement of 1 tree per 5 parking spaces is applied to these areas at minimum thresholds for both perimeter (1 per 35') and islands (1 per island or per 300 s.f.), rather than 65% of plants to internal islands. Parking lot layout and design (islands, buffers, etc.) is in Chapter 7 with all of the other parking requirements. (See 24-704)
18.44.110 Perimeter treatment standards	24-803 Perimeter Landscape	Combined perimeter treatment concept with buffer types – many of the types among each category were very similar in dimension and plant requirements, causing the code to make complex distinctions between situations that lead to no meaningful difference in the standards. In this way, the middle buffer types are applied to the perimeter treatment circumstances in the same manner as the current code.
18.44.120 Boulevard median standards	24-301 and 24-302	These standards will be coordinated with the streetscape landscape standards in 24-301 and or the civic and open space standards in 24-302.
18.44.130 Alteration replacement and removal	24-802.c.; 24-804.e	The intent of the current code was to encourage preserving trees, and require all trees part of an approved landscape plan or required by the code to be protected. These topics are more specifically addressed by an escalating credit for preserving existing trees (24-802.c) and basic inspection and enforcement provisions fro approved landscape plans. (24-804.e). Provisions that implied a more formal tree protection requirement for any existing trees or that mixed up these two objective are removed.



CHAPTER 9 – SIGN STANDARDS

24-901 INTENT & APPLICABILITY

Chapter 9 Sign Standards

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24-905	Specific Sign Allowances
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24-901 Intent & Applicability

- a. **Intent.** The intent of the sign standards is to:
1. Create an attractive aesthetic environment in the City.
 2. Enhance the quality and civic design of the community through the visual priority of buildings, streetscapes, open spaces, landscapes, and other investments in the public realm.
 3. Ensure that signs preserve and contribute to the unique character of distinct places and districts.
 4. Promote compatibility and tailor sign allowances to the particular location, street and site.
 5. Promote safety of pedestrians, motorists or other users of the public rights-of-way with proper location, construction, design, operation and maintenance of signs.
 6. Improve economic viability by assuring that the City is a visually pleasant place to visit, conduct business, and live.
 7. Provide effective identification and communication for businesses, public places, neighborhoods, institutions, and other community destinations without excessive competition for visual attention.
 8. Protect property values and investments by minimizing adverse effects of signs on adjacent property.
 9. Ensure that the constitutionally guaranteed right of free speech is protected through appropriate standards for signs as a way of public communication.
 10. Encourage lawful nonconforming signs to come into full compliance with these regulations.
- b. **Applicability.** The provisions in this Chapter shall apply to all signs within the City.
1. *Permits.* All signs, including the replacement, repair or major alteration of a sign, require a permit prior to installation unless specifically exempted by Section 24-902. Fees for sign permits are as established in Section 24-201.a. of the Development Code. Community Development Department staff shall review sign applications for consistency with this Chapter, and the Building Official shall be responsible for issuing sign permits.
 2. *Change of copy.* Once a structure receives legally conforming status from the City, the sign copy may thereafter be changed without a permit. All other copy changes, such as

painted signs or channel lettering, shall require a sign permit. Where a sign frame or structure has been approved as a changeable copy sign, subsequent changes of copy only shall not require a permit.

3. *Interpretation.* This Chapter is not intended to, and does not restrict speech on the basis of its content, viewpoint, or message. No part of this Chapter shall be construed to favor commercial speech over non-commercial speech. Messages may be changed without the need for any approval or permit, provided that the size and structure of the sign are not altered. To the extent any provision of this Chapter is ambiguous, the provision shall be interpreted not to regulate on the basis of the content of the message.
4. *Abandoned Signs.* Abandoned signs must be removed or covered upon determination of its abandonment. At such time that either a portion or all of a sign, sign frame, sign components or sign supporting structure are no longer in use for a period of ninety (90) consecutive days, such sign frame, sign components or sign supporting structure shall be brought into conformance by removal or the placement of a new permitted conforming sign, components and structure.

24-902 Exempt Signs

The following signs are exempt from the sign permit process provided the sign meets all other applicable requirements of this Chapter and any other applicable building and electrical code. Unless specifically noted, exempt signs do not count towards the sign allowance specified for applicable the zoning district. Any sign beyond the limits of this section shall require a permit and be subject to other general sign limits and standards.

- a. **Required Signs.**
- b. **Temporary Signs.** Temporary signs associated with approved temporary uses under Section 24-1297, provided that the schedule for display and removal of the signs is set out in the temporary use permit:
- c. **Construction Site Sign.** Up to three site signs per street frontage are allowed as follows:
 1. Construction Site signs on H-A, C-D and all residentially zoned properties shall not exceed 7 square feet of sign area per face and 5 feet in height. Properties greater than 2.5 acres are allowed up to one thirty-two-square-foot sign.
 2. Construction Site signs on nonresidential zoned properties with less than two hundred 200 feet of lot frontage shall not exceed 24 square feet of sign area per face and 8 feet in height;
 3. Construction Site signs on nonresidential zoned properties greater than two hundred 200 feet and less than 500 feet of frontage shall not exceed 32 square feet of sign area per face and 8 feet in height;
 4. Construction Site signs on nonresidential zoned properties with greater than five hundred 500 feet of frontage shall not exceed 64 square feet per sign face and 10 feet in height; and
 5. The sign may be displayed no more than 45 calendar days before and 45 calendar days after the completion of construction.
- d. **Cornerstone Sign.** A cornerstone may be up to a total of 4 square feet in size.
- e. **Directional On-premises Sign.** A property may have any number of directional on-premises signs sufficient to safely direct customers to key locations; however each shall not exceed 6

square feet in size per face, nor 5 feet in height. Such signs shall not include the business name or logo but may include a single background color associated with the business.

- f. **Yard and Site Signs.** Yard signs and site signs are allowed in all zoning districts and are subject to the following provisions:

1. The total cumulative sign area allowed for yard signs is as follows:

Table 24-9-1: Yard and Site Signs

Lot Size	Less than ¼ acre	Over ¼ acre to 1 acre	Over 1 acre to 3 acres	Over 3 acres to 5 acres	Over 5 acres
Sign Allowance (cumulative square feet)	64 square feet	128 square feet	192 square feet	224 square feet	256 square feet

2. No individual sign shall have a sign area that exceeds 32 square feet.
 3. Yard signs and site signs may be located on a property only with the consent of the property owner, authorized property manager, or legal tenant.
 4. In no event shall a yard sign or site sign be posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard. If any yard sign exceeds 6 square feet, it is counted towards any applicable standards of Section 24-902.c.
- g. **Flag.** Flags are allowed which do not exceed a maximum size of 150 square feet in size per flag. A total of 300 square feet flag area is allowed per property.
1. No part of any flag when fully extended shall protrude over any public right-of-way or property line in any direction.
 2. The freestanding maximum mounting height of flags shall be equal to or less than the maximum building height allowed in the zone district in which the flag is located or 10 feet above the height of the principal structure on the premises, whichever is less.
 3. The flag pole for any individual flag over 100 square feet must be set back at least equal to the flag pole height from the property line.
- h. **Holiday Decoration.** Temporary decorations, lighting or displays which are clearly incidental to and customarily and commonly associated with any national, state, local, religious or commonly celebrated holiday shall be displayed not more than 60 days prior to the holiday, and no more than 30 days after the holiday. Such decorations may be of any type, number, size, location, illumination or animation if the decorations are located so as not to conflict with traffic regulatory devices or create a traffic hazard.
- i. **Incidental Sign.** The combination of incidental signs shall not exceed 1.5 square feet in sign area per building entrance.
- j. **Interior Signs.** Signs within a building or other signs Interior to a development signs and not legible beyond the boundaries of the property on which they are located and which are not intended to attract off-site attention shall not be counted for the purpose of zoning regulations toward sign calculations.
- k. **Portable Sign.** One portable sign is allowed per storefront if it can meet all of the following conditions:
1. Is located within 20 feet of the principal public entrance to the tenant or occupant that displays the sign;
 2. Is no larger than 6 square feet per face and no greater than 48 inches in height;
 3. Is located outside of clear vision zones in Section 24-301.d.2;
 4. Is in place only during hours of operation;

5. Is not posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard;
 6. Two immediately adjacent tenants or occupants may share a single sign, not to exceed the standards listed above; and
 7. Any portion of a portable sign located within the public right-of-way must be authorized by a right of way revocable sign permit from the City.
- l. **Public Sign.** Public signs may be of any type, number and area, height above grade, location, illumination or animation required by the law, statute or ordinance under which the signs are erected. Public signs, government signs and signs on public bus benches and/or shelters in the right-of-way shall not be subject to a right of way revocable sign permit. Signs on governmental property outside of the right-of-way shall require a right of way revocable sign permit.
 - m. **Subdivision or Multifamily Entry Signs.** Detached wall signs or monument signs that are located within 40 feet of a street intersection that provides entry into a subdivision or multifamily complex, provided that they are no greater than 20 square feet in sign area, including all sign faces, and not greater than 6 feet in height. Two residential complex identification signs are allowed per intersection.
 - n. **Vehicle Signs.** It shall not be a violation of this Chapter if the vehicle to which a sign is mounted, painted or otherwise affixed is used for travel between home and work or is temporarily parked away from the business premises while being used to provide the business' services or products, or as personal transportation for the vehicle operator. A parked vehicle which contains or displays signs is allowed when;
 1. The sign does not extend more than 1 foot above the roofline of the vehicle;
 2. The vehicle is not illuminated or does not have flashing signs;
 3. The vehicle is licensed and operable; and
 4. The vehicle is in use or legally parked.
 - o. **Wind Driven Devices.** The following devices, which are designed to move with wind or forced air, are allowed as follows, provided that signs are not affixed to the device:
 1. **Pennant.** A pennant flag may be a maximum of 1 square foot per flag face, and pennant lines shall be no longer than the front lot line or exceed the height of the building. For residential zoned properties, pennants are allowed for open house events only three days per year. For commercial and industrial zoned properties, pennants are allowed on a single property for any length of time, provided they are maintained and in good condition.
 2. **Ground Kite.** Ground kites are allowed only in commercial or industrial zoned properties as follows:
 - a. Ground kites shall be affixed to the ground and shall not exceed 2 feet wide and 8 feet tall.
 - b. One ground kite is allowed for every 25 feet of lot frontage.
 3. **Sky Dancer.** Sky dancer devices are allowed only in commercial and industrial zoned properties as follows:
 - a. Sky dancers shall be affixed to the ground and shall not exceed 2 feet wide and 8 feet tall.
 - b. One sky dancer is allowed for every 50 feet of lot frontage, with a maximum of three for each property.
 4. **Wind Signs.** Wind signs cannot be used in combination on a property, unless approved in advance with a temporary sign permit.
 - p. **Window Sign.** A window sign is allowed but shall not exceed 25% of the glass surface of individual window panes that are visible from the public right-of-way.

24-903 Prohibited Signs

Except for signs within buildings and not legible or intended to attract the attention of persons outside the building, or signs interior to a development, the following signs are declared to be a public nuisance and are prohibited in all zoning districts of the City. They must be removed unless determined to be legally nonconforming except as provided in Section 24-907.

- a. Exposed incandescent, high intensity exposed light bulbs. The use of exposed light bulbs independently or as a sign or portion of a sign that is visible from any property line on which the sign is located is prohibited.
- b. Flashing, animated or imitating signs, including signs that have moving, blinking, chasing, scrolling or other animation effects. Signs either inside (including but not limited to: open signs and electronic display signs, etc.) or outside of a building and which are legible from a public right-of-way must be removed except as follows:
 1. Time and temperature messaging, which changes its message instantly and does not change copy more frequently than every once every three seconds;
 2. Electronic message boards used by the City or other public agency to address a health, safety or welfare matter; or
 3. Electronic message boards which do not change copy more frequently than every once every 30 seconds as otherwise permitted in this Chapter.
- c. Imitating sign. Regardless if any clear safety concerns are present.
- d. Off-premises signs, except as follows:
 1. Temporary real estate signs which are located on a common area outlot, approved by the property owners association; and
 2. When two or more adjacent landowners co-locate signs on a single sign structure or on a shared property line through a legally binding agreement. For purposes of this provision, the combined lot frontage is used to determine the number of signs allowed.
- e. Nongovernmental signs on public utilities. No sign may be attached to utility poles or other public structures within the public right-of-way, except as specifically authorized by the City.
- f. Roof signs.
- g. Right-of-way signs. Except as otherwise permitted elsewhere in this Chapter, no signs other than regulatory signs are allowed in the public right-of-way, except as provided by a right-of-way revocable sign permit.
 1. In addition to all other enforcement authority available to the City, the City may also remove or cause to be removed any illegal or unauthorized sign from the public right-of-way without notice to any party. The cost of removal as may be assessed by the City is the responsibility of the owner of the sign or, if unknown, the owner of the property.
 2. The City shall have the authority to dispose of all unauthorized or illegal signs removed from the public right-of-way without notice to the owner of such signs. The cost of removal and storage of removed signs as may be assessed by the City shall be the sole responsibility of the owner of the sign.

24-904 Standards Applicable to All Signs

- a. **General Standards.**

1. With the exception of real estate, election, ideological and prohibited activities signs, signs shall not be permitted unless there is a primary structure on the parcel.
 2. All signs shall comply with the adopted building and electrical codes, Model Traffic Code, Historic Preservation and other codes and ordinances as adopted by the City. All electric signs shall comply with and bear independent testing laboratory labels. In the event of any conflict between any of these codes or ordinances and this Chapter, the more restrictive provision shall apply.
 3. No person may damage, destroy, trim or remove any trees or shrubs located within the public right-of-way for increasing visibility of a sign. The Director may authorize this work through an approved use by special review, site plan or any other land use zoning permit.
 4. All signs shall be designed to be consistent and compatible with the character of the principal buildings to which the signs relate, including the use of similar or complementary colors and materials in the design and construction of signs and its surroundings.
- b. **Sign Lighting.** Signs may be internally illuminated, backlit or illuminated by down-lighting or by ground-mounted light fixtures that illuminate only the sign face and base and shall conform to the following:
1. Illuminated signs on the C-D, H-A and all residentially zoned properties or illuminated signs on commercial or industrial zoned properties immediately adjacent to residentially zoned properties shall either have an opaque background and translucent letters or letters without background lighting;
 2. In no case shall sign lighting create more than one-tenth (0.1) foot candle impact on habitable residential uses in residentially zoned areas;
 3. Neon lighting shall only be permitted within the lettering or logo of a sign;
 4. Illumination of the sign face by down-lighting or ground mounted light fixtures shall not exceed 50 foot-candles as measured on the sign face; and
 5. Flashing or strobe lighting shall not be permitted, whether used as part of a sign or to draw attention to a site or location.
- c. **Construction and Maintenance Standards.**
1. All signs and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable state, federal and City regulations and the adopted building and electrical codes.
 2. All signs, including those exempt from sign permits, shall be maintained and kept in good repair, and in conformance with the original sign permit. A sign that is maintained and kept in good repair shall meet the following criteria:
 - (a) All sign supports, braces, guy wires, anchors and related screening are kept in repair, in a proper state of preservation, including as may be required by Section 24-803.d. General Screening.
 - (b) There is no evidence of deterioration, including chipped or peeling paint, rust, corrosion, fading, discoloration, broken or missing sign faces, text, logos, graphics or other elements of the sign.
 - (c) There are no missing, flickering or inoperative lights that create a perception of deterioration or abandonment of the sign.
 3. Where repairs involve a nonconforming sign, the provisions of Section 24-907 shall also apply.
 4. Any non-maintained sign shall be repaired or replaced within 15 calendar days following notification from the City. Noncompliance with such notice shall constitute a nuisance subject to enforcement actions.
 5. Signs, their structures and supports and related screening, shall be constructed of materials normally and typically intended to be used for such items.

24-905 Permitted Sign Allowances

This section provides allowances and standards for specific types of permitted signs.

- a. **Awning Sign.**
 1. Awning signs greater than 25% of the exterior surface of the awning shall be permitted as and count to the wall sign allowance.
 2. The entire surface of the awning shall be considered the sign.
 3. The entire illuminated exterior area of an internally illuminated sign shall be included in the calculation of the sign area.
 4. Any portion of an awning sign projecting over the public right-of-way must obtain a right-of-way revocable sign permit.
- b. **Canopy Sign.**
 1. If the canopy is attached to a building, all or a portion of the available wall sign allowance may be transferred to the canopy, subject to setback provisions.
 2. If the canopy is a freestanding structure, all or a portion of the available freestanding sign allowance may be transferred to the canopy, subject to setback provisions and height.
- c. **Electronic Messaging Display (EMD).**
 1. EMD signs are allowed only in the C-L, C-H, I-L, I-M, I-H and PUD zone districts, and for institutional uses in any district. EMD signs require a site plan review subject to the process and criteria in Section 24-207. An EMD sign in the C-L zone district or for institutional uses in any residential district is limited in hours of operation from 6:00 a.m. to 10:00 p.m.
 2. The area of the EMD shall not exceed 50% of a sign face.
 3. The EMD shall contain static messages only, changed only instantly or through dissolve or fade transitions, or with the use of other subtle transitions and frame effects that do not have the appearance of moving text or images, and which may otherwise not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design or pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity.
 4. The displayed message shall not change more frequently than once per 30 seconds.
 5. The EMD shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed 600 nits (candelas per square meter) between dusk and dawn as measured from the sign's face.
 6. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and initial nit (candela per square meter) rating and the method of dimming.
 7. All existing electronic message displays that contain an electronic changeable copy module which does not comply with the provisions of this Section shall be made to conform to the duration of copy provisions upon the effective date of the ordinance approving such provisions.
 8. Any premise that contains an outdoor electronic message display shall not be allowed any temporary signs (per Section 24-905.i.).
- d. **Freestanding and Monument Signs.** Table 24-9-2 provides the allowance for permitted freestanding signs:

Table 24-9-2 Freestanding & Monument Sign Allowance		
	<i>R-H, C-L, and Institutional Uses in any Residential District</i>	<i>C-H, I-L, I-M, I-H</i>
Size	33 s.f. Plus 1 s.f. for each 1' setback over 50', up to a maximum of 150 s.f.	50 s.f. Plus 1 s.f. for each 1' setback over 50', up to maximum of 250 s.f.
Height	6'	12' plus 0.26' for each 1' setback over 50', up to a maximum of 25'
Quantity		
< 200' of frontage	1 freestanding sign in place of one allowed wall sign; OR Allocate a percentage of the wall sign allowance to a freestanding sign, provided the cumulative wall and freestanding sign size does not exceed the maximum allowed for either category.	
200' – 499' of frontage	1 free standing sign	
500' + of frontage	2 free standing signs	

- Freestanding signs in the H-A, C-D, R-E, R-L, R-M, and R-MH are only allowed through Section 24-902, Exempt Signs.
- All freestanding signs shall have a base covering at least 25% of the sign width, unless there is less than 2 feet clearance from the bottom of the sign.
- Where two or more property owners share a common lot line, the property owners may combine the lot frontage for the purpose of sharing a freestanding sign on or near the common lot line.
- If a lot has more than one street frontage, such as with corner lots, up to two cumulative lot frontages may be used to determine the maximum number of signs.
- Noncontiguous lot frontage is calculated separately.

e. **Projecting Wall Sign.**

- A projecting sign shall not be higher than the top of the wall or the bottom of the roof eave.
- A projecting sign must have 8 feet clearance from grade and may not extend more than 4 feet from the building wall except where the sign is an integral part of an approved canopy or awning.
- A projecting sign is included in the total wall sign allowance.
- A projecting sign over public right-of-way must obtain a revocable sign permit.

f. **Wall Signs.** Table 24-9-3 provides the allowance for permitted wall signs:

Table 24-9-3: Permitted Wall Sign Allowance			
Zone District	Principal Building Frontage	Secondary Building Frontage	Maximum Area per Sign
<i>H-A, C-D, R-E, RMH, R-L and R-M</i>	N/A	N/A	N/A
<i>R-H</i>	.25 sq. ft.	N/A	40 s.f., plus 1 s.f. for each 1' setback over 50', up to maximum 150 s.f.
<i>C-L</i>	1 sq. ft.	.5 sq. ft.	
<i>C-H and I-L</i>	1.5 sq. ft.	1 sq. ft.	60 s.f., plus 1 s.f. for each 1' setback over 50', up to maximum 200 s.f.
<i>I-M and I-H</i>	2 sq. ft.	1 sq. ft.	90 s.f., plus 1 s.f. for each 1' setback over 50', up to maximum 250 s.f.

- No wall sign may be attached to or displayed against any parapet wall that does not extend at least 75% of the perimeter of the roof enclosed by the parapet. No sign shall

- exceed the height of the parapet wall. This standard does not apply to existing building as of the date of the adoption of the Code.
2. No wall sign may extend above the roof line of a building except as permitted on a parapet wall.
 3. No wall sign may be displayed on the wall of a mechanical room or penthouse or other such enclosed space which is not habitable by the occupants of the building.
 4. No sign, including any light box or other structural part, shall exceed a depth of 20 inches.
- g. **Public and Institutional Uses.** Non-residential institutional and public uses allowed in residential districts shall comply with the R-H zoning district sign standards. Public schools are encouraged to comply with the same standards as other public or institutional uses.
- h. **Planned Unit Development (PUD).** The provisions in this Chapter shall be used to guide signs within Planned Unit Development (PUD) requests. Proposed PUD development may include a specific and coordinated sign plan with standards that address size, height, design, lighting, color, materials, location and method of construction of all signs planned within the PUD. Absent a specific sign plan, the City will apply sign standards closest to the zone district the PUD land uses represent. The City Council may impose alternate standards relating to signs if it is determined that there are commensurate design trade-offs proposed for signs through the procedures and criteria in Section 24-205.
- i. **Temporary Signs.**
1. Temporary signs shall be allowed per tenant in addition to the amount of permanent signs that is otherwise permitted. Except for signs exempt from permits in Section 24-902, temporary signs shall require a temporary sign permit according to the standards of this section.
 2. The total amount of temporary signs shall not exceed 33 square feet in all residential zones and C-L zones, or 50 square feet in all other commercial and industrial zones.
 3. Temporary signs shall be allowed for any individual commercial or industrial use for no more than a total of 60 days in any calendar year.
 4. If more than one temporary sign is proposed, each sign will count towards the total calendar year allowance (i.e., 3 signs for 20 days = 60 days). The total sign area for all signs shall not exceed the total amount of temporary sign allowance.
 5. Temporary signs associated with a temporary use under the provisions of Section 24-405, Temporary Uses shall be limited to the duration of the temporary use, not to exceed more than 90 days in any calendar year. The temporary sign permit may be extended for up to an additional 30 days, provided the Community Development Director has granted an extension of the associated temporary use.
 6. Any property that contains an outdoor electronic messaging display will not be permitted any additional temporary sign allowance.
 7. Balloons, inflatable signs and other inflatable objects containing text and/or graphics, which have a total visible area (individually or combined) that does not exceed 33 square feet shall be considered a temporary sign and shall require a sign permit. Balloons that do not contain text and/or graphics shall not require a sign permit. No balloon, inflatable sign or other inflatable object shall exceed the height of the principal building on the site and shall not extend over the public right-of-way when fully extended, or impede pedestrian or vehicular traffic.
 8. Searchlights or beacons shall be considered temporary signs, shall require a sign permit and are allowed a maximum of three days per calendar year. Searchlights or beacons shall not be placed or used in such a way that impedes pedestrian or vehicular traffic, or results in light or glare at grade.

24-906 Historic Signs

- a. Notwithstanding any other provisions of this Chapter, a historic sign may be kept, used, owned, maintained and displayed subject to the following provisions:
 - 1. The sign has been designated as a historic landmark by the Greeley Historic Preservation Commission (HPC) and
 - 2. The sign is structurally safe or is capable of being made structurally safe while maintaining its historic character. All structural repairs and restoration of the sign to its original condition shall be made within 365 calendar days of designation of the sign as a historic landmark and shall be subject to approval by the HPC prior to any work commencing.
- b. All signs that have been designated as historic landmarks shall be exempt from Section 24-901.b.4. relating to abandoned signs if the sign continues to meet all of the requirements of this Section.
- c. For the purposes of this Section, if a historic sign has been moved from its original site, such sign shall no longer be considered a historic sign unless specifically so considered by the HPC. If such a sign is moved, a new sign permit shall be required for the new location.
- d. Words, symbols or "ghost signs" that are painted, engraved or carved into a building and that no longer relate to the use or occupant of the building shall not be counted as a sign.

24-907 Nonconforming Signs

- a. A legal nonconforming sign or sign structure may continue to exist until one of the following conditions occurs:
 - 1. The sign has been abandoned and not reestablished for 90 consecutive days or longer.
 - 2. Other than for routine maintenance involving spot repainting, cleaning or light bulb replacement that does not make substantial improvements, if repairs involve nonconforming sign alterations other than allowed in 9.04.C, compliance with all provisions of this Chapter shall be required.
 - 3. Changing the copy of an off-premises sign and nonconforming signs shall not be considered a change requiring compliance with this Chapter unless there is a change to the size; a change, or removal of, a support structure or frame, or a portion thereof, whether replacing such structure or frame or not, and/or a change in the orientation of the sign.
- b. Lawfully nonconforming signs which are nonconforming due to size are included in the total sign allowance for the property as follows:
 - 1. If the excess signs are in the wall sign the amount greater than the allowed is considered a transfer to the freestanding sign allowance and the freestanding sign allowance is thereby reduced proportionally.
 - 2. If the nonconforming sign is freestanding, no transfer is allowed to the wall.
- c. Two or more legal, nonconforming, freestanding signs on the same lot may be combined into one new legal nonconforming sign. In this event, the maximum size of this new sign shall be 125% of the maximum size specified in Section 24-905.d. for the particular location and type of sign. This provision shall be utilized only one time per property.
- d. The Director may approve alternative compliance nonconforming sign proposals one time per property as long as the proposed alternative reduces all elements of the sign nonconformance, by at least 50%. This one-time provision may be used to address all nonconforming signs on the site, or for only one nonconforming sign type on the site.

- e. Temporary signs, window signs and dilapidated signs shall not be considered legal nonconforming signs.

24-908 Sign Measurements & Interpretation

- a. **Sign Area.** The area of a sign is measured by determining the total sign face, which includes the backing and the frame of the sign.
 - 1. The area of a sign shall be measured utilizing a single, continuous rectilinear perimeter of not more than 12 straight lines, the extreme limits of writing, representation, lines, emblems or figures contained within all modules, together with any air space, materials or colors forming an integral part or background of the display or materials used to differentiate such sign from the structure against which the sign is placed. For replacement of existing signs, the applicant may choose to utilize an exact calculation of sign area in lieu of this requirement.
 - 2. A freestanding sign area and its support structure may be equal in size to one and one-half times the maximum-sized sign allowance at that location. The base of a monument sign shall not be counted as part of the calculation, provided that:
 - (a) The base does not account for more than one-third of the combined area of the sign face and the base; and
 - (b) At least 60% of the bottom edge of the sign, including its supports and structure, has contiguous contact with the ground. Where the base has an unusual shape, such as circular or diamond-shaped, the bottom of the base shall be determined by measuring at a point that is one-third of the distance from the ground to the top of the base; and
 - (c) Any portion of the base that contains a sign will be counted, with the exception of a numeral address that is clearly incidental to the sign.
 - 3. The area of a sign which has multiple sign faces not parallel to the right-of-way, such as V-shaped, triangles or cubes, shall be calculated using the total of all faces which may be viewed at the same time from the public right-of-way or adjacent property.
 - 4. All writing, representations, emblems or figures forming an integral part of a display used on an awning to identify, direct or attract the attention of the public shall be considered to be a sign for the purposes of measurement.
 - 5. Internally illuminated awning signs that are translucent, with backlighting, shall include the entire area of the awning in the calculation of the sign area (see also 9.05.A.).
- b. **Sign Height.** The height of a sign shall be determined by measuring the vertical distance from the adjacent grade to the highest point of the sign or sign structure. For purposes of this section, "grade" as a point of measure shall mean either of the following, whichever yields a greater sign height:
 - 1. The elevation of the highest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is less than a ten-foot difference between the highest and lowest ground surfaces within a five-foot horizontal distance from said sign (see Figure 18-38); or

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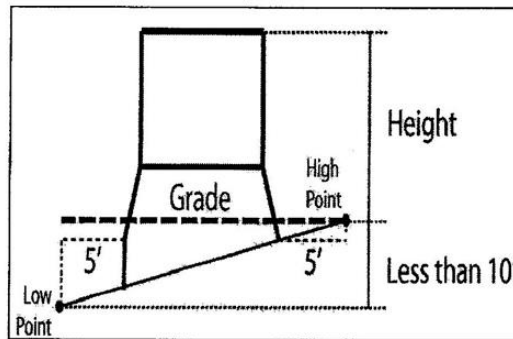


Figure 18-38

2. An elevation 10 feet higher than the lowest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is greater than a ten-foot difference between the highest and lowest ground surface within a five-foot horizontal distance from said sign (see Figure 18-39).

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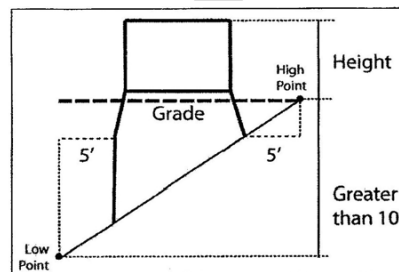


Figure 18-39

- c. **Orientation.** The principal orientation of any sign shall be determined by the Director in accordance with the intent and standards of this Chapter, street classification, and the following:
 1. The orientation of a freestanding sign is to the nearest public right-of-way to which it is perpendicular or parallel;
 2. The orientation of a wall sign is to the nearest street with the highest traffic volume;
 3. The orientation of a projecting wall sign is to the nearest street with the highest traffic volume and to which the sign is most nearly perpendicular;
 4. The orientation of all other signs, including canopy signs, shall be to the nearest public right-of-way.
- d. **Sign Setbacks.** Sing setbacks are the minimum distance required between the apparent centerline of the right-of-way and any portion of a sign or sign structure. Where the property is adjacent to a frontage road, the centerline of the highway to the leading edge of the sign is used to determine setback (i.e., frontage road is disregarded for calculation of the setback). (See Figures 18-40 and 18-41.)

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Figure 18-40: Typical Centerline

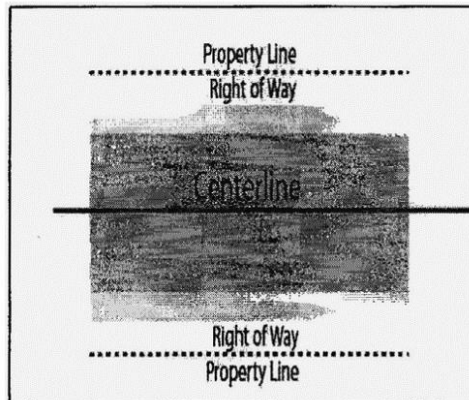
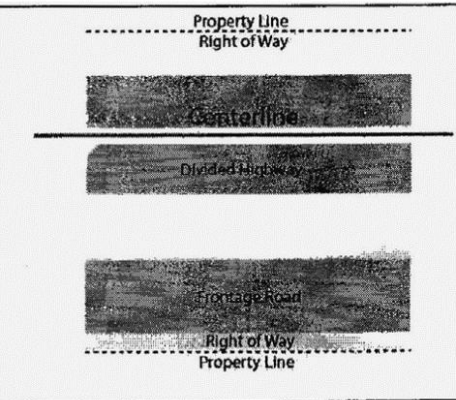


Figure 18-41: Centerline with frontage road



24-909 Relief From Standards

- a. **Alternative Compliance.** Conditions may exist where strict compliance is impractical or impossible, or where maximum achievement of the intent of this Chapter can only be obtained through alternative compliance. Alternative compliance to the sign standards in this Chapter shall be authorized according to the process and criteria in Section 24-208, Alternative Compliance and are supplemented by this Section.
 1. Requests for alternative compliance may be accepted in association with a sign permit, based on one or more of the following criteria:
 - (a) Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance.
 - (b) Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for infill sites and for improvements and redevelopment in older neighborhoods.
 - (c) Safety considerations make alternative compliance necessary.
 - (d) The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's Comprehensive Plan. Where there is a strong architectural theme established in an area, the proposed alternative shall be consistent with or complementary to that theme. In an existing area where there is no established theme, the proposed alternative shall provide an architectural theme that is consistent with the Comprehensive Plan and improves the quality of development in the area.
 2. Application for alternative compliance shall include the following information:
 - (a) Written description of the conditions provided in Section 24-909.a.1 above, which apply to the subject property;
 - (b) The applicant shall submit a sign plan consisting of a written statement addressing the proposal and the review criteria of this Section and Section 24-208, along with dimensioned graphic plans identifying the following items for all signs on the property:
 - (1) Written and graphic illustration of the proposed alternative, including areas of departure from code standards;
 - (2) Sign style, type, location, size (area) and height for wall and freestanding signs;

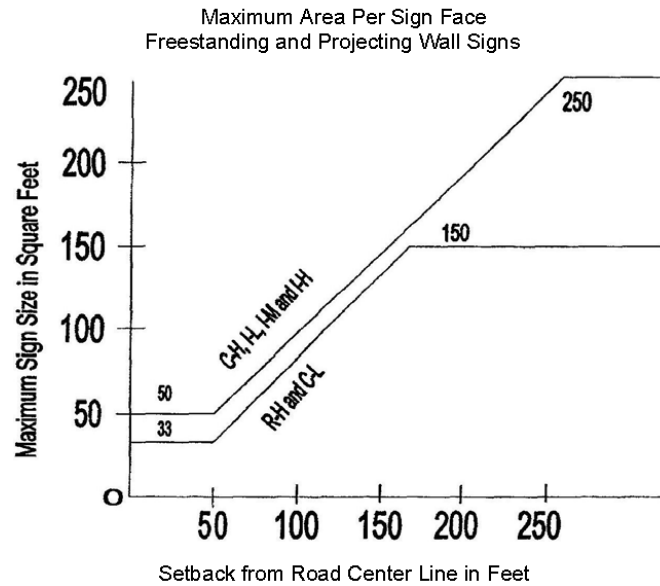
- (3) Materials and colors for all signs and support structures;
 - (4) Sign illumination devices and brightness levels, if applicable
- b. **Variance.** Variances to the dimensional standards established in this Chapter shall be authorized according to the process and criteria in Section 24-209, Variances, and are supplemented by this Section. Variances to any other provision of this Chapter shall not be permitted.
 1. In addition to the criteria in Section 24-209, the Zoning Board of Appeals shall consider the following additional factors for sign variances:
 - (a) Historic value as determined by the Historical Preservation Commission;
 - (b) Architectural integrity;
 2. Sign variances shall not be transferable to a new location on the property unless first approved in writing by the Director that the changed location on the site substantially complies with the conditions of the original variance. Changes to a sign that received a variance, with the exception of changes in sign text or copy that do not result in any structural changes to the sign, shall require compliance with all applicable provisions of this Code.
 3. Any sign variance which was in effect and applied to an installed sign still in place prior to the adoption of this code may be continued under the provisions of that variance until a change to a sign is requested, at which time a new variance shall be applied for or the sign shall comply with all applicable provisions of this Chapter.

24-910 Sign Chart

Sign Chart*						
Zoning District	Type of Sign Allowed	Max. total amount awning, wall & projecting wall signage allowed per linear foot of wall	Max. Sign Face Area for Awning and Wall Signs	Maximum Freestanding Sign Height	Maximum Size for Freestanding Signs	Number of Freestanding Signs
C-D, H-A, R-L, R-E, R-MH, R-M	See Section 9.02	See Section 24-902	See Section 24-902	See Section 24-902	See Section 24-902	See Section 24-902
R-H	Freestanding, wall and awning	.25 sq. ft.	See Section 24-905	6 ft.	See Subsection 24-905.d	1 sign where lot frontage is greater than or equal to 200 ft., but less than 500 ft.
C-L	Freestanding, wall and awning	1 sq. ft., plus an additional .5 sq. ft. (for secondary building frontage)	See Section 24-905	6 ft.	See Subsection 24-905.d	2 signs where lot frontage is greater than 500 ft.
C-H, I-L	Freestanding, wall, projecting wall and awning	1.5 sq. ft., plus an additional 1 sq. ft. (for secondary building frontage)	See Section 24-905	See Subsection 24-905.d	See Subsection 24-905.d	2 signs where lot frontage is greater than 500 ft.
I-M & I-H	Freestanding, well, projecting wall and awning	2 sq. ft., ply an additional 1 sq. ft. (for secondary building frontage)	See Subsections 24-905	See Subsection 24-905.d	See Subsection 24-905.d	2 signs where lot frontage is greater than 500 ft.

* This chart summarizes key signage allowances; see specific code sections for code details and/or exceptions.

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(This is for illustration purposes only. Please refer to charts for exact sizes.)

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24-1202	Glossary of Architecture & Design Terms
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CHAPTER 9 SIGN STANDARDS: SECTION MAP		
Current Standards	Reorganized	Comment
18.54.010 Purpose and intent	24-901.a. Intent & Applicability; Intent	Slight revisions to be consistent with the format and writing style of other intent sections of the code; and not repeat broad and general "Purposes" of the whole code which are in 24-101.d applicable to the entire code.
18.54.020 Application and installation	24-901.b Intent & Applicability; Applicability	Used more direct phrasing on what triggers the ordinance; moved some of the permitting provisions, change of copy and abandoned signs here.
18.54.030 Variance and appeals	24-909.b Relief From Standards; Variance	Reorganized with "alternative compliance" (similar concept); referred to and removed things that duplicated 24-209 Variances
18.54.040 Enforcement	n/a; 24-901 Intent & Applicability; Applicability	Eliminated some provisions on general code enforcement -duplicates 24-104.; moved some things specific to particular sign removals to 24-903 Prohibited signs
18.54.050 Definitions and interpretations	Chapter 12 Definitions	All definitions will be moved to one section in the final draft under direction from previous draft reviews.
18.54.060 Sign permits	24-901.b. Intent & Applicability; Applicability or some eliminated	Moved some of the administrative and processing to applicability section; the detail submittal requirements will be removed from code to forms administered by department per direction on other sections (See 24-201.a.1.)
18.54.070 Reserved	eliminated	
18.54.080 General provisions	24-904 Standards Applicable to All Signs	Reorganized; some sections general to overall code and addressed in Chapter 1 removed; duplicative sections of "exempt signs" or prohibitions removed or coordinated with other sections
18.54.090 Sign measurements and orientation	24.908 Sign Measurements & Interpretation	
18.54.100 Sign setbacks	24.908.d Sign Measurements & Interpretation; Setbacks	
18.54.110 Signs not requiring a sign permit	24-902 Exempt Signs	
18.54.120 Prohibited signs	24-903 Prohibited Signs	
18.54.130 Temporary signs, including portable signs, searchlights and beacons	24-905.i. Temporary Signs	
18.54.140 Signs requiring a sign permit	24-905 Permitted Sign Allowance	
18.54.150 Public, quasi-public and institutional uses (nonresidential uses in ...	24-905.g Permitted Sign Allowance; Public and Institutional Uses	
18.4.160 Signs in PUD zoned districts	24.905.h Permitted Sign Allowance; PUDs	
18.54.170 Historic signs	24-906 Historic signs	
18.54.180 Nonconforming signs	24-907 Nonconforming Signs	
18.54.190 Abandoned signs	24-901.b.4. Intent & Applicability; Applicability; Abandoned Signs	
18.54.200 Sign construction and maintenance standards	24-904.c. Standards Applicable to All Signs; Construction and Maintenance Standards	
18.54.210 Alternative compliance	24-909.a Relief From Standards; Alternative Compliance	Coordinated better with 24-208 Alternative Compliance (process and criteria); re-organized with Variances (similar related concept)
18.54.220 Sign Chart	24-910 Sign Chart	