

Planning Commission Agenda

Regular Meeting

Tuesday July 11, 2023 at 1:15 p.m.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/88668337901>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Planning Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at youtube.com/CityofGreeley

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

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

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



Planning Commission

July 11, 2023 at 1:15 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the June 27, 2023 Planning Commission Meeting Minutes
-

EXPEDITED AGENDA

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

5. A Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development. (Project: PUD2023-0003).
 6. A Public Hearing to consider a Use by Special Review (USR) request to allow office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street. (Project: USR2023-0003).
-

END OF EXPEDITED AGENDA

-
7. At Home in Greeley Housing Needs Assessment
 8. Staff Report
 9. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
June 27, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Brian Franzen

3. Approval of Agenda

There were no corrections or additions to the agenda. The agenda was approved as presented.

4. Approval of May 9, 2023, Minutes

Commissioner Anderson moved to approve the minutes dated May 9, 2023, contingent upon the statement that said "A discussion was then held between the Commissioners and the presenters from the water department" being changed to list the actual items that were discussed.

Commissioner Carlson seconded the motion. Motion carried 6-0. (Commissioner Franzen absent)

5. A public hearing to consider a request from Charles Keirnes to annex 160.62 acres of land located north of AA Street, west of County Road 35, and west of Seeley Lake, into the City of Greeley (ANX2022-0001 - ANX2022-0005).

Doug May began the presentation on both the Seeley Lake Annexation and Zoning requests with details about the request and background information. This is considered a serial annexation that includes 5 parcels totaling 160.62 acres combined. This annexation is permitted in accordance with Colorado State Statute C.R.S. 31-12-104(1)(a); 105(1)(e):

- not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
- a community of interest exists between the territory proposed to be annexed and the City of Greeley;
- the territory sought to be annexed is urban or will be urbanized in the near future, and;
- the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

Mr. May reported findings from the City Attorney's office--that determined the proposed request meets the State of Colorado Statutory requirements and that the City Council adopted a resolution

to consider this annexation request on June 6, 2023. The request includes establishment of zoning of HA (Holding Agriculture) in the proposal as well. Per state statutes, zoning must be established within 90 days of annexation. The proposed annexation parcels are located inside the Long-Range Expected Growth Area (LREGA). The H-A zone district is intended to hold undeveloped and agricultural land for future urban development. The location of the property is North of AA Street and West of Seeley Lake. The surrounding Zoning and Land Uses include:

- North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) / Agriculture
- East: R-1 – Residential (Weld County) / Seeley Lake, Residential
- South: R-1 – Residential (Weld County) / Agriculture
- West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley) / Agriculture, Residential

Mr. May indicated that the property is currently zoned within unincorporated Weld County and that the proposed annexation fits within the City of Greeley Comprehensive Plan. This area is considered Urban Reserve and is not anticipated to support urban growth for the next 20 years, for development within 20 years the city should consult with property owners, developers and residents to complete sub-area plans. There is currently not an active development proposal for the parcels within the proposed annexation, and if a proposal for development was made the applicant would be required to meet with staff, provide documents such as traffic impact studies, utility development and other key items including recommendation for approval by the Planning Commission and approval by City Council before being approved to proceed with development. Community Development does recommend approval of the proposed annexation based on the approval criteria outlined in the staff report and proper notification has been made including;

- 75 notice letters
- Signs posted in two locations on the property.
- 31 emails, 6 phone calls in opposition.

Community Development also recommends approval for the proposed zoning based on the approval criteria outlined in the staff report and Mr. May indicated that the same proper notification has also been completed for the zoning if the annexation is approved. Mr. May presented the recommended motions for each of the parcel's annexation and zoning and concluded his presentation, opening it up for questions to the commission.

Commissioner Modlin began the questions by inquiring about nearby property to the east and how this annexation would be beneficial to the City. Mr. May deferred to the Engineering Development Review department for this question. Chair Yeater indicated it would be better for Mr. May to answer questions the board had for him before moving into questions for other staff.

Commissioner Andersen asked about the order cases are supposed to be presented to the Planning Commission and City Council because this case had been heard by City Council prior to being heard by Planning Commission. Mr. May responded by explaining that Annexations have specific timelines that are required to be met per state statute and are unique because they are required to be heard by City Council prior to Planning Commission. Commissioner Andersen expressed concern that the case was being heard out of order by going to the City Council prior to being heard by the Planning Commission, and concern for how and what public input is received because City Council has already heard and approved a resolution to hear the case prior to the Planning Commission having the opportunity to hear public comment and vote on the. Chair Yeater acknowledged Commissioner Andersen's concerns and recommended to keep the current discussion limited to questions about the proposed case and discuss procedural questions at another time.

Commissioner Schulte asked if staff was confident that proper mailing notification had been made because some of the public comment that had been received prior to the meeting indicated that

some property owners may not have received mailings. Mr. May responded by stating that the standard is to send out letters, acknowledging that he also received feedback regarding letters not being received. Commissioner Schulte wanted confirmation that the city maintains record and documentation of mailings, Mr. May and Mr. Threewitt confirmed the city does keep these records.

Commissioner Schulte inquired about this being a serial annexation and if these five parcels were designed in that fashion by the developer. Mr. May responded by explaining they were in fact created in that way and parcels 1-3 are intended for right of way use connecting existing parcels that are within city limits to parcels 4 and 5. Discussion continued between Mr. May, Chair Yeater and Commissioner Schulte discussing how serial annexations can be approved using right of way to create contiguity.

Commissioner Schulte asked about an area that is possibly a designated flood plain and Mr. May confirmed there is not an area designated as flood plain. Commissioner Schulte continued with asking about the State requiring some kind of urbanization, commenting that there is not a plan for that right now, he inquired about what the guidelines would need to be established for this and what the required timeline would be. Mr. May responded by sharing that the zoning that is being proposed does not require the urbanization plan and it would require a sub-area plan to be submitted. Commissioner Schulte continued seeking confirmation that a development is not currently proposed, and if or when it was to be developed it would be required through the city planning requirements, applications, and hearings. Mr. May confirmed this was true.

With no further questions for planning staff, Chair Yeater asked for the Engineering Review staff to address any commission questions. Commissioner Modlin inquired about why the applicant would want to annex into the city opposed to staying within the county and asked if it was due to issues regarding sewer and water infrastructure that would be needed to develop this area and if the future developer would be responsible. Thomas Gilbert city engineer introduced himself and answered by stating that typically it has to do with zoning and if it were to stay zoned within the county what requirements would be for septic and the benefit to be annexed and zoned into the city. Mr. Gilbert proceeded with discussing possible future plans between the county and the city in this area indicating that if or when this area was to be developed the developer would be responsible for the infrastructure needed. Discussion between Mr. Gilbert and the Commissioners continued regarding zoning, needed infrastructure for development, as well as surrounding oil and gas in the area.

With no further questions from the Commission Chair Yeater asked the applicant if they had any comments. Charles Keirnes came to the podium and introduced himself then proceeded to introduce his planner Heather Vidlock with Galloway. Ms. Galloway began her presentation with summarizing the size of the proposed annexation and zoning. She presented a brief presentation reiterating the facts of the application that Mr. May had previously presented to the commission and outlined how the proposed annexation and zoning fits within the City of Greeley comprehensive plan and City Code Review criteria. She invited the commission to ask her team any questions they may have.

Commissioner Andersen asked what the applicant's position was and what prompted this annexation and zoning request at this time, because so much time has passed since the original Seeley Lake development was completed. Mr. Keirnes replied, indicating that 2 years ago the North Weld County Water District put out a moratorium, and they started looking at annexing into the City of Greeley at that time. Commissioner Schulte clarified that current intent would be for the property owner to continue to farm the land that that there is not a plan for development at this

time. Discussion continued between Mr. Keirnes and the commission regarding the zoning and intended use of the parcels at this time.

Chair Yeater opened the public hearing at 1:52 p.m.

William Owens came before the commission to speak. He introduced himself as a retired engineer. Mr. Owens stated he was neither for nor against the proposed development, he did not understand how the Planning Commission could approve an annexation without a plan for development proposed as well and he stated that usually a plan is proposed for this kind of application that outlines long term growth. He shared that agriculture would not make any money after a year and voiced concerns on what the long-term plan be? He would like to see what the plan would be long term in terms of development as he has concerns about where sewage and effluent water would go if the parcels were to be developed. He reiterated he is not for nor against this proposal, but he does feel that it needs a plan that shows the long-term growth for the parcels.

Stephanie Arries came to the podium and stated she had lived in the current Seeley Lake development since 1981. She found the proposal surprising, and it spurs speculation about what is going to be proposed for development regarding basic services, traffic in particular. She stated that there is a lot of heavy truck traffic that use the routes already and shared concerns on adding more traffic to that. She also shared with Mr. Owens concerns as well.

Sandy Gantz lives in Eagle View Ranch. She stated she had some questions. Her first question was what is the purpose of this, and she wanted to know about the 1/6 continuity and what happens to the rest of the land, would it too be annexed as well? Chair Yeater informed Mrs. Gantz that the Public Hearing section was for testimony. She stated that her question is her concern.

Ken Adams introduced himself. He shared that he is concerned about the water and the sewer and who is going to pay for these services to be brought to the parcels if developed. He would hate to see 160 acres of houses. He thinks the applicants are good people. He just does not want to see 160 acres of houses.

Tyler Kennedy introduced himself next. He stated he thinks that there is a disconnect between the proposed application and many people are present in opposition because of this disconnect. He shared his feelings that he finds that it is evident that this area will end up being developed, he has seen the old plans for this area, and it had development planned previously. He does not feel that it is going to stay an agricultural property. He stated that the concerns are based around what is really going to happen to this land if it is annexed.

Gloria Myers came to the podium. She is concerned that it is stated that notifications were sent out, however she did not receive it. She is concerned on what the lot sizes would be if the area was developed and if 75 notifications were really sent to surrounding property owners.

Maggie Harms came to the podium and is concerned that she did not receive notification and did not know what was going on.

Chair Yeater closed the public hearing portion of the meeting at 2:04 p.m., he provided the applicant to provide any further comments, there were none. He asked staff to address any further questions.

Chair Yeater asked how mailing notifications are completed for the city, Mr. May explained how GIS Mapping is used to capture the property owners within 1000 feet to compile a list of addresses, he is unaware of any issues the postal service may have once a notification letter leaves the city office.

Commissioner Schulte commented that the proposed annexation motion satisfies the approval criteria at this time but if a development plan was submitted in the future would it still comply and how does that work now because there is not a proposed development plan. Mr. May deferred the question to the City Attorney, Michael Axelrad confirmed it was within the criteria and there is not a reason to hold up the application. Mr. Axelrad stated the city attorney's office is very confident in the legality of the application and approval criteria being met.

Discussion continued regarding the proposed annexation and how it fit into the Long-Term growth area between Commissioner Andersen, Mr. May, and Chair Yeater.

Commissioner Briscoe asked about what the North Weld Water District and City of Greeley water agreement includes. Mr. Gilbert provided brief explanation and the requirements would be to get a water tap from the district, and the criteria that would potentially need to be made. They discussed who owned the water and who would be billing the water usage as well as the responsible entity for the infrastructure.

With no further questions Chair Yeater turned it to the commission for action. Commissioner Andersen motioned to approve the annexation motions;

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-214.b.2.(a-e); and recommend approval of the Seeley Lake Annexation #5 to the City Council

Chair Briscoe motioned to second. Motions carried 5-1

6. A public hearing to considering a request from Charles Keirnes to establish zoning of approximately 160.62 acres of newly annexed land located north of AA street, west of County Road 35, and west of Seeley Lake (ZON2022-0008).

This item was presented by Doug May concurrently with the annexation request for the same parcels. Chair Yeater opened the public hearing at 2:31.

Ken Adams came to the podium and stated concerns with the letter notifications that went out, stating some of the neighboring property owners received the notification letters on various days and

that they did not all meet the deadline for notification timeframe requirements.

Chair Yeater closed the public hearing portion of the hearing at 2:32. Commissioner Carlson proposed the motion: based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council. Commissioner Briscoe 2nded the motion. Motion carries 5-1

7. Discussion: Planning Commission Meeting Times

Don Threewitt (Interim Community Development Director) followed up on an item that had come before the commission in the past, regarding the time that Planning Commission is held. The commission discussed the issue, key discussion points being:

- The existing time and starting at 1:15 accommodates people getting back from lunch breaks.
- An evening meeting would cost the city and department additional costs because of increased staff time.
- Many of the applicants that come before the board do this as their job and the afternoon time works well because it is within normal business hours.
- Planning Commission meetings in the afternoon accommodates potential public hearing attendees who need to attend during daytime hours, however attendees who prefer to attend in the evening get the opportunity do in the first and second readings that are presented to City Council.
- Continuity should be maintained—applicants, staff, and commissioners build their schedules around this meeting time, and all would have to adjust.
- There's not a shortage of Commissioner applicants with the current time, and most employers encourage participation and provide time off for civic/volunteer work like this.

8. Staff Report

Don Threewitt introduced Robert and Eli new summer high school interns. Mr. Threewitt also introduced Brian McBroom, the new Community Development Director. Mr. McBroom proceeded to share a little bit with the commission about himself. He included some of his career history and his excitement to now be with the City of Greeley.

Chair Yeater asked for staff input about annexation procedures. Mr. Threewitt responded highlighting how the resolution timeframes work out and explained why the annexation proposed in this meeting did have to be heard by City Council prior to Planning Commission. State statutes are very tight, and the normal procedural timeframes would make the resolution not be heard by City Council appropriately. Commissioners and staff continued this discussion clarifying the process and procedures.

Chair Yeater did ask Mr. Gilbert about specifics regarding the IGA between the City and North Weld Water District, they continued to discuss this matter back and forth regarding county versus city parcels and reasoning for annexation into the city for general information not necessarily regarding the proposed case from this meeting specifically. Discussion was also held regarding mailed notifications and what staff does to obtain addresses and send out mailings to properties that are within area to a proposed land use case that is coming before the commission.

9. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:56 PM.

Justin Yeater, Chair

Don Threewitt, Interim Community Development Director

Planning Commission Agenda Summary

July 11, 2023

Key Staff Contact: Caleb Jackson, AICP | Interim Chief Planner, (970)350-9276

Title:

Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development). (Project: PUD2023-0003).

Summary:

The applicant proposes rezoning approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development). The proposed Bestway PUD includes two planning areas.

Planning Area 1, comprising the northern 35 acres of the site, would allow outdoor storage, warehousing, and fire training uses. This planning area is primarily located within a basin significantly lower in elevation than neighboring properties, providing buffering benefits from nearby residential uses. The site also has an existing privacy fence at the top of the slope adjacent to the residential properties. Development of Planning Area 1 is proposed to follow Development Code standards for the I-L (Industrial Low Intensity) zoning district to ensure that the site maintains adequate screening, buffering, landscaping, open space, and setbacks. The maximum proposed building height is 50 feet to accommodate towers for fire training.

Planning Area 2, located on the southern portion of the site, would allow uses that are allowed in the R-L (Residential Low Density) zoning district. This planning area, described as a bench, is higher in elevation than the rest of the site and is similar in elevation to the adjacent residential uses. Development of Planning Area 2 is proposed to abide by R-L (Residential Low Density) zoning district standards to complement the existing residential neighborhood.

Motions:

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial.

Attachments:

Staff Report

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Plan Set

Attachment D – Neighborhood Notification Boundary Map

Attachment E – Staff Slides

PLANNING COMMISSION SUMMARY

ITEM: Rezone from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development)

FILE NUMBER: PUD2023-0003

PROJECT: Bestway PUD

LOCATION: 145 N. 35th Avenue

APPLICANT: City of Greeley, Jerry Pickett

CASE PLANNER: Caleb Jackson, AICP | Interim Chief Planner

PLANNING COMMISSION HEARING DATE: July 11, 2023

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to a rezone approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development).

A. REQUEST

The applicant proposes rezoning approximately 40.67 acres located at 145 North 35th Avenue from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development). The proposed Bestway PUD includes two planning areas.

Planning Area 1, comprising the northern 35 acres of the site, would allow outdoor storage, warehousing, and fire training uses. This planning area is primarily located within a basin significantly lower in elevation than neighboring properties, providing buffering benefits from nearby residential uses. The site also has an existing privacy fence at the top of the slope adjacent to the residential properties. Development of Planning Area 1 is proposed to follow Development Code standards for the I-L (Industrial Low Intensity) zoning district to ensure that the site maintains adequate screening, buffering, landscaping, open space, and setbacks. The maximum proposed building height is 50 feet to accommodate towers for fire training.

Planning Area 2, located on the southern portion of the site, would allow uses that are allowed in the R-L (Residential Low Density) zoning district. This planning area, described as a bench, is higher in elevation than the rest of the site and is similar in elevation to the adjacent residential uses. Development of Planning Area 2 is proposed to abide by R-L (Residential Low Density) zoning district standards to complement the existing residential neighborhood.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning

North: R-MH (Residential Micro-Housing District) and PUD (Planned Unit Development)

South: R-L (Residential Low Density), R-M (Residential Medium Density), and C-D (Conservation District)

East: R-M (Residential Medium Density), C-L (Commercial Low Intensity), and I-M (Industrial Medium Intensity)

West: R-L (Residential Low Density) and R-E (Residential Estate)

Abutting Land Uses

North: Mobile/Manufactured Home Park

South: Detention, Oil and Gas, Single-Family Dwellings

East: Fire Station, Landscaping Contractor, Animal Hospital

West: Single-Family Dwellings

Site Characteristics:

The site is partially developed with an existing fire training facility and outdoor storage in compliance with an approved Use by Special Review (USR 16:14) application which includes a few minor structures and a privacy fence along the south and west property lines. Most of the site is within a depression left from sand and gravel extraction. This portion of the site sits significantly below the elevation of adjacent neighborhoods. The southern portion of the site has comparable elevations to the surrounding residential uses.

D. BACKGROUND

The site received a Special Use Permit by Weld County in 1981 (SUP 466:81:12) for sand & gravel extraction and concrete production. Extraction lasted approximately 20 years. The site continued as a concrete batch plant and staging area for stockpiling and transporting materials until the property was purchased by the City in 2014.

In 2003, the property was annexed (A 4:02) and zoned H-A (Holding Agriculture) (Z 8:03). The Bestway operation permitted as a Weld County Special Use Permit was allowed to continue operating in the City as a grandfathered, or legal non-conforming, land use. With the conclusion of the sand and gravel operations, zoning that would allow for commercial and residential land

uses was proposed. In late 2003, 37.66 acres were rezoned to R-L (Residential Low Density), 11.54 acres to R-M (Residential Medium Density), 8.07 acres to C-L (Commercial Low Density), and 19.19 acres to C-D (Conservation District) zoning (Z 7:02).

A Use by Special Review (USR 16:14) application was approved by Planning Commission in 2015 for a fire training facility and outdoor storage. At that time, the outdoor storage was approved as a limited, accessory-like use as outdoor storage is not permitted as a principal use in the R-L zoning district.

The applicant seeks to expand the area of the site allowed for outdoor storage and warehousing, which requires rezoning the site. The applicant held meetings with the most affected neighbors and proposed Bestway Planned Unit Development to limit the allowed uses and establish adequate development standards for the site.

E. APPROVAL CRITERIA

Rezoning Review Criteria, Section 24-204(b):

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

Staff Comment: The subject area is identified as a Suburban Neighborhood on the Land Use Guidance Map in the Imagine Greeley Comprehensive Plan. The proposal includes an area reserved for residential development, which is the primary land use envisioned for Suburban Neighborhoods. The inclusion of outdoor storage, warehousing, and fire training in the bottom of a gravel extraction basin supports the vision to include non-residential uses in appropriate locations within Suburban Neighborhoods. Additionally, the following comprehensive plan goals support the subject application:

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

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 PS-1.3 Steep Slopes When possible, natural slopes in excess of fifteen percent should not be developed. When such development occurs, it shall comply with all hillside development regulations in order to ensure soil and structure stability and safety.

The request complies with this criterion.

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

Staff Comment: The intent of the Planned Unit Development is to provide additional use of the property in ways that are compatible with the area. The proposed land uses provide opportunities for warehousing, outdoor storage, fire training, and residential which are relatively low-impact and low-intensity uses.

The request complies with this criterion.

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

Staff Comment: The area continues to see infill sites developed with a mix of residential and nonresidential uses. Recent development includes a mobile/manufactured home park, outdoor RV/boat/vehicle storage, and gas station. The proposed Planned Unit Development also includes areas for residential and nonresidential land uses that would encourage further development of the site reflective of recent changes in the area.

The request complies with this criterion.

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

Staff Comment: The existing zoning was established in 2003, and significant areas of the site remain undeveloped. Maintaining residential zoning for the pit area appears inappropriate due to the difficulty to provide adequate services to support that level of development and compatibility with neighboring nonresidential uses. Further residential development could be supported in this area, and the proposed PUD maintains the southern portion of the site for future residential development in an area with topography and neighboring uses more appropriate for residential.

The request complies with this criterion.

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

Staff Comment: The proposal allows nonresidential uses in the pit area, which is compatible with nonresidential uses in that area. The proposal allows residential uses on the southern end of the site, which is compatible with residential uses in that area.

The request complies with this criterion.

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

Staff Comment: Existing services are present in the vicinity to support development of the site as proposed.

The request complies with this criterion.

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

Staff Comment: The proposed Planned Unit Development would accommodate the community's need for fire training, warehousing, outdoor storage, and residential. The proposed mix of allowed uses are not allowed under the existing zoning to this extent. The proposed zoning is more appropriate than the existing zoning to allow development of the site, serve community needs, and provide zoning tailored to the unique challenges of this location.

The request complies with this criterion.

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

Staff Comment: The only anticipated negative impact of the proposal would be visual, which is mitigated by the topography of the site and a privacy fence adjacent to existing residential uses.

The request complies with this criterion.

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

Staff Comment: Planning staff and the Administrative Review Team recommend approval.

The request complies with this criterion.

Planned Unit Development Review Criteria, Section 24-205(c):

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

The proposal allows nonresidential uses to be incorporated into the area in a way that achieves greater consistency and more specificity than standard zones would allow. The proposed uses are enumerated and the proposal does not allow uses that could be incompatible with the area that would be allowed using standard zones.

The request complies with this criterion.

- 2. The benefits from any flexibility in the proposed plan:**
 - (1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;**
 - (2) involves innovative concepts that were not anticipated by the development code; or**
 - (3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.**

The proposed development standards generally follow Development Code standards for I-L (Industrial Low Intensity) and R-L (Residential Low Density) areas. Flexibility is provided to reduce the range of uses allowed in the nonresidential portion of the PUD to increase compatibility and reduce impacts. A fifty-foot height limit is proposed to accommodate fire training towers, but the impact is mitigated by the site's depressed elevation.

The request complies with this criterion.

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

The request is consistent with planning and design principles and the Comprehensive Plan.

The request complies with this criterion.

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

The request complies with Section 24-204, Review Criteria for Rezoning as detailed above.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is Lot 1 of Best-Way Park Minor Subdivision 1st Replat, recorded in 2017. No additional land division is proposed at this time.

2. HAZARDS

A portion of the site is within 500 feet of the nearby oil and gas operation. Any development of the site must comply with setbacks from oil and gas operations. Additionally, steep slopes exist on some portions of the site. The slopes are currently stable and incorporated into buffer areas that would be maintained.

3. WILDLIFE

No ecologically sensitive areas have been identified on the site. Colorado Parks and Wildlife did not provide comments impacting the application.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

Existing drainage facilities serve the site. Drainage and erosion would be further reviewed with future development of the site in concert with a Site Plan Review.

6. TRANSPORTATION

The site has adequate connectivity with an existing access from North 35th Avenue. Additional traffic generation is expected to be minimal.

G. SERVICES

1. WATER

Existing water infrastructure is present and adequate to serve the site.

2. SANITATION

Existing sewer infrastructure is present and adequate to serve the site.

3. EMERGENCY SERVICES

Existing emergency services are adequate to serve the site, including Fire Station #3 across North 35th Avenue.

4. PARKS AND OPEN SPACES

Existing parks and open spaces are present in the area. Parkland dedication, or cash-in-lieu, may be required with any future residential subdivision.

5. SCHOOLS

The subject property is located within Greeley-Evans School District 6. Cash-in-lieu for school land dedication may be required with any future residential subdivision.

6. METROPOLITAN DISTRICT

No metropolitan district is intended for the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Maintaining a generous buffer, including changes in grade, from existing residential uses is anticipated to adequately address visual impacts. Additionally, the applicant intends to replace the existing privacy fence adjacent to residential neighbors to further address visual impacts.

2. NOISE

Significant noise impacts are not anticipated. The existing buffer and changes in grade are expected to reduce the impacts of any noise generated on the site. Any noise created by future development is regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley's website on June 12, 2023.
- A sign was posted on the property on June 20, 2023.
- Notice was mailed to 239 property owners or current residents on June 16, 2023.

No comments have been received.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant satisfied the mineral owner notification requirements. No feedback from mineral owners has been received.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Plan Set

Attachment D – Neighborhood Notification Boundary Map

Attachment E – Staff Slides

Attachment F – Applicant Slides

VICINITY MAP



May 8, 2023

BestWay - Rezoning Narrative

This narrative is to serve as a written description of two rezoning submittal requirements: 1. The setting of property – the location of property with respect to compatibility with surrounding uses, location in special districts, unique aspects of the property, and it's setting. 2. Relationship of the proposed Zoning Suitability Plan to goals and policies of the land use chapter of the City's Comprehensive Plan.

The overall goals of this project are to rezone the BestWay site from a shared R-L (Residential Low-Density)/C-D (Conservation District)/C-L (Commercial Low-Intensity) zoning to two new planned zoning areas, planning area one to PUD (Planned Unit Development) for city use and planning area two to R-L (Residential Low-Density). Along with this, outdoor general storage, warehousing, and a 6' foot privacy fence will be built on planning area one.

I. Setting of Property

The parcel proposed for development is approximately 40.67 acres and is located at 145 North 35th Avenue, near the corner of 4th Street and 35th Avenue. The site is classified as an R-L zone district and has been historically used primarily for mineral extraction and material stockpiling, which results in a unique grading condition. The center of the parcel is extremely flat at an elevation approximately 20-30 feet below the surrounding grade on all sides. The existing fence on the southwest side of the parcel provides adequate fencing to address safety-site security concerns. Existing fire training buildings within site are to remain. The site is adjacent to a variety of differently zoned sites; residential directly adjacent to the west, residential across from the ditch and 4th Street to the north and south, industrial to the northeast, residential and commercial to the southeast, an oil facility to the south, and the Fire Department #3 Station to the east across 35th Ave with residential to the south of the Fire Department. It's our understanding that the BestWay site is not in a special district.

The site is accessed from the northeast corner of the site from North 35th Ave. From there, the site access continues down a narrow portion of the parcel to its approximate center. This access drive, an all-weather surface of recycled asphalt, diverges into existing private access roads that are to remain for the existing fire training site and the existing Mineral Resources of Greeley site to the south of the proposed BestWay site. The BestWay site will have a proposed private access drive continue west from this general access road to access the western side of the site.

The proposed use of the site is to provide the City of Greeley with storage areas for salt, Cold Mix asphalt, and an equipment staging area. The City of Greeley determined that a staging area for these items is needed in the area. The BestWay site proved to be a feasible option to store the materials in a location that limits impact on the surrounding community and is currently used for materials storage.

It should be noted that the buildings and roads at the fire training site are currently planned to remain. As noted before, a separate access drive will be constructed internally to provide access to the proposed site.

II. Proposed Plan vs. City's Comprehensive Plan

The existing property is almost entirely classified as zoning R-L District, with a small sliver on the western property line classified as C-D and C-L. Because the proposed development is to occur within the R-L zoned area, and no improvements are proposed on or near with C-D area, the project is assumed to have only the R-L standards applied to it. The proposed land use for the BestWay site is the PUD (Planned Unit Development) designation as it includes material and equipment storage while including its existing usage as a fire training site.

The site for this project was strategically selected to reduce the impacts on the surrounding community to the maximum extent feasible. The site's topography is instrumental in this because it obstructs sight lines into the facility. The uses on the surrounding parcels include Mineral Extraction to the south, RV Storage & Sales to the SE, a regional detention pond to the east, industrial to the NE, and residential to the NW and west. As previously noted, existing fire training facilities lie within the site as well.

Based on the surrounding uses, the largest consideration for being a "good neighbor" is the residential area to the northwest and west. The site's topography lends a large hand in this consideration. Visual screening is the first concern. To the north, Greeley Ditch #3 has berms on both sides that provide screening for the residential neighbors. A 6-foot privacy fence will be constructed on the western side of the property to provide screening for the residential neighbors. These features in combination with the site being located at a lower elevation provide an excellent visual screen to the storage areas.

See below for a summary of applicable the Goals & Objectives from Part 03 of Imagine Greeley (City's Comprehensive Plan), and how they relate to this proposed rezoning.

- Economic Health & Diversification (ED)
 - Objective ED-1.6 Climate of Innovation
 - The city's receptiveness for the proposed storage areas in this low elevation location shows they are open to new ideas that will benefit the community as well as the City of Greeley.
 - Objective ED-2.2 Assets and Amenities
 - Having city-run storage areas for Cold Mix, salt, and its respective equipment will provide the community of the City of Greeley with easily accessible material for future infrastructure improvements.
 - Objective ED-4.3 Collaboration with Public Institutions
 - The material and equipment storage are near the rest of the City of Greeley while being out of sight due to the site's low elevation. This provides public benefits to the community without keeping its appearance clean and welcoming.

CITY OF GREELEY - BESTWAY PUD

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
40.67 ACRES
PROJECT NUMBER: PUD2023-0003

PROJECT CONTACTS

OWNER
CITY OF GREELEY
PUBLIC WORKS
1001 9TH AVE
GREELEY, CO 80634
P: 970.350.9881
CONTACT: JERRY PICKETT

CIVIL ENGINEER
WILSON & COMPANY, INC.
990 S BROADWAY, SUITE 220
DENVER, CO 80209
P: 303.501.7592
CONTACT: KYLE GODWIN
PE NO. 56778

PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

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

CITY OF GREELEY

NAME: _____
SIGNATURE: _____
TITLE: _____
DATE: _____

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS ____ DAY OF _____, 2023.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS ____ DAY OF _____, 2023.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

INTENT STATEMENT:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ESTABLISH TWO PLANNING AREAS. PLANNING AREA A ALLOW EXISTING USES OF THE SITE (FIRE TRAINING, STORAGE) TO CONTINUE, WITH AN EXPANDED AREA FOR VEHICLE AND EQUIPMENT STORAGE. PLANNING AREA B, IN THE SOUTHERN PORTION OF THE SITE, WOULD ALLOW DEVELOPMENT PER RESIDENTIAL LOW DENSITY (R-L) STANDARDS.

STANDARD NOTES:

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



VICINITY MAP
SCALE: 1" = 2000'

ZONING DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. BEING ALL OF LOT 1 BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO AND THE SOUTH 18.00 FEET OF THE GREELEY #3 CANAL, AND THE WEST 70 FEET OF N. 35TH AVE ADJOINING SAID LOT 1 AND SAID CANAL, AND THE NORTH 60 FEET OF 4TH ST. ADJOINING SAID LOT 1. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE BEARING N 13°44'30" W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1238.41 FEET;
THENCE, N 09° 12' 39" E, A DISTANCE OF 14.82 FEET;
THENCE, S 80° 43' 00" E, A DISTANCE OF 25.00 FEET;
THENCE, N 09° 12' 16" E, A DISTANCE OF 1050.91 FEET TO A POINT 18.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 1;
THENCE ALONG A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE THE FOLLOWING 8 COURSES;
1. N 84° 39' 18" E, A DISTANCE OF 51.94 FEET;
2. S 89° 00' 30" E, A DISTANCE OF 257.53 FEET;
3. S 75° 18' 29" E, A DISTANCE OF 129.39 FEET;
4. S 66° 09' 38" E, A DISTANCE OF 382.34 FEET;
5. S 63° 20' 48" E, A DISTANCE OF 233.41 FEET;
6. S 49° 27' 12" E, A DISTANCE OF 457.05 FEET;
7. S 69° 28' 12" E, A DISTANCE OF 210.07 FEET;
8. S 80° 30' 45" E, A DISTANCE OF 112.39 FEET;
9. S 73° 04' 44" E, A DISTANCE OF 264.09 FEET, TO THE EAST LINE OF SAID SECTION 2;
THENCE, S 06° 09' 59" W, ALONG SAID EAST LINE, A DISTANCE OF 151.36 FEET;
THENCE, N 83° 50' 01" W, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF SAID LOT 1, AND THE BEGINNING OF A NON-TANGENTIAL CURVE.
THENCE ALONG SAID CURVE TURNING TO THE LEFT FOR 47.13 FEET THROUGH AN ANGLE OF 89° 53' 54", HAVING A RADIUS OF 30.04 FEET, AND WHOSE LONG CHORD BEARS N 38° 51' 17" W, A DISTANCE OF 42.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 83° 50' 01" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 40.53 FEET TO THE BEGINNING OF A CURVE.
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, ALONG SAID CURVE TURNING TO THE LEFT FOR 115.41 FEET THROUGH AN ANGLE OF 30° 03' 23", HAVING A RADIUS OF 220.0000 FEET, AND WHOSE LONG CHORD BEARS S 61° 08' 16" E, A DISTANCE OF 114.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 1 THE FOLLOWING 10 COURSES;
1. S 06° 38' 28" W, A DISTANCE OF 151.00 FEET;
2. S 66° 04' 48" W, A DISTANCE OF 80.00 FEET;
3. S 68° 48' 53" W, A DISTANCE OF 69.35 FEET;
4. S 77° 06' 30" W, A DISTANCE OF 71.93 FEET;
5. S 85° 35' 50" W, A DISTANCE OF 70.21 FEET;
6. N 90° 00' 00" W, A DISTANCE OF 390.00 FEET;
7. S 00° 04' 02" E, A DISTANCE OF 260.07 FEET;
8. N 89° 59' 23" W, A DISTANCE OF 740.30 FEET;
9. S 78° 34' 53" W, A DISTANCE OF 112.43 FEET;
10. S 11° 25' 07" E, A DISTANCE OF 226.36 FEET TO THE BEGINNING OF A CURVE.
THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE LEFT FOR 39.29 THROUGH AN ANGLE OF 03° 56' 59", HAVING A RADIUS OF 570.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 23' 36" E, A DISTANCE OF 39.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING 2 COURSES;
1. S 15° 23' 14" E, A DISTANCE OF 482.58 FEET;
2. S 15° 23' 14" E, A DISTANCE OF 48.14 FEET TO THE BEGINNING OF A CURVE.
THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE RIGHT FOR 75.59 FEET, THROUGH AN ANGLE OF 15° 28' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 39' 12" E, A DISTANCE OF 73.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE CONTINUING ALONG SAID EASTERLY LINE, S 00° 04' 07" W, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE FOR 47.11 FEET, TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 55' 48", HAVING A RADIUS OF 30.01 FEET, AND WHOSE LONG CHORD BEARS S 44° 54' 23" E, A DISTANCE OF 42.42 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, AND THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 13° 44' 30" E, A DISTANCE OF 61.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
THENCE N 89° 55' 53" W, ALONG SAID SOUTH LINE A DISTANCE OF 247.81 FEET;
THENCE N 13°44'30" W, A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING.

OUTLOT 2, CITY OF GREELEY BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD AND CONTAINING 11739 SQ. FEET OR 0.269 ACRES MORE OR LESS.
AND
THAT PORTION OF N. 35TH AVENUE ADJOINING SAID OUTLOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 2, THENCE S 73°04'44" E ALONG THE EXTENSION OF THE NORTH LINE OF SAID OUTLOT 2 71.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2;
THENCE S 06°09'59" W, ALONG SAID EAST LINE, 27.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH TANGENT LINE OF SAID OUTLOT 2 EXTENDED;
THENCE N 83°50'01" W ALONG THE EXTENSION OF SAID TANGENT LINE, 100.06 FEET TO A POINT ON THE WEST LINE OF N. 35TH AVENUE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING N 51°09'59" E 42.43 FEET, AND A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;
THENCE N 06°09'59" E, 11.06 FEET TO THE POINT OF BEGINNING. CONTAINING 2602 SQ. FEET OR 0.060 ACRES MORE OR LESS.

LOT 1, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 112018 SQ. FEET OR 2.572 ACRES MORE OR LESS.

LOT 2, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 48093 SQ. FEET OR 1.104 ACRES MORE OR LESS.

OUTLOT A, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO.3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 65998 SQ. FEET OR 1.506 ACRES MORE OR LESS.

SAID DESCRIBED PARCEL CONTAINS 1,771,528 SQUARE FEET (40.669 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST BEARING N 06°09'59" E AS SHOWN ON SAID BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT.

ENGINEER

WILSON & COMPANY

1676 BROADWAY, SUITE 200
DENVER, COLORADO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS

CITY OF GREELEY

1001 9TH AVENUE
GREELEY, CO 80631

SEAL

CITY OF GREELEY
BEST WAY PUD
145 NORTH 35TH AVENUE
GREELEY, CO 80631

TLC	REZONING - REVISION #1	REZONING - REVISION #2	12/01/2022	05/05/2023	DATE	BY	DESCRIPTION
1	2					REV.	

PROJECT NO:

18-600-416-00

DESIGNED BY:

TLC

DRAWN BY:

TLC

CHECKED BY:

KMG/BDH

DATE:

JUNE 07, 2023

SHEET TITLE

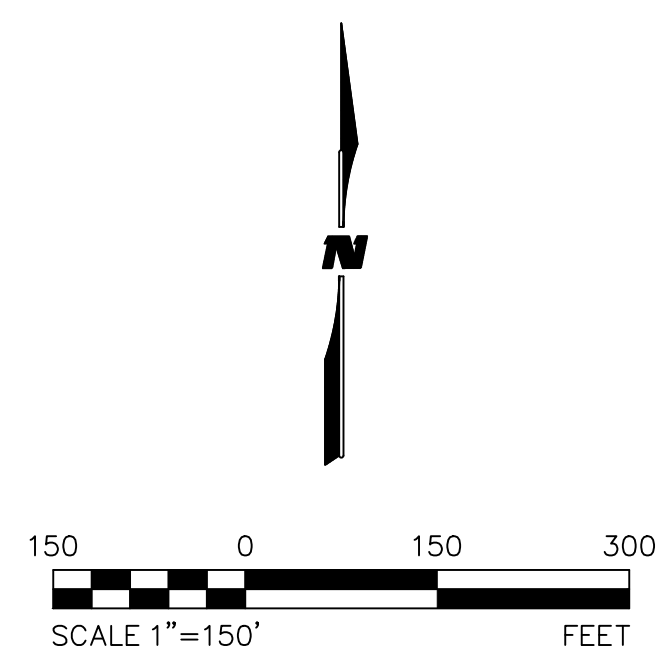
COVER SHEET

SHEET NO:

C1.01

DEVELOPMENT STANDARDS	
DESCRIPTION	PROPOSED
PLANNING AREA 1	
PERMITTED USES	OUTDOOR GENERAL STORAGE, WAREHOUSING, FIRE-TRAINING.
USES NOT ALLOWED	ALL BUT ABOVE
MINIMUM LOT AREA	PER I-L STANDARDS
BUILDING COVERAGE	PER I-L STANDARDS
DRIVE, PARKING, AND WALKS	PER I-L STANDARDS
OPEN SPACE	10% MIN
MAXIMUM LOT COVERAGE	PER I-L STANDARDS
PARKING	PER I-L STANDARDS
MINIMUM SETBACKS	PER I-L STANDARDS
ACCESSORY STRUCTURE SETBACKS	PER I-L STANDARDS
ENCROACHMENTS	PER DEVELOPMENT CODE STANDARDS
BUILDING HEIGHT	50' MAX
SIGN STANDARDS	PER I-L STANDARDS

DEVELOPMENT STANDARDS	
DESCRIPTION	PROPOSED
PLANNING AREA 2	
PERMITTED USES	ALL PERMITTED USES AND USES BY SPECIAL REVIEW IN THE R-L ZONING DISTRICT
USES NOT ALLOWED	ALL BUT ABOVE
MINIMUM LOT AREA	PER R-L STANDARDS
DENSITY	PER R-L STANDARDS
BUILDING COVERAGE	PER R-L STANDARDS
DRIVE, PARKING, AND WALKS	PER R-L STANDARDS
OPEN SPACE	PER R-L STANDARDS
MAXIMUM LOT COVERAGE	PER R-L STANDARDS
PARKING	PER R-L STANDARDS
MINIMUM SETBACKS	PER R-L STANDARDS
ACCESSORY STRUCTURE SETBACKS	PER R-L STANDARDS
ENCROACHMENTS	PER R-L STANDARDS
BUILDING HEIGHT	PER R-L STANDARDS
SIGN STANDARDS	PER R-L STANDARDS



Know what's below.
Call before you dig.

SITE SUMMARY			
AREA	USE	ACRES (AC)	% OF ACREAGE
PLANNING AREA 1	OUTDOOR GENERAL STORAGE, WAREHOUSING, FIRE-TRAINING.	35.94	88.37%
PLANNING AREA 2	R-L	4.73	11.63%
TOTAL:		40.67	100%

ZONING DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEING ALL OF LOT 1 BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO AND THE SOUTH 18.00 FEET OF THE GREELEY #3 CANAL, AND THE WEST 70 FEET OF N. 35TH AVE ADJOINING SAID LOT 1 AND SAID CANAL, AND THE NORTH 60 FEET OF 4TH ST. ADJOINING SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE BEARING N 13°44'30" W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 123.481 FEET;

THENCE, N 09° 12' 30" E, A DISTANCE OF 14.82 FEET;

THENCE, S 80°43'00" E, A DISTANCE OF 25.00 FEET;

THENCE, N 09° 12' 16" E, A DISTANCE OF 1050.91 FEET TO A POINT 18.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 1;

THENCE ALONG A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE THE FOLLOWING 8 COURSES;

1. N 84° 38' 18" E, A DISTANCE OF 51.34 FEET;

2. S 89° 00' 30" E, A DISTANCE OF 237.53 FEET;

3. S 75° 18' 29" E, A DISTANCE OF 129.39 FEET;

4. S 66° 09' 38" E, A DISTANCE OF 382.34 FEET;

5. S 59° 20' 40" E, A DISTANCE OF 233.41 FEET;

6. S 49° 27' 12" E, A DISTANCE OF 457.05 FEET;

7. S 69° 26' 12" E, A DISTANCE OF 210.07 FEET;

8. S 50° 30' 45" E, A DISTANCE OF 112.39 FEET;

THENCE, S 73° 04' 44" E, A DISTANCE OF 264.09 FEET, TO THE EAST LINE OF SAID SECTION 2;

THENCE, S 06° 59' 59" W, ALONG SAID EAST LINE, A DISTANCE OF 151.36 FEET;

THENCE, N 83° 50' 01" W, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF SAID LOT 1, AND THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE ALONG SAID CURVE TURNING TO THE LEFT FOR 47.13 FEET TURNING AN ANGLE OF 89° 53' 54", HAVING A RADIUS OF 30.04 FEET, AND WHOLE LONG CHORD BEARS N 38° 51' 17" W, A DISTANCE OF 42.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N 53° 50' 01" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 40.53 FEET TO THE BEGINNING OF A CURVE;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, ALONG SAID CURVE TURNING TO THE LEFT FOR 115.41 FEET THROUGH AN ANGLE OF 30° 02' 28", HAVING A RADIUS OF 220.000 FEET, AND WHOLE LONG CHORD BEARS S 81° 08' 16" W, A DISTANCE OF 120.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 1 THE FOLLOWING 10 COURSES;

1. S 06° 38' 28.7" W, A DISTANCE OF 151.00 FEET;
2. S 68° 04' 48" W, A DISTANCE OF 60.00 FEET;
3. S 68° 48' 53" W, A DISTANCE OF 69.35 FEET;
4. S 77° 08' 30" W, A DISTANCE OF 71.93 FEET;
5. S 85° 35' 50" W, A DISTANCE OF 70.21 FEET;
6. N 90° 00' 00" W, A DISTANCE OF 390.00 FEET;
7. S 00° 04' 02" E, A DISTANCE OF 260.07 FEET;
8. N 68° 59' 23" W, A DISTANCE OF 740.30 FEET;
9. S 78° 34' 53" W, A DISTANCE OF 112.43 FEET;
10. S 11° 25' 07" E, A DISTANCE OF 226.36 FEET TO THE BEGINNING OF A CURVE.
THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE LEFT FOR 39.29 THROUGH AN ANGLE OF 02° 56' 50" HAVING A RADIUS OF 570.00 FEET, AND WHOLE LONG CHORD BEARS S 07° 13' 23" SE, A DISTANCE OF 39.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO COURSES:
1. S 15° 23' 14" E, A DISTANCE OF 462.58 FEET;
2. S 25° 25' 14" E, A DISTANCE OF 43.14 FEET TO THE BEGINNING OF A CURVE,
THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE RIGHT FOR 75.59 FEET, THROUGH AN ANGLE OF 15° 28' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOLE LONG CHORD BEARS S 07° 39' 12" E, A DISTANCE OF 75.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE CONTINUING ALONG SAID EASTERLY LINE, S 00° 04' 07" W, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE FOR 47.11 FEET, TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 55' 48", HAVING A RADIUS OF 30.01 FEET, AND WHOLE LONG CHORD BEARS S 44° 53' 24" E, A DISTANCE OF 42.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, AND THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 13° 44' 30" E, A DISTANCE OF 61.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2,
THENCE N 89° 55' 53" W, ALONG SAID SOUTH LINE A DISTANCE OF 247.81 FEET;
THENCE N 13° 44' 30" W, A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING.

OUTLOT 2, CITY OF GREELEY BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD AND CONTAINING 11739 SQ. FEET OR 0.269 ACRES MORE OR LESS.

AND THE PORTION OF N. 35TH AVENUE ADJOINING SAID OUTLOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT N. THE NORTHEAST CORNER OF SAID OUTLOT 2, THENCE S 73°04'44" E ALONG THE EXTENSION OF T-
NORTH LINE OF SAID OUTLOT 2, 71.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2,
THENCE S 06°09'59" W. ALONG SAID EAST LINE, 27.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH TANGENT
LINE OF SAID OUTLOT 2 EXTENDED,
THENCE S 53°01'01" W ALONG THE EXTENSION OF SAID TANGENT LINE, 100.06 FEET TO A POINT ON THE WEST LINE
35TH AVENUE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, WITH
CHORD BEARING N 51°09'59" E 42.43 FEET, AND A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 47.12 FEET TO
POINT OF TANGENCY,
THENCE N 06°09'59" E, 11.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2602 SQ. FEET OR 0.060 ACRES
MORE OR LESS.

LOT 1, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 112018 SQ. FEET OR 2.572 ACRES
MORE OR LESS.

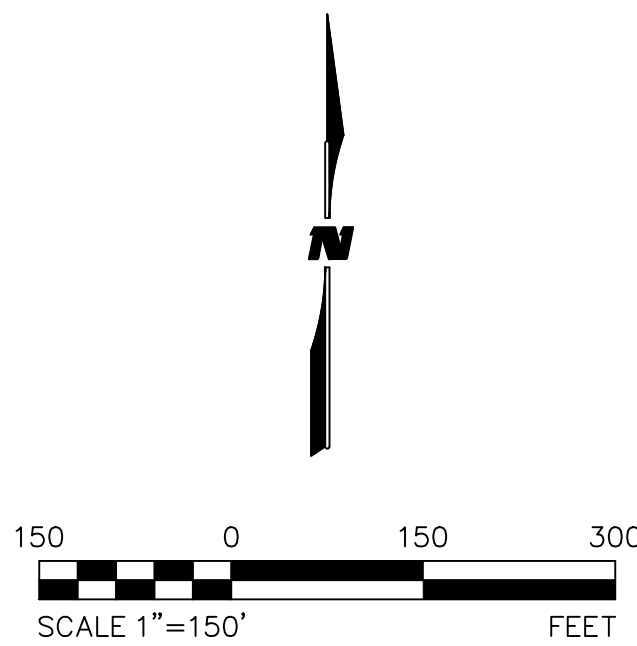
LOT 2, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 48093 SQ. FEET OR 1.104 ACRES
MORE OR LESS.

OUTLOT A, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO.3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 65598 SQ. FEET OR 1.506 ACRES MORE OR LESS.

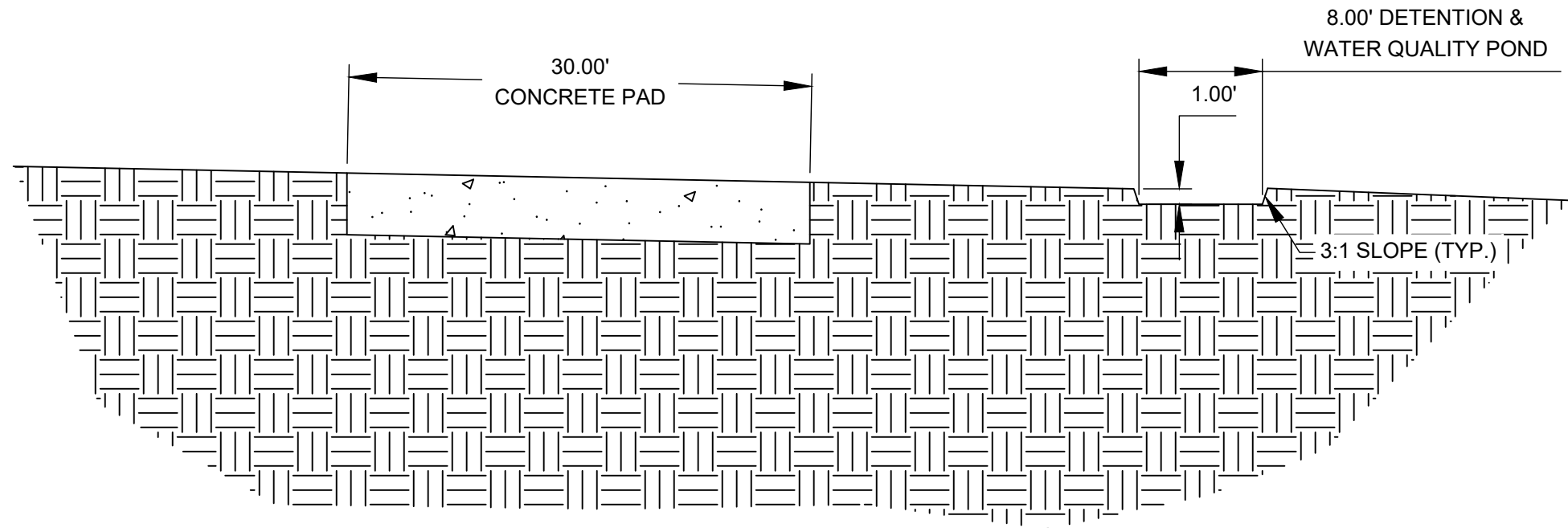
SAID DESCRIBED PARCEL CONTAINS 1,771,528 SQUARE FEET (40.669 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST BEARING N 06°09'59" E AS SHOWN ON SAID BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT.

[illegible]



Know what's below.
Call before you dig.



A-A CROSS-SECTION
SCALE: 1" = 10'

ZONING DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. BEING ALL OF LOT 1 BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD STATE OF COLORADO AND THE SOUTH 18.00 FEET OF THE GREELEY #3 CANAL, AND THE WEST 70 FEET OF N. 35TH AVE ADJOINING SAID LOT 1 AND SAID CANAL, AND THE NORTH 60 FEET OF 4TH ST. ADJOINING SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE BEARING N 13°44'30" W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1238.41 FEET;
THENCE, N 09° 12' 39" E, A DISTANCE OF 14.82 FEET;
THENCE, S 80° 43' 00" E, A DISTANCE OF 25.00 FEET;
THENCE, N 09° 12' 16" E, A DISTANCE OF 1050.91 FEET TO A POINT 18.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 1;
THENCE ALONG A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE THE FOLLOWING 8 COURSES;

1. N 84° 39' 18" E, A DISTANCE OF 51.94 FEET;
2. S 89° 00' 30" E, A DISTANCE OF 257.53 FEET;
3. S 75° 18' 29" E, A DISTANCE OF 129.39 FEET;
4. S 66° 02' 38" E, A DISTANCE OF 382.34 FEET;
5. S 63° 20' 48" E, A DISTANCE OF 233.41 FEET;
6. S 49° 27' 12" E, A DISTANCE OF 457.05 FEET;
7. S 69° 28' 12" E, A DISTANCE OF 210.07 FEET;
8. S 80° 30' 45" E, A DISTANCE OF 112.39 FEET;
9. S 73° 04' 44" E, A DISTANCE OF 264.09 FEET, TO THE EAST LINE OF SAID SECTION 2;
- THENCE, S 06° 09' 59" W, ALONG SAID EAST LINE, A DISTANCE OF 151.36 FEET;
- THENCE, N 83° 50' 01" W, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF SAID LOT 1, AND THE BEGINNING OF A NON-TANGENTIAL CURVE;
- THENCE ALONG SAID CURVE TURNING TO THE LEFT FOR 47.13 FEET THROUGH AN ANGLE OF 89° 53' 54", HAVING A RADIUS OF 30.04 FEET, AND WHOSE LONG CHORD BEARS N 38° 51' 17" W, A DISTANCE OF 42.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
- THENCE, N 83° 50' 01" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 40.53 FEET TO THE BEGINNING OF A CURVE;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, ALONG SAID CURVE TURNING TO THE LEFT FOR 115.41 FEET THROUGH AN ANGLE OF 30° 03' 23", HAVING A RADIUS OF 220.0000 FEET, AND WHOSE LONG CHORD BEARS S 81° 08' 16" W, A DISTANCE OF 114.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
- THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 1 THE FOLLOWING 10 COURSES;
1. S 06° 38' 28" W, A DISTANCE OF 151.00 FEET;
2. S 66° 04' 48" W, A DISTANCE OF 60.00 FEET;
3. S 68° 48' 53" W, A DISTANCE OF 69.35 FEET;
4. S 77° 06' 30" W, A DISTANCE OF 71.93 FEET;
5. S 85° 35' 50" W, A DISTANCE OF 70.21 FEET;
6. N 90° 00' 00" W, A DISTANCE OF 390.00 FEET;
7. S 00° 04' 02" E, A DISTANCE OF 280.07 FEET;
8. N 89° 59' 23" W, A DISTANCE OF 740.30 FEET;
9. S 78° 34' 53" W, A DISTANCE OF 112.43 FEET;
10. S 11° 25' 07" E, A DISTANCE OF 226.36 FEET TO THE BEGINNING OF A CURVE;
- THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE LEFT FOR 39.29 THROUGH AN ANGLE OF 03° 56' 59", HAVING A RADIUS OF 570.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 23' 36" E, A DISTANCE OF 39.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
- THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING 2 COURSES;
1. S 15° 23' 14" E, A DISTANCE OF 462.58 FEET;
2. S 15° 23' 14" E, A DISTANCE OF 48.14 FEET TO THE BEGINNING OF A CURVE;
- THENCE ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE TURNING TO THE RIGHT FOR 75.59 FEET, THROUGH AN ANGLE OF 15° 28' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 39' 12" E, A DISTANCE OF 75.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
- THENCE CONTINUING ALONG SAID EASTERLY LINE, S 00° 04' 07" W, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
- THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 1, ALONG SAID CURVE FOR 47.11 FEET, TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 55' 48", HAVING A RADIUS OF 30.01 FEET, AND WHOSE LONG CHORD BEARS S 44° 54' 23" E, A DISTANCE OF 42.42 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, AND THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
- THENCE S 13° 44' 30" E, A DISTANCE OF 61.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
- THENCE N 89° 55' 53" W, ALONG SAID SOUTH LINE A DISTANCE OF 247.81 FEET;
- THENCE N 13°44'30" W, A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING.

OUTLOT 2, CITY OF GREELEY BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT AS RECORDED IN RECEPTION NO. 4287176, CITY OF GREELEY, COUNTY OF WELD AND CONTAINING 11739 SQ. FEET OR 0.269 ACRES MORE OR LESS.
AND
THAT PORTION OF N. 35TH AVENUE ADJOINING SAID OUTLOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 2, THENCE S 73°04'44" E ALONG THE EXTENSION OF THE NORTH LINE OF SAID OUTLOT 2, 71.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2;
THENCE S 06°09'59" W, ALONG SAID EAST LINE, 27.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH TANGENT LINE OF SAID OUTLOT 2 EXTENDED;
THENCE N 83°50'01" W ALONG THE EXTENSION OF SAID TANGENT LINE, 100.06 FEET TO A POINT ON THE WEST LINE OF N. 35TH AVENUE, AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING N 51°09'59" E 42.43 FEET, AND A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;
THENCE N 06°09'59" E, 11.06 FEET TO THE POINT OF BEGINNING. CONTAINING 2602 SQ. FEET OR 0.060 ACRES MORE OR LESS.

LOT 1, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 112018 SQ. FEET OR 2.572 ACRES MORE OR LESS.

LOT 2, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 48093 SQ. FEET OR 1.104 ACRES MORE OR LESS.

OUTLOT A, OF BEST-WAY PARK MINOR SUBDIVISION AS RECORDED IN RECEPTION NO.3687990 OF THE RECORDS OF WELD COUNTY AND CONTAINING 65598 SQ. FEET OR 1.506 ACRES MORE OR LESS.

SAID DESCRIBED PARCEL CONTAINS 1,771,528 SQUARE FEET (40.669 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST BEARING N 06°09'59" E AS SHOWN ON SAID BEST-WAY PARK MINOR SUBDIVISION 1ST REPLAT.

ENGINEER

WILSON & COMPANY

1676 BROADWAY, SUITE 200
DENVER, COLORADO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS

CITY OF GREELEY

1001 9TH AVENUE
GREELEY, CO 80631

SEAL

CITY OF GREELEY
BEST WAY PUD
145 NORTH 35TH AVENUE
GREELEY, CO 80631

PROJECT NAME		TLC	REZONING - REVISION #1		REZONING - REVISION #2		12/01/2022	05/05/2023	1	2	REV.	DATE	DESCRIPTION

PROJECT NO:

18-600-416-00

DESIGNED BY:

TLC

DRAWN BY:

TLC

CHECKED BY:

KMG/BD

DATE:

JUNE 07, 2023

SHEET TITLE

MASTER DEVELOPMENT PLAN - GENERAL LAYOUT

SHEET NO:

C1.04

[illegible]



Bestway PUD

PUD2023-0003

Planning Commission

July 11, 2023

Caleb Jackson, AICP | Interim Chief Planner

Request & Site Background

- Request:
 - Rezone from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development)
- Background:
 - Sand/gravel extraction and concrete production in 1981
 - Site annexed and zoned in 2003
 - USR for fire training in 2015

Location



- 145 N 35th Avenue
- Surrounding Zoning and Land Uses:
 - North: R-MH, PUD | Mobile/Manufactured Home Park
 - East: R-M, C-L, I-M | Fire Station, Landscaping Contractor, Animal Hospital
 - South: R-L, R-M, C-D | Detention, Oil and Gas, Single-Family Dwellings
 - West: R-L, R-E | Single-Family Dwellings

Bestway PUD

SITE SUMMARY			
AREA	USE	ACRES (AC)	% OF ACREAGE
PLANNING AREA 1	OUTDOOR GENERAL STORAGE, WAREHOUSING, FIRE-TRAINING.	35.94	88.37%
PLANNING AREA 2	R-L	4.73	11.63%
TOTAL:		40.67	100%

L1 BEST WAY PARK MINOR SUB 1ST RPLT
REC. NO. 3687990
BEST WAY PARK SUBDIVISION
1,771,528 SF (40.67 ACRES)

EXISTING ZONING R-L/C-D/C-L

PROPOSED ZONING
PUD (PLANNED UNIT DEVELOPMENT)

PLANNING AREA 1
PUD - OUTDOOR GENERAL STORAGE,
WAREHOUSING, FIRE-TRAINING.
1,565,362 SF (35.94 ACRES)

PLANNING AREA 2
PUD - R-L
206,165 SF (4.73 ACRES)

DEVELOPMENT STANDARDS

DESCRIPTION

PROPOSED

PLANNING AREA 1

PERMITTED USES

OUTDOOR GENERAL STORAGE,
WAREHOUSING, FIRE-TRAINING.

USES NOT ALLOWED

ALL BUT ABOVE

MINIMUM LOT AREA

PER I-L STANDARDS

BUILDING COVERAGE

PER I-L STANDARDS

DRIVE, PARKING, AND WALKS

PER I-L STANDARDS

OPEN SPACE

10% MIN

MAXIMUM LOT COVERAGE

PER I-L STANDARDS

PARKING

PER I-L STANDARDS

MINIMUM SETBACKS

PER I-L STANDARDS

ACCESSORY STRUCTURE SETBACKS

PER I-L STANDARDS

ENCROACHMENTS

PER DEVELOPMENT CODE
STANDARDS

BUILDING HEIGHT

50' MAX

SIGN STANDARDS

PER I-L STANDARDS

DEVELOPMENT STANDARDS

DESCRIPTION

PROPOSED

PLANNING AREA 2

PERMITTED USES

ALL PERMITTED USES AND USES
BY SPECIAL REVIEW IN THE R-L
ZONING DISTRICT

USES NOT ALLOWED

ALL BUT ABOVE

MINIMUM LOT AREA

PER R-L STANDARDS

DENSITY

PER R-L STANDARDS

BUILDING COVERAGE

PER R-L STANDARDS

DRIVE, PARKING, AND WALKS

PER R-L STANDARDS

OPEN SPACE

PER R-L STANDARDS

MAXIMUM LOT COVERAGE

PER R-L STANDARDS

PARKING

PER R-L STANDARDS

MINIMUM SETBACKS

PER R-L STANDARDS

ACCESSORY STRUCTURE SETBACKS

PER R-L STANDARDS

ENCROACHMENTS

PER R-L STANDARDS

BUILDING HEIGHT

PER R-L STANDARDS

SIGN STANDARDS

PER R-L STANDARDS

Considerations

Approval Criteria

- Rezoning Criteria, 24-204(b)
Nine Criteria Used to Evaluate Rezoning Applications
- PUD Criteria, 24-205(c)
Four Criteria Used to Evaluate PUD Applications
- The proposal is consistent with the criteria as outlined in your Summary

Notification

- 239 notice letters
- Signs posted on the property
- Web notice
- Mineral notice completed
- No objection/support

Recommendation

- Complies with Sections 24-204(b) and 24-205(c)
- Staff recommends approval

Motions

Recommended (Approval)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval.

Alternative (Denial)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is not in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council denial.

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

1)	The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan. • <i>Land Use Guidance Map – Suburban Neighborhood.</i> • <i>Objective GC-1.2 Form of Growth</i>, compact urban form over sprawl or leap-frog development. • <i>Objective GC-4.3 Infill Compatibility</i>, compatible site design and building architecture. • <i>Objective PS-1.3 Steep Slopes</i>, slopes in excess of fifteen percent should not be developed.
2)	The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. • <i>The intent of the Planned Unit Development is to provide additional use of the property in ways that are compatible with the area. The proposed land uses provide opportunities for warehousing, outdoor storage, fire training, and residential which are relatively low-impact and low-intensity uses.</i>

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

- | | |
|----|---|
| 3) | <p>Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.</p> |
| | <ul style="list-style-type: none"><i>The area continues to see infill sites developed with a mix of residential and nonresidential uses. Recent development includes a mobile/manufactured home park, outdoor RV/boat/vehicle storage, and gas station. The proposed Planned Unit Development also includes areas for residential and nonresidential land uses that would encourage further development of the site reflective of recent changes in the area.</i> |
| 4) | <p>Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.</p> |
| | <ul style="list-style-type: none"><i>The existing zoning was established in 2003, and significant areas of the site remain undeveloped. Maintaining residential zoning for the pit area appears inappropriate due to the difficulty to provide adequate services to support that level of development and compatibility with neighboring nonresidential uses. Further residential development could be supported in this area, and the proposed PUD maintains the southern portion of the site for future residential development in an area with topography and neighboring uses more appropriate for residential.</i> |

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

- | | |
|----|---|
| 5) | <p>The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.</p> |
| | <ul style="list-style-type: none"><i>The proposal allows nonresidential uses in the pit area, which is compatible with nonresidential uses in that area. The proposal allows residential uses on the southern end of the site, which is compatible with residential uses in that area.</i> |
| 6) | <p>The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.</p> |
| | <ul style="list-style-type: none"><i>Existing services are present in the vicinity to support development of the site as proposed.</i> |

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

- | | |
|----|--|
| 7) | <p>The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.</p> <ul style="list-style-type: none"><i>The proposed Planned Unit Development would accommodate the community's need for fire training, warehousing, outdoor storage, and residential. The proposed mix of allowed uses are not allowed under the existing zoning to this extent. The proposed zoning is more appropriate than the existing zoning to allow development of the site, serve community needs, and provide zoning tailored to the unique challenges of this location.</i> |
| 8) | <p>Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.</p> <ul style="list-style-type: none"><i>The only anticipated negative impact of the proposal would be visual, which is mitigated by the topography of the site and a privacy fence adjacent to existing residential uses.</i> |

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

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

Planned Unit Development Review Criteria, Section 24-205(c)

Planned Unit Development Review Criteria, Section 24-205(c)

- | | |
|----|---|
| 1) | The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards. |
| | <ul style="list-style-type: none"><i>The proposal allows nonresidential uses to be incorporated into the area in a way that achieves greater consistency and more specificity than standard zones would allow. The proposed uses are enumerated and the proposal does not allow uses that could be incompatible with the area that would be allowed using standard zones.</i> |

Review Criteria



Planned Unit Development Review Criteria, Section 24-205(c)

- | | |
|----|--|
| 2) | <p>The benefits from any flexibility in the proposed plan:</p> <ul style="list-style-type: none">(1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;(2) involves innovative concepts that were not anticipated by the development code; or(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards. |
| | <ul style="list-style-type: none"><i>The proposed development standards generally follow Development Code standards for I-L (Industrial Low Intensity) and R-L (Residential Low Density) areas. Flexibility is provided to reduce the range of uses allowed in the nonresidential portion of the PUD to increase compatibility and reduce impacts. A fifty-foot height limit is proposed to accommodate fire training towers, but the impact is mitigated by the site's depressed elevation.</i> |

Review Criteria

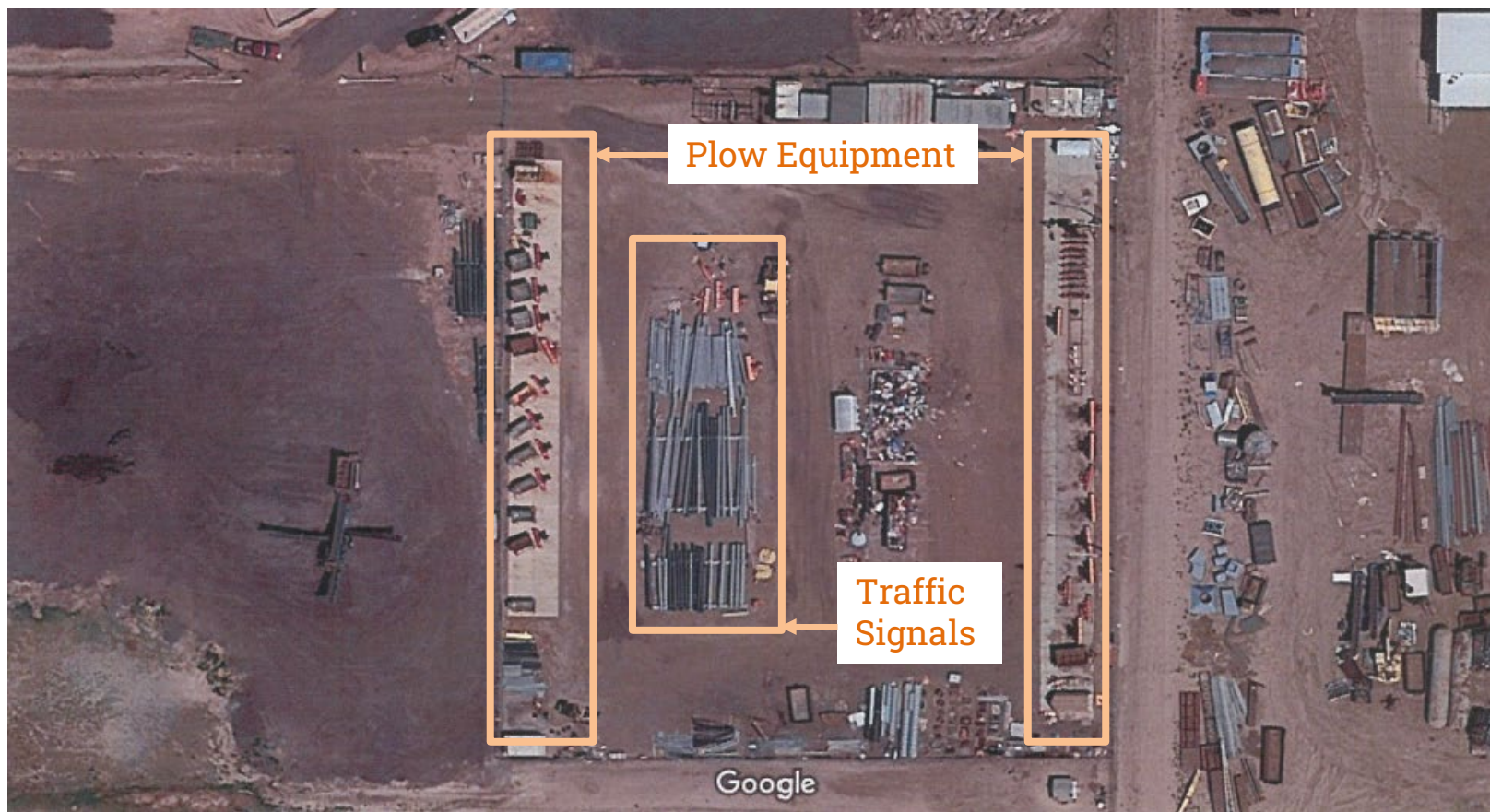


Planned Unit Development Review Criteria, Section 24-205(c)

- | | |
|----|---|
| 3) | The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area. |
| | <i>• The request is consistent with planning and design principles and the Comprehensive Plan.</i> |
| 4) | The plan meets all of the review criteria for zoning map amendments in Section 24-204. |
| | <i>• The request complies with Section 24-204, Review Criteria for Rezoning as detailed above.</i> |

Background

- Previous City of Greeley Storage Location Sold



Background

- Proactively Held Two (2) Neighborhood Meetings
 - February 6th, 2023
 - March 15th, 2023
- Neighborhood Input Incorporated into Application
 - PUD Zoning
 - Fence Replacement – Scheduled for 2024 installation following another meeting with neighborhood regarding fence materials

Site Overview

Planned Unit Development (PUD)

- Outdoor General Storage
- Warehousing
- Fire Training



Planning Commission Agenda Summary

July 11, 2023

Key Staff Contact: Caleb Jackson, AICP | Interim Chief Planner, (970)350-9276

Title:

Public Hearing to consider a Use by Special Review (USR) request to allow office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street. (Project: USR2023-0003).

Summary:

The City of Greeley is considering a request by the applicant, Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo, for approval of a Use by Special Review application for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street.

Motions:

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore approves the Use by Special Review.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is not consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore denies the Use by Special Review.

Attachments:

Staff Report

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – USR Plan Set

Attachment D – Neighborhood Notification Boundary Map

Attachment E – Staff Slides

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review

FILE NUMBER: USR2023-0003

PROJECT: Cisneros Use by Special Review

LOCATION: Northwest corner of 31st Avenue at 29th Street

APPLICANT: Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo

CASE PLANNER: Caleb Jackson, AICP | Interim Chief Planner

PLANNING COMMISSION HEARING DATE: July 11, 2023

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-206.b of the Greeley Development Code and either approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo requests approval of a Use by Special Review application for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street.

A. REQUEST

The applicant requests approval of a Use by Special Review application for office, personal services, warehouse, and outdoor storage.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: C-H (Commercial High Intensity)

South: H-A (Holding Agriculture)

East: C-H (Commercial High Intensity)

West: I-L (Industrial Low Intensity)

Surrounding Land Uses:

North: Commercial Condos

South: Undeveloped

East: Auto Rental, Outdoor RV/Boat/Vehicle Storage

West: Food Processing

Site Characteristics:

The two-acre site at the northwest corner of 31st Avenue at 29th Street is undeveloped. The property generally slopes from the northwest to the southeast. The site is generally vegetated with grasses and has no significant trees.

D. BACKGROUND

The subject site was annexed in 1980, zoned the equivalent of C-H (Commercial High Intensity), and remains undeveloped. The site was rezoned to I-L (Industrial Low Intensity) at the April 18, 2023, City Council meeting.

E. APPROVAL CRITERIA

1. All criteria for site plan review in Section 24-207 are met.

Staff Comment: The proposal satisfies the requirements of Section 24-207. The applicant addressed all staff comments and included all required materials to satisfy the criteria for a Site Plan Review.

The proposal complies with this criterion.

2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

Staff Comment: The application is consistent with the intent of the I-L (Industrial Low Intensity) zoning district, allowing service, employment, manufacturing, and distribution that is compatible with surrounding uses. The application does not conflict with the intent of abutting districts and is compatible with uses allowed in the adjacent zones.

The proposal is consistent with the Imagine Greeley Comprehensive Plan's Land Use Guidance Map identifying the site as part of an Employment, Industrial, and Commercial Area. The following Imagine Greeley Comprehensive Plan 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-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 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.

- 3. Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.**

Staff Comment: The application complies with Greeley Development Code standards which includes screening of outdoor storage areas.

The proposal complies with this criterion.

- 4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.**

Staff Comment: The operating characteristics, visible and audible impacts, traffic, and use intensity are compatible with the existing industrial and commercial uses in the area.

The proposal complies with this criterion.

- 5. The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.**

Staff Comment: The site is physically suitable for the proposed use and does not require site-specific conditions to achieve appropriateness at this location. The standards within the Development Code provide adequate conditions for the proposed use at the subject site.

The proposal complies with this criterion.

- 6. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**

Staff Comment: The proposed use is compatible with the area and does not require duration limits. Outdoor storage screening will be

required prior to receiving a Certificate of Occupancy and can be maintained with routine compliance procedures.

The proposal complies with this criterion.

7. The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff Comment: The proposed use supports the long-range plans for the area to continue developing into an employment, industrial, and commercial area. The proposal is consistent and compatible with the area's character and existing industrial and commercial uses in the area.

The proposal complies with this criterion.

8. The recommendations of professional staff or other technical reviews associated with the application.

Staff Comment: Staff and the Administrative Review Team recommend approval of the application.

The proposal complies with this criterion.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was platted as part of Gallery Green III Subdivision in 1979.

2. HAZARDS

No known hazards impact development of the site.

3. WILDLIFE

The application was reviewed by Colorado Parks and Wildlife. The application does not present significant impacts on wildlife.

4. FLOODPLAIN

The site is not located within a floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

The City approved the applicant's plans to handle drainage, detention, water quality, and erosion mitigation.

6. TRANSPORTATION

Existing infrastructure is present to provide vehicular access to the site. The proposal does not present significant transportation impacts.

G. SERVICES

1. WATER

The site can be adequately served by existing water infrastructure. The applicant is proposing adequate water service for the proposed use.

2. SANITATION SEWER

The site can be adequately served by existing sewer infrastructure. The applicant is proposing adequate sewer service for the proposed use.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

4. PARKS/OPEN SPACES

Park demand is typically generated by residential development. Adequate parks and open spaces are being planned for and acquired in the vicinity.

5. SCHOOLS

School demand is typically generated by residential development. The subject site is adequately served by existing schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The application is not anticipated to create significant visual impacts. The applicant is required to screen outdoor storage from view.

2. NOISE

The proposed use is not anticipated to create significant noise impacts. Any potential noise created by the proposal will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley's website on June 12, 2023.
- A sign was posted on the property on June 21, 2023.
- Notice was mailed to 70 property owners or current residents on June 13, 2023.

No comments have been received.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant satisfied the mineral owner notification requirements. No feedback from mineral owners has been received.

K. PLANNING COMMISSION MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore approves the Use by Special Review.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is not consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore denies the Use by Special Review.

ATTACHMENTS

Attachment A – Vicinity Map

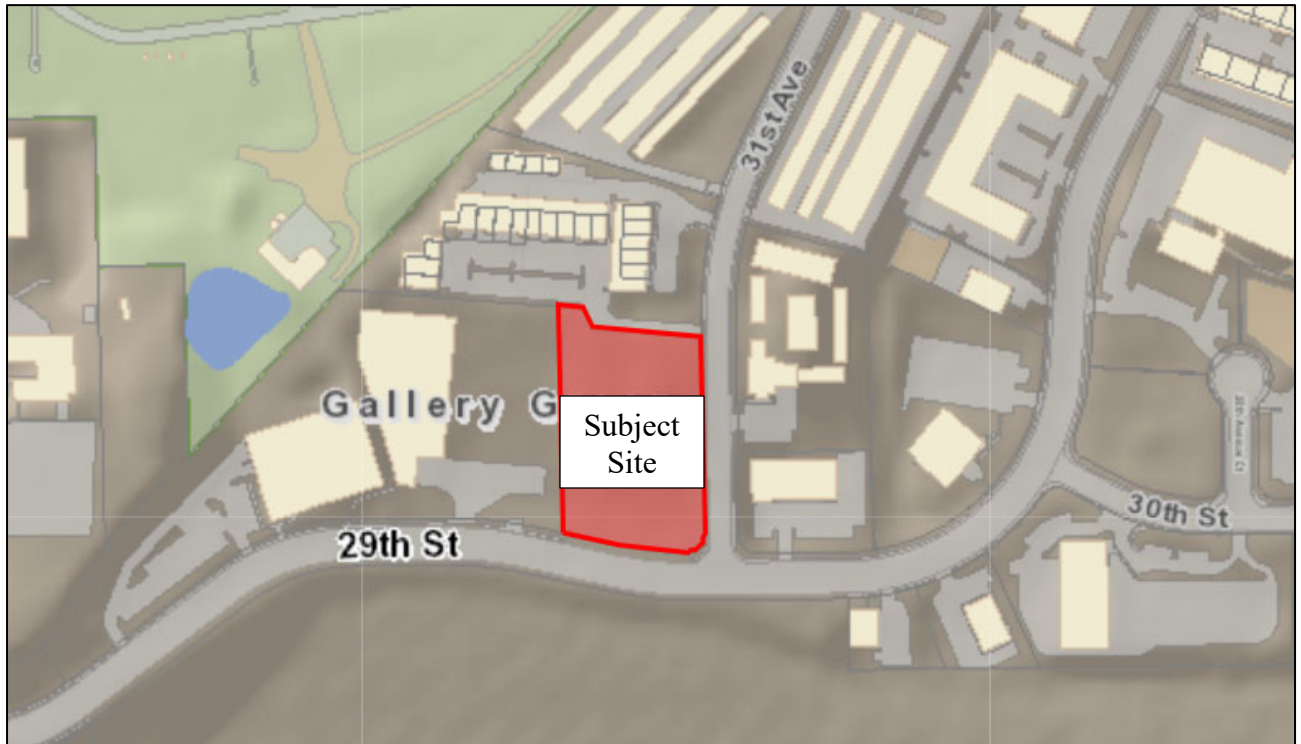
Attachment B – Project Narrative

Attachment C – USR Plan Set

Attachment D – Neighborhood Notification Boundary Map

Attachment E – Staff Slides

VICINITY MAP



December 13, 2022

Planning & Zoning Department

1100 10th Street - 2nd Floor

Greeley, CO 80631

Re: Cisneros (NW Corner of W. 29th St. & 31st Ave.)- Project Narrative for Special Review

Rezoning request:

In addition to the Special Use/Site Plan review the applicant is requesting to rezone the vacant 2-acre property to I-L (Industrial Low Intensity) from its current C-H (Commercial High Intensity) zone to allow for the development of industrial uses, including warehousing with associated outdoor storage, along with commercial uses.

Special Review Criteria:

1. All criteria for site plan review in [section 24-207](#) are met.

The site plan provided is in-line with the criteria outlined in this section by meeting the development standards outlined within the I-L zone similar to setbacks, architecture and landscaping design. The orientation, massing and design of the building are conforming to the I-L zone district standards as well as providing compatibility with the existing business in the area. A more attractive streetscape is being provided with the installation of street trees along the proposed sidewalk as well as screening of the outdoor storage area with fencing and landscaping along the northern edge.

2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

The proposed development will not conflict with the adjacent zoning district as they are currently I-L and C-H, existing land uses are similar as the one proposed all with an industrial/commercial character. The property is located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan which is consistent with the proposed development.

3. Any associated site development or construction complies with requirements of this Code, including any conditions or additional requirements identified for the particular use.

Specific conditions have not been outlined at this time. However, zone district specific standards such as setbacks, open space, architecture, etc, have been met.

4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.

The development will not cause any additional noise, lighting or other features than can be categorized as a nuisance to the surrounding neighbors. The type of business and hours of

operation will be in harmony with the surrounding businesses and will not be any more intense to the area.

5. The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.

The site fits the needs of the proposed land use by providing sufficient land area to meet grading and stormwater needs, outdoor storage areas and parking needs.

6. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

Limiting the proposed development to a specific time period is not necessary in this case, the land use is compatible and meets all code requirements.

7. The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The proposed development will not negatively affect the long-range plans for the area, the proposed use is in line with the Comprehensive plan land use designation and meets to intent of the Comprehensive plan goals and visions.

8. The recommendations of professional staff or other technical reviews associated with the application.

The application is undergoing review by City staff.

Open Space Standards-Section 24-603.d

Table 24-6-1 States that the I-L zone district will provide 50'+ of open space per lot, the proposed development is providing roughly 30% of the lot area or 26,540 SF in open space (excluding the gravel storage yard). The largest section of landscaped open space is situated along the West 29th Street frontage and measures approximately 244' x 92'.

The *Lot Open Space Design* section of the code outlines a need to create either a common or private amenity for the site and building, providing options for how the space can be programmed. The proposed development is providing the following:

- A private frontage landscaping locating along both street frontages, varying in width roughly between 18' – 92' in width.
- A private patio that measures 20'x20', the patio provides tables and chairs and is surround by landscaping.
- Landscape areas and perimeter treatment is provided along the 31st Avenue frontage to screening the parking area with the use of grasses. A landscape area has already been created along the southern edge of the parking lot, creating a transition from asphalt, to landscaping to the detention area which contains native grass.

Please feel free to reach out with any questions,

Emily Tarantini

tarantini.emily@gmail.com

303-585-1055

CISNEROS USE BY SPECIAL REVIEW

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±2.54 Acres (±110,854 sf)

USR2023-0003



VICINITY MAP

SCALE: 1" = 60'

INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- LS1 LANDSCAPE PLAN
- LS2 IRRIGATION PLAN
- ELEV ARCHITECTURAL ELEVATIONS
- SP-1 PHOTOMETRIC PLAN

USE BY SPECIAL REVIEW APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE PLANNING COMMISSION ON _____, 2 _____.

- Failure to obtain a building permit for or commence the use as approved within twelve (12) months after approval, or to obtain an extension shall result in the forfeiture of the approval and will require a reapplication.
- Signs shown heron are NOT approved. All signs require approval of a sign permit in accordance with the City's Sign Code.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved USR Exhibit and the City of Greeley Development Code.

ABEL-CASTILLO CISNEROS

VANESSA CISNEROS

(Signature of Owner)

Date

(Signature of Owner)

Date

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development

Date

DEVELOPMENT REVIEW MANAGER

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. 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

Development Review Manager

Date

CITY OF GREELEY FIRE MARSHAL

City of Greeley Fire Marshal

Date

OWNER

ABEL-CASTILLO CISNEROS & VANESSA CISNEROS
2970 WEST 29TH STREET-UNIT 15
GREELEY, CO 80631
970-353-3190

LANDSCAPE ARCHITECT

Rob Molloy
980 Norway Maple Drive
Loveland, CO
970-988-5301

CIVIL ENGINEER

Eric Wernsman
Wernsman Engineering and Land Development LLC
P.O. Box 105
LaSalle CO 80645
Cell 970-539-2656

SURVEYOR

Robert Thomas, PLS
Thomas Land Surveying,
LLC 970-304-0984
Office 970-222-3311 Cell

DRAWN FOR
ABEL CISNEROS
2970 W. 29TH STREET
UNIT 15
GREELEY CO 80631

ABEL CISNEROS
NORTHWEST CORNER OF W 29TH ST
AND 86TH AVE
GREELEY CO 80631

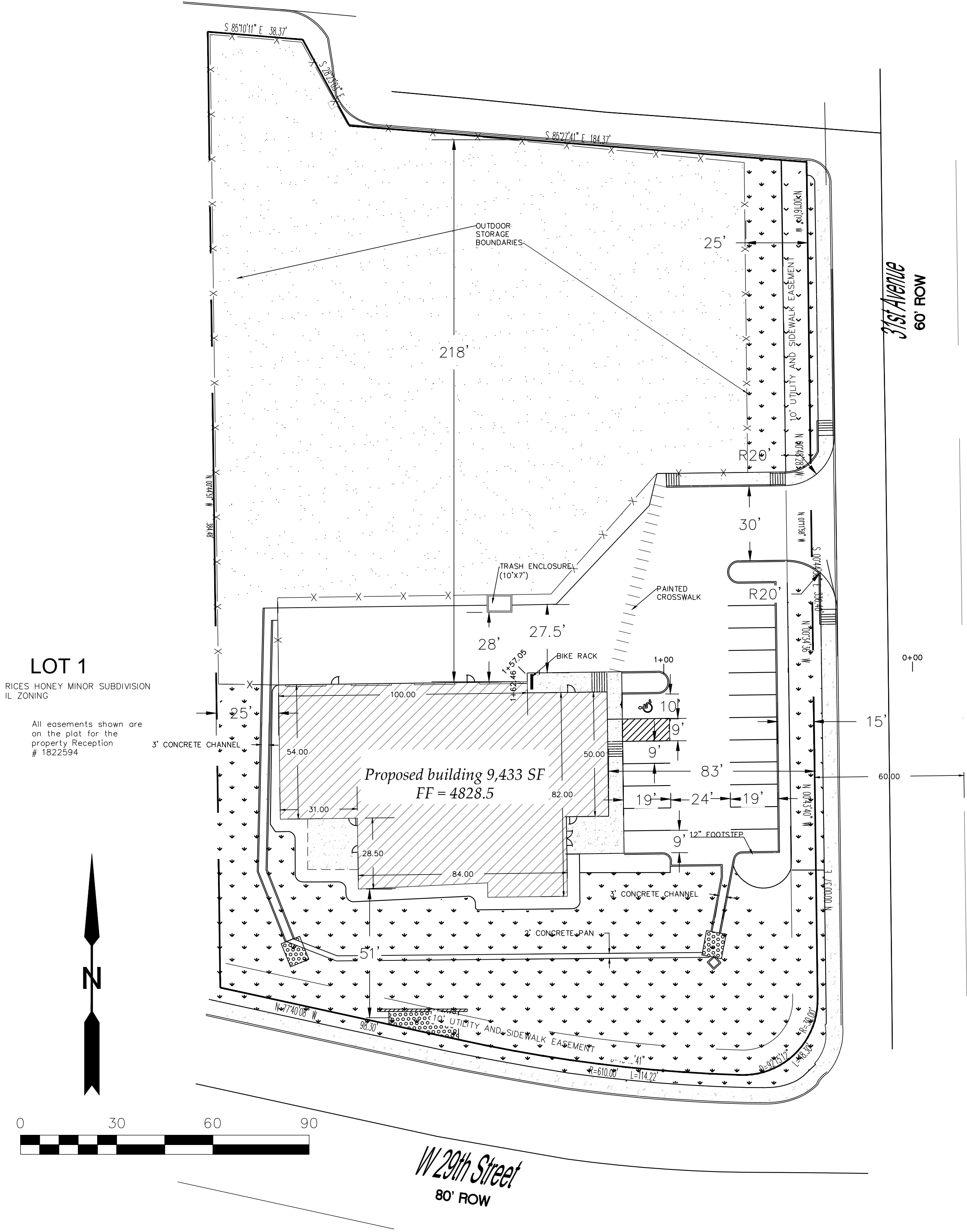
WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
P.O. BOX 105
LASALLE CO 80645
PHONE 970-539-2656

DRAWN
BY
ET
CHECKED
DATE
4/2/2023
SCALE
AS SHOWN
PROJECT #
SHEET
1
SHEET 1 OF 6

CISNEROS USE BY SPECIAL REVIEW

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±2.54 Acres (±110,854 sf)
USR2023-0003

Site Data			
DESCRIPTION	REQUIRED (MUNICIPAL CODE)	PROVIDED	
ZONING	IL	IL	
PRIMARY LAND USE	VACANT	OFFICE/SERVICES/WAREHOUSE /STORAGE - OUTDOOR GENERAL	
ACCESSORY LAND USE	VACANT	N/A	
SITE AREA	SQUARE FOOTAGE	ACRES	100%
BUILDING	9,433 S.F.	0.21 AC	11
PAVEMENT	15,978.7 S.F.	0.361 AC	18
GRAVEL	34,302 S.F.	0.83 AC	39
OPEN SPACE	28,424 S.F.	0.60 AC	32
TOTAL LOT AREA	88,841 S.F.	2.03 AC	100
PARKING	Required	Provided	
Standard Spaces	21.6	22	
Compact Spaces	0	0	
ADA Spaces	1	1	
Loading Spaces	1	1	
Bicycle	2.1	4	
SETBACKS	Required	Provided	
Front	25'	51'	
Interior Side	Per bldg. code	25'	
Rear	Per bldg. code	218'	
Corner	25'	83'	
BUILDING DESIGN ELEMENTS	Required	Provided	
MAXIMUM BUILDING HEIGHT	40'	35'-8"	



SITE PLAN
SCALE 1" = 30'

PARKING CALCULATIONS

WAREHOUSE
5,400 S.F. / 1,000 = 5.4 SPACES

OFFICE & SERVICES
1,600 S.F. / 200 = 8 SPACES

OFFICE GENERAL
2,475 S.F. / 300 = 8.25 SPACES

1 ADA SPACE REQUIRED

SPACES PROVIDED
22 SPACES (INCLUDES 1 ADA SPACE
& 4 GARAGE SPACES)

BICYCLE PARKING = 4

LEGEND

PROPERTY LINE -----

EASEMENT -----

PROPOSED 6' CEDAR FENCE -x-x-x-

EXTENT OF BUILDING [Hatched Pattern]

CONCRETE SIDEWALK [Dotted Pattern]

LANDSCAPED AREA [Stippled Pattern]

GRAVEL SURFACE [Cross-hatched Pattern]

Approval Certificate

Engineering _____
Initials/Date _____

Planning _____
Initials/Date _____

Owner _____
Initials/Date _____

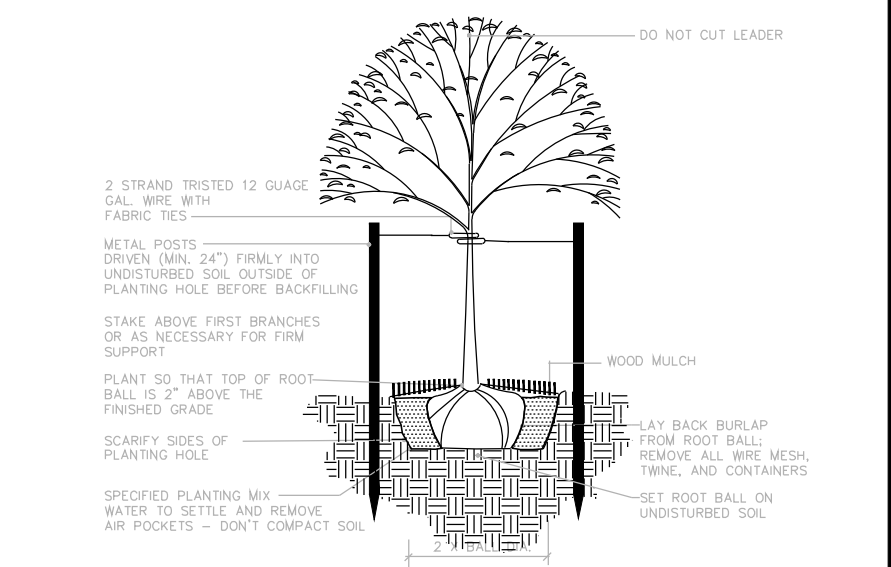
WERNISMAN ENGINEERING
AND LAND DEVELOPMENT LLC
P.O. BOX 105
LASALLE CO 80645
PHONE 970-598-2856

DRAWN
EJW
CHECKED
DATE
SCALE
1" = 30'
PROJECT #
SHEET
2

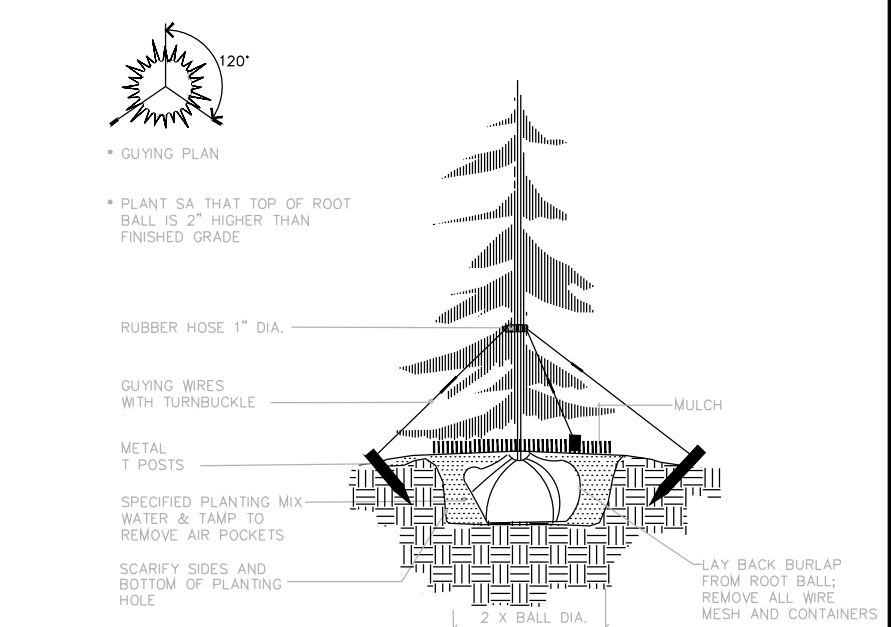
USR2023-0003

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SIZE	GROWTH HEIGHT	GROWTH SPREAD
DECIDUOUS TREES	CO	4	Celtis occidentalis	Western Hackberry	2" cal	B+B	50'-75'	25'-40'
	CS	4	Catalpa speciosa	Western Catalpa	2" cal	B+B	50'-75'	25'-40'
	GD	5	Gymnocladus dioicus	Kentucky Coffeetree	2" cal	B+B	40'-50'	40'-50'
	AG	3	Acer ginnala	Ginnala Maple	2" cal	B+B	50'-75'	25'-40'
ORNAMENTAL TREES	AGA	4	Amelanchier grandiflora 'Autumn Brill'	Autumn Brilliant Serviceberry	1.5" cal	B+B	20'-25'	12'-20'
	MD	2	Malus 'David'	David Crabapple	1.5" cal	B+B	15'-20'	8'-10'
EVERGREEN TREES								
	JSG	6	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	6' ht.	B&B	15'-20'	7'
EVERGREEN SHRUBS								
	JHB	17	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 gal.	5' o.c.	12"-15"	3'-5'
DECIDUOUS SHRUBS								
	PFA	27	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	5 gal.	3' o.c.		
	RxM	6	Rosa "Knockout"	Knock Out Rose	5 gal.	3' o.c.		
	CxC	11	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	3' o.c.		
PERENNIALS								
	MSY	5	Miscanthus sinensis 'Morning Lights'	Morning Lights Fountain Grass	2 gal.	24" o.c.		
	KA	26	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	24" o.c.		
	HRH	23	Hermercallis 'Happy Returns'	Dwarf Yellow Daviliv	1 cal.	24" o.c.		

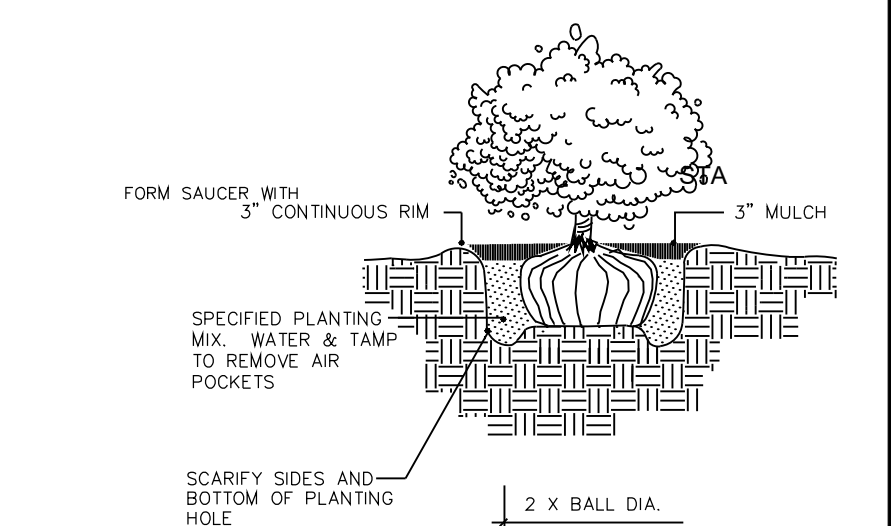
1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
3. NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIRE HYDRANTS, OR SANITARY SEWER MANHOLES.
4. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION WILL BE REQUIRED IN ACCORDANCE WITH THE SITE IMPROVEMENT AGREEMENT. IRRIGATION SYSTEM SHALL BE MAINTAINED BY PROPERTY OWNER.
6. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
7. ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" RIVER ROCK PLACED ON WEED BARRIER FABRIC . ROCK MULCH OR GRAVEL SHALL NOT BE PLACED WITHIN TWO (2) FEET OF REQUIRED TREES.
8. SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENFED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.



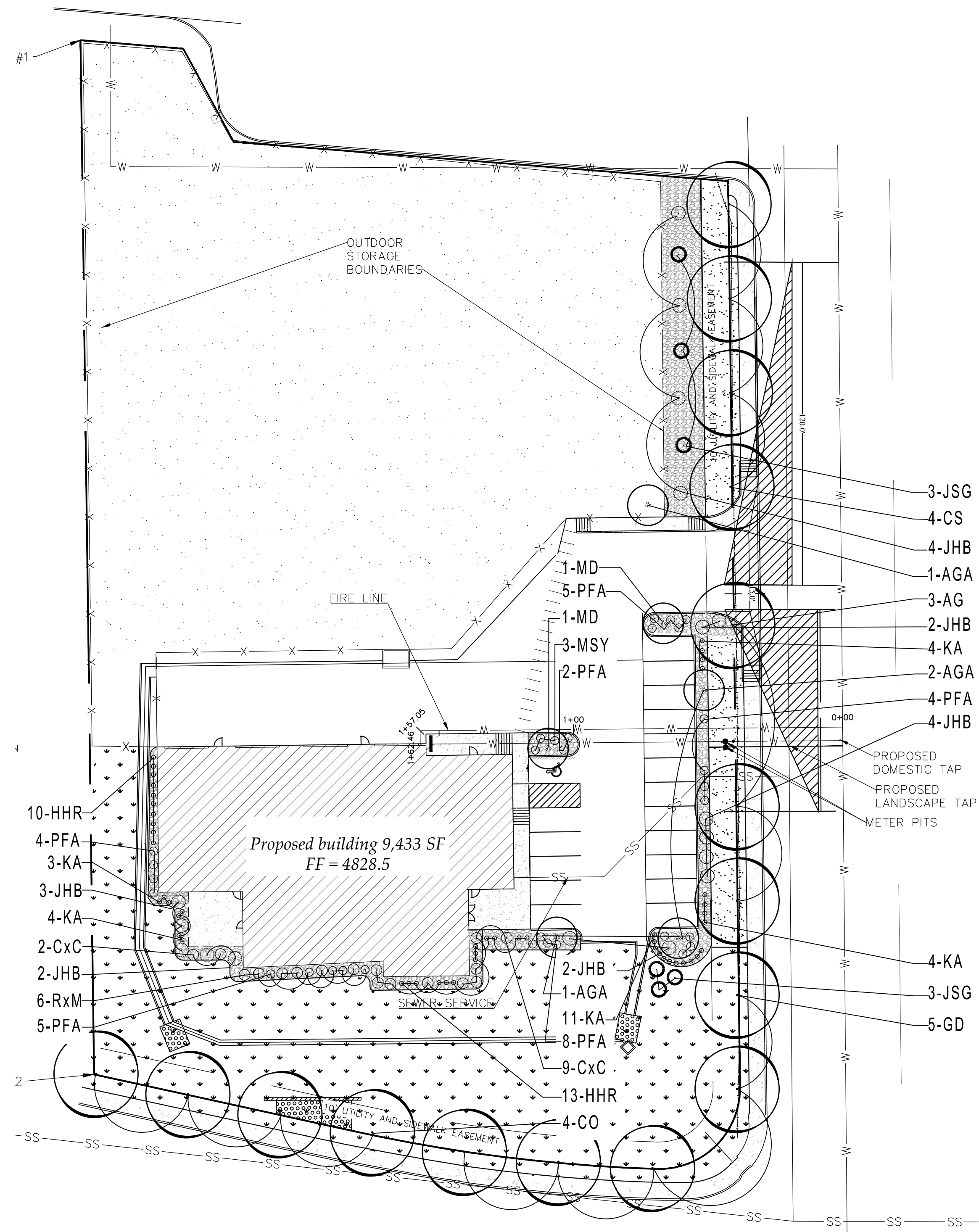
A TREE PLANTING – IRRIGATED AREAS
NOT TO SCALE



B CONIFER TREE PLANTING - GUY WIRES
NOT TO SCALE

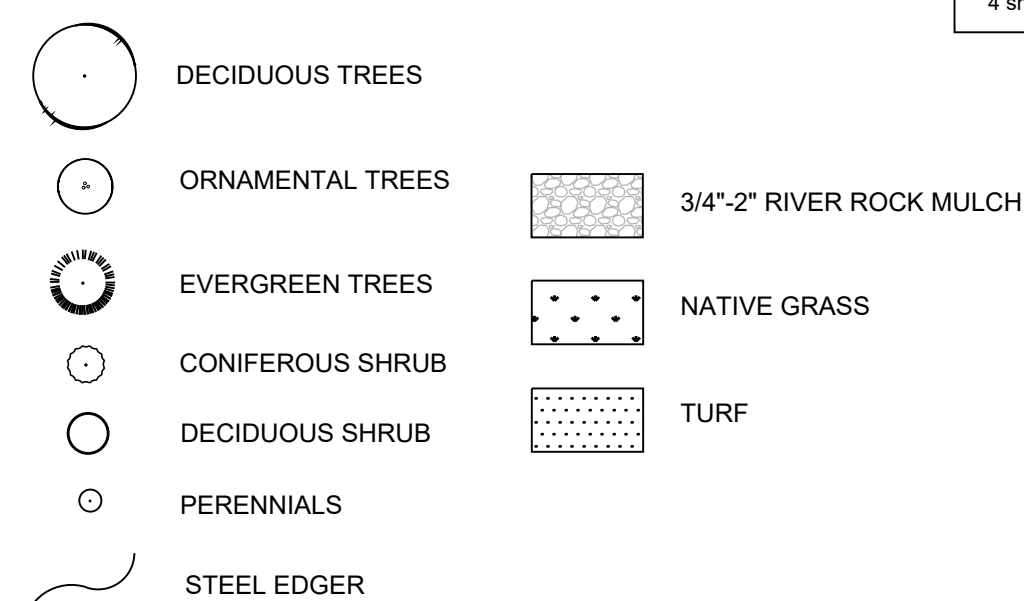


© SHRUB PLANTING
NOT TO SCALE



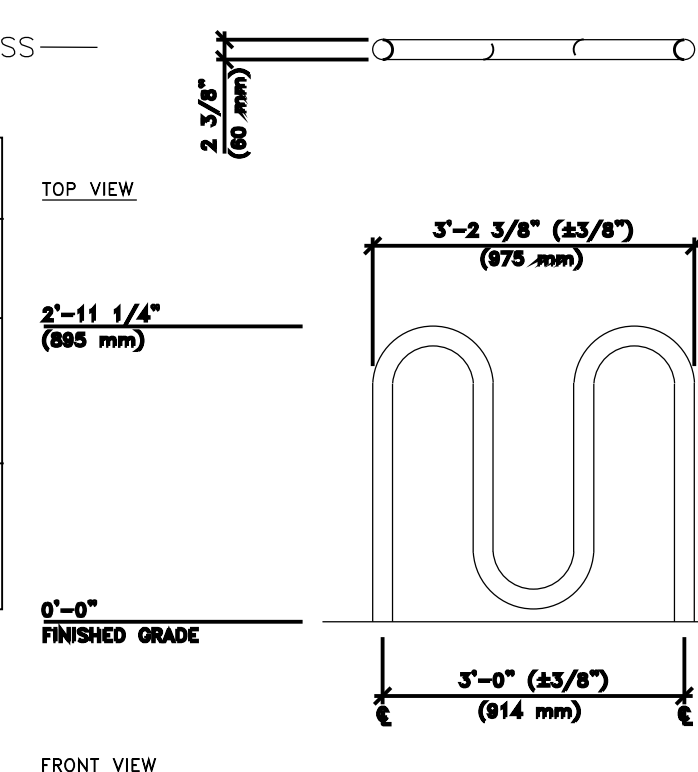
SCALE 1" = 30'

PLANT LEGEND

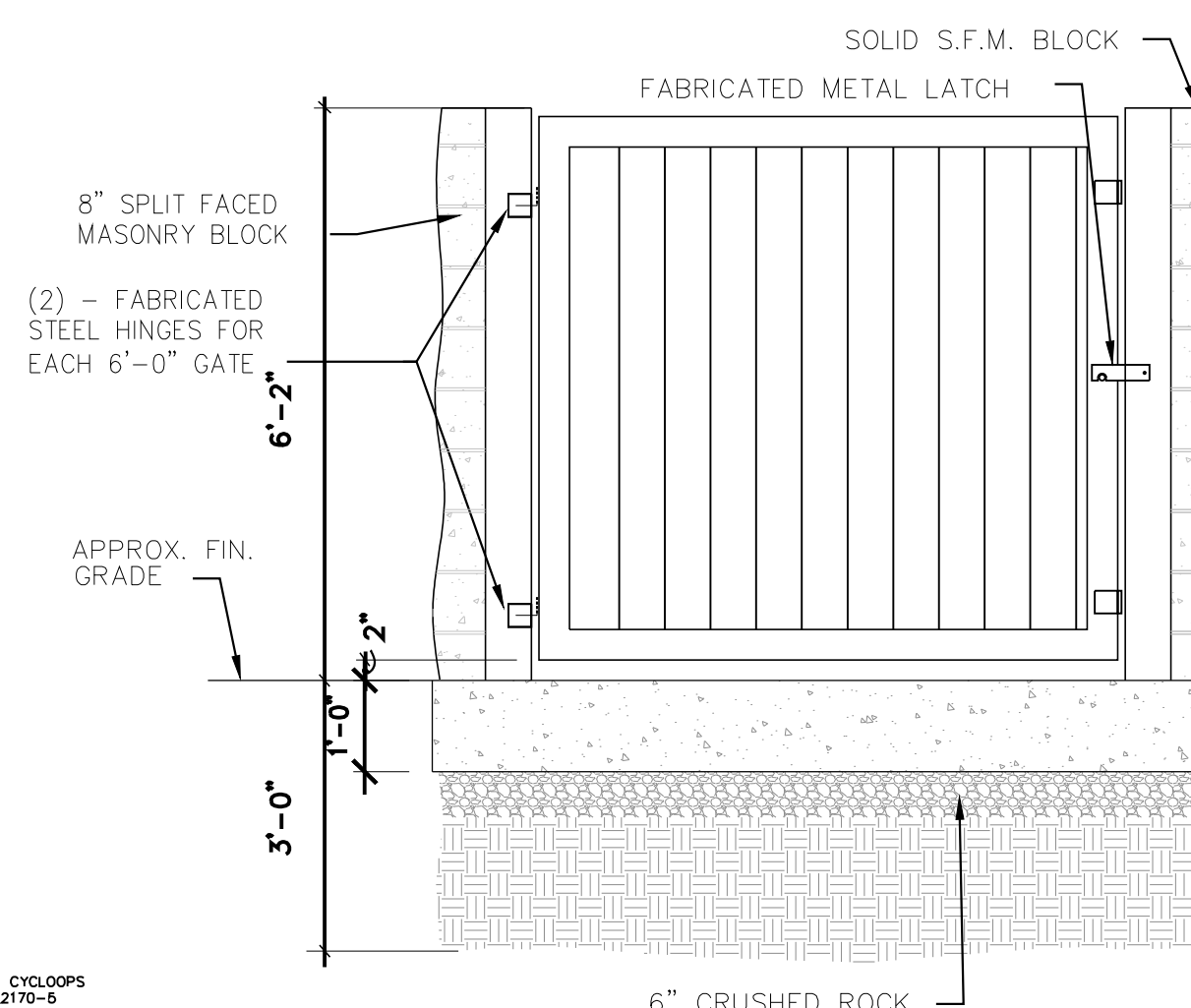


MINIMUM LANDSCAPE CALCULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
East Buffer 18' W - 336'-30' Access=306' 1 Shade tree / 35' 1 Ornamental tree 50% of frontage @ 50' 4 shrubs / 25' of bldg foundation	9 Shade Trees 4 Ornamental trees 13 shrubs	9 Shade trees 7 Ornamental trees 25 shrubs
South Buffer 92'W - 240' L 1 Shade tree / 35' 1 Ornamental tree 50% of frontage @ 50' 4 shrubs / 25' of bldg foundation	7 Shade Trees 2 Ornamental trees 13 shrubs	7 Shade trees 2 Ornamental trees 31 Shrubs

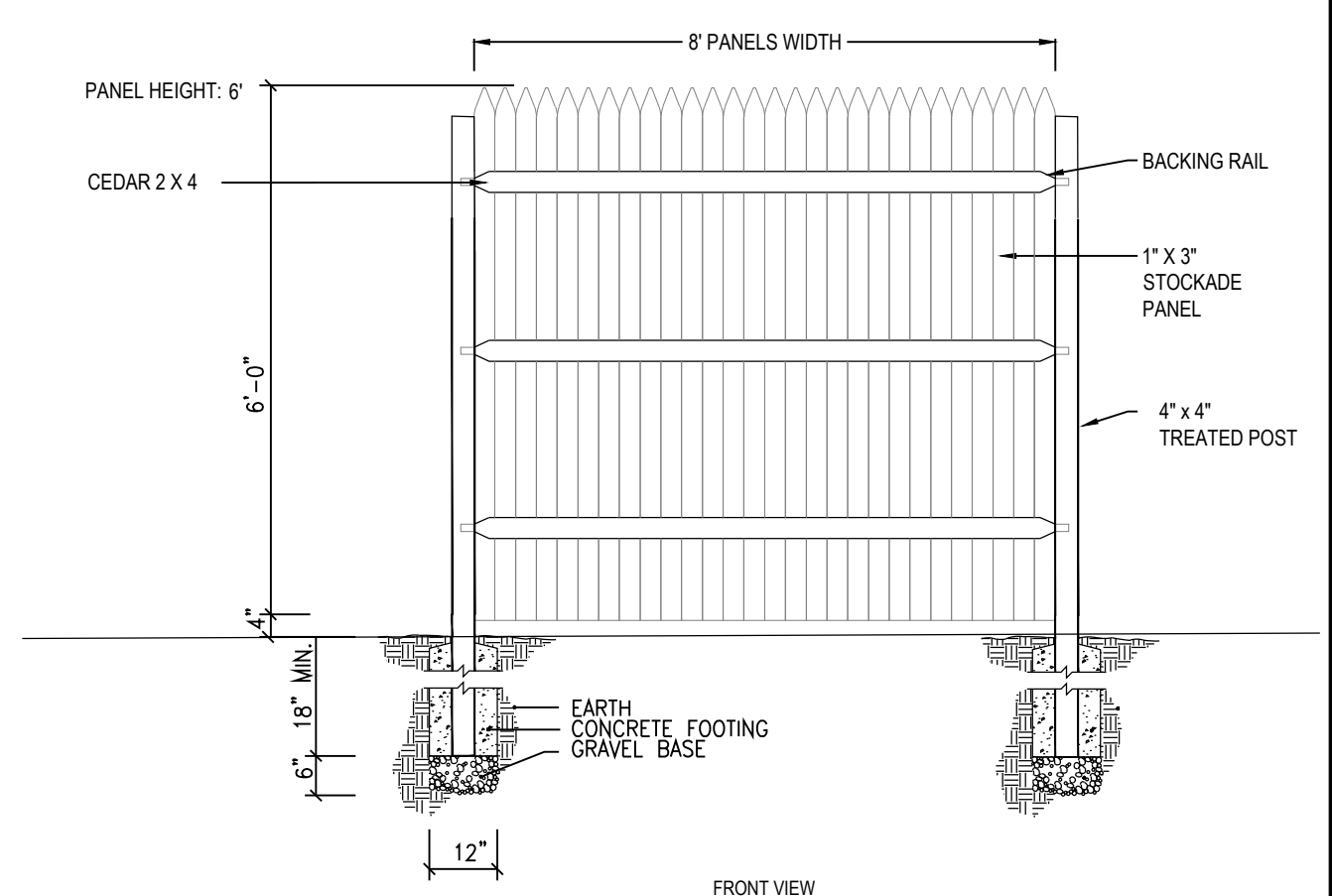
LANDSCAPE WATER USE	
WATER USE	DEDICATION REQUIREMENTS
High Water Use (>14 gals/sf annual use)	3,213 sq ft x 14 gals = 44,982 gal.
Medium Water Use (10-14 gals/sf annual use)	n/a
Low Water Use (<10 gals/sf annual use)	3,933 sq ft x 10gal = 39,330 gal.
No Permanent Irrigation	15,582 sq ft Native Grass
Total Water Use	84,312 gal



BIKE RACK
NTS



TRASH ENCLOSURES



(E) FENCING
 NTS

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

**WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC**
P.O. BOX 105
LASALLE CO 80645
PHONE 970-539-2656

DRAFT
ET
CHECKED

DATE _____

SCALE

$\tau = 30'$

PROJECT 1

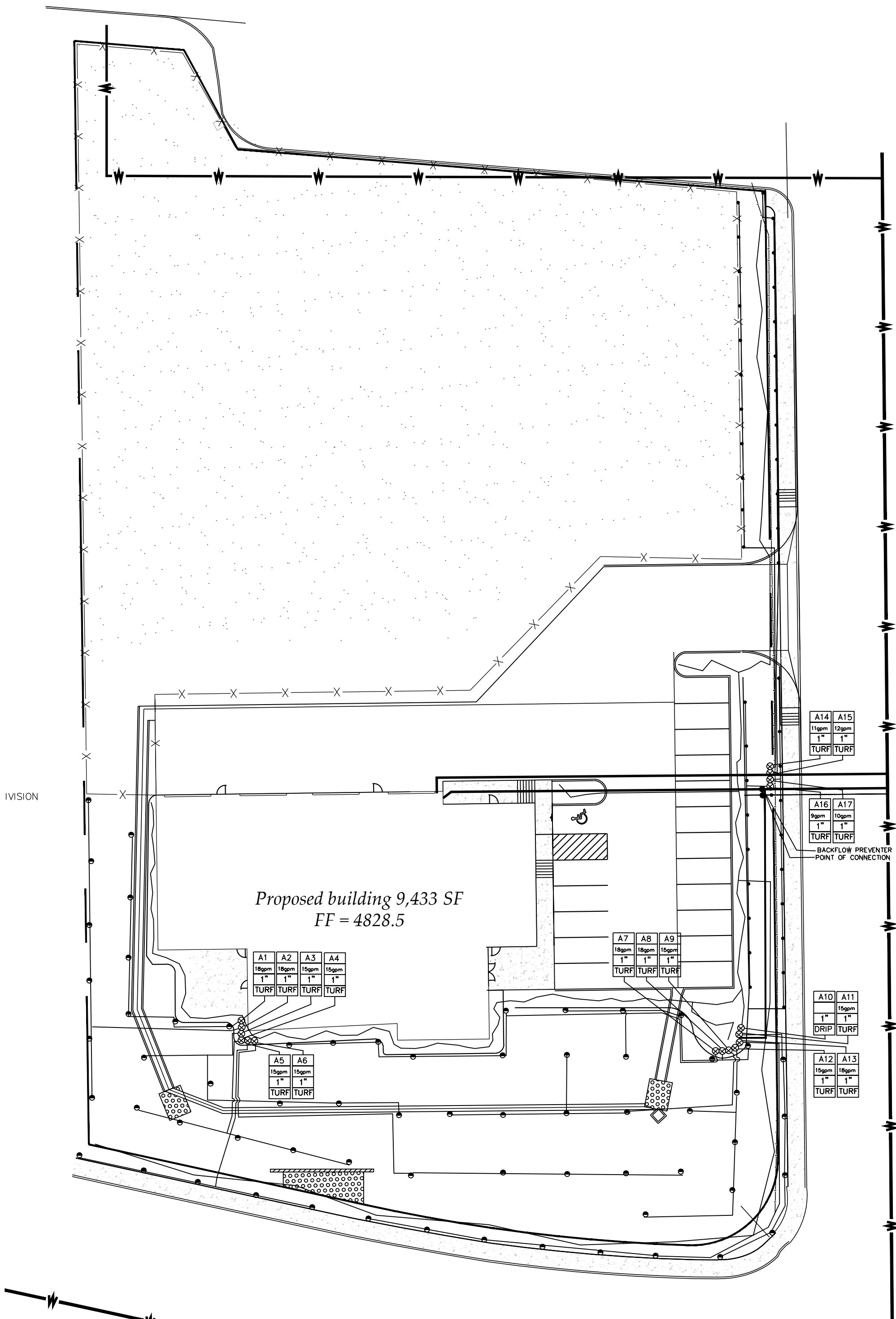
SHEET 1

LS1

CISNEROS LANDSCAPE PLAN

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±2.03 Acres (±88,841 sf)
USR2023-0003

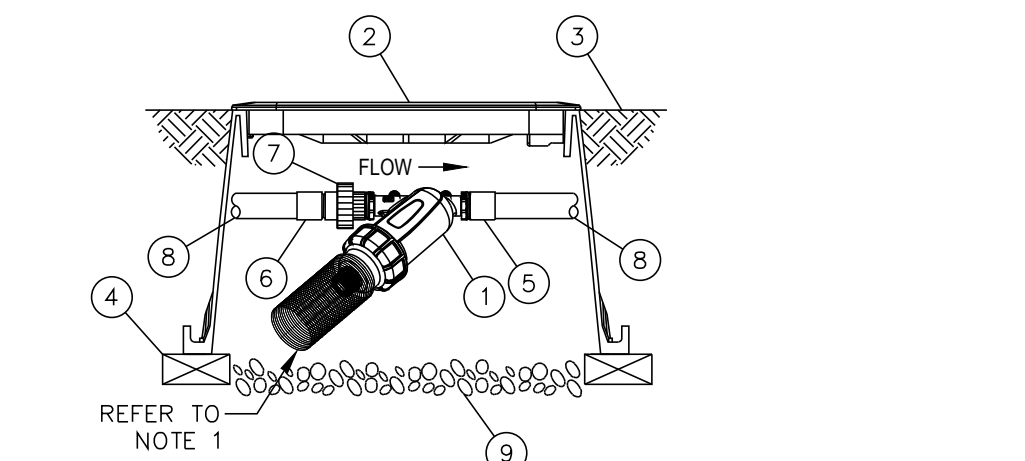


IRRIGATION PLAN

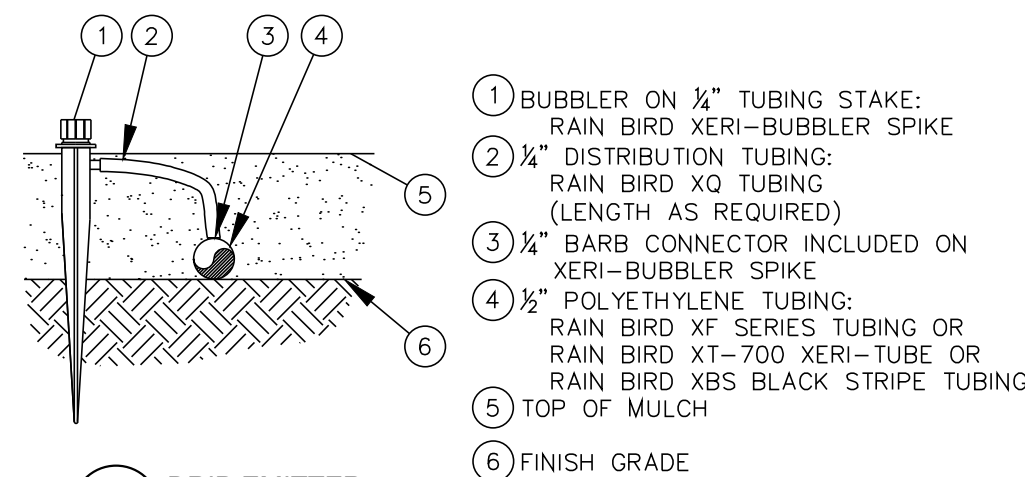
SCALE 1" = 30'

IRRIGATION LEGEND

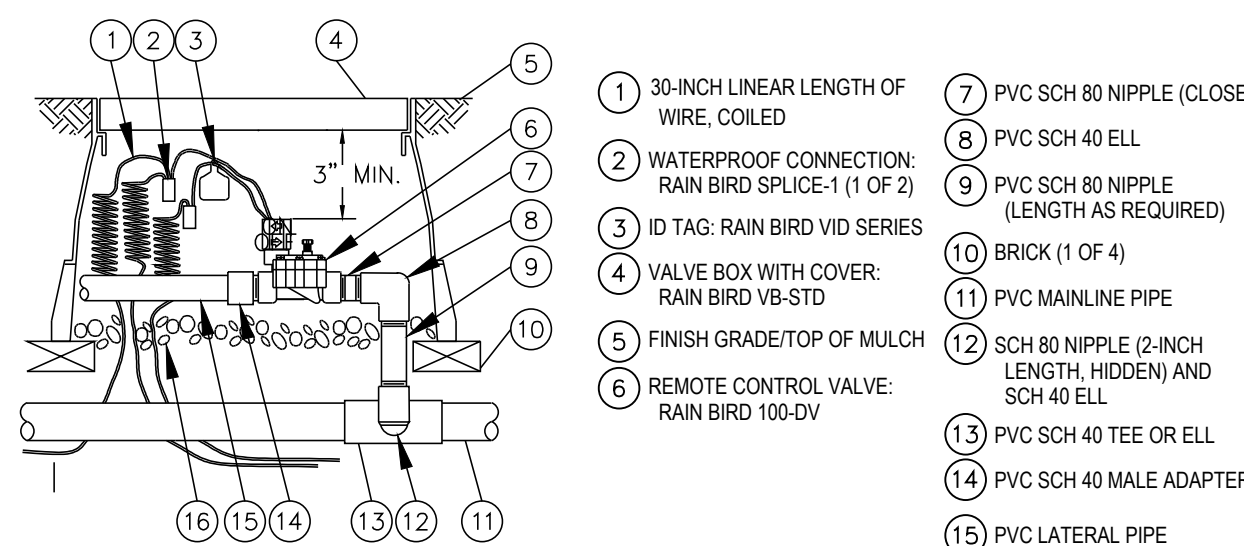
- POP-UP ROTATING SPRAY SPRINKLER: HUNTER PRS40-CV, W/MP3000 SERIES NOZZLE. ADJUSTABLE RADIUS: 20 TO 30 FEET
PRESSURE: 40PSI FLOW (GPM): 8-0.86 Y-1.82 A-3.64
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS
RAINBIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM
- FLUSH CAP ASSEMBLY
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT
POLYETHYLENE (3/4-INCH SIZE, ROUTING IS DIAGRAMMATIC)



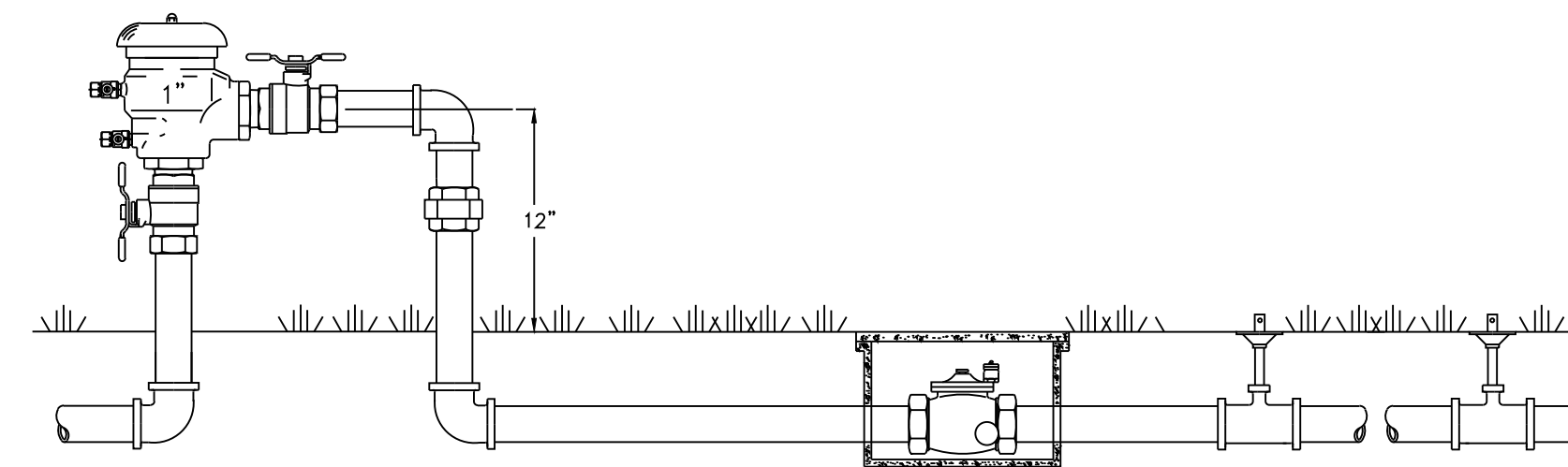
A DRIP LINE FILTER AND PRESSURE REDUCER
5505 (N.T.S.)



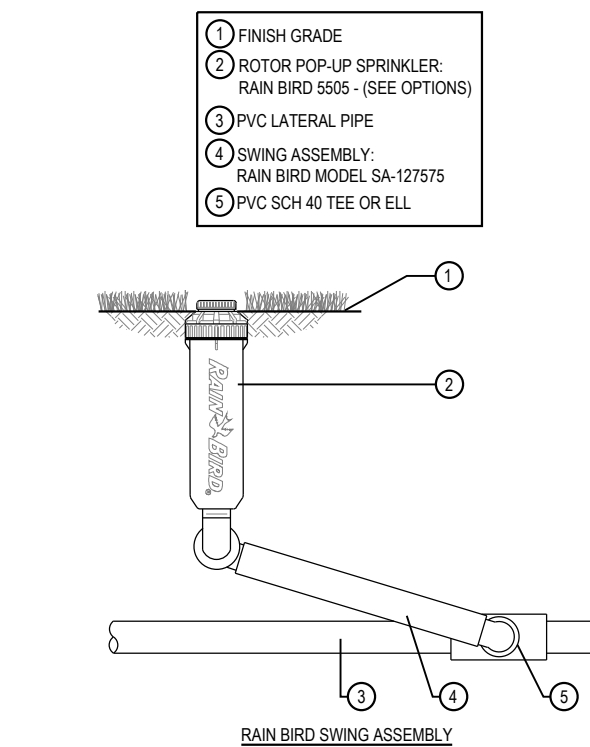
B DRIP EMITTER
5505 (N.T.S.)



C REMOTE CONTROL VALVE
5505 (N.T.S.)



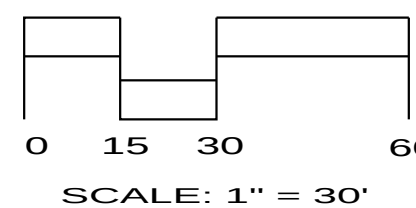
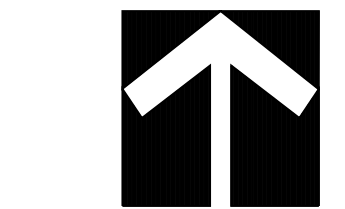
D ROTOR POP-UP SPRINKLER
5505 (N.T.S.)



E 1803 WITH SWING JOINT
5505 (N.T.S.)

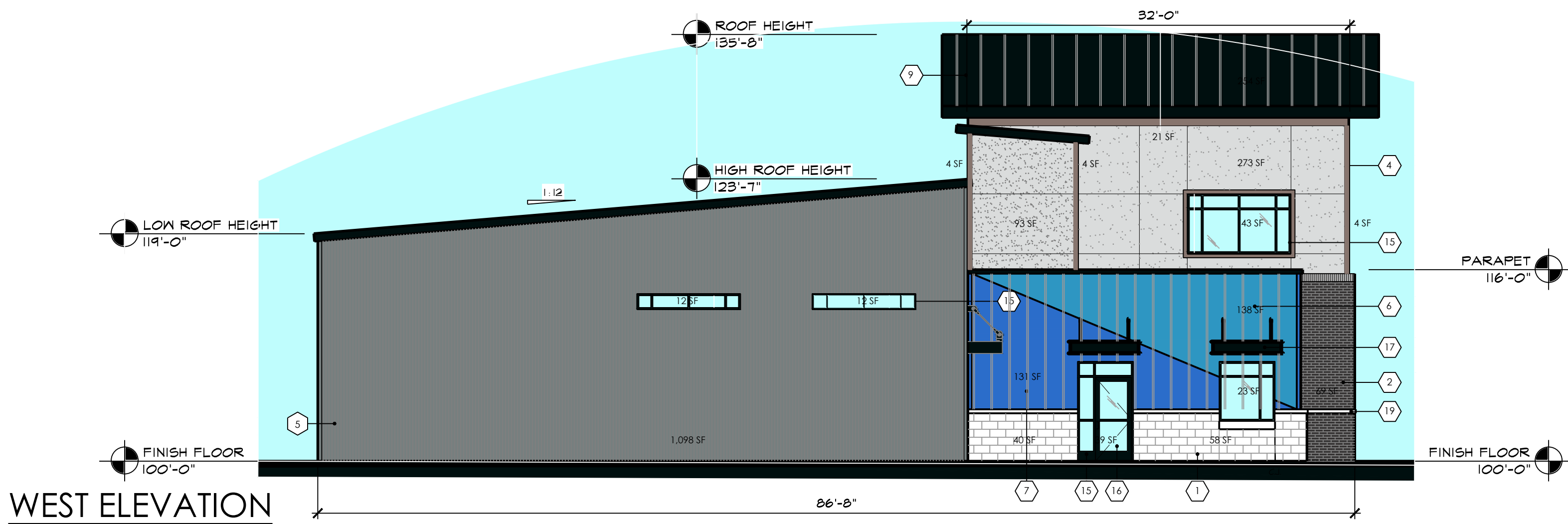
- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI. AT A MAXIMUM DISCHARGE OF 55 GPM AT THE IRRIGATION POINT OF CONNECTION 1 (POC1) AND A MINIMUM DYNAMIC PRESSURE OF 73 PSI AT A MAXIMUM DISCHARGE OF 88 GPM AT THE IRRIGATION POINT OF CONNECTION 2 (POC2) VERIFY PRESSURE AND GLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG)
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR DISCREPANCIES TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
- THE DRAWING OR DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED.
- ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN THE LANDSCAPED AREAS WHENEVER POSSIBLE.
- TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
- USE ONLY STANDARD TEE AND ELBOW FITTINGS. USE OF TEE FITTINGS IN THE BULL-NOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - SELECTED NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARC WHICH

- PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER-SPRAY FOR THE CONDITION. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARD-SCAPE CROSSING COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARD-SCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
 - INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
 - THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING. IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - INSTALL TWO #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
 - AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
 - THE WATER AND SEWER DEPARTMENT RESERVES THE RIGHT TO ENHANCE THE REQUIREMENTS OF THE CDPHE BASED ON CITY REQUIREMENTS.
 - WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUNCTION WITH FINISH GRADING OF GRASS SWALES. IF IRRIGATION INSTALLATION WILL LAG, SWALE SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED MEDIA LAYERS SHALL BE RESTORED. GEOTEXTILES AND EROSION CONTROL BLANKETS SHALL BE REPLACED OR PATCHED AND FINISH GRADES SHALL BE RESTORED TO THE DESIGNED SLOPES. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2 YEAR WATER SURFACE ELEVATION.



WERNISMAN ENGINEERING
AND LAND DEVELOPMENT LLC
P.O. BOX 105
LASALLE CO 80645
PHONE 970-539-2656

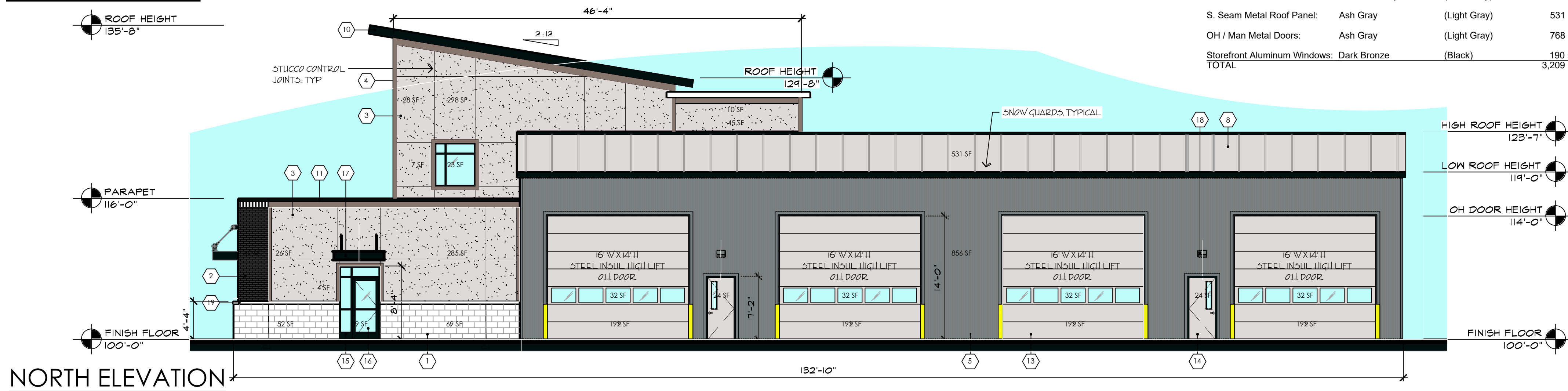
DRG
FMM
CHECKED
DATE
SCALE
1" = 30'
PROJECT
SHEET
LS2



WEST ELEVATION

WEST ELEVATION MATERIAL	COLOR	GEN. COLOR	SQ. FT.	PCT
Masonry Veneer:	Gray	(White)	98 sf	4%
Brick Veneer:	Carbondale	(Black)	69 sf	3%
Stucco:	Gull Gray	(Light Gray)	366 sf	15%
Stucco accent band:	Granite Gray	(Dark Gray)	33 sf	1%
Arch. Metal Wall Panel:	Charcoal Gray	(Dark Gray)	1,098 sf	46%
Arch. Metal Wall Panel:	Hawaiian Blue	(Light Blue)	138 sf	6%
Arch. Metal Wall Panel:	Cobalt Blue	(Dark Blue)	131 sf	6%
S. Seam Metal Roof Panel:	Ash Gray	(Light Gray)	100 sf	4%
S. Seam Metal Roof Panel:	Charcoal Gray	(Dark Gray)	254 sf	11%
Storefront Aluminum Windows:	Dark Bronze	(Black)	129 sf	4%
TOTAL			2,416 sf	100%

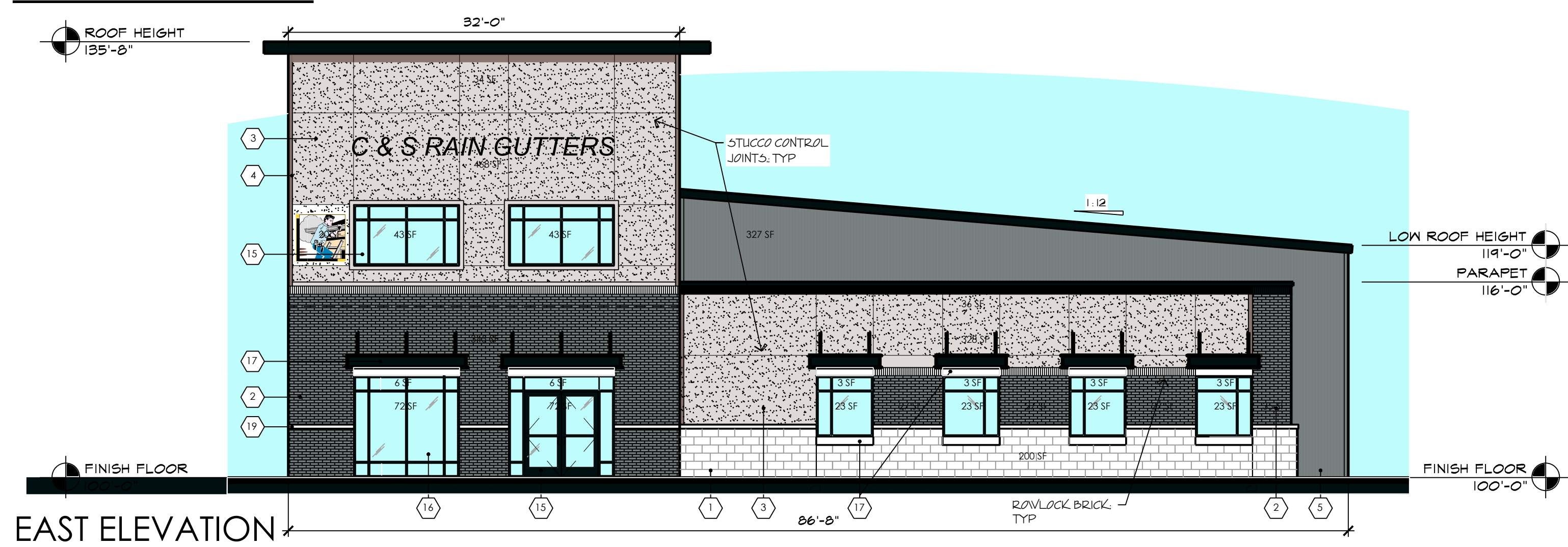
NORTH ELEVATION MATERIAL	COLOR	GEN. COLOR	SQ. FT.	PCT
Masonry Veneer:	Gray	(White)	121 sf	4%
Brick Veneer:	Carbondale	(Black)	40 sf	1%
Stucco:	Gull Gray	(Light Gray)	628 sf	19%
Stucco accent band:	Granite Gray	(Dark Gray)	75 sf	2%
Arch. Metal Wall Panel:	Charcoal Gray	(Dark Gray)	856 sf	27%
S. Seam Metal Roof Panel:	Ash Gray	(Light Gray)	531 sf	17%
OH / Man Metal Doors:	Ash Gray	(Light Gray)	768 sf	24%
Storefront Aluminum Windows:	Dark Bronze	(Black)	190 sf	6%
TOTAL			3,209 sf	100%



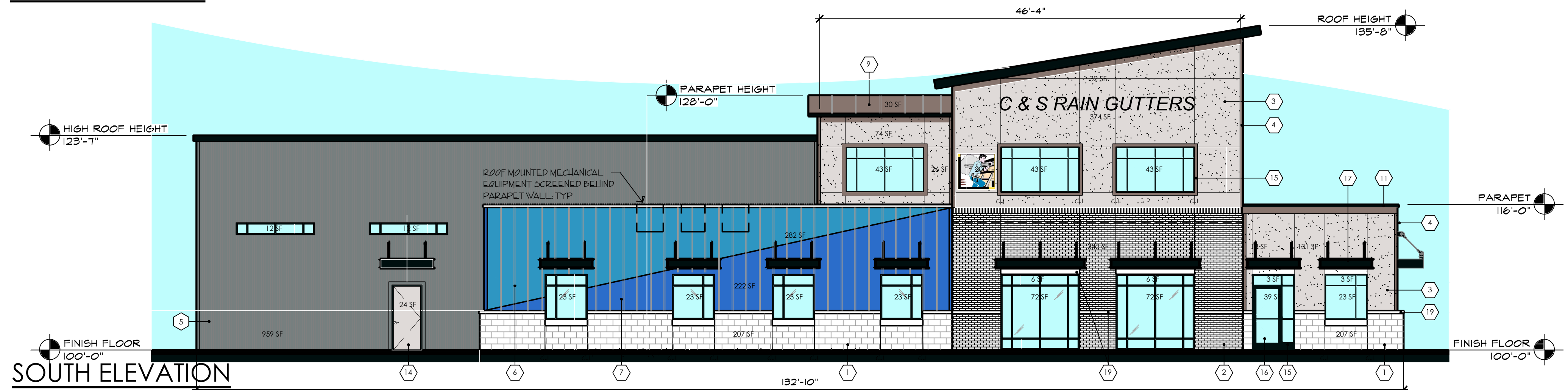
NORTH ELEVATION

EAST ELEVATION MATERIAL	COLOR	GEN. COLOR	SQ. FT.	PCT
Masonry Veneer:	Gray	(White)	224 sf	10%
Brick Veneer:	Carbondale	(Black)	461 sf	21%
Stucco:	Gull Gray	(Light Gray)	796 sf	36%
Stucco accent band:	Granite Gray	(Dark Gray)	90 sf	3%
Arch. Metal Wall Panel:	Charcoal Gray	(Dark Gray)	327 sf	15%
Storefront Aluminum Windows:	Dark Bronze	(Black)	322 sf	15%
TOTAL			2,220 sf	100%

TRANSPARENCY ELEVATION	BAND AREA	REQUIRED	PROVIDED
West Elevation:			
First Story:	520 sf	C: 40%	86 sf (62 %)
Second Story:	192 sf	C: 15%	43 sf (56 %)
North Elevation:			
First Story:	797 sf	C: 40%	167 sf (52 %)
Second Story:	278 sf	C: 15%	23 sf (21 %)
East Elevation:			
First Story:	520 sf	C: 40%	236 sf (113 %)
Second Story:	192 sf	C: 15%	86 sf (112 %)
South Elevation:			
First Story:	797 sf	C: 40%	322 sf (101 %)
Second Story:	278 sf	C: 15%	129 sf (116 %)



EAST ELEVATION



SOUTH ELEVATION

SOUTH ELEVATION MATERIAL	COLOR	GEN. COLOR	SQ. FT.	PCT
Masonry Veneer:	Gray	(White)	277 sf	8%
Brick Veneer:	Carbondale	(Black)	345 sf	11%
Stucco:	Gull Gray	(Light Gray)	579 sf	18%
Stucco accent band:	Granite Gray	(Dark Gray)	96 sf	3%
Arch. Metal Wall Panel:	Charcoal Gray	(Dark Gray)	959 sf	29%
Arch. Metal Wall Panel:	Hawaiian Blue	(Light Blue)	282 sf	8%
Arch. Metal Wall Panel:	Cobalt Blue	(Dark Blue)	222 sf	7%
S. Seam Metal Roof Panel:	Charcoal Gray	(Dark Gray)	30 sf	1%
Man Metal Doors:	Ash Gray	(Light Gray)	24 sf	1%
Storefront Aluminum Windows:	Dark Bronze	(Black)	451 sf	14%
TOTAL			3,265 sf	100%

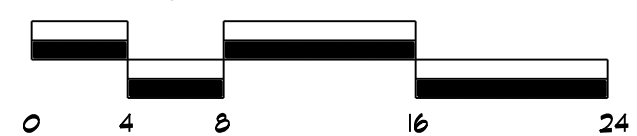
EXTERIOR FINISH SPECIFICATIONS

- MASONRY VENEER:** 4" x 8" X 16" INTEGRAL COLOR GROUND-FACE CMU BLOCK. BASALTITE PRODUCTS OR EQUIVALENT (COLOR: 530V2 (GRAY))
- BRICK VENEER:** 4" x 2" x 8" BRICK. GENERAL SHALE OR EQUIVALENT (COLOR: CARBONDALE)
- STUCCO PORTLAND CEMENT:** PORTLAND CEMENT STUCCO SYSTEM OVER 2" CONTINUOUS RIGID INSULATION. DRYVIT OR EQUIVALENT (COLOR: GULL GRAY IS BY DRYVIT)
- STUCCO PORTLAND CEMENT ACCENT BAND:** PORTLAND CEMENT STUCCO SYSTEM OVER 2" CONTINUOUS RIGID INSULATION. DRYVIT OR EQUIVALENT (COLOR: GRANITE GRAY 634A BY DRYVIT)
- METAL WALL PANEL:** 26 GA INSULATED PRE-FINISHED PBR VERTICAL METAL WALL PANELS BY BUILDING MANUF. (COLOR: CHARCOAL GRAY)
- METAL WALL PANEL:** 26 GA INSULATED PRE-FINISHED PBR VERTICAL METAL WALL PANELS BY BUILDING MANUF. (COLOR: HAWAIIAN BLUE)
- METAL WALL PANEL:** 26 GA INSULATED PRE-FINISHED PBR VERTICAL METAL WALL PANELS BY BUILDING MANUF. (COLOR: COBALT BLUE)
- METAL ROOF PANEL:** 26 GA PRE-FINISHED METAL ROOF PANELS BY BUILDING MANUF. (COLOR: ASH GRAY)
- METAL ROOF PANEL:** 26 GA PRE-FINISHED STANDING SEAM METAL ROOF PANELS BY BUILDING MANUF. (COLOR: CHARCOAL GRAY)
- METAL ROOF FASCIA / SOFFIT:** 26 GA PRE-FINISHED METAL FASCIA / SOFFIT PANELS BY BUILDING MANUF. (COLOR: CHARCOAL GRAY)
- METAL PARAPET WALL CAP:** 26 GA METAL PRE-FINISHED METAL PARAPET WALL CAP BY BUILDING MANUF. (COLOR: CHARCOAL GRAY)
- RAIN GUTTERS / DOWNSPOUTS:** 20 GA METAL PRE-FINISHED GUTTERS AND DOWNSPOUTS BY BUILDING MANUF. (COLOR: CHARCOAL GRAY)
- OH METAL DOORS:** PRE-FINISHED BY BUILDING MANUF. TO MATCH BUILDING (COLOR: ASH GRAY)
- HOLLOW METAL DOORS:** PAINTED TO MATCH BUILDING (COLOR: ASH GRAY)
- STOREFRONT ALUMINUM WINDOWS:** KAWNEER OR EQUIVALENT (COLOR: DARK BRONZE ANODIZED FINISH)
- WINDOW GLAZING:** OLDCASTLE OR EQUIVALENT (COLOR: CLEAR)
- METAL SUNSHADE CANOPY:** FABRICATED OFF-SITE. PAINTED (COLOR TO BE DETERMINED BY OWNER)
- DECORATIVE LIGHTING:** (COLOR TO BE DETERMINED BY OWNER)
- PRECAST CAP:** SEALED FINISH CAP AT MASONRY VENEER. OLDCASTLE PRECAST OR EQUIVALENT (COLOR: WHITE)

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"





RENDERING LOOKING NORTHWEST



RENDERING LOOKING NORTHEAST

HAZEL
ARCHITECTS
Loveland, Colorado
970.744.9672
Richard Hazel
rmhazel@comcast.net

Greeley, CO 80634



C & S MAIN GUINERS
INTERSECTION OF W 29TH STREET & 31ST AVENUE

MEET TITLE: BUILDING ENDERINGS

9.722

BUILDING PERMIT SET

PROJECT NO: 008.22

RENDER

NEIGHBORHOOD NOTIFICATION BOUNDARY MAP





Cisneros USR

USR2023-0003

Planning Commission

July 11, 2023

Caleb Jackson, AICP | Interim Chief Planner

Request & Site Background

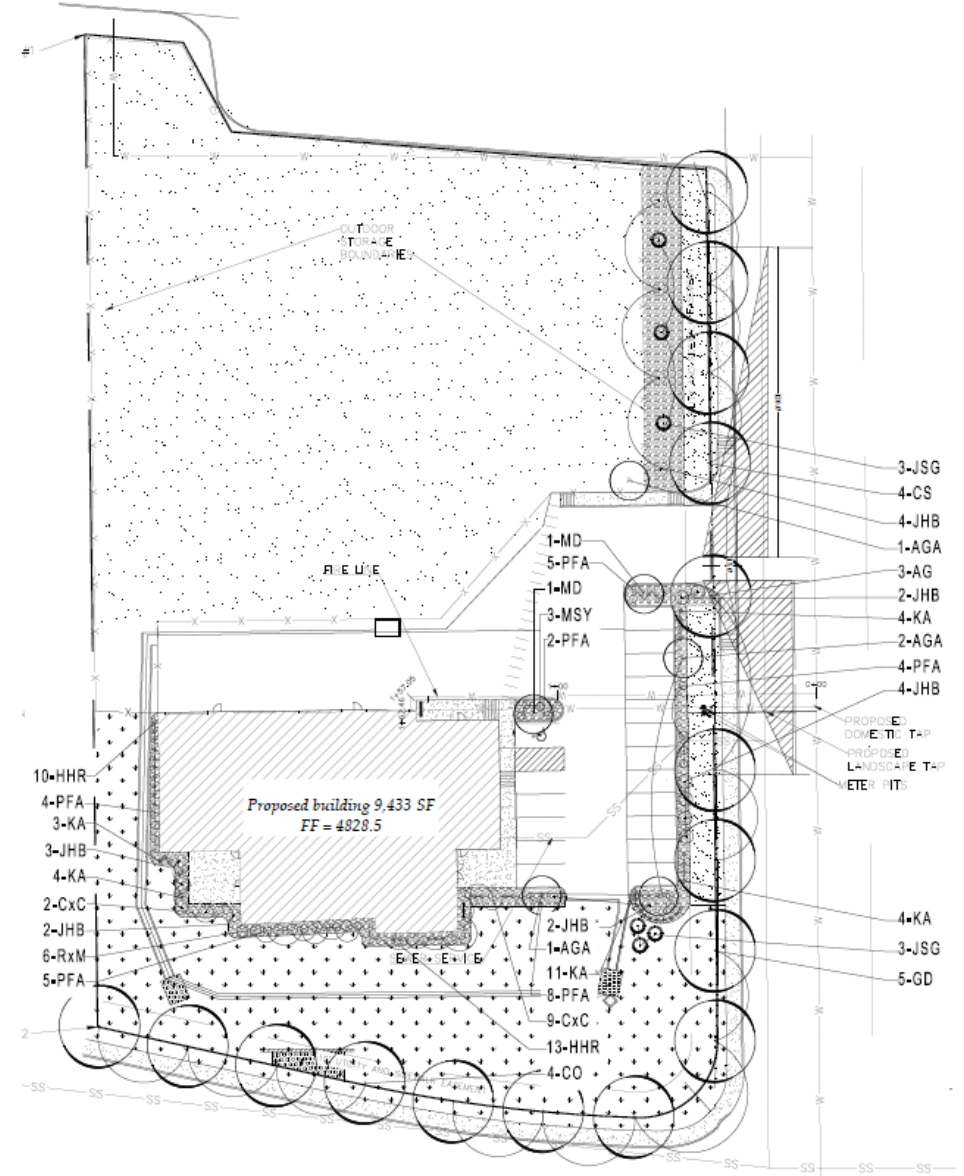
- Request:
 - USR for approximately two acres for office, personal services, warehouse, and outdoor storage
- Background:
 - Site annexed and zoned the equivalent of C-H in 1980
 - Rezoned to I-L in 2023
 - Remains undeveloped

Location



- Northwest corner of 31st Ave at 29th St
- Surrounding Zoning and Land Uses:
 - North: C-H | Commercial Condos
 - East: C-H | Auto Rental & Outdoor RV/Boat/Vehicle Storage
 - South: H-A | Undeveloped
 - West: I-L | Food Processing

SCALE 1" = 30'



Rendering



Considerations

Approval Criteria

- USR Criteria – 24-206.b
Eight Criteria Used to
Evaluate USR
Applications
- The proposed USR is
consistent with the criteria
as outlined in your
Summary

Notification

- 70 notice letters
- Sign posted on the
property
- Mineral notice completed
- No objection/support

Recommendation

- Complies with Section
24-206.b
- Staff recommends
approval

Motions

Recommended (Approval)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore approves the Use by Special Review.

Alternative (Denial)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for office, personal services, warehouse, and outdoor storage on approximately two acres of land zoned I-L (Industrial Low Intensity) located at the northwest corner of 31st Avenue at 29th Street is not consistent with the Development Code criteria of Section 24-206.b (Items 1-8) and therefore denies the Use by Special Review.

Review Criteria



USR Review Criteria – Section 24-206.b

1)	All criteria for site plan review in Section 24-207 are met. <i>The proposal satisfies the requirements of Section 24-207. The applicant addressed all staff comments and included all required materials to satisfy the criteria for a Site Plan Review.</i>
2)	The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan. <i>The proposal is consistent with the I-L zone and compatible with adjacent zones.</i> <i>Land Use Guidance Map - Employment, Industrial, and Commercial Area.</i> <i>Objective GC-1.2 Form of Growth – compact urban form over sprawl or leap-frog development.</i> <i>Objective GC-4.3 Infill Compatibility – compatible site design and building architecture.</i> <i>Objective TM-3.2 Supportive Development – accommodate pedestrian and bicycle travel.</i>
3)	Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use. <i>Complies with Greeley Development Code standards, outdoor storage screening.</i>

Review Criteria



USR Review Criteria – Section 24-206.b

- | | |
|----|--|
| 4) | <p>Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.</p> <ul style="list-style-type: none"><i>The operating characteristics, visible and audible impacts, traffic, and use intensity are compatible with the existing industrial and commercial uses in the area.</i> |
| 5) | <p>The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.</p> <ul style="list-style-type: none"><i>The site is physically suitable for the proposed use and does not require site-specific conditions to achieve appropriateness at this location. The standards within the Development Code provide adequate conditions for the proposed use at the subject site.</i> |

Review Criteria



USR Review Criteria – Section 24-206.b

6)	Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit. <i>The proposed use is compatible with the area and does not require duration limits. Outdoor storage screening will be required prior to receiving a Certificate of Occupancy and can be maintained with routine compliance procedures.</i>
7)	The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area. <i>The proposed use supports the long-range plans for the area to continue developing into an employment, industrial, and commercial area. The proposal is consistent and compatible with the area's character and existing industrial and commercial uses in the area.</i>
8)	The recommendations of professional staff or other technical reviews associated with the application. <i>Staff and the Administrative Review Team recommend approval of the application.</i>

Planning Commission Workshop Agenda Summary

July 11, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

At Home in Greeley: Housing Needs Assessment presentation by Andy Pfister and Richa Singh of Development Strategies

Summary:

The City hired Development Strategies (DS) to complete the city-wide Housing Needs Assessment and Subarea Plan project, funded by a grant from the Department of Local Affairs. The first part of this two-part project is the Housing Needs Assessment, recently completed by DS. The Assessment provides statistics and analysis of the housing needs in Greeley at all price points and specifically indicates the significant need for housing at all levels, with an estimated 20-year need for 19,410 additional units, including for-sale and for-rent.

The second part of this two-part project is the Subarea Plan, which is in progress and will be brought to the Planning Commission for a public hearing in September.

The overall goal of this project is to incentivize development of housing that is affordable for Greeley residents. As part of the grant, the City is required to incentivize housing that is affordable to residents with below median incomes. Staff is proposing the incentive be provided by offering parking reductions tied to affordability.

This item is informational, and no action is needed by the Planning Commission.

Attachments:

At Home in Greeley: Housing Needs Assessment

At Home in Greeley: Housing Needs Assessment Presentation Slides



COLORADO
Department of Local Affairs

City of
Greeley
Colorado

At Home in Greeley: Housing Needs Assessment

Greeley, Colorado

Prepared for
The City of Greeley
June 2023



DEVELOPMENT STRATEGIES



Steering Committee

Jeff Carlson

Chief Executive Officer, Weld Trust

Christopher Carpio

Engineering Manager, Leprino Foods Company

Olivia Egen

Public Health Initiatives Supervisor and Healthy Eating & Active Living Coordinator, Weld County Department of Public Health & Environment

Michelle Francies

Public Health Communication Specialist II and Housing & Land Use Coordinator, Weld County Department of Public Health & Environment

Jodi Hartmann

Executive Director, High Plains Housing Development Corporation

Jaime Henning

President & CEO, Greeley Area Chamber of Commerce

Nathan Kinney

Senior Director of Strategy & Planning Program, Banner Health

Tonya (TJ) Jenkins

Mortgage Loan Originator, Home Team Lending

Julie Jensen

Chief Executive Officer, Greeley Area Realtor Association

Marilyn Schock

President, UCHealth Greeley Hospital

Kelly Schramm

Executive Officer, The Home Builders Association of Northern Colorado

Shawn Walcott

Director of Household Stability, United Way of Weld County

Melissa Wheeler

Land Project Manager, Baessler Homes

Cheri Witt-Brown

Executive Director, Greeley-Weld County Habitat for Humanity

Tom Teixeira

Greeley-Weld Housing Authority

Project Sponsors

City of Greeley

Colorado Department of Local Affairs



Client Team

CITY OF GREELEY

Elizabeth (Betsy) Kellums
Planner III - Historic Preservation

Becky Safarik
Interim Community Development Director (Retired)

Sherry Albertson-Clark
Planning Consultant

Nelvis Alvarez
Public Engagement Manager

Caleb Jackson
Planner III

Juliana Kitten
Assistant City Manager

Winna MacLaren
Director of Communication and Engagement

Paulina Somosa Avalos
Planner I

Don Threewitt
Interim Community Development Director

Ben Snow
Director of Economic Health and Housing

Consultant Team

DEVELOPMENT STRATEGIES

Matt Wetli, Principal

Andy Pfister, Principal

Richa Singh, Project Manager, Housing Needs Assessment

Anu Samarajiva, Project Manager, Subarea Plan

Jenny Connelly-Bowen, Project Manager

Anjali Katare, Research & Housing Analyst

Carolyn Flesaker, Research Analyst

Liam Flood, Market Analyst

Megan Hinrichsen, Art Director

CULTURE JOURNEY

Jose (Pepe) Torres, Founder & CEO

Libet Ojeda, Community Outreach Director

Jorge Torres, Translator and Interpreter

Nuria Telles, Translator and Interpreter

WORKSHOPS

C. Joseph Vigil IV, AIA, Founding Partner and Architect

V. Brandy LeMae, LEED AP, CEO and Creative Director

Image credits: Development Strategies, unless otherwise specified

This project is funded in part by a grant from the Colorado Department of Local Affairs.



Sinaloa

F-150



CONTENTS

1

PAGE 6

EXECUTIVE SUMMARY

2

10

INTRODUCTION

3

16

HOUSING NEEDS ASSESSMENT

A

42

APPENDIX

Executive Summary

The City of Greeley wanted a Housing Needs Assessment to document what types of housing are needed in the community to give residents more housing options, while continuing to support growth. This document shows substantial demand for housing across all price points, with particular need for affordable housing.

Study Purpose

At Home in Greeley is a Housing Needs Assessment and Subarea Plan funded, in part, by a grant from the Colorado Department of Local Affairs (DOLA). The focus of this document is the Housing Needs Assessment, which provides detailed analysis about what housing types, sizes, price points, and locations are needed in Greeley to meet current and future demand. The City of Greeley will use this information to plan and invest in housing for all Greeley residents. The City will also consider policies that will encourage appropriate developments and will share the results with partners so they can also use the information.

Key Housing Trends

Greeley's housing market is competitive

Existing home prices nearly tripled in Greeley over the past decade and prices for new and existing homes increased by 29 percent over the past three years. Rents for multi-family units are also rising rapidly, while vacancy rates are at historic lows.

There is a [very low inventory of available homes for sale](#). In Greeley, there is just one month of supply—according to local Realtors, six months of supply is needed for a “healthy market” that allows for modest home value appreciation and adequate household mobility within and into housing markets. Greeley's low inventory (which mirrors that of the nation overall) is creating pent-up demand (especially for first-time homebuyers), and also leads to bidding wars between buyers, further raising prices.

It is also currently [difficult to develop new housing that is attainable to moderate-income households](#) without some level of financial support or incentives. This is driven, in large part, by national trends and supply shortages that caused escalating material prices and construction delays, and labor shortages only add to this trend. Local infrastructure development needs also add to housing costs of new housing in greenfield areas.

The city's population is changing

The city experienced strong growth in the Early Workforce (those aged 25 to 34) and Older Adults (those aged above 65) groups. Greeley captured nearly a third of the County's growth in the Early Workforce group.

It is projected that the [Early Workforce and Empty Nesters \(aged 50 to 64\) groups in the city will decline in the next 5 years](#). This is a challenge experienced by many high-growth communities where households are unable to afford housing in the city.

[The Older Adults group \(those aged 65 years or more\) is, by far, the fastest-growing age group in](#)

Key Terms

Housing Cost Burden

Households are considered to be cost-burdened if they spend more than 30 percent of their income on housing and severely cost-burdened if they spend more than 50 percent of their income on housing.

Housing Instability

Housing instability encompasses a number of challenges, such as having trouble paying rent, overcrowding, moving frequently, or spending the bulk of household income on housing.

Note: Please refer to the Appendix for definitions of additional key terms used in this report.

[Greeley](#). As Greeley's older adults age into new life stages, their housing needs will change. Some may want to make accessibility improvements to their current homes, some may want to downsize, some may want to live with or closer to younger family members, and some may want to live in communities that offer medical support on-site.

Many residents struggle to make housing payments

[Eighty-five percent \(85 percent\) of all households living in Greeley today cannot afford the current median sale price of a new home \(\\$481k\) in the city.](#)

[Thirty-seven percent \(37 percent\) of all households in the city are paying more than 30 percent of their household income toward housing costs](#), making them cost-burdened. It is even more challenging for renter households: 52 percent are cost-burdened.

Key Terms

Housing Choice Vouchers (HCVs)

HUD's major tenant-based rental assistance program, Section 8 Housing Choice Vouchers allow low-income households to receive rental assistance in a home of their choice.

Housing Choice Voucher tenants pay 30 percent of their monthly income for rent and the federal government pays the landlord the remainder through a local housing authority.

Note: Please refer to the Appendix for definitions of additional key terms used in this report.

Housing cost burden is an important measure because cost-burdened households frequently struggle to make ends meet on a monthly basis and may not have the resources to cover an unexpected expense, such as car repairs or medical bills. This vulnerability can put families at risk of homelessness, or cause them to move frequently in a manner that disrupts stable employment, harms school attendance, and creates chronic stress.

Helping households mitigate housing instability can allow them to thrive in other areas of their life, including through active participation in the workforce.

Impacts from Out-of-State property owners

About 40 percent of apartment properties are owned by out-of-state companies. While many

are reputable and maintain their properties well, others are driven, in part, by a motivation to maximize financial returns over properly maintaining a unit.

Many investors want to maximize value and operating efficiency, so they [increase rents or stop accepting Housing Choice Vouchers \(HCVs\)](#). These are all trends that impact affordability and may lead to decreasing supply of naturally occurring affordable housing.

The northeast quadrant of the city presents the greatest opportunity for reinvestment

While the northeast quadrant of the city is diverse with a high population density, it [faces many challenges such as lower home values than other areas of the city and a relatively high share of vacant housing units](#). The Hispanic/Latino/Latinx community is disproportionately impacted by these challenges. These neighborhoods represent a high need area of the city, but also offer potential for reinvestment in housing that meets community needs.

The Subarea Plan focuses on identifying unique housing opportunities in the 10th Street corridor of the city, between 23rd and 30th avenues. This plan will illustrate how different types of housing could be designed to fit within the neighborhood, with a priority to focus on affordable housing types first.

Demand Summary

The market analysis applies a combination of methods to project housing demand in Greeley for the next two decades. It measures demand across all incomes, housing types and price points. Demand calculations for this assessment considered the following:

- Pent-up or current demand by unmet needs and imbalances in the market today,
- Growth projections, factoring in historic growth, as well as county and state-wide trends,
- County-wide migration patterns,
- Housing preferences for different population groups, and
- Needs and opportunities in all affordability categories.

A key outcome of the demand analysis is the creation of a development program that details future demand for rental and for-sale housing products by types and price points.

The Big Picture

This study concludes that [there is demand for approximately 19,400 units of housing over the next 20 years](#), or an average of 970 units per year. This [demand spans the entire spectrum of affordability](#), including housing needs for low-income households, middle-income, and high-income households. The graphic on the following page illustrates projected housing needs across the affordability spectrum.

Key Conclusions

The following statements summarize key conclusions from the demand analysis:

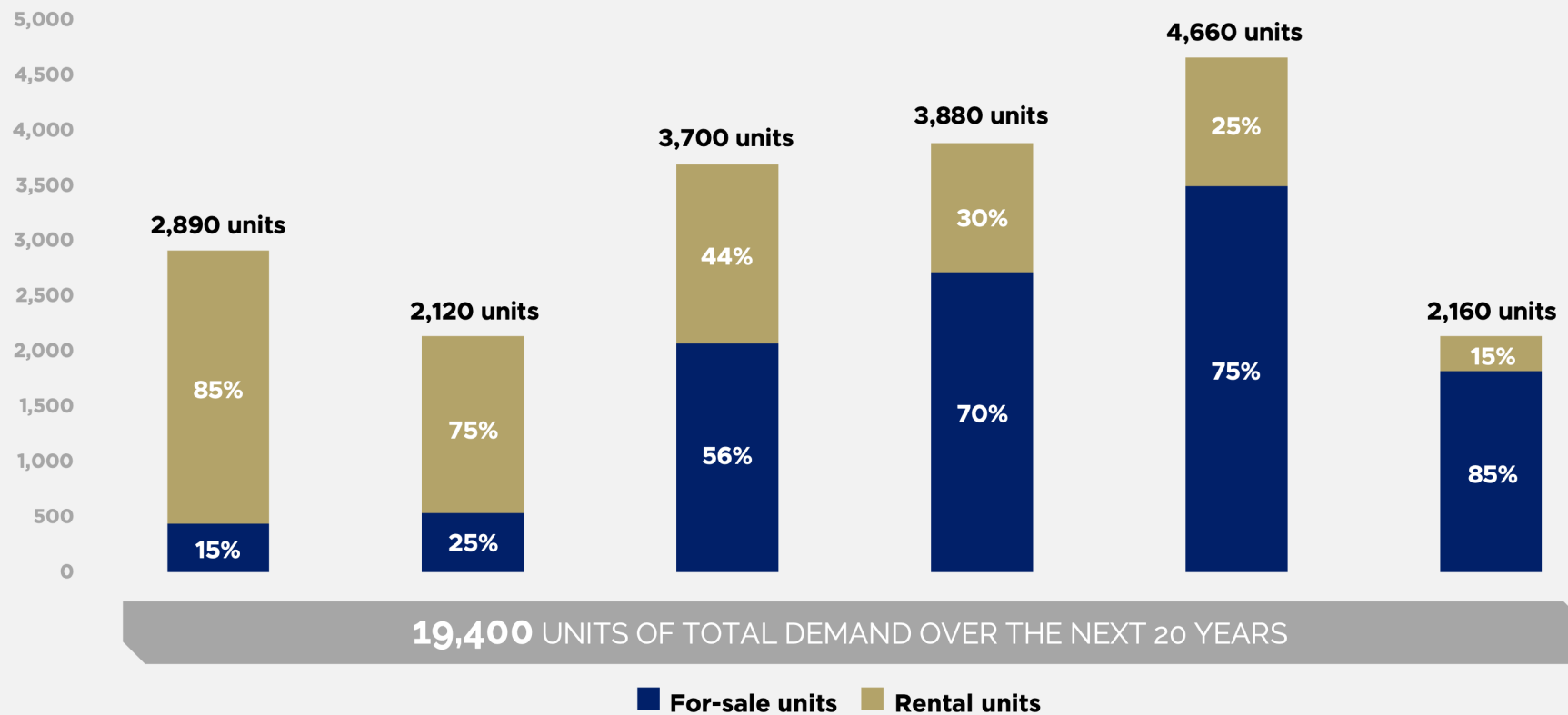
- [Housing is needed in Greeley across the affordability spectrum](#) and adding housing units of any type or affordability level will help the overall market.
- [Nearly half of the housing demand is for units at or below 80 percent of AMI \(or households earning at or below \\$69,250\)](#), which are very difficult to develop without gap funding or incentives. Many households try to find affordable/attainable housing units on the open market, and the market pressures today make it more challenging. Households may end up being cost-burdened, choose a unit with condition challenges, or “double-up” with family members or acquaintances.
- [Weld County is experiencing a significant influx of people from other parts of Colorado and the U.S.](#) For the period of 2016 to 2021, more than 10,000 households moved to Weld County from other Colorado counties. Some of the factors contributing to this trend include its proximity to Denver and other major cities in Colorado, its strong job market, and relatively

affordable cost of living compared to other parts of the state. This trend is projected to continue and will drive demand for housing in the future.

- Greeley captured a significant share of the county's population growth over the past decade and has the potential to continue to do so in the future. The city needs a broader diversity of housing to support this growth in an equitable way. [Meeting housing demands will help balance the market, provide more attainable housing choices, support continued growth, and promote a housing market that provides more choices for all residents.](#)

20-Year Demand Projection

	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	HIGH INCOME	
	< 30% AMI	30% - 50% AMI	50% - 80% AMI	80% - 120% AMI	120% - 200% AMI	> 200% AMI
Household Income	< \$26K/YR	\$26K - \$43K /YR	\$43K - \$69K /YR	\$69K - \$108K /YR	\$108K - \$179K /YR	> \$179K/YR
Affordable Home Price	< \$60K	\$60K - \$110K	\$110K - \$175K	\$175K - \$320K	\$320K - \$540K	> \$540K
Affordable Rent	< \$650	\$650 - \$1,100	\$1,100 - \$1,700	\$1,700 - \$2,700	\$2,700 - \$4,500	> \$4,500
Share of total demand	15%	11%	19%	20%	24%	11%







2

Introduction

Why Conduct a Housing Needs Assessment?

The City of Greeley received a grant from the Colorado Department of Local Affairs (DOLA) in late 2022 to conduct a Housing Needs Assessment and Subarea Plan, with a focus on affordable housing. The City pursued the grant because it recognized that housing was becoming less attainable in the community for a wide range of residents and they wanted to identify areas of the city where the development process could be incentivized to bring much-needed affordable housing to the market.

The project has two parts:

- A Housing Needs Assessment (HNA) to see the demand for all housing types in the city, focusing on affordable housing.
- A Subarea Plan to show how different types of housing could be designed to fit within the community, with a priority to focus on affordable housing types first.

The focus of this document is the HNA and the Subarea Plan will be a separate document to be completed in the next phase of the project.

Why study housing in Greeley?

Housing touches everything and everyone in a community. Studies show a link between stable housing and positive lifelong outcomes for children, and that safe and affordable housing impacts an area's traffic, commuting, and quality of life (Enterprise Community Partners, "Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base"). Housing challenges affect people with lower incomes,



older adults (Primerica, 2023), people of color, and individuals with disabilities more. Upscale, mixed-use housing is also important to attract top talent in the workforce. As Greeley grows rapidly, it is essential to know what type of housing the community will need.

What will the City of Greeley do with this study?

The City of Greeley will use this information to plan and invest in housing for all Greeley residents. The City will also consider policies that will encourage appropriate developments. Finally, the City will



share the results with partners so they can also use the information and recommendations.

Process & Involvement

The Housing Needs Assessment (HNA) followed a five-phase process (refer to pages 14 and 15), allowing the consultant team to engage in an iterative dialogue with the community. These phases included Kickoff, Understand, Analyze, Refine, and Align & Report. Each phase brought the process closer to a clear understanding of housing needs, opportunities, and challenges in the community.

While some aspects of housing studies are highly technical and data-driven, it is just as important to capture and understand community experiences of the housing market. Additionally, it is impossible to identify strategies best-suited to meet local housing needs without input from community members regarding local values, capacities,

barriers, and priorities.

The HNA process blended technical analysis with several community engagement methods that, together, helped paint a complete picture of housing needs and priorities. Community engagement activities were core parts of the study. They contributed:

- Local expertise on market dynamics;
- Insight into personal experiences navigating housing market challenges; and,
- Information about the local housing ecosystem (i.e., capacity and interest in advancing possible housing activities).

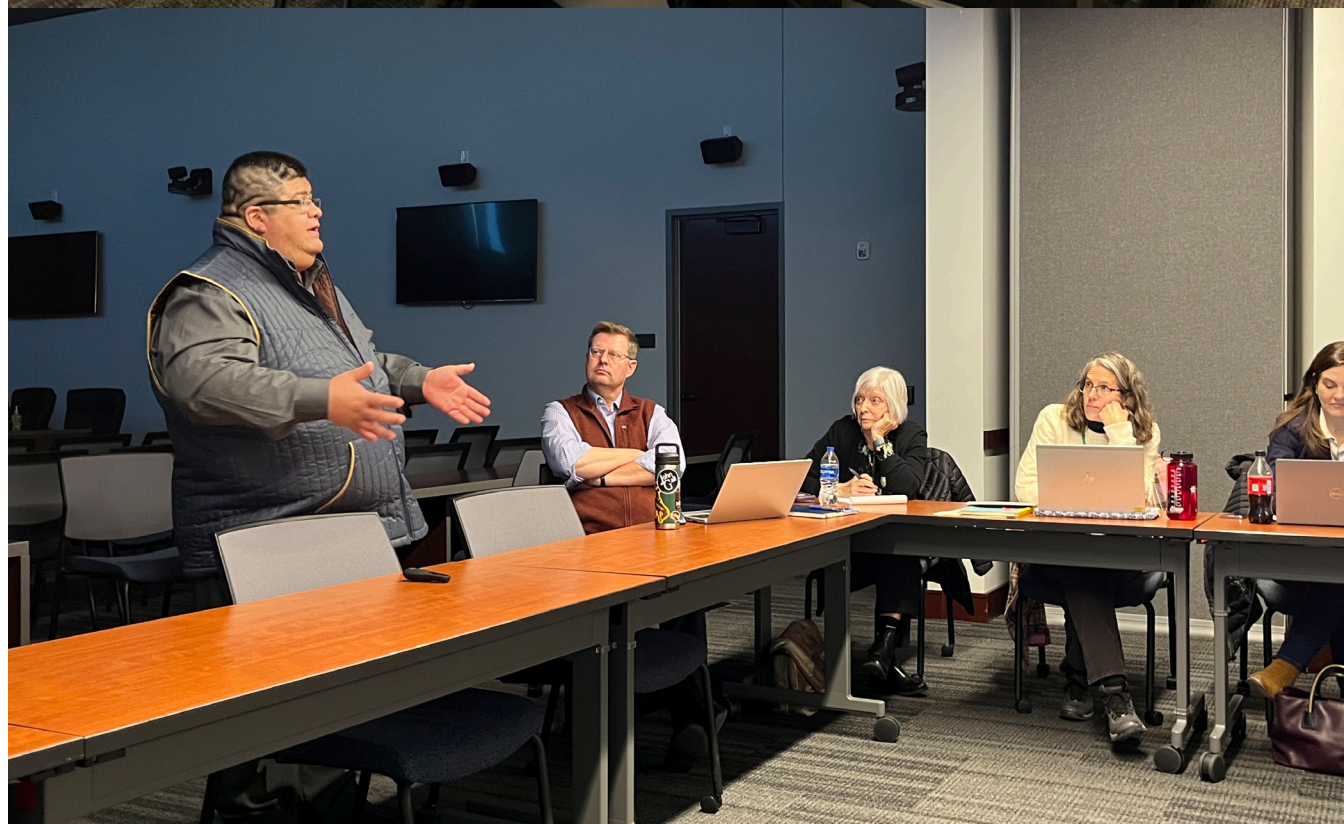
The consulting team employed the following four methods to access the diversity of perspectives and experience present in the community.

Steering Committee Work Sessions

The consulting team worked closely with a City of Greeley-appointed Steering Committee. This 14-member committee represented a broad cross-section of the Greeley community and brought expertise in housing development, real estate, advocacy, social services, education, finance, and economic development. This group provided critical feedback throughout the process and is well-positioned to identify opportunities for collaboration as next steps are implemented.

Stakeholder Roundtables

The consulting team held a series of community stakeholder conversations to learn from community members who live and work in the Greeley region about the area's housing



challenges and opportunities. These discussions involved approximately 25 individuals representing a range of perspectives, including real estate agents, major employers, housing developers, small businesses, social services, education, public health, economic development professionals, City representatives, and nonprofits. Stakeholder roundtables shed light on Greeley's unique housing dynamics and added depth to the data analysis.

Spanish-Speaking and Immigrant Community Outreach

Through the work of Culture Journey, an expert community engagement firm specializing in outreach among Spanish-speaking communities, the consulting team talked with local Hispanic/Latino/Latinx and immigrant residents and business owners to learn more about their experience of housing in the Greeley community. These insights and perspectives were incorporated into the analysis.

Community Survey

The consulting team created a survey that invited community input on their housing experiences and priorities. The survey was made available online (in English and Spanish) and received more than 290 responses. Data from the survey provides invaluable insight into the housing preferences and challenges of Greeley's population.

Key updates and deliverables were also regularly posted on the City's webpage, keeping the community up-to-date with project progress.

Project Phases

Step 1: Project Kickoff

The project kicked off with a work session among the client team, Steering Committee, and consultant team and an area tour. It also included focused community outreach with older persons, people with disabilities, representatives of the local business community, and leaders in the Spanish-speaking and immigrant communities, as well as roundtable discussions with local housing experts.

Step 2: Understand

The Understand phase focused on gaining an in-depth understanding of Greeley's current socioeconomic and housing conditions using both quantitative and qualitative data. This involved review of existing studies and plans, analysis of demographic trends, and analysis of housing supply including housing age, typology, and tenure. As part of this phase, we also utilized national as well as regional trends to inform the housing needs assessment for Greeley.

Step 3: Analyze

The Analyze phase used real estate market analysis to project future housing demand for Greeley. It also laid the groundwork for the At Home in Greeley Subarea Plan to explore opportunities for housing reinvestment and new development that will meet community needs.

Step 4: Refine

During the Refine phase, the consulting team took

feedback and discussion from all the previous phases to refine initial design alternatives for the Subarea Plan into a single preferred approach. This report and its findings were delivered to the City of Greeley.

Step 5: Align & Report

Following receipt of comments and feedback from the client team, the consulting team made revision and delivered the final report to the City of Greeley, presented findings to the Planning Commission and City Council, and held a public open house.

Housing Needs Assessment

Subarea Plan







3

Housing Needs Assessment

The Context for Housing in Greeley

National Trends

National trends set an important context for understanding Greeley's housing needs.

Impacts from COVID-19

American households continue to navigate the long-term economic consequences of the COVID-19 pandemic three years after its initial onset. Certain disparities widened between homeowners and renters—home equity rose substantially in the past two years, while rent increases outpaced both inflation and wage growth. Consequently, millions of households are still behind on their housing payments and could face eviction or foreclosure as pandemic-era interventions end.

Households throughout the nation face a number of housing-related challenges. Housing costs increased substantially after 2020, particularly in growing metros; according to Zillow, the average market rent increased 25 percent (or nearly \$400) since 2019, while Americans' median household income rose just 5.4 percent (Esri, 2022).

While the policies enacted in the wake of the pandemic, such as eviction and mortgage moratoria, improved financial wellbeing for American households, the pandemic brought to the forefront growing economic inequities—temporarily alleviated by policy responses, though now compounded by rapid inflation.

The expiration of pandemic-era policies has created new economic challenges, and households are increasingly likely to face housing insecurity, unpaid bills, and mounting debt (Primerica, 2023).

Rising Construction Costs

Construction costs rose by 8.5 percent between November 2021 and November 2022, with a 31.4 percent increase in the last five years, which contributed to the recent escalation in home prices. Since 2000, home prices rose 66 percent after adjusting for inflation, with a 37.6 percent increase since 2019 alone. Despite these trends, households with steady incomes through the pandemic were able to capitalize on low interest rates and temporarily reduced housing values, contributing to an increase in the homeownership rate for the first time since 2016.

In response to record-breaking inflation, the Federal Reserve raised interest rates in 2022, which led to significant increases in mortgage rates that impacted buying power and for-sale affordability. The average interest rate for a 30-year fixed-rate mortgage (FRM) increased from 4.2 percent in March 2022 to 6.6 percent in March 2023. Consequently, homeownership is increasingly out of reach for low- to moderate-income households and young families, with Gen Xers, Millennials, and elder Gen Zers continuing to lag their older counterparts in transitioning from renting to homeownership.

HOUSING PAYMENTS



of American households, including 15 percent of renter households, were behind on housing payments as of April 2022.

Source: Federal Reserve, 2022

EMERGENCY FUNDS



of households nationwide cannot afford to cover a \$400 emergency expense.

Source: Federal Reserve, 2022

CONSTRUCTION COSTS



increase in construction costs in the last five years—contributing to the recent escalation in home prices.

Source: Federal Reserve, 2022

A Decade of Under-Building

A key reason for increased housing costs is that housing production during the past decade lagged pre-Recession levels. From 2010 to 2020, the gap between supply and demand for housing units in the nation grew at a rate of nearly 600,000 units per year, including 325,000 affordable housing units. Construction of entry-level homes decreased five percent and affordable rental unit production declined seven percent.

Housing production recently increased despite rising construction costs. In 2021, single-family home starts exceeded one million units for the first time since before the Great Recession (Harvard Joint Center for Housing Studies [JCHS], 2022). This trend persisted through 2022, with 1.55 million total housing starts, including 547,400 multi-family unit starts—the highest levels seen since 1986 (U.S. Census Bureau, 2023).

As previously mentioned, the rising cost of for-sale housing outpaced both wage growth and inflation. Per the Bureau of Labor Statistics (BLS), inflation averaged eight percent in 2022, compared to 4.7 percent in 2021. From 2021 to 2022, shelter costs (i.e., expenses paid for shelter/housing, for-sale or rental, excluding utilities or furnishings) rose 8.1 percent and rents rose by 8.8 percent. Heightened costs for other essential goods like food, gas, and utilities further strained budgets. As a result, the national home price-to-income ratio (for the median household income) rose to 4.5—the highest level since 2006. With home prices representing such large multiples of income, accumulating the down payment and closing costs to buy homes could take years, particularly for younger and lower-income households.

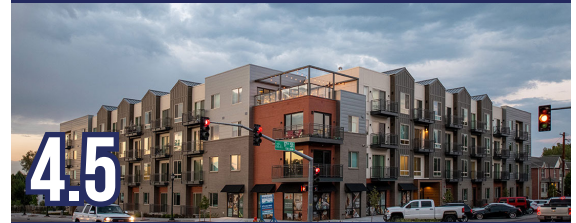
Shifting Demography & Changing Preferences

While single-family homes comprise an estimated 65 percent of the nation's current occupied housing units, demographic shifts are changing the make-up of the “typical” household. The average household size dropped from 2.76 persons in 1980 to an estimated 2.55 persons in 2022 (Esri). Married couples with children now comprise just under 19 percent of all households in the U.S., dropping from nearly 33 percent in 1980. The dominant housing typology since World War II, suburban three- to four-bedroom homes, have long served this market, yet are becoming less desirable with the increase in single-person and roommate households; delays (and decreases) in marrying/household formation, homebuying, and having children; and increased financial pressures associated with education, medical, and transportation costs.

With the youngest baby boomers now 56 years old, the American population is aging rapidly. Americans over age 65 make up 16.2 percent of the total U.S. population, up from 11.5 percent in 1980. Moreover, more than three in four Americans over age 50 express a preference for aging in place, citing affordability concerns and satisfaction with their current neighborhoods.

These changes in the organization of American households have fundamental implications for the real estate industry and housing demand. As households change, so too must supply of housing by providing a broader range of choices that meets new demands and creates more affordable, stable, and diverse communities.

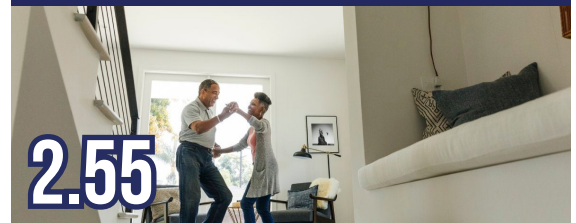
HOME PRICE TO INCOME RATIO



National home price to income ratio —highest since 2006.

Source: ESRI, 2022

HOUSEHOLD SIZE



National average household size in 2022—a drop from 2.76 persons in 1980.

Source: ESRI, 2022

AGING IN PLACE



Americans over age 50 express a preference to age in place.

Source: ESRI, 2022

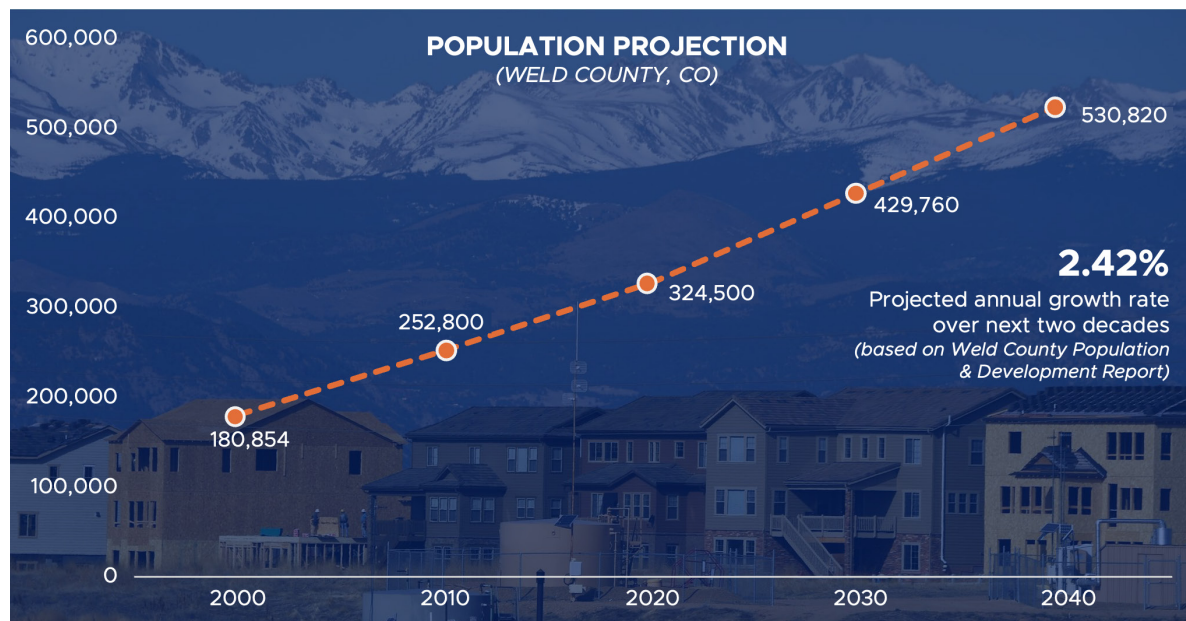
Local Trends Impacting Greeley

Rapid Population Growth

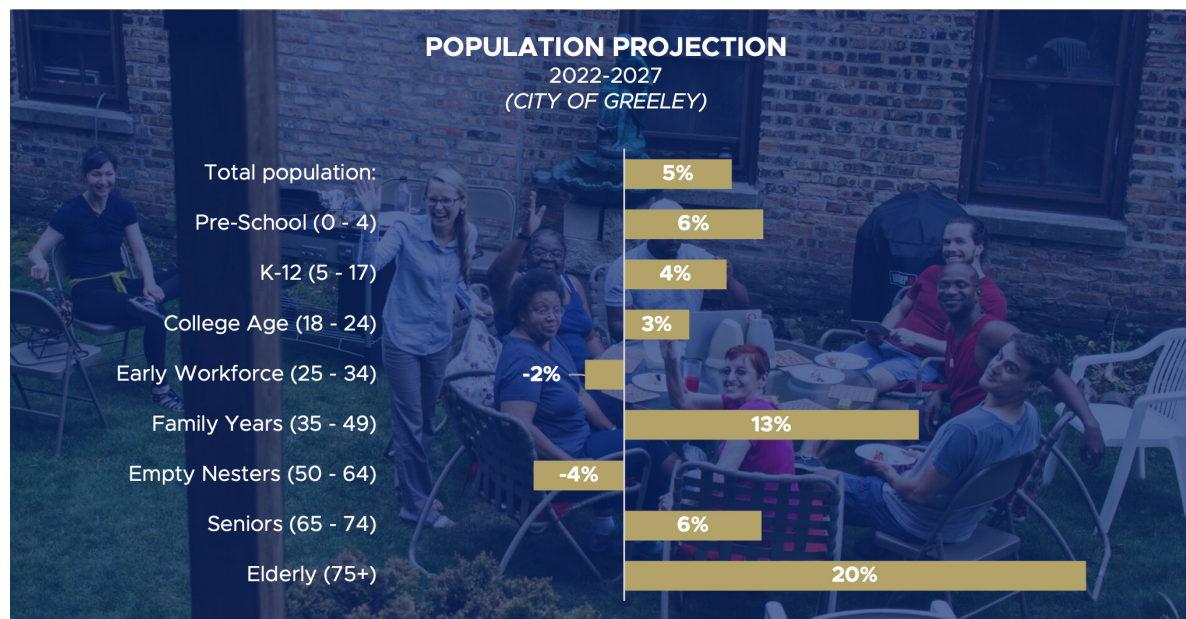
Weld County experienced significant population growth in the last decade. According to the U.S. Census, the population in the county grew by 28 percent, increasing from 252,800 in 2010 to nearly 324,500 in 2020—a growth rate which is more than double the national average during the same period.

The majority of this population growth is driven by in-migration from other parts of the state and neighboring states like Wyoming and Nebraska. Several factors contribute to this trend, including a strong job market and relatively affordable housing in the county compared to other markets in northern Colorado.

Greeley, the largest city in Weld County, captured a significant share of the county's population growth in the last decade. According to ESRI, between 2010 and 2020, the population of Greeley grew by approximately 20 percent, making it one of the fastest growing cities in Colorado. As the population in the county continues to grow, demand for housing is expected to increase in Greeley, straining the already tight housing market and putting pressure on households, especially those with low to moderate incomes. There is a need to increase supply of housing across the affordability spectrum to support growth while expanding housing opportunities.



Source: Weld County Population & Development Report



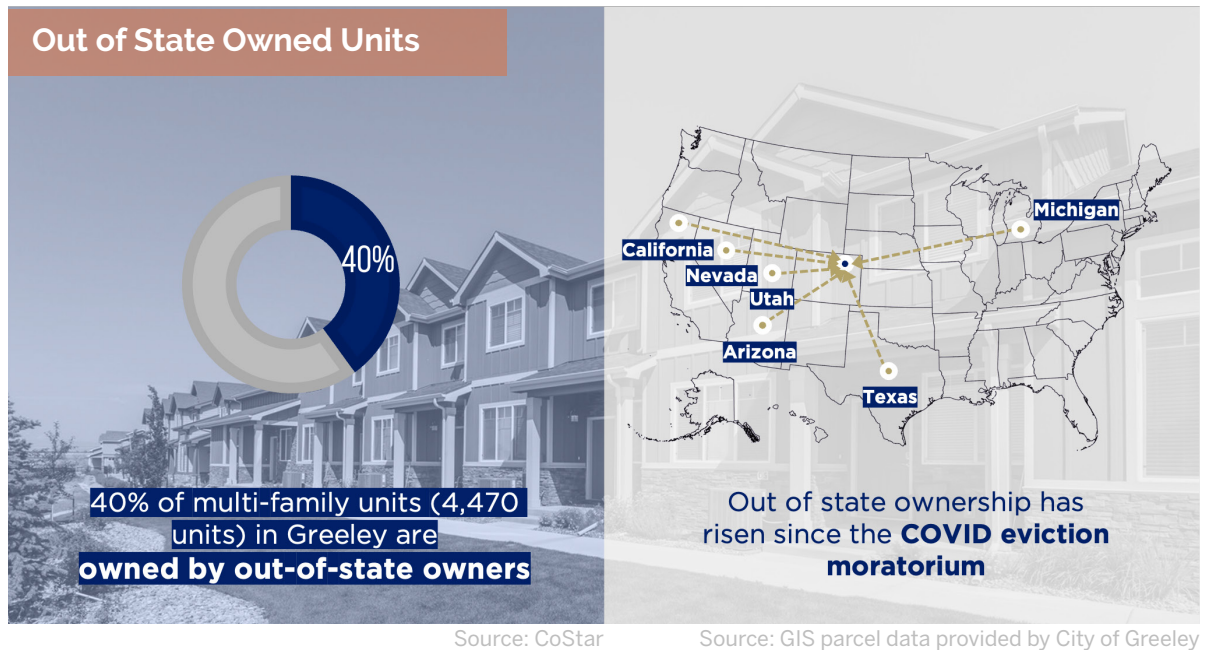
Source: ESRI, 2022

Out-of-State Owned Multi-Family Units

With the rising number of renter households and the cost of homeownership becoming less affordable, many investors see an opportunity to maximize returns by investing in multi-family properties in high-growth markets. According to CoStar, nearly 40 percent of multi-family properties in Greeley are owned by out-of-state investors (CoStar). This is much higher than the national average of 23.5 percent (CoStar).

While a majority of out-of-state owners are responsible landlords, this trend raises concerns about the impact on local communities and affordability. Some out-of-state owners may be more focused on maximizing profits than on meeting the needs of local renters, and may be less responsive to local affordability concerns. In addition, large real estate investment trusts (REITs) play a dominant role in the market, often having a large market area and being more likely to invest in properties outside of their home markets.

With a high share of multi-family units in Greeley being owned by out-of-state investors, there is a risk of a decrease in naturally occurring affordable housing options for the residents in the city as properties are renovated and Housing Choice Vouchers (HCVs) are no longer accepted. It is crucial to monitor the impact of this trend on local affordability and to develop strategies to ensure that renters are not disproportionately impacted by rising rents and other challenges.

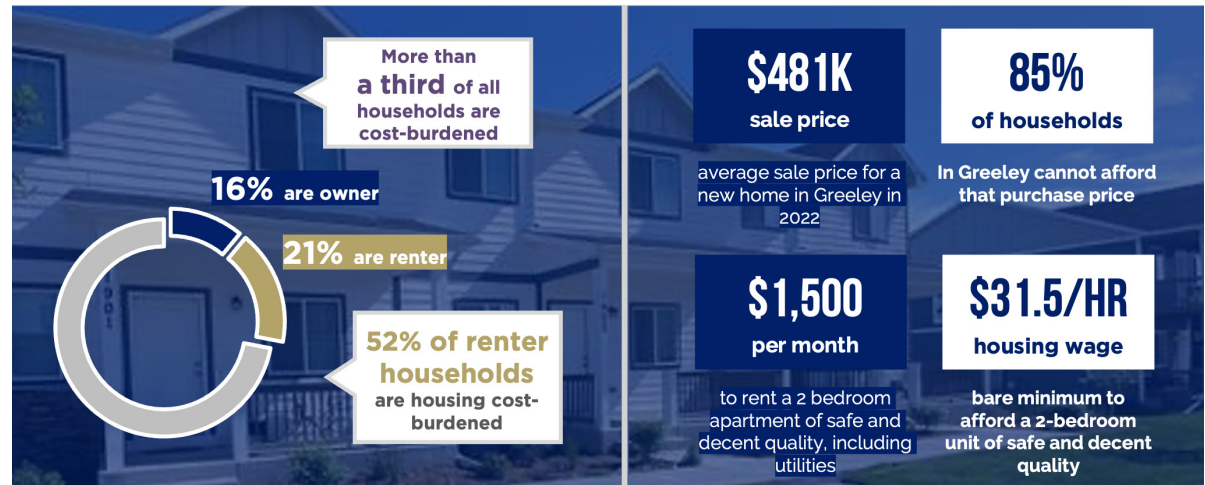


Housing Cost Burden

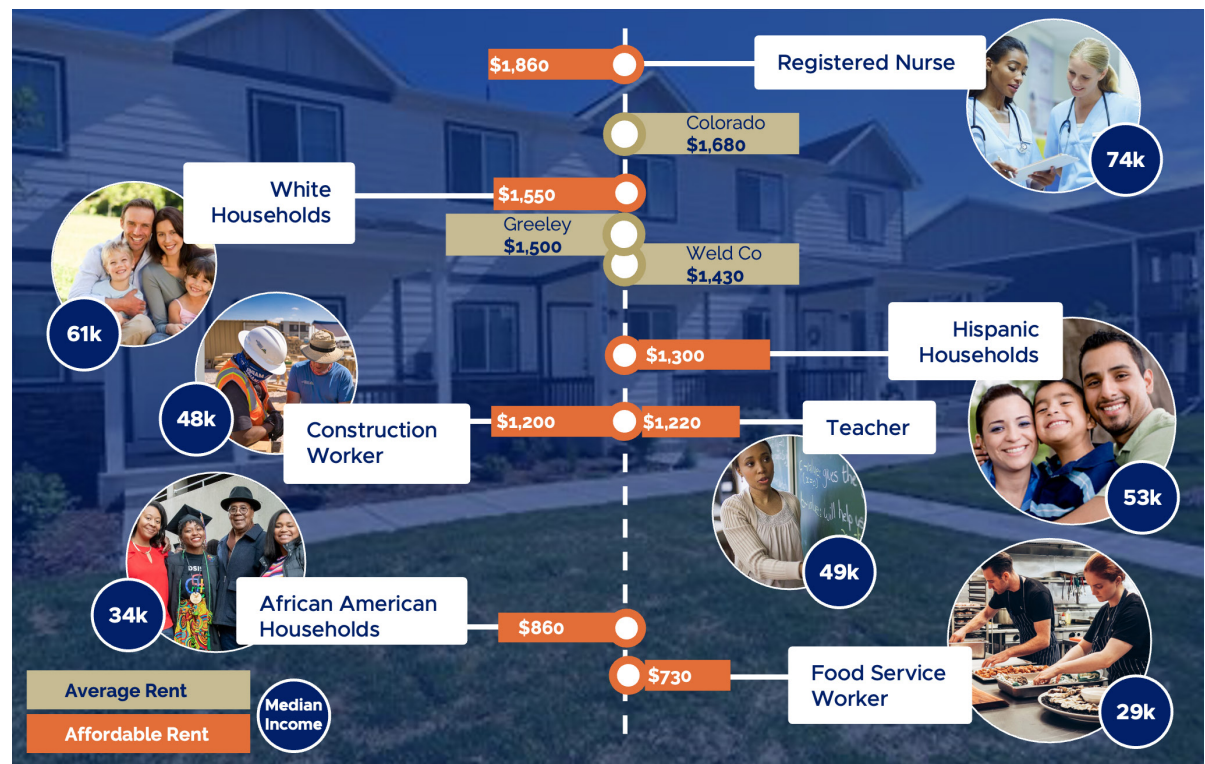
According to ESRI, nearly 37 percent of all households in Greeley are paying more than 30 percent of their household income toward housing costs, making them cost-burdened. It is even more challenging for renter households, more than half of which are cost-burdened. Additionally, nearly 85 percent of all households living in Greeley today cannot afford the current median sale price of a new home in the city (\$481,000). This challenge is also seen with renters, where a household needs to earn nearly \$32 an hour to be able to afford the current market rent of \$1,500 for a quality two-bedroom apartment in Greeley.

Greeley has experienced job growth in various sectors like construction and manufacturing, healthcare, education, and retail and hospitality. However, median wages for the majority of the growing jobs in the city are being outpaced by the cost of housing. The graphic on the right illustrates how workers in some of the growing job sectors, earning the median wage, are unable to afford the median rents in the region. These challenges are often more pronounced for historically marginalized communities due to income disparities and limited access to resources.

When a household is cost-burdened, they have less disposable income available and often have to prioritize paying for housing over other basic needs, such as healthcare, education, transportation, and access to healthy nutrition. Cost-burdened households are impacted disproportionately by housing instability and face a higher risk of being exposed to homelessness. Promoting affordable housing options in the city can help address these challenges.



Source: ESRI 2022, Greeley MLS Data, CoStar 2023



Source: ESRI 2022

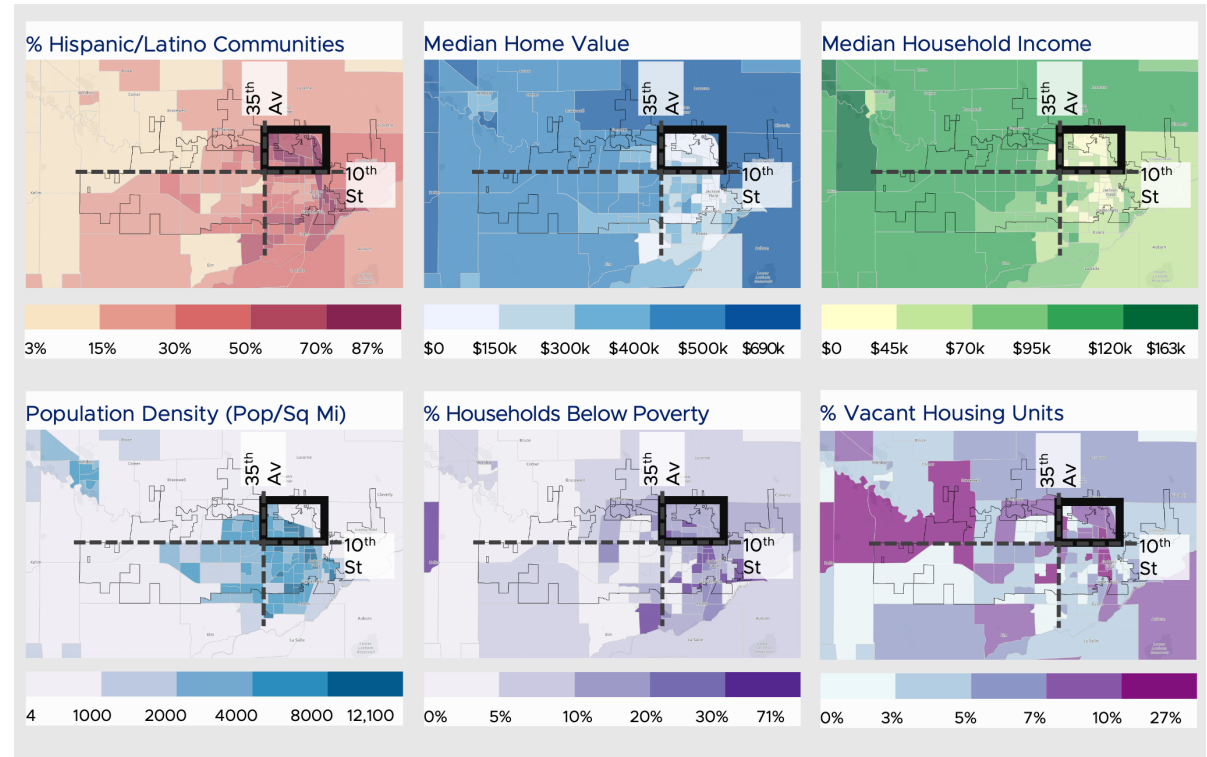
Geographical Differences

Greeley has a wide variety of neighborhoods, communities, and housing choices. The maps to the right show how population, income, and household trends vary across the city.

The maps clearly show:

- That, while approximately 40 percent of the population is Hispanic/Latino citywide, most of this population is concentrated east of 35th Avenue.
- Median home values are lowest east of 35th Avenue, particularly in the city's northeast quadrant.
- Median household incomes decrease substantially as you move east of 47th Avenue, and are lowest in the northeast quadrant, as well as near Downtown.
- Lower household incomes and housing values are present in the city's densest neighborhoods, which are primarily located east of 35th Avenue.
- Poverty is also generally concentrated in more dense areas, specifically in and around Downtown and east of Downtown.
- Housing vacancy is more widely distributed than poverty, but is more prevalent in the northeast quadrant, as well as near Downtown.

These indicators suggest a need for housing reinvestment and neighborhood stabilization



Source: ESRI 2022

strategies in Greeley's older neighborhoods (generally east of 35th Avenue). These trends, among others, informed the selection of the northeast quadrant and, more specifically, the area along 10th Street between 23rd Avenue and 30th Avenue as the focus of the subarea plan.

Housing Market Trends

Understanding housing attainability and affordability is a complex exercise. One must ask several questions: “Attainable to whom? Attainable compared to what? What is available?” This section explores different dimensions of each of these questions.

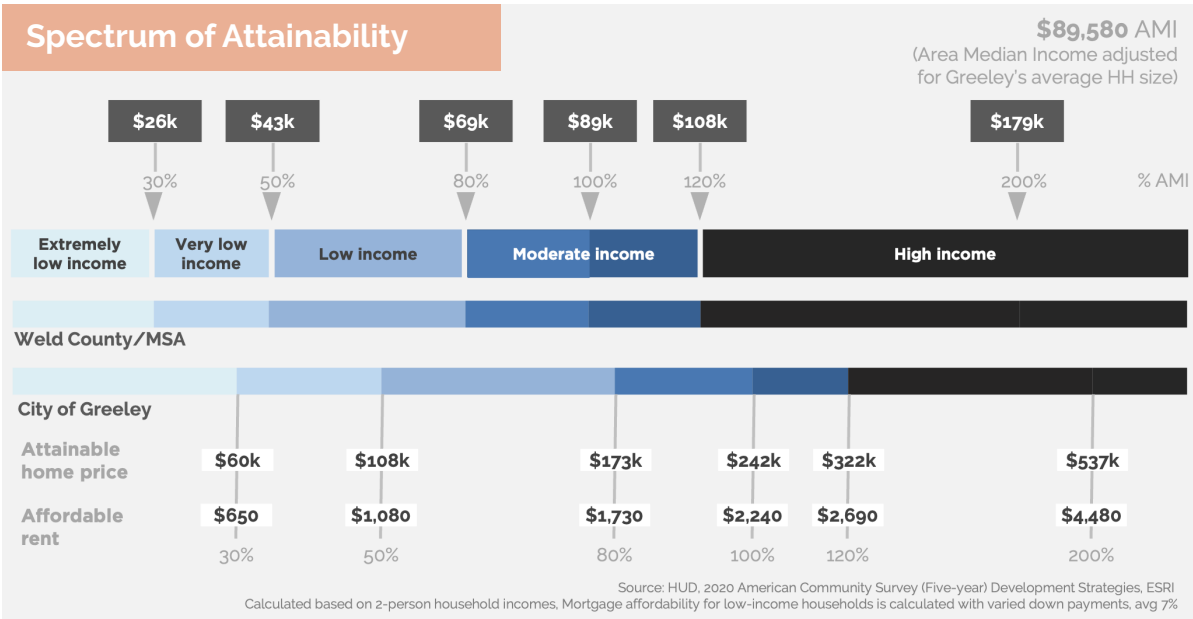
The Spectrum of Attainability

Household income directly informs what type of housing people can afford and this study considers the community’s full spectrum of household incomes. The graphic to the right shows the income distribution of households in Weld County and the city of Greeley at all income levels based on Area Median Income (AMI), per U.S. Department of Housing and Urban Development (HUD). The width of the bars indicates the share of the population within each AMI group. In this case, the AMI is based on Greeley’s average household size of 2.74 persons.

The graphic illustrates that Greeley has a higher share of households earning below 80 percent of the AMI when compared to Weld County.

Cost of Available Housing

The costs of housing—sale prices and rents—have a critical bearing on home attainability in a community. Home prices in Greeley increased dramatically over the last two decades, with median sale prices rising from \$152,000 to \$412,000 (or over 170 percent) since 2000 (illustrated in the graphic on the following page). At 4.6 percent annually, this rate of home price growth is two times greater than the rate of household income growth (2.3 percent) in the



Note: All numbers are rounded to fit the graphic.

same period. The price of new homes also rose at a rapid rate in recent years—nearly 40 percent since 2019.

Available rent data suggests significant rent growth—an estimated rate of 14 percent since 2019. According to CoStar, the median rent for a one-bedroom apartment in Greeley typically ranged from \$900 to \$1,200 per month, while the median rent for a two-bedroom apartment ranged from \$1,100 to \$1,500 per month. The median gross rent in the city is \$1,300—below the county average (\$1,410). These trends show that Greeley is still affordable relative to the county, but increasing rents can strain household budgets when incomes do not keep pace.

After a few years of slowdown in the construction of multi-family units, Greeley captured nearly 60

percent of all multi-family construction in the county in 2022. The increasing supply of multi-family units may be one of the contributing factors for relatively slower increases in rents compared to home prices in the city.

Housing Availability

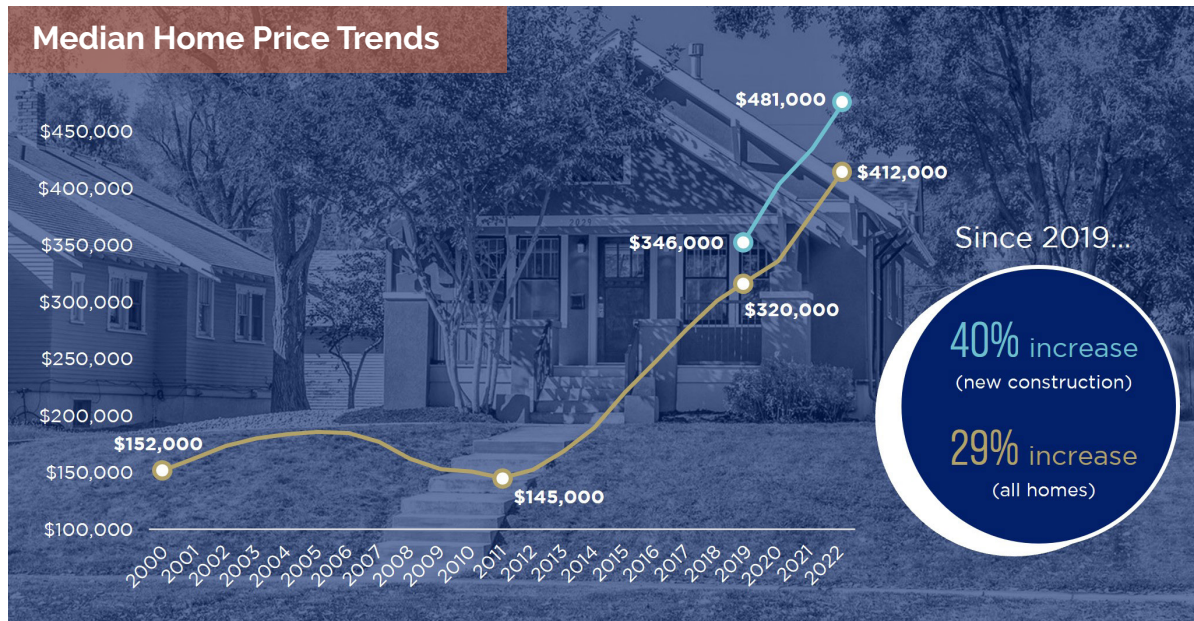
Home availability is also an important component of attainability. The number of homes on the market at any given point in time, and the number of homes added to the supply each year, are both important indicators of the options available to a household looking for quality housing. In Greeley, both indicators point to a declining availability of for-sale homes, which contributes to the price growth experienced in the region.

MLS data for the region suggests that it is a tight market with just a month's worth of supply (120 units) of for-sale single-family homes. Six months is considered a healthy supply by Realtors, meaning that there are adequate choices for buyers at any given time.

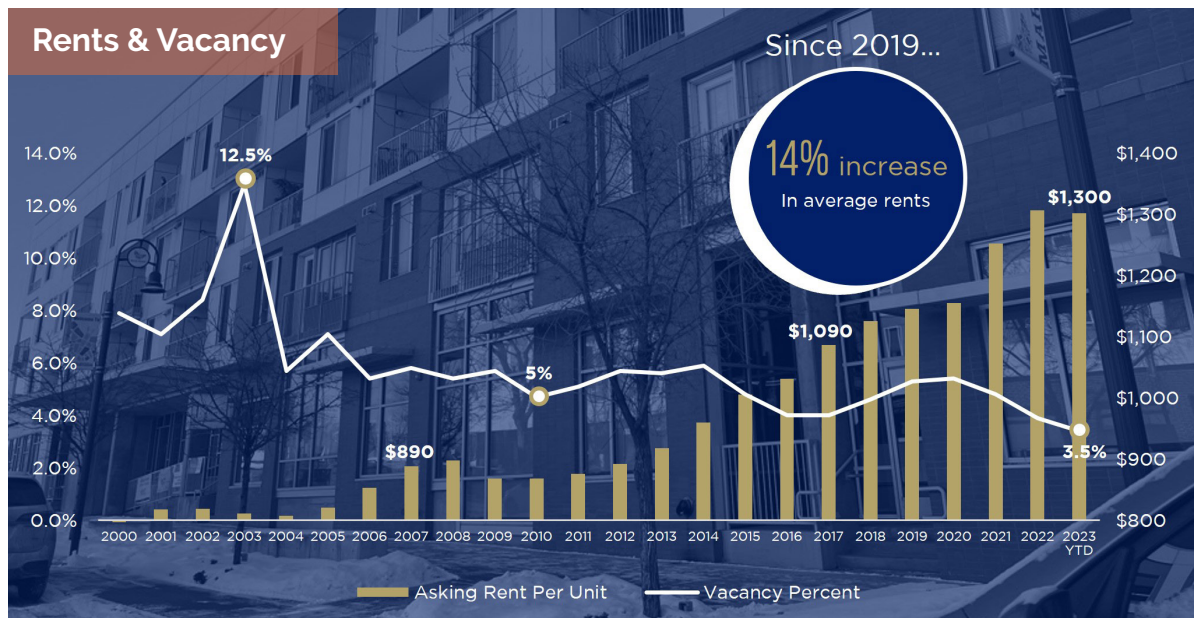
Additionally, based on Multiple Listing Service (MLS) data, days on market for sold homes has declined from 44 days in 2018 to 39 days in 2022. Together, these illustrate how Greeley's market has become more competitive in recent years; there are fewer options available to prospective buyers, and available options sell more quickly.

While the number of building permits issued on an annual basis in Greeley is catching up to pre-recession levels, new homes have largely been priced at levels only attainable to higher-income households in the region. The lack of new supply that is affordable to a broader segment of the community is a key contributor to rising prices and the competitive market.

These trends point to an urgent need to expand the supply of homeownership opportunities across the affordability spectrum, with more resources focused on housing that is affordable to low- and moderate-income households, where there is the most pent-up demand.



Source: Zillow Housing Value Index (ZHVI), Greeley MLS Data



Source: CoStar 2023

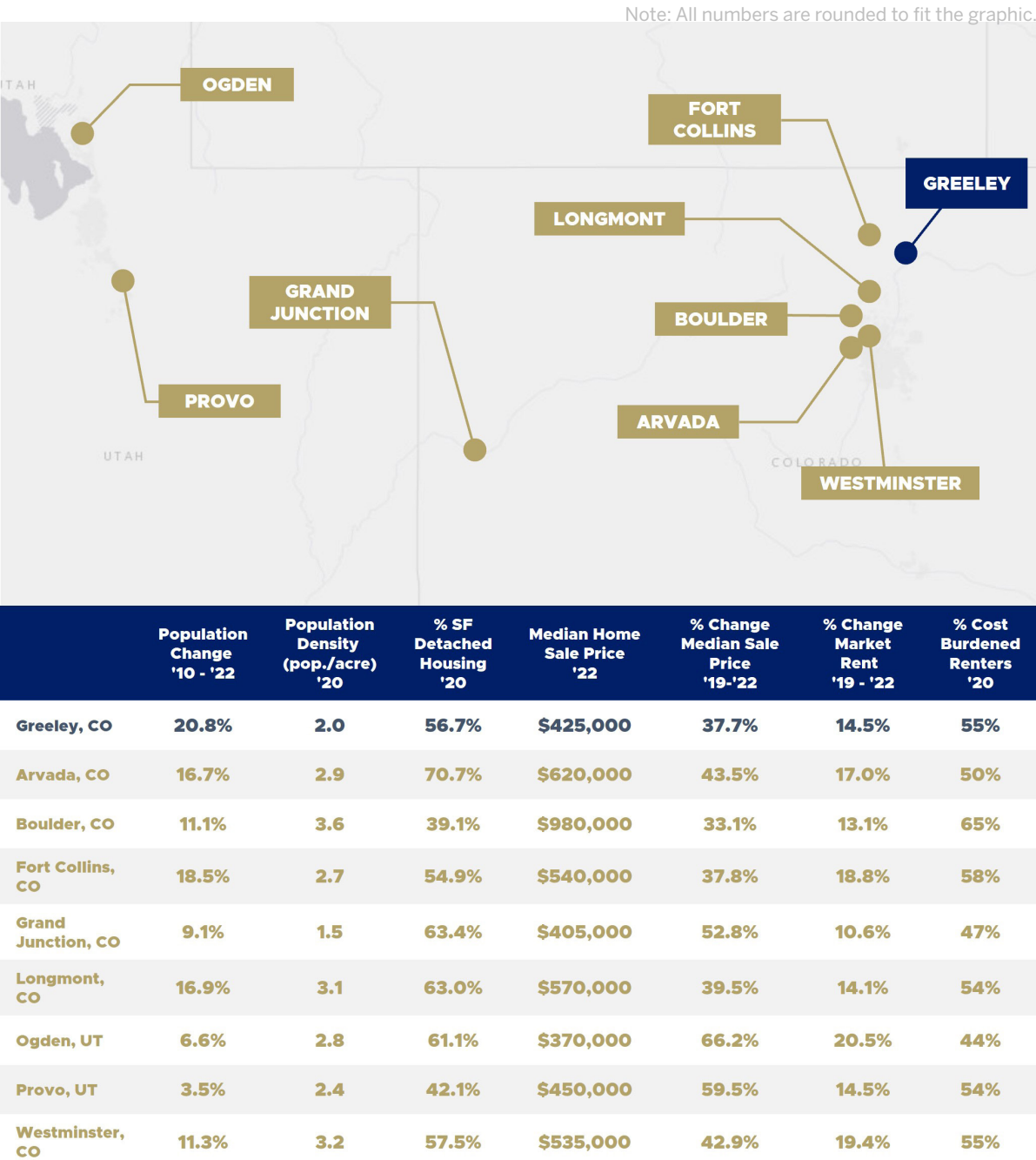
Greeley Relative to it's Peers

Housing in Greeley can also be understood in relationship to other cities. How does Greeley compare to communities with a similar economic and demographic composition? To neighboring communities in Colorado? Is the city an outlier, or does Greeley have a similar market to other communities?

Greeley’s housing costs are generally lower than Front Range cities in Colorado, including Boulder and Fort Collins. However, compared to smaller cities such as Ogden, UT or Grand Junction, CO, Greeley’s housing costs are typically higher.

Similar to most peer communities, Greeley residents are still likely to be cost-burdened, or pay more than 30 percent of their incomes toward housing. Long-time Greeley residents are having a hard time keeping up with the rapid increases in housing prices over the past decade, and wages have not increased at the same rate.

The table to the right summarizes trends in Greeley and eight peer cities.



Source: ESRI 2022, Redfin 2023, CoStar 2023

Median Home Price

While the home prices in Greeley are much higher than ten years ago, it is still relatively affordable compared to its peer cities.

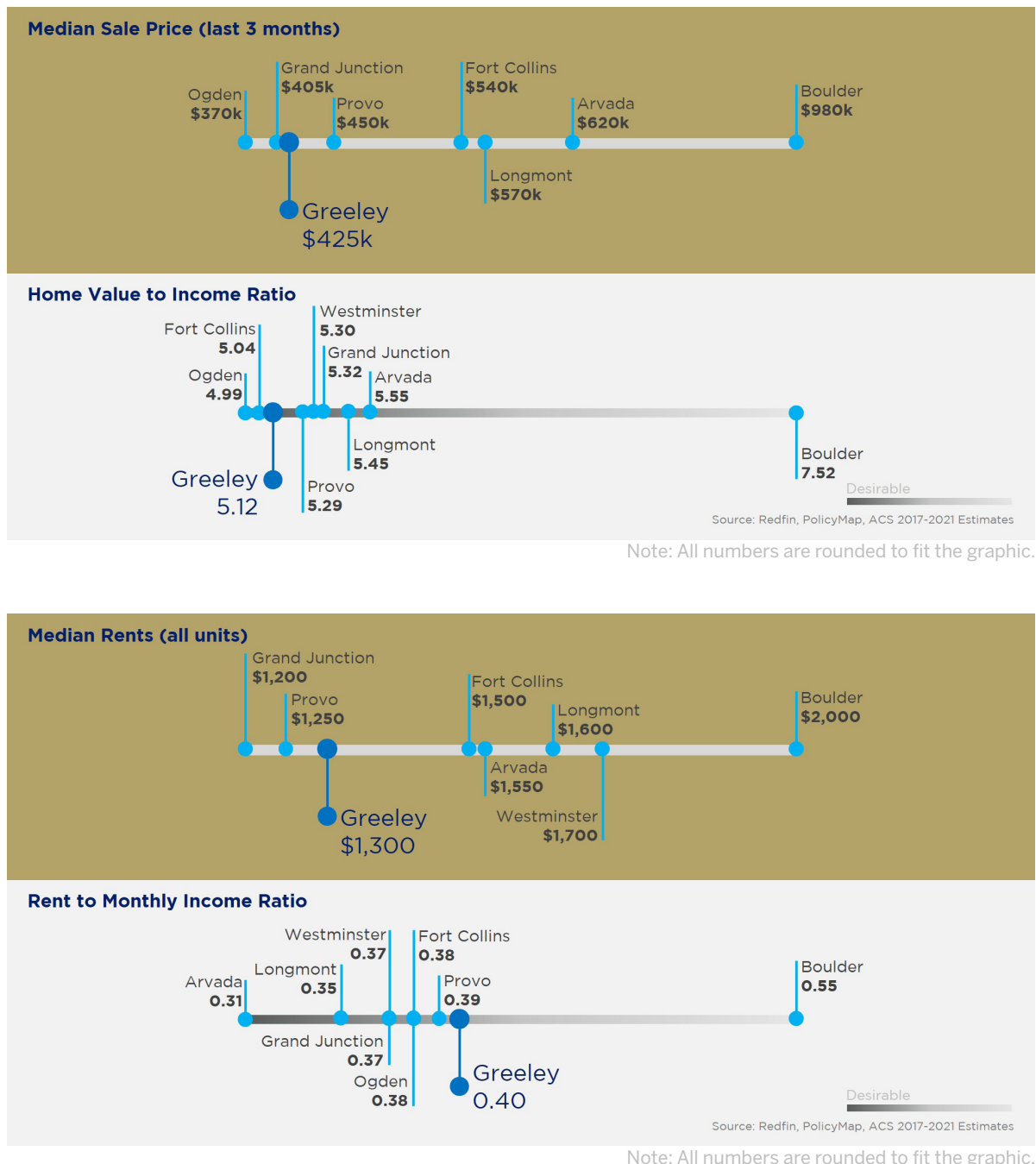
The home value to income ratio provides an indication of how expensive housing is relative to local incomes—a measure of housing affordability in a community. A higher ratio indicates that housing is less affordable, while a lower ratio indicates that housing is more affordable relative to household incomes. Greeley has a lower ratio compared to most of its peers, indicating its relative affordability—part of the reason why many people are migrating to the city.

It is important to note that, in Fort Collins, while its home prices are higher compared to Greeley, the home value to income ratio is lower. This indicates that while homes in Fort Collins may cost more, the city's household incomes are also higher when compared to Greeley's. Thus, homes are relatively more affordable to the residents in Fort Collins.

Median Rent

The median rent for all unit types in Greeley is lower compared to most of its peer cities. However, Greeley renters pay a higher proportion of their income on rent than in the comparison cities. This indicates that household incomes have not kept up with the increases in rents in the recent years.

With more than half of all renter households being cost-burdened, many households in the city are stretching their resources to be able to afford the cost of living.



Community Survey Results

The At Home in Greeley Housing Survey was created to invite community input on local housing experiences and priorities. The survey launched in late February 2023 and closed in early April 2023. It was made available online in both English and Spanish through the city of Greeley's website. Data from the survey provided valuable insight into housing challenges, concerns, and opportunities in Greeley.

Who took the survey?

There were 293 responses (including English and Spanish responses), and 247 responses (84 percent) were from Greeley residents. Most of the remaining responses were from residents of the Weld County outside of the city limits. Responses were geographically well-distributed throughout the city.

As respondents could select more than one option for some of the survey questions, the response distribution among different options may exceed 100 percent in some cases.

Survey respondents aged 35 to 44 made up a quarter of all survey respondents, followed by those aged 65 and above (22 percent), those aged 55 to 64 (17 percent), and those aged 45 to 54 (16 percent). This distribution adequately represented the city's age demographic—the largest age group in Greeley is Family Years, those aged 35 to 49 (17 percent), followed by Early Workforce, those aged 25 to 34 (15 percent), and Empty Nesters, those aged 50 to 64 (15 percent).

Respondents currently live primarily in single-family homes (84 percent of respondents),

duplexes and townhomes (4.4 percent), and large apartment buildings (3.4 percent). Comparatively, the existing housing stock consists of nearly 57 percent single-family homes, six percent duplexes, and about eight percent large apartment buildings (Esri, 2022). Nearly 83 percent of respondents own their current homes and only 14 percent rent, whereas American Community Survey (ACS) data indicates that 61 percent of households in the city rent their housing and 39 percent own their homes.

The median respondent had a household income between \$100,000 and \$149,000; this is also the largest income group in the survey. This means that, on average, survey respondents are more affluent than the average Greeley household (median income of \$65,000).

Housing Challenges

The survey asked various questions about housing challenges, specific housing condition issues, and other items to better understand residents' housing experience. Only 14 percent of the respondents reported that recent changes made their neighborhoods a nicer place to live, as opposed to 45 percent who find it a more difficult place to live. Key observations are summarized in the following section and in the charts on the following page.

Cost and Pricing

Most respondents (41 percent) indicated that they did not experience any cost or pricing issues when searching for suitable housing. Thirty-four (34)

percent could not find quality housing within their price range. Slightly more than a fifth (22 percent), indicated they did not have a co-signer to access housing, closely followed by 20 percent who experienced high fees as a barrier.

Physical Condition

Less than half of the respondents (47 percent) said they did not encounter any condition or physical issues when trying to find suitable housing in Greeley. At the same time, more than a third (37 percent) indicated that they had difficulty finding a home with the design, features, and amenities they expected at their price point. Thirty (30) percent of respondents also encountered housing options with significant repair needs. Eleven (11) percent had difficulty finding a home upgraded for their needs, and another seven percent indicated that they could not find housing large enough for their families.

Interior Safety

More than 83 percent of respondents indicated they did not experience any health or safety concerns. The top three safety issues reported were: inability to find housing that met resident's health and physical needs and requirements (seven percent), unsatisfactory radon tests (seven percent), and insufficient smoke/carbon monoxide detectors (4.4 percent).

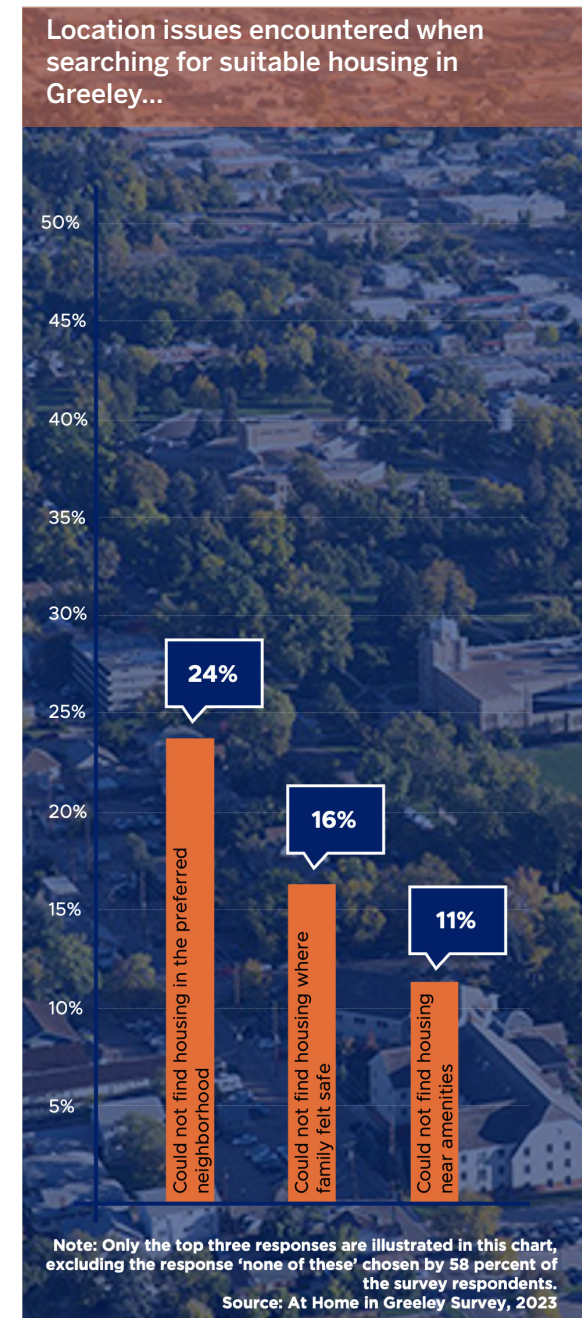
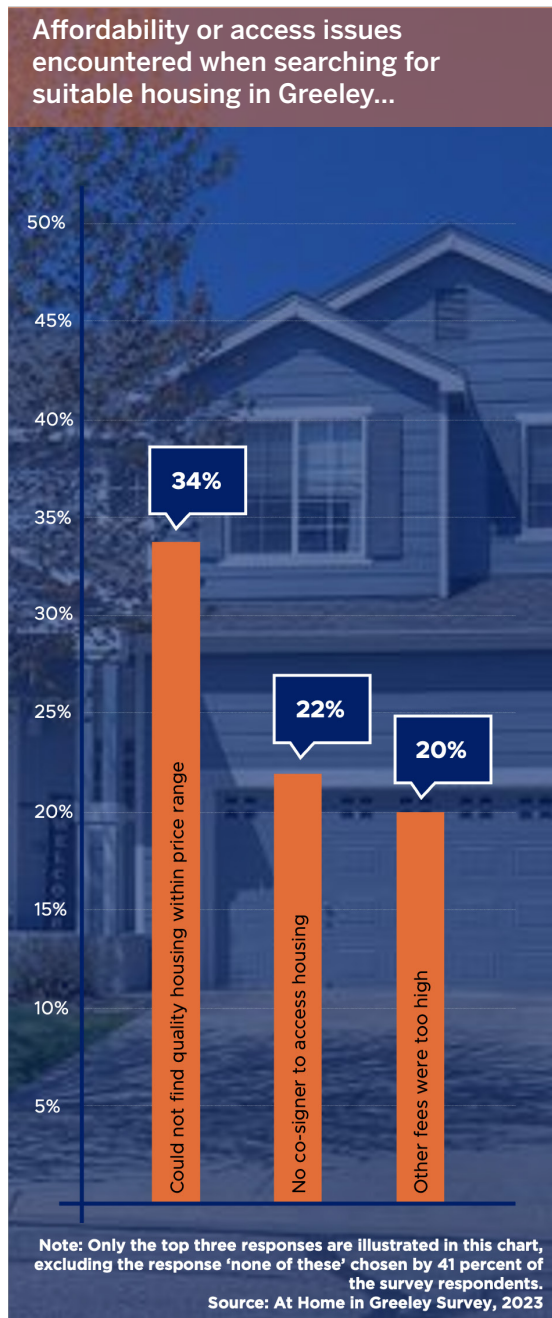
Personal Circumstances

Approximately 81 percent of the respondents indicated that they did not experience any discrimination or personal issues while finding housing. The top three personal circumstance-related challenges identified were: inability to find

suitable housing within their timeline (12 percent), credit requirements being too high (9 percent), and facing discrimination on the basis of race, gender, religion, sexuality, disability, or source of income (seven percent).

Location

The survey also asked if respondents encountered issues and challenges relating to location and housing. Most respondents (58 percent) did not encounter any location issue when searching for suitable housing. Approximately 24 percent had difficulty finding a suitable home in their preferred neighborhood, 16 percent of the respondents had trouble finding suitable housing in a location where their families would feel safe, and 11 percent of the respondents could not find suitable housing near desired amenities.



Housing Goals & Needs

Nearly 67 percent of respondents plan to stay where they live currently, over the next three to five years, of which 30 percent indicated that they would make significant improvements or additions to maintain the same housing. Most respondents indicated that they lived in their current housing for between one to four years.

Tenure

Very few respondents indicated that they want to rent in the future (2.4 percent), showing a preference for homeownership among survey respondents. However, renters were underrepresented in survey respondents.

Typology

Respondents showed a strong preference for single-family homes on small urban lots—sized less than 8,000 sqft (56 percent), followed by single-family homes on medium lots (sized between 8,000 sqft and half acre), duplexes, single-family homes on large lots (sized more than half acre), townhomes, and tiny homes built on a foundation.

Price Range

Respondents were generally evenly split about what price ranges of for-sale housing are needed in the Greeley market. About 20 percent indicated that for-sale homes priced between \$200,000 and \$250,000 are needed the most. The next largest price ranges are \$250,000 to \$300,000 (17 percent), \$300,000 to \$400,000 (16 percent), and \$150,000 to \$200,000 (15 percent). Only 10 percent of respondents indicated a need for for-sale housing priced over \$500,000. This indicates

a strong preference from Greeley's residents (68 percent) towards developing the moderately-priced and missing middle housing.

Respondents reported a preference for lower-cost rental housing. A quarter of the respondents (25 percent) indicated that rental housing priced between \$1,000 and \$1,250 per month is needed the most, followed by \$800 to \$1,000 per month (21 percent) and between \$500 and \$800 (16 percent). Only seven percent of respondents indicated a need for rental housing priced over \$2,000.

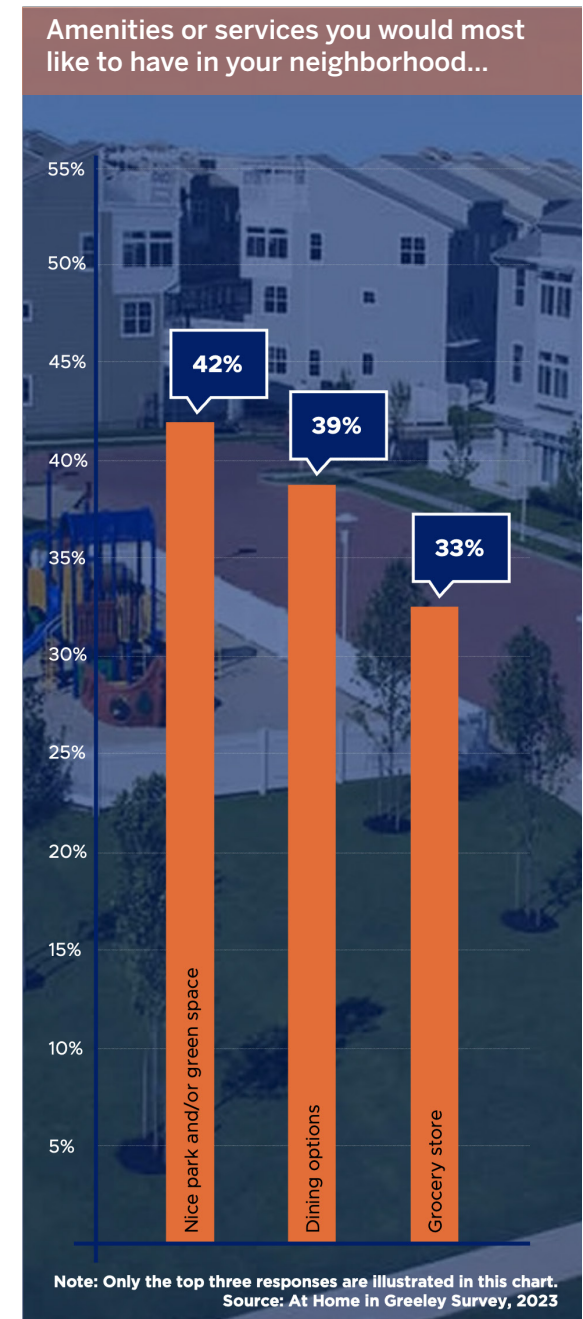
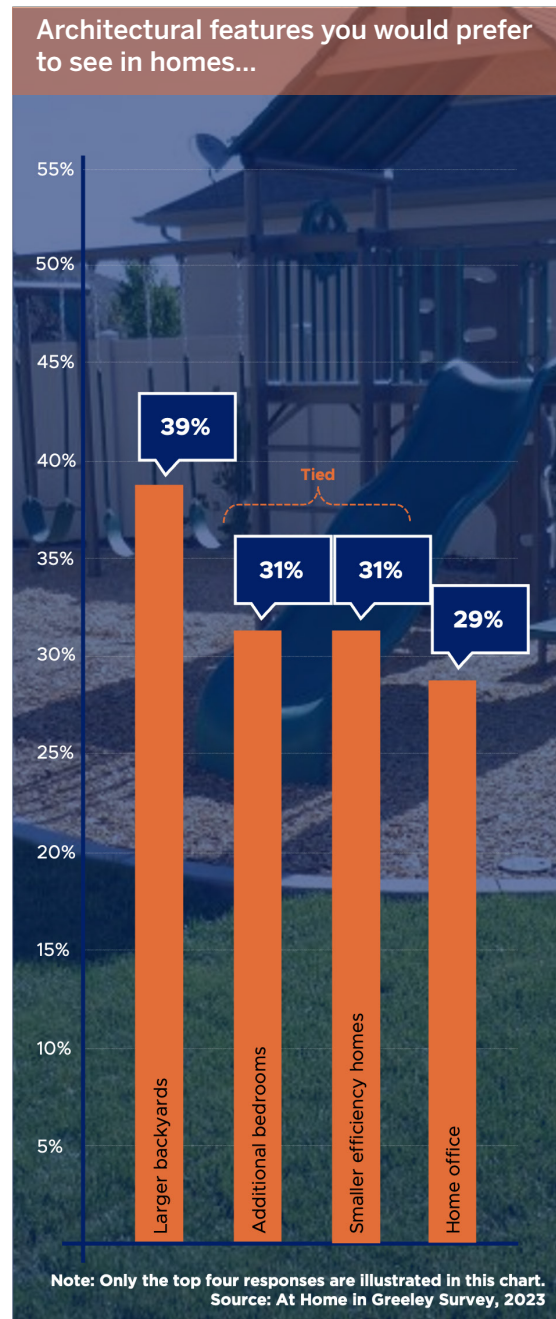
The responses about desired housing costs differ significantly from what respondents are currently paying. More than half of the respondents (53 percent) are paying between \$1,500 and \$3,500 for monthly housing costs. This indicates that there could be a mismatch between what people expect and what is possible or feasible to provide, given market constraints (i.e., the cost of development, achievable market rents, and other factors).

Preferred Characteristics & Amenities

Respondents were asked to choose up to three characteristics they want in their future homes. The most common response (39 percent) was for larger backyards. This was followed by, in order, additional bedrooms and smaller efficient homes (31 percent each), a home office (29 percent), and accessibility or aging-in-place housing amenities (28 percent).

When asked what amenities or services they would like most in their neighborhoods, the top

response (42 percent) was access to a nice park and/or an open green space. The second most desired amenity (39 percent) was proximity to dining options. Another popular amenity (33 percent) was proximity to grocery store.



Current & Future Housing Demand

The market analysis uses several metrics to estimate housing needs in Greeley.

These include:

- a review of existing housing supply and market performance;
- quantitative analysis of housing affordability for current and prospective residents;
- current demand by unmet needs or gaps in the market;
- analysis of population growth trends;
- analysis of county-wide migration patterns;
- identification and analysis of target markets for Greeley.

Determining market demand for the different needs and aspirations of existing and potential future residents requires a multi-faceted approach. To arrive at an overall housing demand for the city, the following approaches were undertaken (additional detail about each demand method is included in the appendix).

Conventional Demand

The conventional demand method assesses income variables within the city to determine the amount and types of units that are affordable to existing residents. It compares demand (based on affordability levels) with existing supply at various income thresholds to arrive at existing gaps in the housing needs ecosystem.

Affordable Demand

The affordable demand method is used to estimate demand for all income segments, for both owner-occupied and rental housing. This method incorporates data about how much households at different income levels spend toward housing costs, assumptions about prevailing mortgage interest rates, and data about the proportion of owner- and renter-occupied housing units in the community.

Market Segmentation

The market segmentation analysis considers consumer profiles of residents in the surrounding region to estimate the potential for new households moving to the city. This method estimates price points, rents, household sizes, and desirable housing products for these households. Using Tapestry Segmentation data from ESRI, the market segments that are common in the

broader region are identified and the housing types and market conditions needed to attract those segments are defined (these groups are referred to as “target markets”). This methodology helps identify what types of housing are missing in Greeley and what households/target markets could be attracted to live in the city.

This analysis identifies strong demand for all types of housing at all price points—including significant needs for housing affordable to low- and moderate-income households. The demand analysis also assumes that households will not be cost-burdened, so the development mix informed by demand represents a more equitable housing market where all households have more housing choice.



Demand Conclusions

Demand conclusions are reached by reconciling the methods described above. The overall housing demand projections and the distribution of that demand by income segment and tenure are summarized in the tables on the following page.

Key observations are summarized below and additional discussion about demand by income level is summarized on the following pages.

Greeley will need approximately 19,400 housing units to meet demand over the next 20 years.

This includes approximately:

- 2,690 units (1,530 for-sale and 1,160 rental) in current, or pent-up, demand that represents housing units needed to create a more balanced market today;
- 4,850 units of housing for older adults (1,450 affordable rental, 2,910 for-sale market-rate, 160 independent living, and 390 assisted living);
- 5,010 units of affordable housing for households earning less than 50 percent of AMI, or \$43,250, (4,050 rental, 960 for-sale);
- 7,580 units of moderately-priced housing for households earning 50 percent to 120 percent of AMI, or \$43,250 to \$107,500, (2,790 rental, 4,790 for-sale);
- 6,820 units of market-rate housing for households earning above 120 percent AMI, or above \$107,500 (1,500 rental, 5,320 for sale).

Most of this demand will be met through new construction because of the relatively low vacancy rate in Greeley, meaning there is limited opportunity to add units by renovating existing vacant units.

Preserving existing affordable housing options will continue to be an important element of meeting housing demand.

The demand calculations include a shift in housing types to include more missing middle typologies over time.

20-Year Projections: Demand by Income Level and Housing Tenure

Inputs				Net Demand										20-Year Cumulative		
AMI	Income	Affordable Home Price*	Affordable Rent*	Current		5 Year		10 Year		15 Year		20 Year		Sale	Rent	Total
				Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent			
<30%	<26k	<\$60k	<\$650	60	340	90	510	90	520	90	530	100	560	430	2,460	2,890
30%-50%	\$26k-\$43k	\$60k-\$110k	\$650-\$1,100	70	220	110	330	110	340	120	340	120	360	530	1,590	2,120
50%-80%	\$43k-\$69k	\$110k-\$175k	\$1,100-\$1,700	290	230	430	330	440	340	450	350	470	370	2,080	1,620	3,700
80%-120%	\$69k-\$108k	\$175k-\$320k	\$1,700-\$2,700	380	160	560	240	570	250	580	250	620	270	2,710	1,170	3,880
120%-200%	\$108k-\$179k	\$320k-\$540k	\$2,700-\$4,500	480	160	720	240	740	250	750	250	800	270	3,490	1,170	4,660
>200%	>\$179k	>\$540k	<\$4,500	250	50	380	70	390	70	390	70	420	70	1,830	330	2,160
Units per Period				1,530	1,160	2,290	1,720	2,340	1,770	2,380	1,790	2,530	1,900	11,070	8,340	19,410
Total Units				1,530	1,160	3,820	2,880	6,160	4,650	8,540	6,440	11,070	8,340			

*According to the federal government, housing is affordable when rent or mortgage payments (principal, interest, taxes, and insurance) plus utilities are no more than 30% of the occupant's monthly income.

Note: All numbers are rounded to fit the graphic.

20-Year Projection: Demand by Housing Type

Description		Net Demand										Total Units
Units in Structure	Current Distribution	Current		5 Year		10 Year		15 Year		20 Year		
		Share by Unit Type	# Units	Share by Unit Type	# Units	Share by Unit Type	# Units	Share by Unit Type	# Units	Share by Unit Type	# Units	
Single-Family	63%	63%	1,700	63%	2,530	63%	2,590	64%	2,670	64%	2,830	12,320
Duplex/Fourplex (2-4 units)	10%	10%	270	10%	400	11%	450	12%	500	12%	530	2,150
Small Multifamily (5-9 units)	13%	13%	350	13%	520	14%	580	14%	580	14%	620	2,650
Large Multifamily (20+ units)	8%	8%	220	8%	320	8%	330	8%	340	8%	350	1,560
Mobile Homes	6%	6%	160	6%	240	4%	160	2%	80	2%	90	730
Units Per Period		2,700		4,010		4,110		4,170		4,420		19,410

Note: All numbers are rounded to fit the graphic.

Housing Demand by AMI Levels

Extremely Low-Income Demand

(<30% AMI or <\$26,000 annual income)

There will be demand for approximately 2,890 units—2,460 rental and 430 for-sale—for households earning less than 30 percent of AMI (less than \$26,000 for a 2.74-person household, the average household size in Greeley). *This includes a need for approximately 1,000 units over the next five years to address pent-up/current demand and short-term needs to right-size the market.*

Housing affordable to extremely low-income households is very difficult to construct at a high level of quality without both capital and operating subsidy. Housing units in this category are typically provided through federal housing programs, such as Public Housing or project-based or tenant-based Housing Choice Vouchers (HCVs), as well as Low Income Housing Tax Credits (LIHTC).

Funding for deeply affordable units such as these has decreased over the past few decades, making it difficult to fund new units and preserve/maintain existing ones. In addition, current strong rental markets combined with the operational complexities and challenges of working with the HCV programs contribute to a decline in private landlords accepting vouchers.

This income group mostly rents their housing, although there are homeowners—typically households or individuals with fixed incomes who may be long-term homeowners. Households in this income group are at the greatest risk of

housing insecurity and homelessness, which is why adding deeply subsidized units to the market is so important to any long-term strategy to reach functional zero. Permanent Supportive Housing (PSH), which is affordable housing combined with supportive services that help individuals maintain stability, is a critical component of a homelessness system of care and is included in this income category.

Very Low-Income Demand

(30%-50% AMI or \$26,000-\$43,250 annual income)

There will be demand for approximately 2,120 units—1,590 rental and 530 for-sale—for households earning between 30 percent and 50 percent of AMI (between \$26,000 and \$43,250 for the average household size in Greeley). *This includes a need for approximately 730 units over the next five years to address pent-up/current demand and short-term needs to right-size the market.*

Housing units in this category are provided through the federal sources noted above, as well as through the city's older housing stock. This creates similar challenges as for the extremely low-income group. Households are generally vulnerable to unstable housing conditions, older housing in poor condition, and the costs associated with major repairs.

This income group is typically made up mostly of renters, but does have a higher proportion of homeowners than the extremely low-income cohort. Resources that help existing homeowners stay in their current home are vital to meet the needs in this category.

Low-Income Demand

(50%-80% AMI or \$43,250-\$69,250 annual income)

There will be demand for approximately 3,700 units—1,620 rental and 2,080 for-sale—for households earning between 50 percent and 80 percent of AMI (between \$43,250 and \$69,250 for the average household size in Greeley). *This includes a need for approximately 1,280 units over the next five years to address pent-up/current demand and short-term needs to right-size the market.*

The primary production funding for these units is through Low Income Housing Tax Credits (LIHTCs), as well as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Much of the rental and for sale housing stock built in the 1960s through 1980s—Class C multi-family and older single-family neighborhoods—supplies housing in this category without any subsidy or assistance. However, some of this stock is at risk because of age and repair needs, or is attractive to investors to purchase, renovate, and sell at higher prices points.

This income group has a balance of renters and homeowners and is typically the range that homeownership programs serve. Preservation of existing affordable options in this category is critical to meeting future demand, while also identifying additional resources to support new development.

Moderate Income Demand

(80%-120% AMI or \$69,250-\$107,500 annual income)

There will be demand for approximately 3,880 units—1,170 rental and 2,710 for-sale—for households earning between 80 percent and 120 percent of AMI (between \$69,250 and \$107,500 for the average household size). *This includes a need for 1,340 units over the next five years to address pent-up/current demand and short-term needs to right-size the market.*

This cohort is primarily served by Class B and Class C rental properties, as well as portions of the for-sale stock that are more than 20 years old. Historically, builders were able to produce new construction homes at the high end of this range, but that became more difficult during the past several years as labor and material costs increased rapidly. Also, resources to support the development of new options in this range were historically scarce, with most serving those who earn less than 60 percent of AMI. More recently, “workforce housing” programs have targeted higher income groups, ranging from 60 percent of AMI to 150 percent of AMI in some areas.

This cohort represents a wide range of households, including first-time homebuyers, frontline workers, teachers, nurses, early professionals, and others. A broad variety of housing types could be attractive to households in this segment—townhomes, duplexes, apartments, and other Missing Middle types can all complement traditional detached single-family homes.

Certain incentives like Tax Increment Financing (TIF), tax abatement, and housing funds are directed to meet the needs in this category in some communities. This market cohort can become strained when there are not enough higher-market options—those households will effectively compete for these units because not enough supply is available.

High Income Demand

(>120% AMI or >\$107,500 annual income)

There will be demand for approximately 6,820 units—1,500 rental and 5,320 for-sale—for households earning between 120 percent of AMI or higher (\$107,500 or more for the average household size). *This includes a need for 2,350 units over the next five years to address pent-up/current demand and short-term needs to right-size the market.*

This cohort is primarily served by Class A and newer Class B rental properties, as well as a wide range of the for-sale stock. Households in the category have more housing choice than any other category, and more resources to achieve their housing goals. Most new for-sale products cater to this group. However, there has been limited development for the luxury market (e.g., more than \$600,000) and several stakeholders mentioned that households are moving to nearby cities that have this product.

This cohort also faces the fewest development barriers. With few exceptions, builders and developers can produce this housing without much market intervention. It is still important that demand in this cohort be met and supported because it can open housing opportunities in the

lower cohorts. There will be continued opportunity to diversify the types of housing delivered in this category, including more dense single-family options, Missing Middle, and new multi-family typologies.

Housing typology Recommendations

The demand analysis shows that Greeley needs all types of housing across the affordability spectrum. Diversifying Greeley's housing supply will be key in creating a wide-range of housing opportunities for the current and future residents. This includes creating a mix of different housing types, sizes, tenures, and affordability levels.

Nationally, the average square footage for new houses grew by more than 150 percent over the past 70 years: from less than 1,000 square feet in 1950, to 2,500 square feet today. The average new single-family home in Greeley averages 2,600 square feet (Redfin, 2023). As discussed earlier, this dominant typology no longer serves changing population trends, nor does it provide sufficient affordable housing units for the Greeley community.

The images on the following page illustrate various housing types that would help meet demand through diversification and include both for-sale and rental examples.

Micro-housing (tiny homes and units ranging from 300 to 500 square feet, including manufactured housing options), smaller single-family homes (500-1,500 square feet) on smaller lots, and townhomes all provide a wider range of for-sale housing options at more price points than the typical single-family home on a large lot. Prioritizing these housing types will also lead

to the production of more units overall. While constructing a single-family detached house on a 6,000 square foot lot results in only about seven units per acre, other smaller format housing options, like single-family units clustered around courtyards, produce 10-12 units per acre. Row houses or townhomes can typically accommodate 12-18 units per acre (<https://jhparch.com/density>). It is essential to integrate these new typologies into historically single-family neighborhoods to expand opportunities for homeownership.

Smaller multi-family properties, or those with ten to 30 units, provide further affordability and supply benefits, as do larger multi-family developments. To be able to afford Greeley's current median home price (\$425,000) without being cost-burdened, a household would need an annual income of \$140,000 and an \$85,000 down payment.

Meanwhile, an apartment renting for \$1,500 per month is affordable to someone making \$60,000, opening up housing possibilities to a much larger number of residents, and emphasizing the importance of rental options for promoting affordable housing options. In addition, multi-family units provide many more units per acre than single-family housing, as a podium-style apartment building (4 to 5 stories on top of first floor garage and retail) allows for 90 to 115 units per acre (<https://jhparch.com/density>). This higher intensity development and a greater mix of uses is especially important along corridors already served by public transit and near major intersections, such as in the 10th Street area that is the focus of the Subarea Plan.

Greeley's Development Code was updated in 2021 to make it easier to build smaller units on smaller lots, including reducing the minimum lot size from 6,000 square feet to 4,500 square feet, or as low as 1,500 square feet in higher density residential areas, and providing guidance on the development of smaller units like micro-housing. These policy changes are important steps in the move towards meeting the need for more housing at all price points in Greeley.

Housing Typologies

Detached House - Small Format (300 to 500 SF)

	Home Price	Monthly Rent
Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690



Detached House - Small Lot (500 to 1,500 SF)

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Multi-Unit Houses and Row Houses

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment (10 or less units)

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment Complex - Medium (10 - 30 units)

Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment Complex - Large (more than 30 units)

Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Note: All numbers are rounded to fit the graphic.

Conclusions & Recommendation

The intent of this Housing Needs Assessment is to quantify the scale of housing needs at different affordability levels in Greeley over the next two decades. As discussed, it is clear that Greeley needs all types of housing at all price points to meet current and future demand. Several additional conclusions are summarized below:

- Expanding the production of housing will start to alleviate some of the market pressures that led to the current competitive housing market.
- Diversifying the types of housing available will give current and future residents more housing choices and help the city adapt to its changing population.
- Expanding affordability across all housing types and locations will provide more attainable housing choices for residents who struggle to make housing payments.
- Expanding production and diversifying the housing stock will provide more housing opportunities for current and future residents even as institutional and out-of-state investors purchase and develop units. This will help limit the impacts of increased rents at investor-owned properties.
- Reinvesting in Greeley's older neighborhoods, particularly in the northeast and southeast quadrants of the city, will help improve the quality of the existing housing stock, preserve existing affordable options, and attract mixed-income and mixed-use infill development.

The city of Greeley plays several important roles in addressing the community's housing challenges, but it cannot solve the challenges without the many community and development partners. There is no silver bullet that will solve the city's affordable housing challenges. Rather, a series of incremental actions, policy changes, programs, and other efforts among the City and its partners can begin to chip away at the challenge. This is in addition to a lot of the good work that is already under way, including local employer support of a major Habitat for Humanity development, recently revised zoning code, and continued evaluation of development policies, to name just a few.

Ultimately, Greeley is in a unique position among its Northern Colorado peers. It is still relatively affordable, and current land prices coupled with the availability of water resources will support prudent growth for many years to come. These assets should be leveraged wisely.



Where does the City go from here?

A Housing Needs Assessment is an important tool to create a thorough baseline understanding of quantifiable housing needs. It is a foundational document for future policy decisions and actions to be made by the City and its partners. It is clear that there is a need to identify new resources to fill development gaps so that attainable housing can be made available for low- and moderate-income households.

It will be important for the City and its partners—the housing ecosystem—to create a citywide housing strategy to address housing needs in a holistic and coordinated way. A housing strategy could:

- Establish priorities, for which efforts should be addressed first.
- Define roles, assigning responsibility and leadership to the various partners for each strategy.
- Create a timeline for action.
- Identify programs and policies that need to be adopted or modified to reduce barriers to housing development in ways that serve the community and make the process clear for the development community.
- Identify new funding sources that begin to close the substantial development gap.
- Establish metrics to measure progress so that adjustments can be made as the work is underway, successes can be celebrated, and continuous improvement is possible.

The graphic below provides a high-level outline of housing-focused interventions that the City should consider moving forward. The details of these ideas would be defined to reflect the specific needs and opportunities in Greeley.

In the short-term, it is important for the City to continue to evaluate its development policies so that the housing types recommended in this study are developable in the community. The City should also work toward implementing incentives like reduced parking requirements, fee waivers for affordable housing, and infrastructure support/funding for affordable housing. It is also important that the City continue to leverage the funds it already receives through HUD and the state to

support low- and moderate-income households, fund homeownership projects, improve the condition of existing housing and neighborhoods, support quality affordable rental developments, and address homelessness.

The Subarea Plan will illustrate how housing-focused infill redevelopment projects can support multiple community goals while adding affordable housing options to neighborhoods. It will include strategic recommendations to support affordable housing development in the study area and similar neighborhood contexts throughout the city. In many ways, it will provide the foundation for a housing strategy that can be applied city-wide.







A

Appendix

Conventional Demand Analysis

The conventional demand analysis uses household income data to determine for-sale and rental price-points with the greatest degree of potential market support. Such analysis highlights potential opportunities for housing development where gaps exist between existing supply and household affordability.

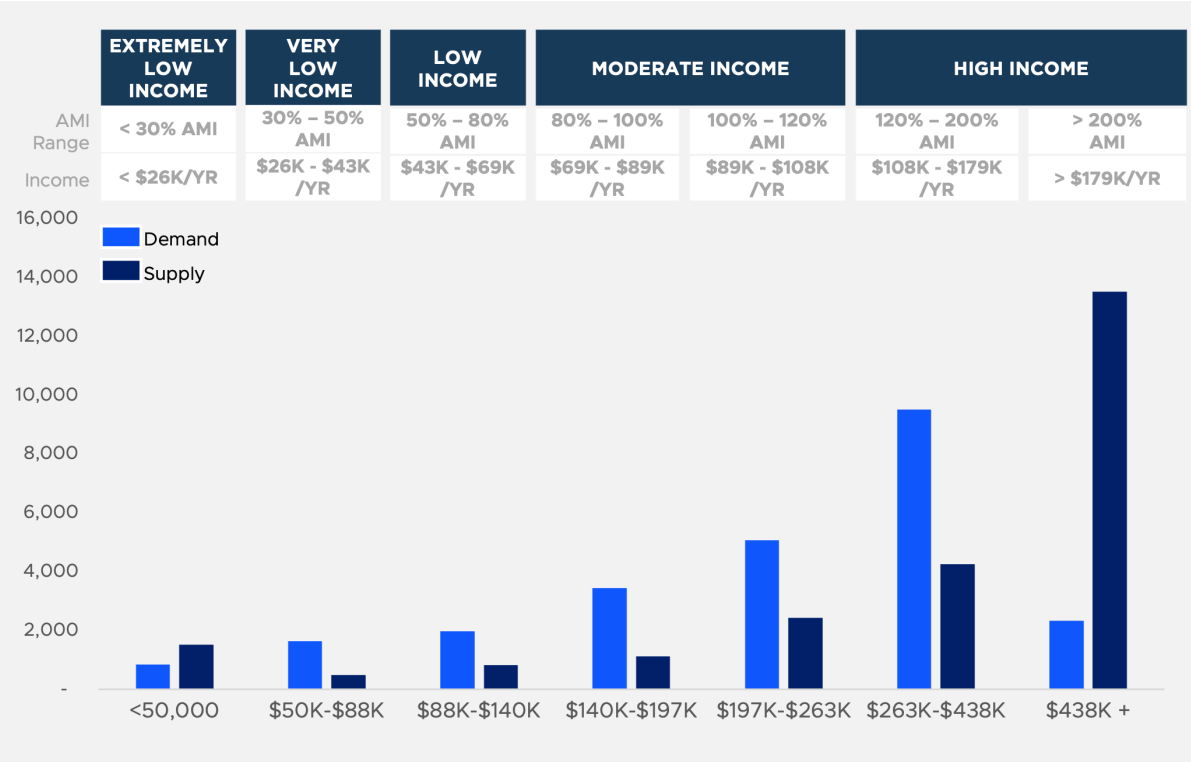
The American Community Survey (ACS) provides income distribution data by housing tenure, as well as the share of owner and renter households in Greeley. The 'household affordability' bars represent the number of households able to afford housing products at different price-points while not being cost-burdened. In some cases, households may be spending more than what they can afford on housing, while others may be spending significantly less due to absence of a desired housing typology, or other factors.

Affordability Gap Analysis: Owner

The affordability gap analysis graph shows a substantial undersupply of homes priced between \$50,000 and \$430,000 (within the range of the Median Home Value for the city of \$350,000). Less than half (45 percent) of the city's for-sale supply is priced within this range. On the other hand, there is an oversupply of homes priced above \$430,000 (accounting for 55 percent of the city's supply).

The viability of homeownership for many of the households in the lower AMI levels will vary in the real world. In an ideal case, an income at 100

Affordability Gap Analysis: Owner



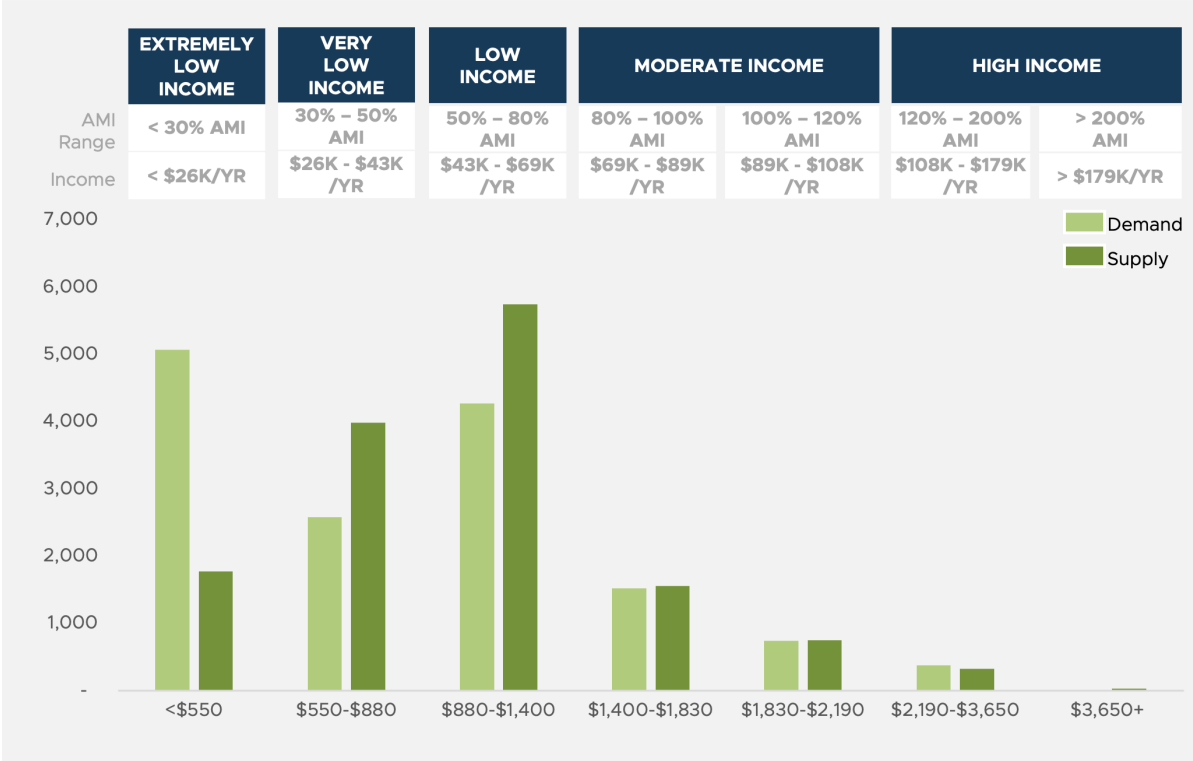
Source: ESRI 2022, American Community Survey (ACS)

percent AMI (\$89,600 for an average household size of 2.74) translates to the ability to afford a home priced between \$200,000 and \$240,000 without being cost-burdened. This price range implies that a mismatch exists because a significant portion of the supply in Greeley costs more to purchase.

Additionally, based on conversations with realtors and stakeholders and the results from the community survey, the few homes that are available in the 'affordable' category below \$200,000 do not meet market preferences. Thus, a substantial portion of the existing supply is

also not marketable because of condition, style, location, or a number of other factors. While inexpensive to purchase, this housing is typically unaffordable because of the amount of work needed to stabilize it and; therefore, much of this housing stock is not currently in suitable condition to meet housing needs.

Affordability Gap Analysis: Renter



Source: ESRI 2022, American Community Survey (ACS)

Affordability Gap Analysis: Renter

The affordability gap analysis for renters shows a similar mismatch between demand and supply, predominantly for households earning less than 80 percent of the AMI (\$69,250 for the average household size).

The graph shows a substantial unmet need for apartments that are affordable to households earning less than 30 percent of the AMI (\$26,000)–at rents \$550 or below. The high demand for publicly-funded assisted housing, the

slow pace of development of newer affordable housing units, and the level of cost-burdened households in the city suggests the need for significant investment in the rental housing stock affordable to this segment of the population.

This mismatch is reversed for households earning between 30 percent and 80 percent of the AMI, with a clear oversupply of apartments with monthly rent range of \$550 to \$1,400–representing nearly 70 percent of the city's rental supply. Due to a limited availability of rental options priced below \$550 a month, many households earning less than 30 percent of the

AMI might only find apartments in this higher segment, causing them to be cost-burdened.

Supply and demand for apartments that are affordable to households earning above 80 percent of the AMI is generally balanced, indicating an equilibrium in market-rate segment of the rental market.

Conclusions

The affordability gap analysis provides a high-level overview of where there are clear mismatches between supply and demand. However, several other factors are important to consider. Housing condition is generally substandard at lower affordability levels. While these units are “affordable,” their condition leads to higher utility bills and potential health and safety hazards.

Smaller for-sale units—condos, townhomes—can be positioned at a more accessible price point for workforce and moderate-income households than larger detached single-family homes. Diversity in housing stock can fill these gaps and create a pathway to homeownership for a broader range of households. Renovating the existing housing stock will be key to meeting future demand and accomodating a wide range of housing needs.

Market Segmentation

Target market analysis is used to determine demand based not only on geography and demographic traits, but also on consumer preferences. As a result, desired product types can be determined, in addition to affordability. Just as market segmentation is used to determine tendencies to buy different types of consumer products, data on market segments can be used to identify demand for different types of housing products at a particular location.

Who is living in Greeley today?

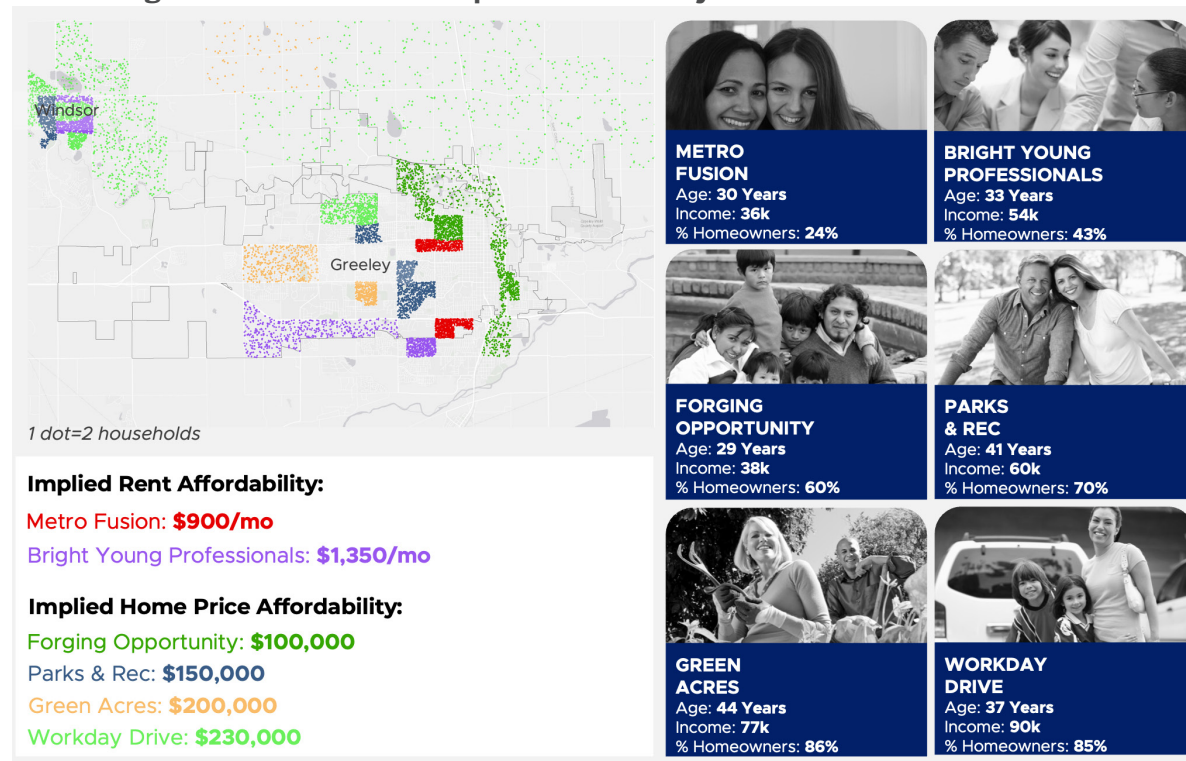
The segments present in Greeley (mapped on the right) are identified using Community Tapestry data from ESRI (a leading provider of geographic information systems and data). The Tapestry data uses algorithms to link demographic and geographic data to create 67 unique geodemographic segments to help understand the behavior of different user groups.

Following are some characteristics of these tapestry segments.

Bright Young Professionals

This group is primarily located in urban outskirts of large metropolitan areas. These households are home to young, educated, working professionals. More than one out of three householders are under the age of 35, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a

Market Segmentation: Households present in Greeley



Source: ESRI 2022

third live in multi-family buildings with more than five units.

Metro Fusion

A majority of these households are young professionals, predominantly single-person households. Residents of this group are likely to be renters, in some cases sharing housing costs with a roommate to help defray high rents.

Forging Opportunity

This group is typically family households—young couples with children and multi-generational households located in denser city neighborhoods

within metropolitan areas. Households within this group are predominantly interested in affordable single-family housing options as well as moderately-priced rental options.

Parks & Rec

Many of these households are two-income married couples approaching retirement age. They primarily occupy single-family homes which are older—built prior to the 1960s. The appeal of their well-established, kid-friendly neighborhoods often attracts a new generation of younger couples.

Green Acres

A majority of these households are older married couples with or without children. This group tends to prefer rural settings in metropolitan areas. They are primarily interested in single-family homes.

Workday Drive

This group is typically family households—young couples with children located in semirural locales within metropolitan areas. Households within this group are predominantly higher income (median household income for this group is \$90,000) and are interested in single-family housing options.

Growing Groups in the Region

The ESRI market segmentation data suggests that the following groups, which are currently not present in Greeley, are some of the fastest-growing households in the region. These groups may be interested in moving to the city if the right product is available.

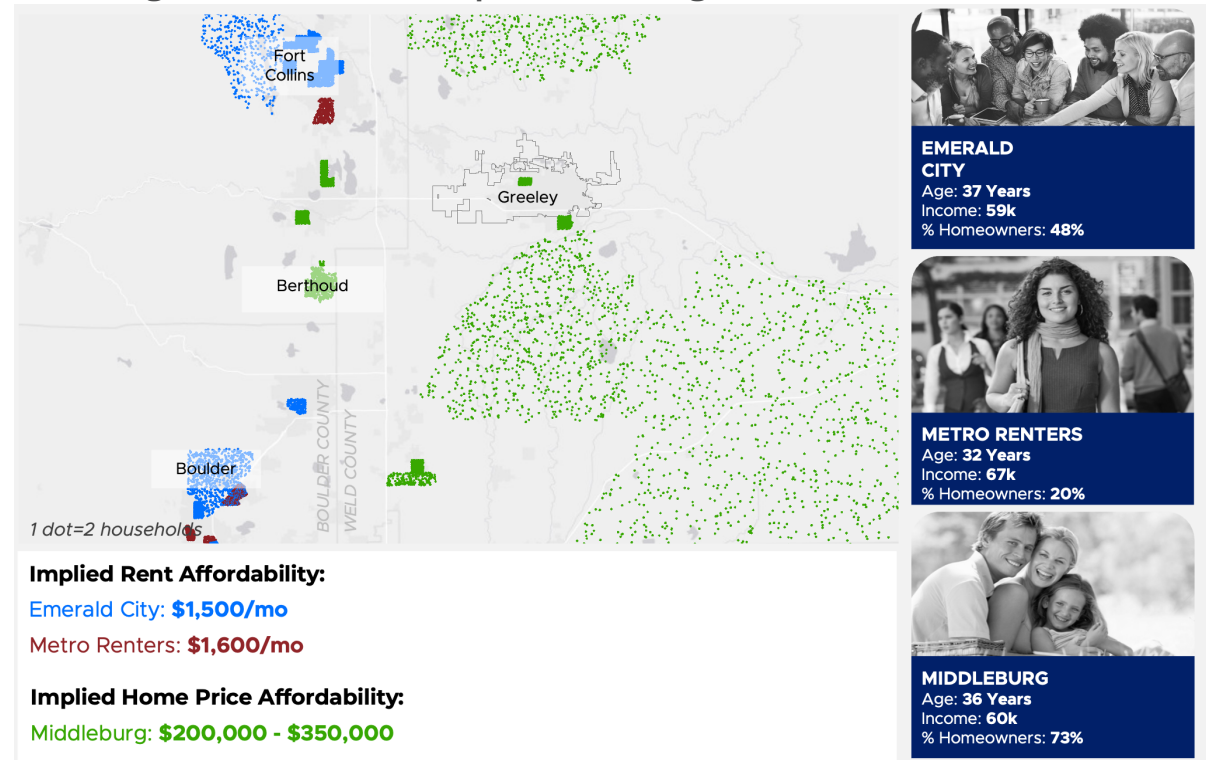
Emerald City

This group lives in lower-density neighborhoods of urban areas. Young and mobile, they are more likely to rent. Nearly half have a college degree and a professional occupation.

Metro Renters

Households in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments— the popularity of urban life continues to increase for consumers in their late twenties and thirties. Their median income

Market Segmentation: Households present in the region



Source: ESRI 2022

(\$67,000) is above the US average. They usually live close to their jobs and walk or take a taxi or rideshare to get around the city.

Middleburg

This group is typically family households—young couples with children located in semirural locales within metropolitan areas. Households within this group are predominantly interested in affordable single-family housing options.

Conclusions

Target market analysis provides a more detailed understanding of housing preferences and needs of certain market segments as a subset of overall demand. This information implies that Greeley needs more affordable housing options to continue to capture growing market segments in the region.

Affordable Housing Demand

Affordable housing is typically developed with tax credits used as equity to help finance the development of a property, while subsidized housing is generally provided through federal programs that provide a rent subsidy. Strategic usage of these programs can improve housing conditions for a large share of current residents in Greeley.

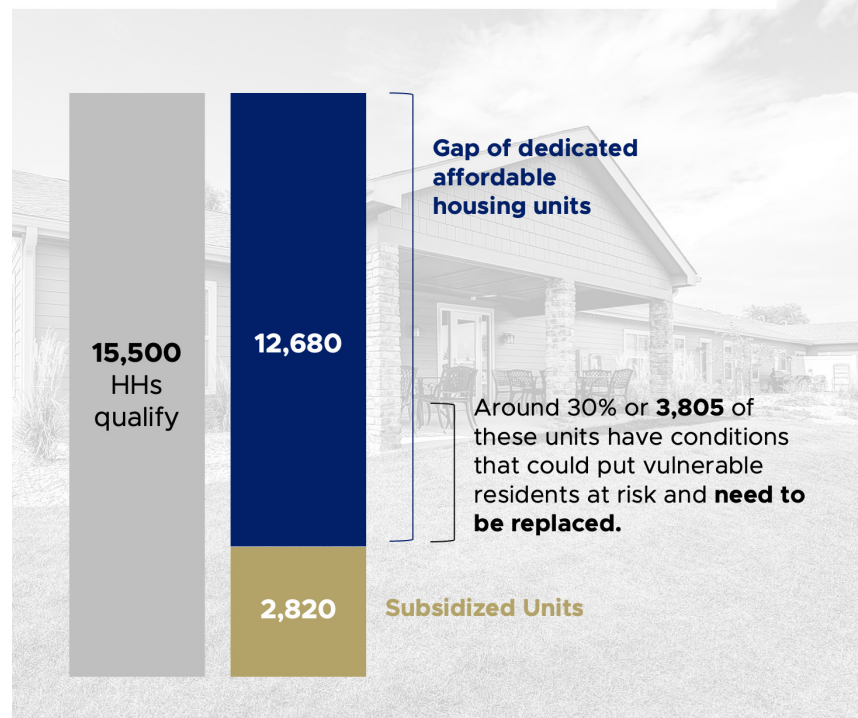
The implications of the housing market analysis for affordable housing are significant. Low Income Housing Tax Credit (LIHTC) and mixed-income properties help diversify the existing rental housing stock. Such properties provide quality residential options in neighborhoods that cannot support market rate development.

Housing affordability for Greeley is based on HUD-published household income limits for households, as well as tenure data from American Community Survey (ACS). Using this data, there are roughly 15,500 households that would be

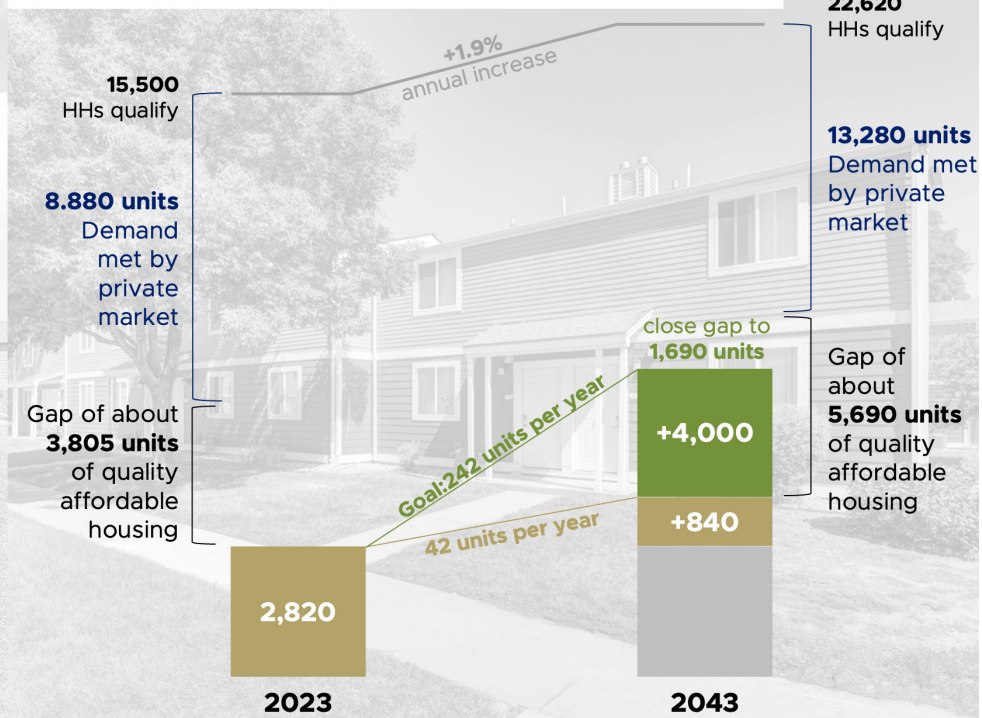
income-eligible for units at 60 percent AMI. Of those, 7,510 households are very low-income households at or below 30 percent AMI. This number far exceeds the existing supply of about 2,820 low-income affordable units in Greeley. Some portion of this excess demand could be met with a combination of federal programs that include LIHTC, Housing Choice Vouchers (HCV), Housing Assistance Payment (HAP) subsidies, and other development incentives.

Demand projections were made for affordable housing over the next 20 years and several factors

DEDICATED AFFORDABLE HOUSING SUPPLY AND DEMAND



DEDICATED AFFORDABLE HOUSING DEMAND PROJECTION



Note: Production based on past 20 years of LIHTC allocations; demand based on estimate of households (HHs) below 60% AMI; growth based on forecasts by Weld County Population and Development Report.

were considered, as summarized on the previous page.

The first step was to determine the number of households whose incomes indicate the need for affordable housing at or below 60 percent of AMI in order to not be cost-burdened. There are 15,500 of such households. Next, the number of dedicated affordable housing units, or those subsidized through LIHTC, HUD, and other programs, as well as housing choice vouchers, was identified—2,820 units.

The remaining 12,680 households find their housing in the private market, both as homeowners and renters. Many of these households find suitable and affordable housing on the open market and are not cost-burdened, although there is not significant data defining what proportion of households fit that category. At the high end, we know that nearly 70 percent of households earning less than 50 percent of AMI are cost-burdened or have another housing problem, as defined by HUD. Assuming a conservative estimate range of nearly 30 percent of the units in the affordable segment are substandard, we get around 3,805 units that need to be replaced. Then, the remaining households (8,875) live in decent affordable housing provided by the private market.

The final step is to project demand over the next 20 years. Using the forecasts by the Weld County Population and Development Report for Weld County, we assumed an annual growth rate of 1.9 percent for Greeley over the next 20 years.

Based on affordable housing production, approximately 42 units were added each year over the past two decades by the LIHTC program. If these trends persist, about 840 new units would be added to the market by 2043, bringing the total gap of dedicated affordable housing to 5,690 units.

However, if new tools were created and funding sources aligned to support an average of 200 additional units per year—242 units in total—4,000 additional new dedicated affordable housing units would be constructed over the next 20 years, moving the city much closer to meeting its affordable housing demand, and reducing the gap to 1,690 units.

Housing Terms and What They Mean

Accessible Housing

Housing is accessible when public or common areas of the building can be approached, entered and used by someone with a physical disability. Accessible housing may have ramps, elevators and wider doorways to accommodate people with mobility improvements. Other accessibility features include wheelchair-accessible bathrooms and universal design features like lever door handles.

Affordability

The extent to which there are enough housing units at different price points in an area to meet the housing needs of each household, paying 30 percent or less of their income for housing.

Affordable Housing

According to the federal government, housing is affordable when rent or mortgage payments (principal, interest, taxes, and insurance) plus utilities are no more than 30 percent of the occupant's monthly income. For instance, an apartment unit for a retail sales worker earning an annual wage of \$32,000 needs to cost less than \$800/month for it to be considered affordable to them.

Area Median Income (AMI)

Area Median Income (AMI) is a metric calculated by the U.S. Department of Housing and Urban Development (HUD) to determine the income eligibility requirements of federal housing

programs. Greeley's AMI is \$89,580 (adjusted for the city's average household size). This number differs from median household income, which is reported by the Census and related data sources. The current median household income in Greeley is \$65,000 (ESRI 2022).

Attainable Housing

Attainable Housing is an umbrella term that reflects the many aspects of a home that make it suitable for a household. Attainable Housing is appropriate in:

- Size (number of bedrooms, square footage)
- Type (detached home, townhome, apartment)
- Quality (healthy, safe, in good repair)
- Affordability (within the price range for the household income)
- Tenure (rental, for-sale)
- Location (near employment, school, services).

Generally, it is a more inclusive term to describe affordability at a range of different area median incomes.

Class A Units

Class A units are generally newer units that demand higher rents, have fewer vacancies, and are professionally managed with little or no deferred maintenance.

Class B Units

Class B units are generally older units that are well-maintained and sometimes professionally managed.

Class C Units

Class C units are typically more than 20 years old and in need of renovation. They usually face significant deferred maintenance and have relatively low rental rates.

Cost-Burdened Household

A household paying more than 30 percent of its income towards housing costs (rent/mortgage, utilities, etc.).

Displacement

Residents can no longer afford to live in their neighborhood and move elsewhere. This is often a result of the impact of increasing housing prices in a neighborhood caused by neighborhood reinvestment and major infrastructure investments.

Dwelling

Any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more households. Dwellings may be single-family homes or multifamily structures, occupied by either renters or owners.

Elderly Person Household

A household composed of one or more persons at least one of whom is at least 62 years of age at the time of initial occupancy. Also referred to as Elderly Person Housing or Senior Household.

Extremely Low-Income Household

Households with incomes below 30 percent of area median income. Most federal affordable

housing programs serve households earning up to 80 percent of Area Median Income.

Fair Market Rent (FMR)

The Fair Market Rent is the average rent and utility costs for newly leased, non-luxury rental units with basic amenities. Fair Market Rents are used to set rental assistance payment standards for federal housing programs.

Family

All persons living in the same household who are related by birth, marriage or adoption. In HUD-assisted housing, all persons sharing a dwelling unit are referred to as a family, whether related or not.

Functional Zero

It means the number of people experiencing homelessness never exceeds the community's capacity to move people into permanent housing. It requires a community to maintain quality, real-time data on all persons experiencing homelessness and their need, often called a by-name list. Functional zero is both a one-time metric, and a metric that needs to be re-achieved, usually on a month-to-month basis as local conditions, such as the housing market, change.

Gentrification

There is no singular definition, the common thread includes changing neighborhoods, increased development, rising housing costs and residential turnover.

Gross Annual Income

The total income received by all members of the tenant's household. This is the amount before taxes and deductions are subtracted.

Gross Rent

Gross rent is the amount of rent stipulated in a lease. When someone signs a lease, they will have to pay rent each month, and the gross rent is the combined amount of monthly payments.

Homeless

An individual who lacks a fixed, regular and adequate nighttime residence. Additionally, an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household

All the people who occupy a housing unit. A household includes the related family members and all the unrelated people. Unrelated people may include lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

Housing Assistance Payment (HAP)

The monthly dollar amount a Public Housing

Authority (PHA) would pay, directly to the landlord, on behalf of the Section 8 Voucher holder. The amount of HAP is the difference between the unit rent and the tenant contribution. The tenant contribution in the Section 8 voucher program is 30 percent of monthly income.

Housing Choice Voucher

HUD's major tenant-based rental assistance program, Section 8 Housing Choice Vouchers allow low-income households to receive rental assistance in a home of their choice. Housing Choice Voucher tenants pay 30 percent of their monthly income for rent and the federal government pays the landlord the remainder through a local housing authority. Payments to landlords are restricted by the area's Fair Market Rent (FMR). This is called the Housing Assistance Payment, or HAP.

U.S. Department of Housing and Urban Development (HUD)

The Department of Housing and Urban Development (HUD) is the Federal agency responsible for national policy and programs that provide housing and community development assistance. The department also works to ensure fair and equal housing opportunity for all.

Inadequate Housing

Housing with severe or moderate physical problems, as defined in the American Housing Survey (AHS) since 1984. A unit is defined as having severe physical problems if it has severe problems in any of five areas: plumbing, heating, electrical system, upkeep and hallways.

Low-Income Household

A household whose combined income does not exceed 80 percent of the Area Median Income. This is the income eligibility threshold for most federal affordable housing programs.

Market Value

The most probable price that a property should bring in a competitive and open market. This is provided that all conditions requisite to a fair sale are present, the buyer and seller are knowledgeable and acting prudently, and the price is not affected by any undue stimulus.

Metropolitan Statistical Area (MSA)

An area with at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core.

Missing Middle

Missing middle is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, “middle” references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum.

Net Rent

Net rent is the rent a lessee pays on average per month of a lease period. It is not the actual amount a lessee pays per month, but a mathematical calculation that considers free months on the lease as if they’d been paid for. The net rent may

appear on rental listings to guide potential renters toward the listing with the promise of lower payments.

NIMBY (Not In My Backyard)

Describes the phenomenon in which residents of a neighborhood designate a new development or change in occupancy of an existing development as inappropriate or unwanted for their local area.

Naturally Occurring Affordable Housing (NOAH)

Housing that is available on the regular market, open to anyone and happens to be affordable to many families.

Operating Subsidies

Payments authorized by the U.S. Housing Act of 1937 for operating costs of low-rent public housing properties. Operating subsidies help public housing authorities pay for utilities, maintenance, security, accounting, reporting and similar operating costs.

Overcrowding

Overcrowding is a result of a mismatch between the dwelling and the household. The level of overcrowding relates to the size and design of the dwelling, including the size of the rooms, and to the type, size and needs of the household, including any long-term visitors.

Whether a household is “overcrowded” depends not only on the number of people sharing the dwelling, but on their age, their relationship and their sex. For example, a dwelling might be considered overcrowded if two adults share a

bedroom, but not overcrowded if those adults are in a relationship.

Overcrowding is considered a serious housing problem. Overcrowding is not allowed in federally-assisted housing.

Permanent Supportive Housing (PSH)

Permanent Supportive Housing is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.

Project-Based Housing Assistance

When government housing assistance is tied to the unit, not the tenant. When a tenant moves out, they do not take the rental assistance with them. New tenants moving into the unit will benefit from the rental assistance attached to the property.

Project-Based Vouchers

A component of a Public Housing Authority’s (PHA) Section 8 Housing Choice Voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development.

Public Housing

Housing provided under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately

financed housing, regardless of whether federal housing subsidies or mortgage insurance are features of such housing development.

Rehabilitation

Rehabilitation is the labor, materials, tools and other costs of improving buildings, other than minor or routine repairs. For example, a project where the use of a building is changed to an emergency shelter is a rehabilitation project, as it would require substantial work involving the structure and systems of the building.

Renovation

Renovation refers to routine repairs which are generally more cosmetic in nature, including updating the flooring, cabinets, or fixtures in a building. Examples of renovation projects include jobs like kitchen or bathroom remodels, upgrading windows or adding a deck.

Section 8

A federally-funded rental assistance program that pays private landlords the difference between what a low-income household can contribute and the fair market rent.

The Section 8 Housing Choice Vouchers (HCV) program provides rental assistance for households to use for renting in the private market. Section 8 Project-Based Rental Assistance (PBRA) is attached to a specific home or apartment community. In both programs, the tenant pays 30 percent of monthly income for rent with HUD paying the owner the remainder, up to the area's Fair Market Rent (FMR).

Tenant-Based Housing Assistance

Tenant-based housing assistance, as opposed to Project-based, is a broad category of affordable housing programs where the rental subsidy is tied to the tenant. Households receiving the benefits of a tenant-based housing assistance program may be able to keep their benefits when moving.

Tax Increment Financing (TIF)

TIF calls for local taxing bodies to make a joint investment in the development or redevelopment of an area, with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. The funds for this investment come from future tax revenues that would not otherwise be expected to occur, unless generated by increased public and private investment in an identified under-performing area.

Utility Allowance

An amount used by a Public Housing Authority (PHA) to determine average utility bills for a specific area. It is used to calculate the tenant's portion of the monthly rent.

Waiting List

An ordered list of households who have applied for housing assistance through a Housing Authority or private landlord. Waiting lists are used when affordable housing demand exceeds the supply of available assistance.

Workforce Housing

Workforce housing is housing for the occupations needed in every community, including teachers,

nurses, police officers, fire fighters, and many other critical workers. The families in need of workforce housing do not fall neatly into a single narrow income category. Employees in some industries (e.g. retail sales, food service, tourism) are likely to be in the lower income ranges. Seasoned workforce jobs with education or training requirements, such as teachers, police officers, nurses, etc., may fall into the middle income brackets but still find it difficult to afford homes in the community where they work.

Glossary Sources:

1. www.charleston-sc.gov/DocumentCenter/View/25791/Housing-for-a-Fairer-Charleston-Report
2. <https://affordablehousingonline.com/glossaryHousehold>

At Home in Greeley Housing Needs Assessment Planning Commission Work Session

PREPARED FOR
The City of Greeley

July 11, 2023

speakupgreeley.com/housing-needs



COLORADO
Department of Local Affairs

This project is funded in part by a grant from Colorado Department of Local Affairs

DEVELOPMENT STRATEGIES



WORKSHOP8



PRESENTATION OUTLINE

HOW WE GOT HERE

WHAT WE LEARNED

GREELEY'S HOUSING NEEDS

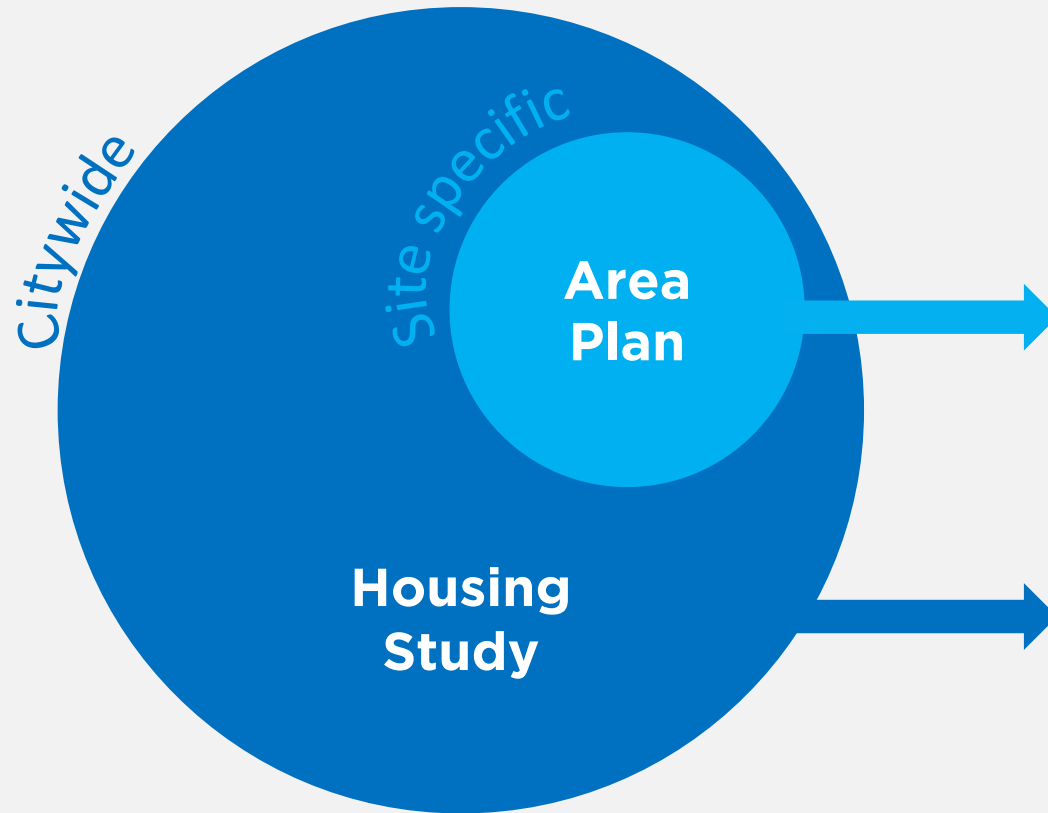
DISCUSSION

In the Middle of Difficulty
Lies Opportunity.



WHAT ARE WE DOING?

HOUSING STUDY AND AREA PLAN

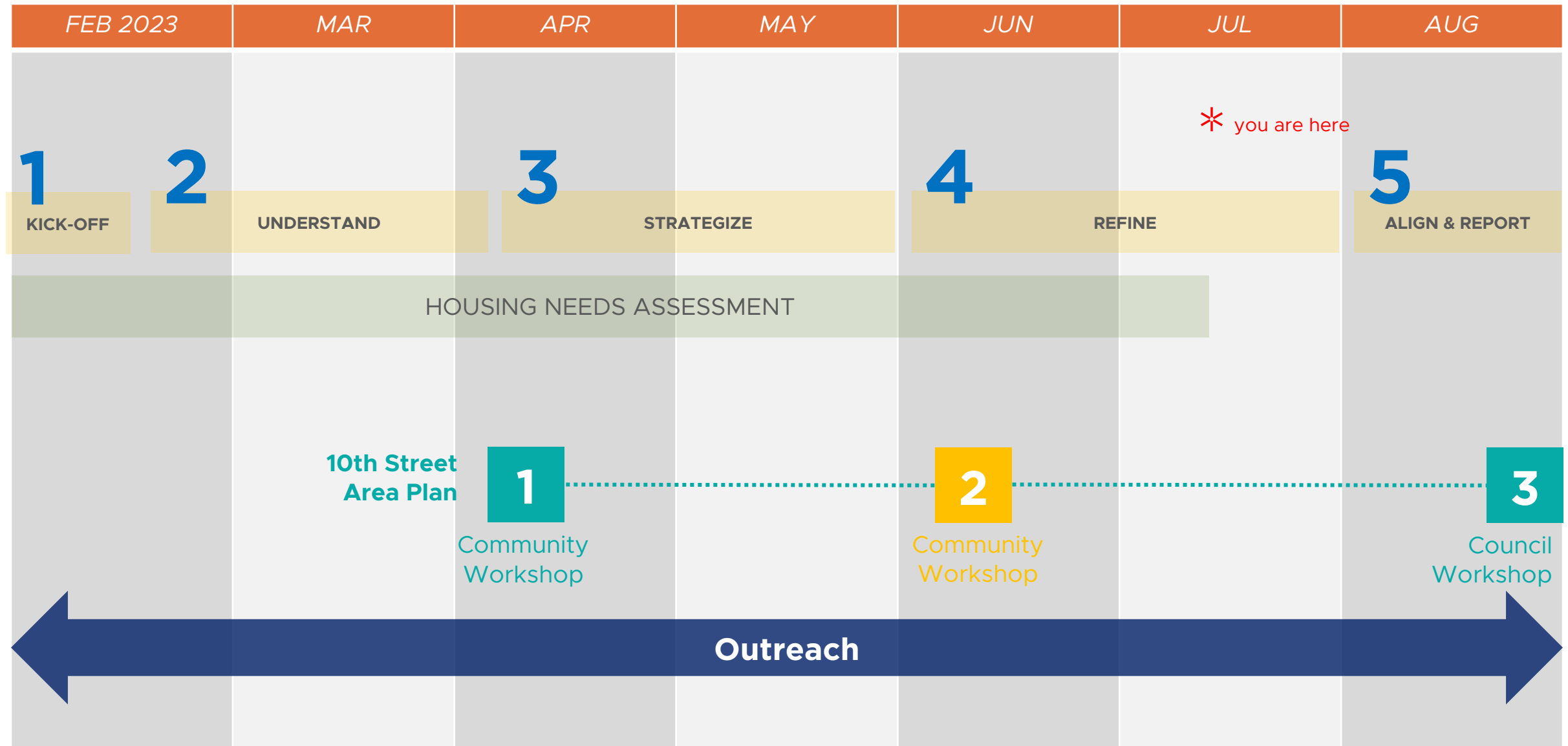


An area plan focuses on **catalytic site(s) for redevelopment** in a way that achieves community goals.

A Citywide housing study uses data, interviews, and surveys to **understand what types of housing in the ecosystem are adequately supplied and which are not** (and by how much).

ENGAGEMENT TIMELINE

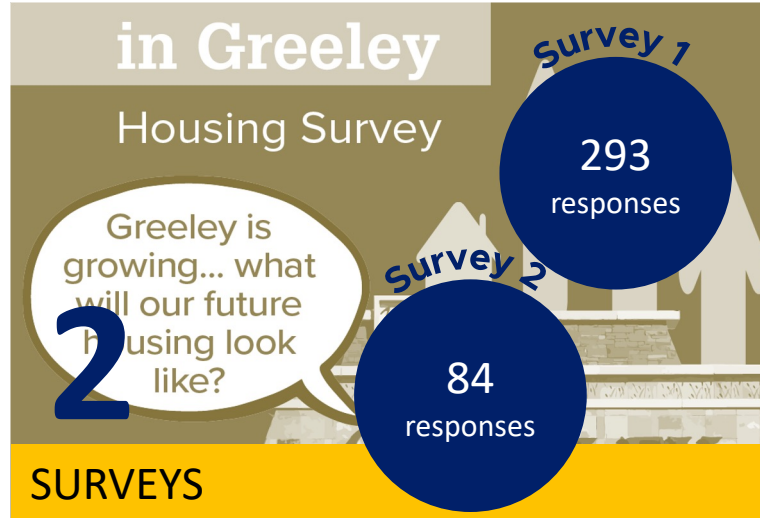
FIRST OF THREE MEETINGS



HOW WE GOT HERE



STAKEHOLDER MEETINGS



SURVEYS



PUBLIC WORKSHOPS



LOCAL BUSINESS VISITS



STEERING COMMITTEE MEETINGS



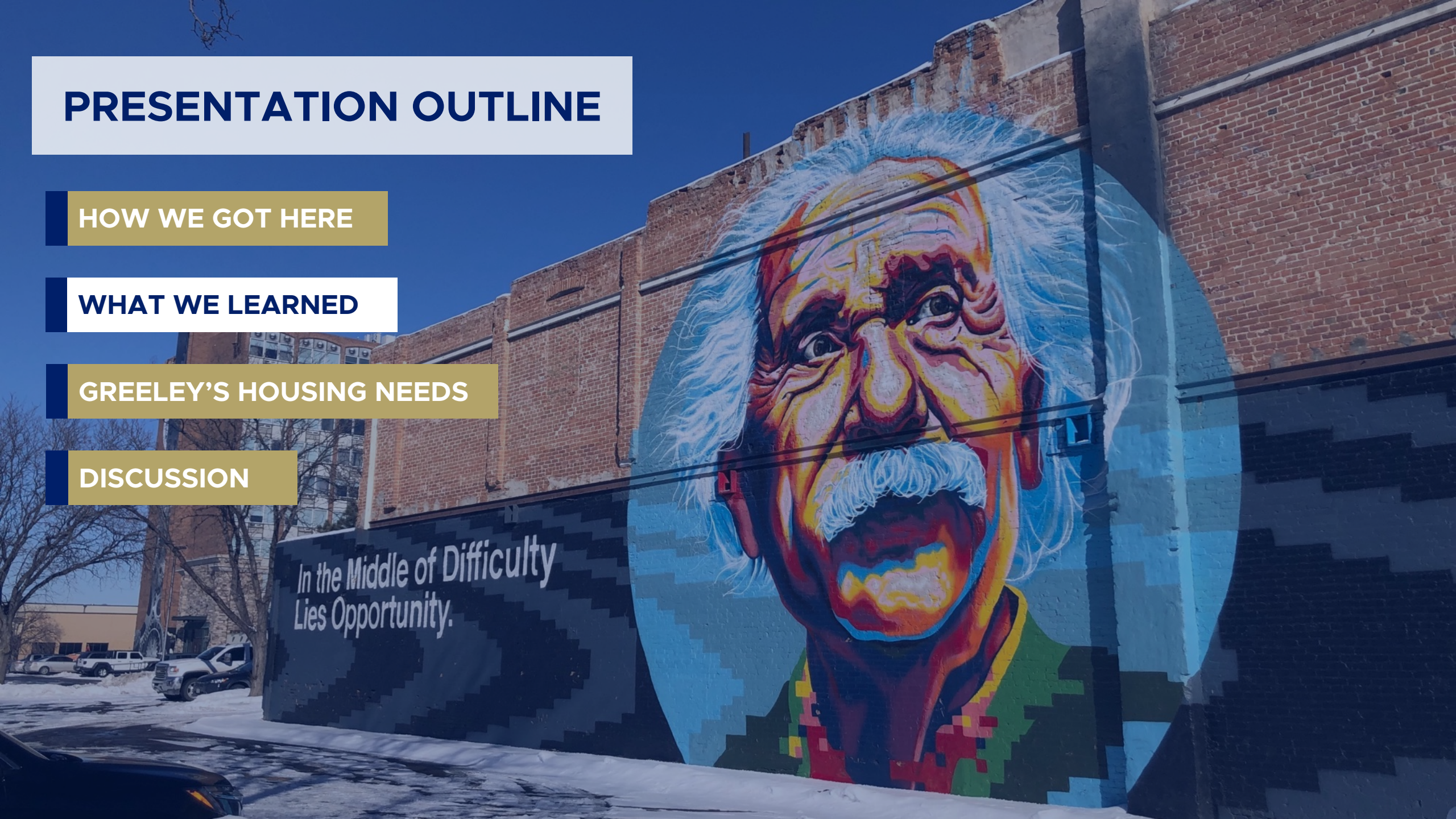
PRESENTATION OUTLINE

HOW WE GOT HERE

WHAT WE LEARNED

GREELEY'S HOUSING NEEDS

DISCUSSION

A large mural of Albert Einstein is painted on a brick wall. The mural is a close-up portrait of Einstein, showing his characteristic wild white hair and mustache. The colors used in the mural are vibrant, with a mix of blues, yellows, and reds. Below the mural, on a dark background, is the quote "In the Middle of Difficulty Lies Opportunity." in white text. The background of the image shows a street scene with snow on the ground, a few parked cars, and other buildings in the distance.

*In the Middle of Difficulty
Lies Opportunity.*

An aerial photograph of Greeley, Colorado, showing a dense urban area with various buildings, streets, and parking lots. The sky is blue with some clouds. The text is overlaid on the image.

HEADLINES

Greeley needs **all types of housing** at all price points

Rapid home price increases have added **extra burden on many long-term residents**

Greeley has the **potential to grow considerably**

KEY THEMES

- The housing market is competitive
- The population is changing
- Residents are struggling with affordability
- Out-of-state ownership is a challenge
- Northeast Greeley is particularly challenged

284% price increase in 10 yrs

Decrease projected for 25-34 & 50-64 ages

52% renters cost-burdened; **85%** of households in Greeley cannot afford average new home

40% of multi-family

Lowest housing prices & rents; condition challenges

1. GREELEY'S HOUSING MARKET IS COMPETITIVE

AVERAGE MONTHS OF SUPPLY

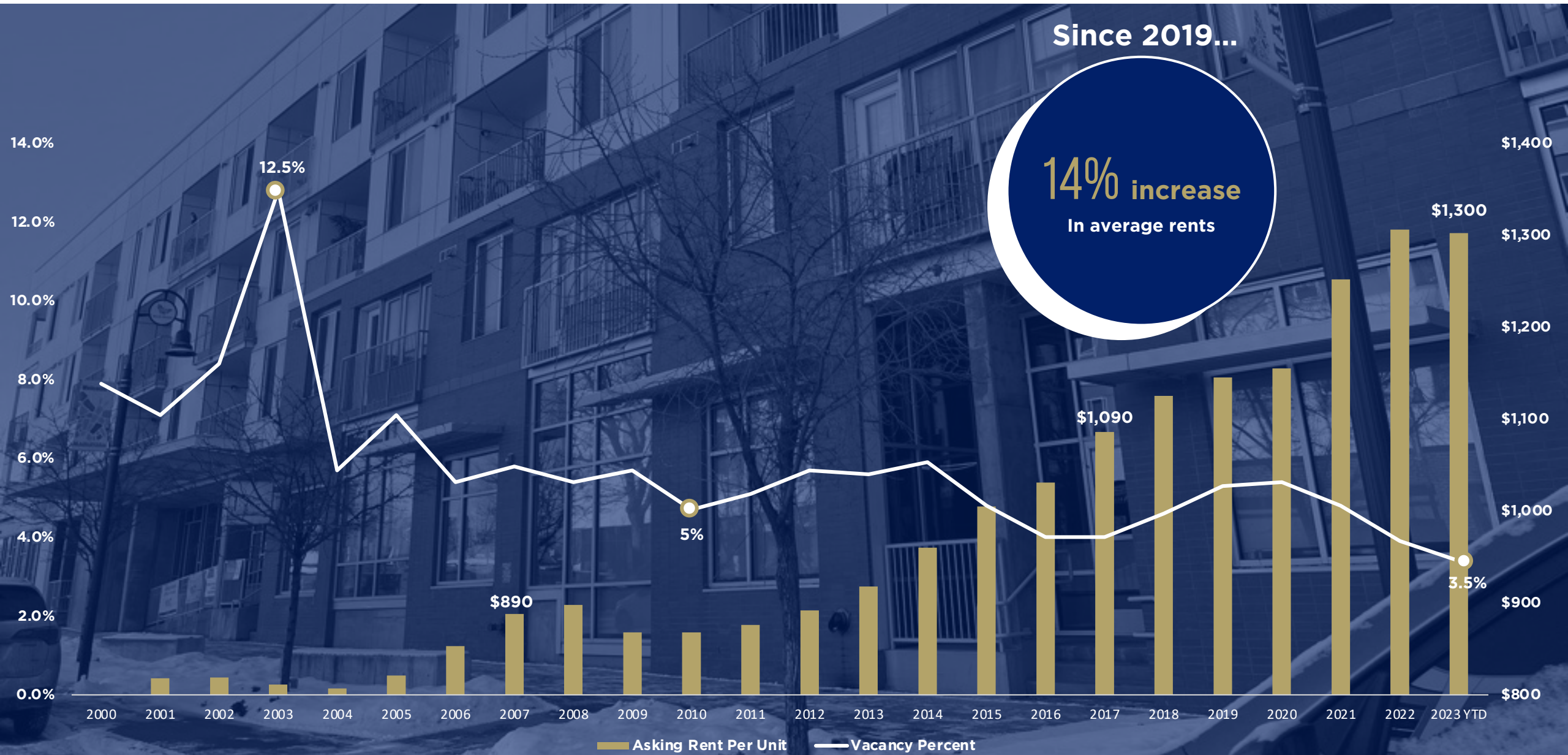


1.1 MONTHS
Current Supply
(6 months is considered a healthy market)

600 HOMES
needed for a balanced market

1. GREELEY'S HOUSING MARKET IS COMPETITIVE

RENTS & VACANCY



3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS



\$481K

sale price

**Average sale price for a new
home in Greeley in 2022**

85%

of households

**In Greeley cannot afford that
purchase price**

3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS



\$1,500

per month

to rent a 2-bedroom unit
of safe and decent quality,
including utilities

Based on Costar 2022 Q4 average rent for
the City of Greeley



\$31.5/HR

housing wage

bare minimum to afford a
2-bedroom unit of safe and
decent quality plus utilities

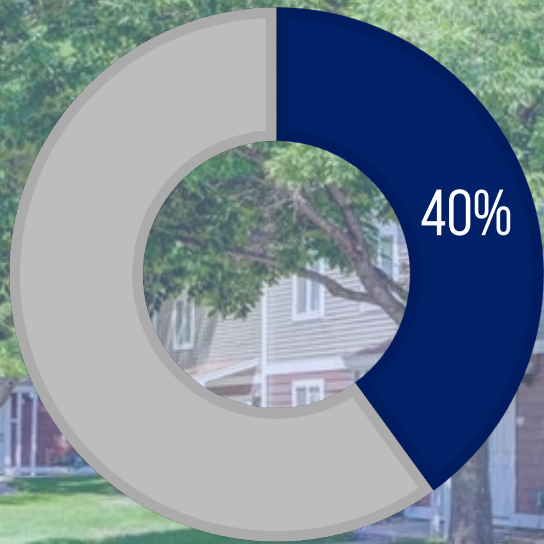
Calculated based on a \$1,500 gross rent, assuming 30% of income
toward rent and utilities, full-time employment

3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS

EQUITY



4. IMPACT FROM OUT-OF-STATE PROPERTY OWNERS



40% OF MULTI-FAMILY UNITS (4,470 UNITS) IN GREELEY ARE
OWNED BY OUT-OF-STATE OWNERS

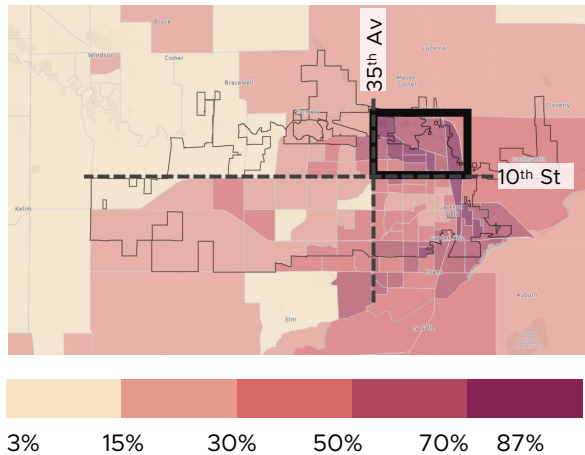


OUT OF STATE OWNERSHIP HAS RISEN SINCE THE COVID EVICTION
MORATORIUM, WHICH LED TO A TREND OF LOCAL LANDLORDS
SELLING PROPERTIES TO OUT-OF-STATE LLCs AND CORPORATIONS

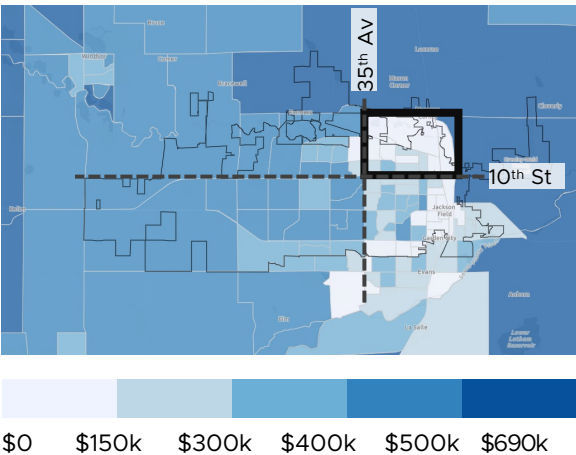
5. NORTHEAST QUADRANT PRESENTS GREATEST OPPORTUNITY

SUMMARY

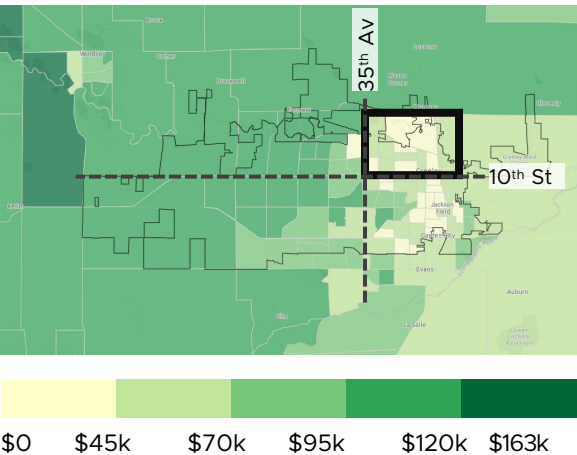
% Hispanic/Latino Communities



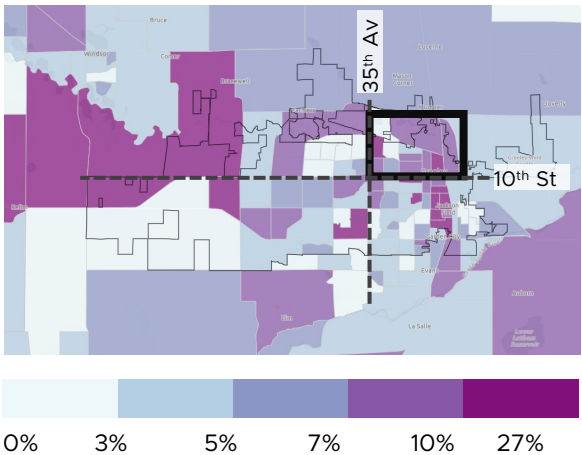
Median Home Value



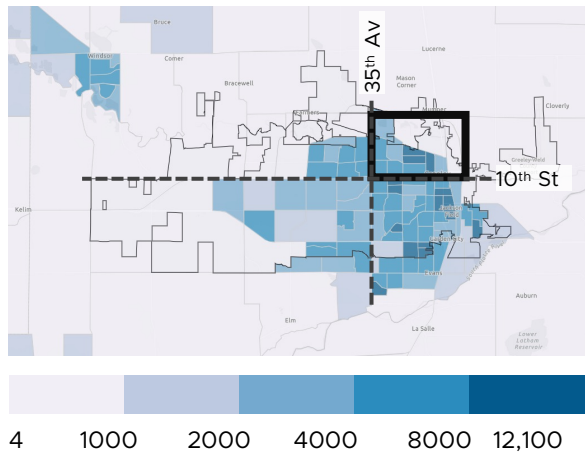
Median Household Income



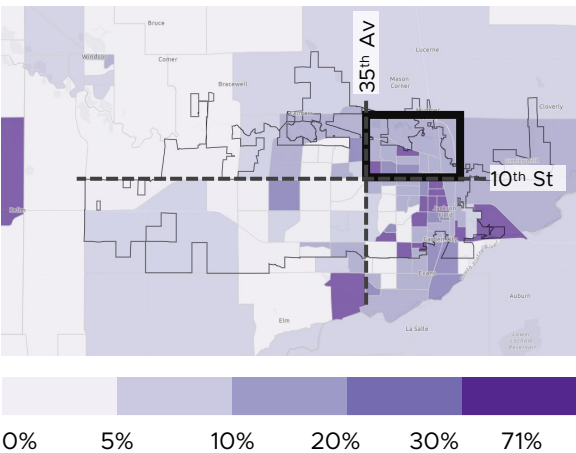
% Vacant Housing Units



Population Density (Pop/Sq Mi)



% Households Below Poverty



The **northeast quadrant of the city** is generally more diverse with lower median home values and household incomes. With a high population density, relatively high share of vacant housing units, and a high share of households below poverty, it represents **a high need, but also high potential area of the city.**

Source: ESRI 2023

PRESENTATION OUTLINE

HOW WE GOT HERE

WHAT WE LEARNED

GREELEY'S HOUSING NEEDS

DISCUSSION

*In the Middle of Difficulty
Lies Opportunity.*



COST OF HOUSING

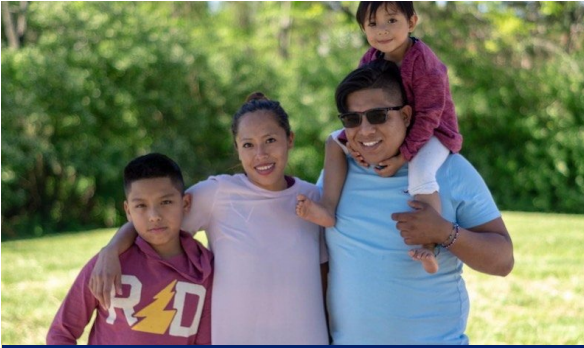
AFFORDABILITY METRICS AND INCOME DISTRIBUTION



Source: HUD, 2020 American Community Survey (Five-year) Development Strategies, ESRI
Calculated based on 2-person household incomes, Mortgage affordability for low-income households is calculated with varied down payments, avg 7%

HOUSING DEMAND

OUR CO-WORKERS, SERVICE PROVIDERS, NEIGHBORS



Family A

Household Occupation/s
JBS worker
Part-time day-care worker

Household Income
\$54,000

Household Size
2 adults
2 children

Max. Affordable Rent
\$1,300

Attainable Home Price
\$135k

60% AMI



Family B

Household Occupation/s
Accounting Manager

Household Income
\$69,000

Household Size
1 adult

Max. Affordable Rent
\$1,700

Attainable Home Price
\$175k

80% AMI



Family C

Household Occupation/s
Welder
Retail Salesperson

Household Income
\$90,000

Household Size
2 adults
2 children

Max. Affordable Rent
\$2,200

Attainable Home Price
\$240k

100% AMI



Family D

Household Occupation/s
Software Developer
Assembly line worker

Household Income
\$108,000

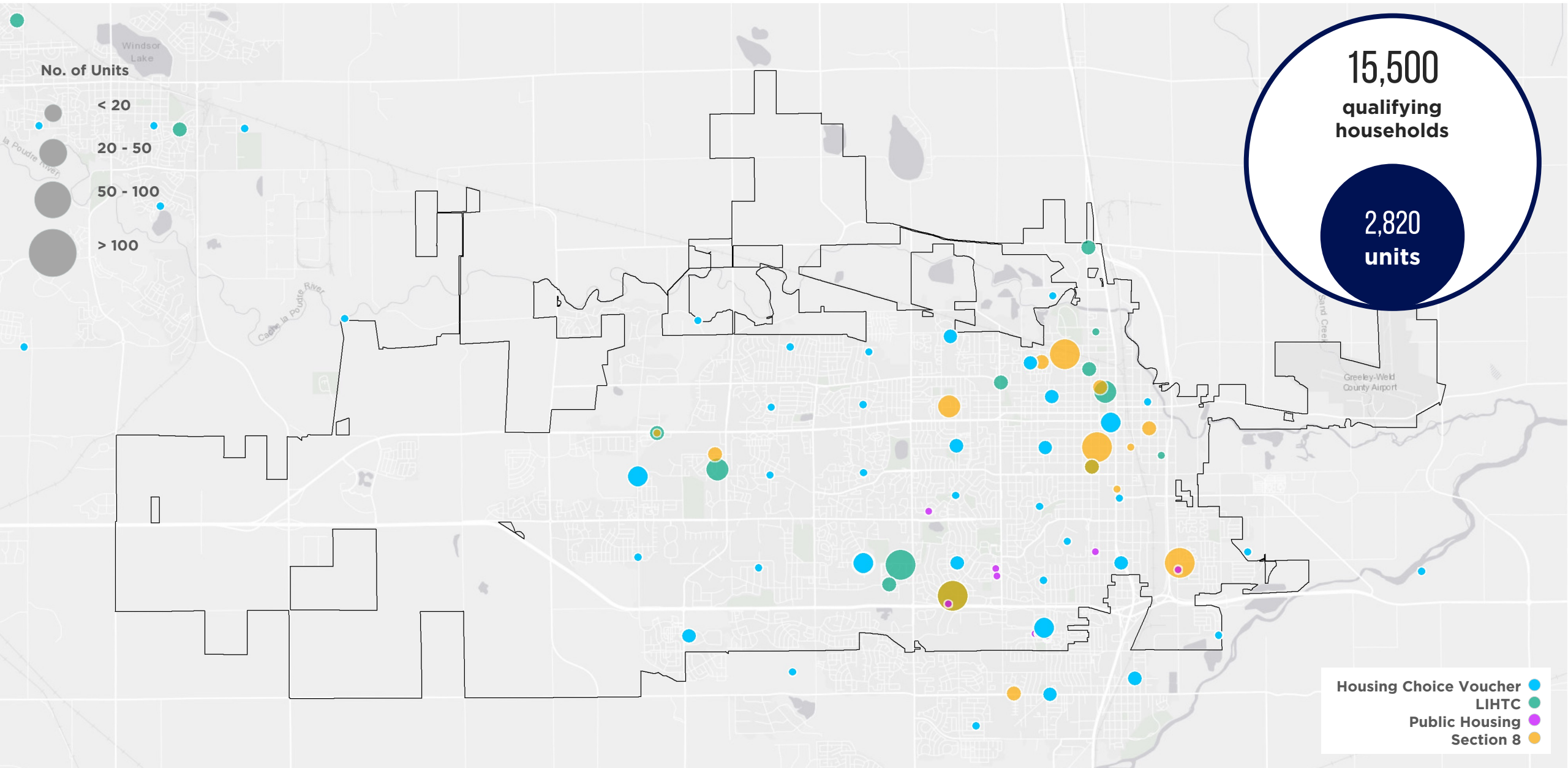
Household Size
2 adults
1 child

Max. Affordable Rent
\$2,700

Attainable Home Price
\$320k

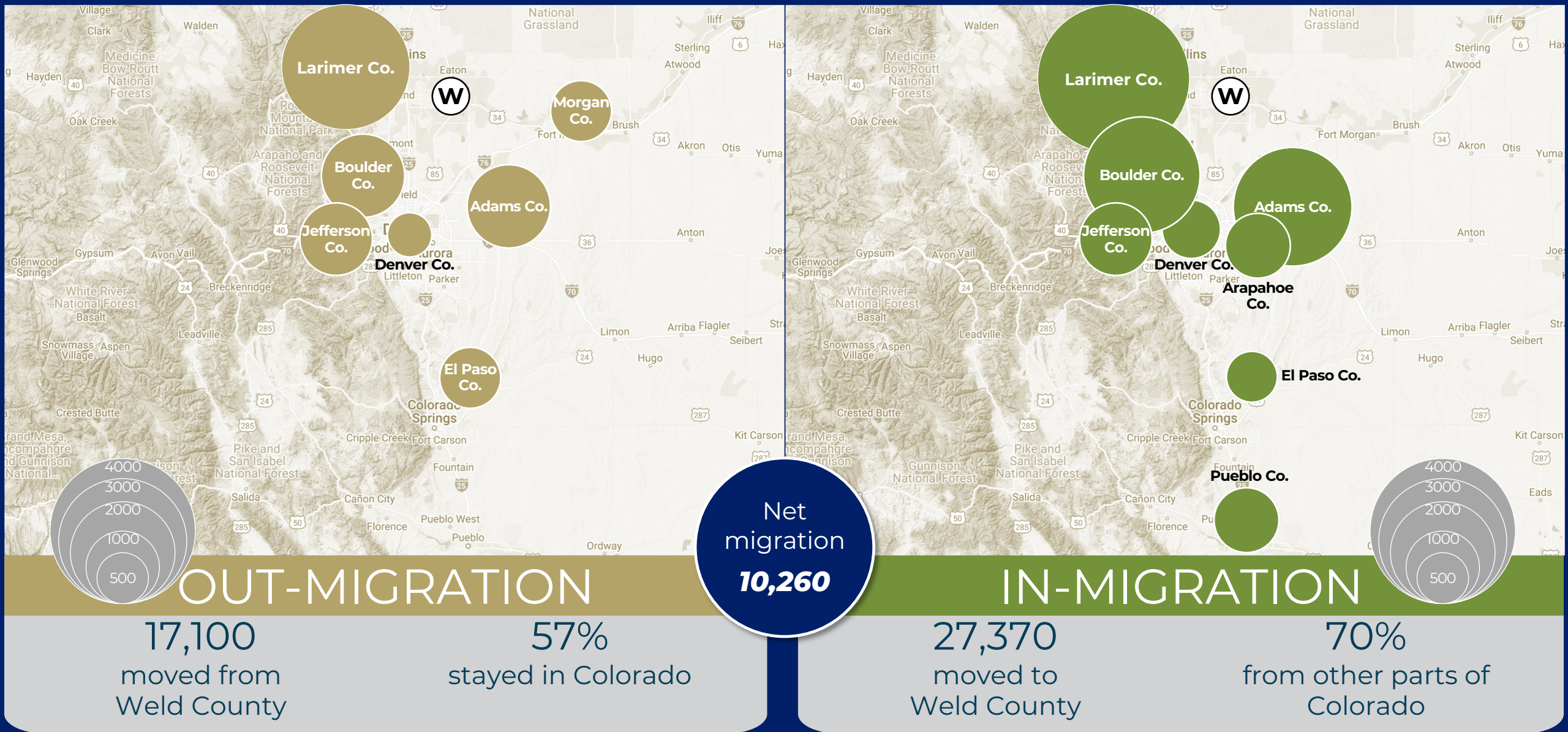
120% AMI

DEDICATED AFFORDABLE HOUSING SUPPLY IN GREELEY



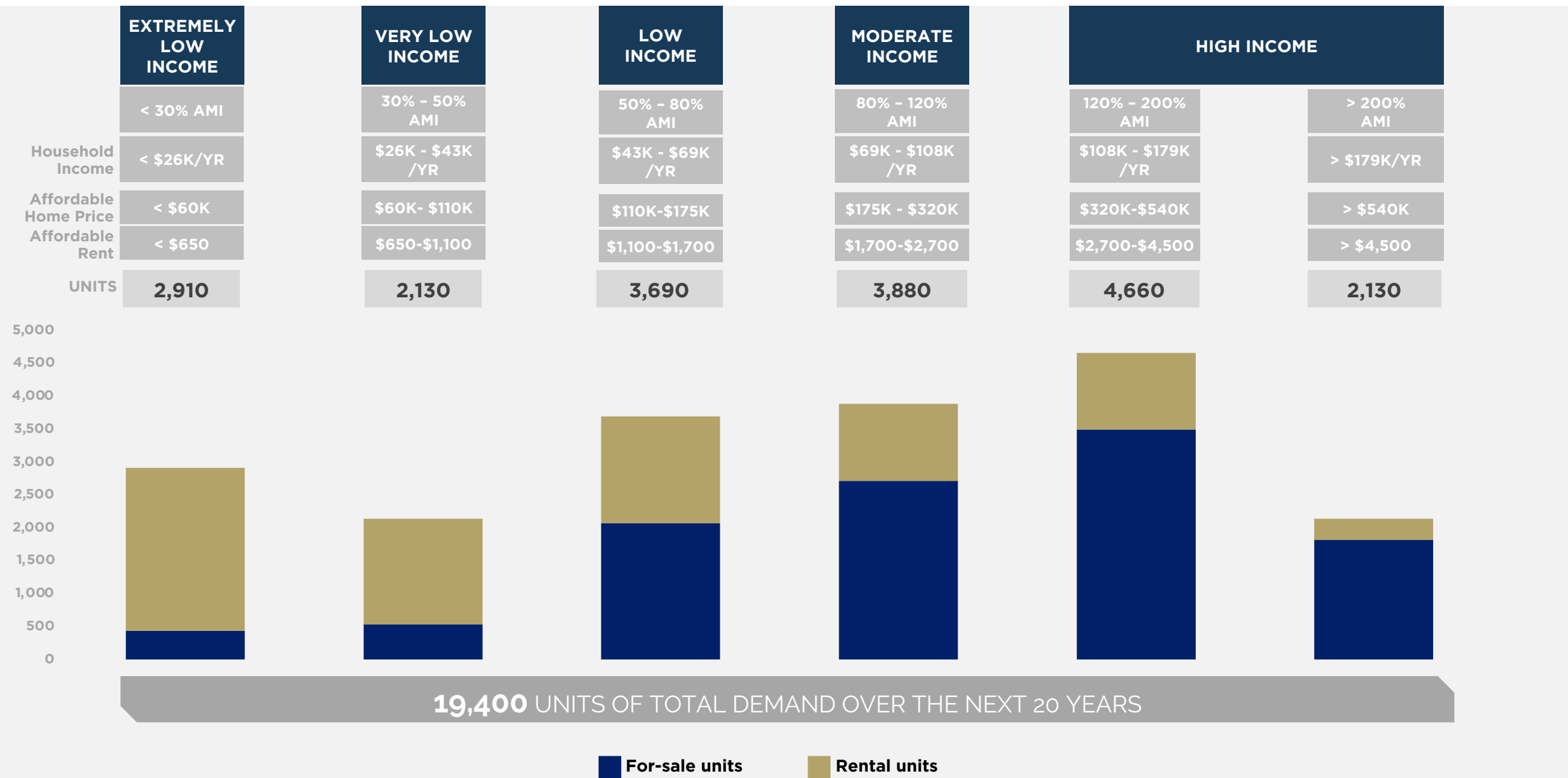
MIGRATION

WELD COUNTY (2016-2021)



20-YEAR DEMAND

CITY OF GREELEY



Housing Typologies

Detached House - Small Format (300 to 500 SF)

	Home Price	Monthly Rent
Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690



Detached House - Small Lot (500 to 1,500 SF)

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Multi-Unit Houses and Row Houses

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment (10 or less units)

Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment Complex - Medium (10 - 30 units)

Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Apartment Complex - Large (more than 30 units)

Low Income	\$60k-\$108k	\$650-\$1,080
Moderate Income	\$108k-\$322k	\$1,080 - \$2,690
High Income	\$322k-\$537k	\$2,690 - \$4,480



Note: All numbers are rounded to fit the graphic.

PRESENTATION OUTLINE

HOW WE GOT HERE

WHAT WE LEARNED

GREELEY'S HOUSING NEEDS

DISCUSSION

*In the Middle of Difficulty
Lies Opportunity.*



At Home in Greeley Housing Needs Assessment Planning Commission Work Session

PREPARED FOR
The City of Greeley

July 11, 2023

speakupgreeley.com/housing-needs



COLORADO
Department of Local Affairs

This project is funded in part by a grant from Colorado Department of Local Affairs

DEVELOPMENT STRATEGIES



WORKSHOP8



APPENDIX

KEY TRENDS & DATA

In the Middle of Difficulty
Lies Opportunity.



NATIONAL CONTEXT

ESCALATING COSTS



100%

increase in construction costs between 2001 and 2019, with a 40% jump from 2012 to 2019 alone

Source: America's Rental Housing, 2022

RISING PRICES



60%

increase in home prices (inflation-adjusted) above their 2000 level

Source: State of the National's Housing (2021)

INVENTORY SHORTAGE



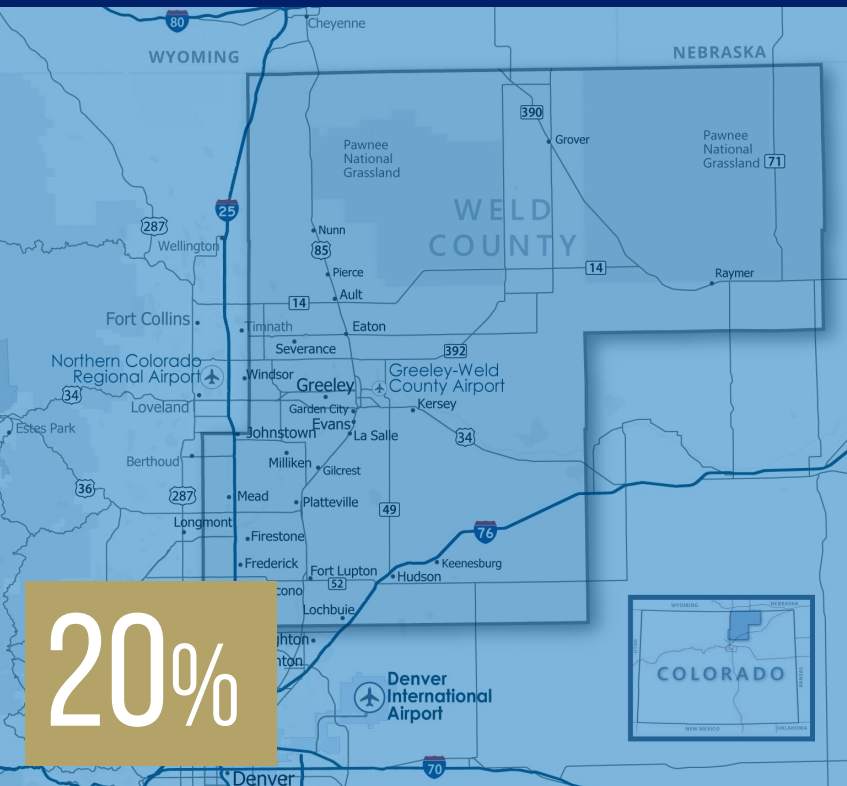
6.3M

Cumulative supply-demand gap in housing units in the last two decades (2001-2022).

Source: US Census, 2020

REGIONAL CONTEXT

RAPID POPULATION GROWTH



Greeley's share of the County's population growth in the last decade.

Source:

CHANGING HOUSEHOLDS



Greeley's share of county's growth in the Early Workforce cohort (ages 25-34) in the last decade

Source:

OUT-OF-STATE OWNED UNITS

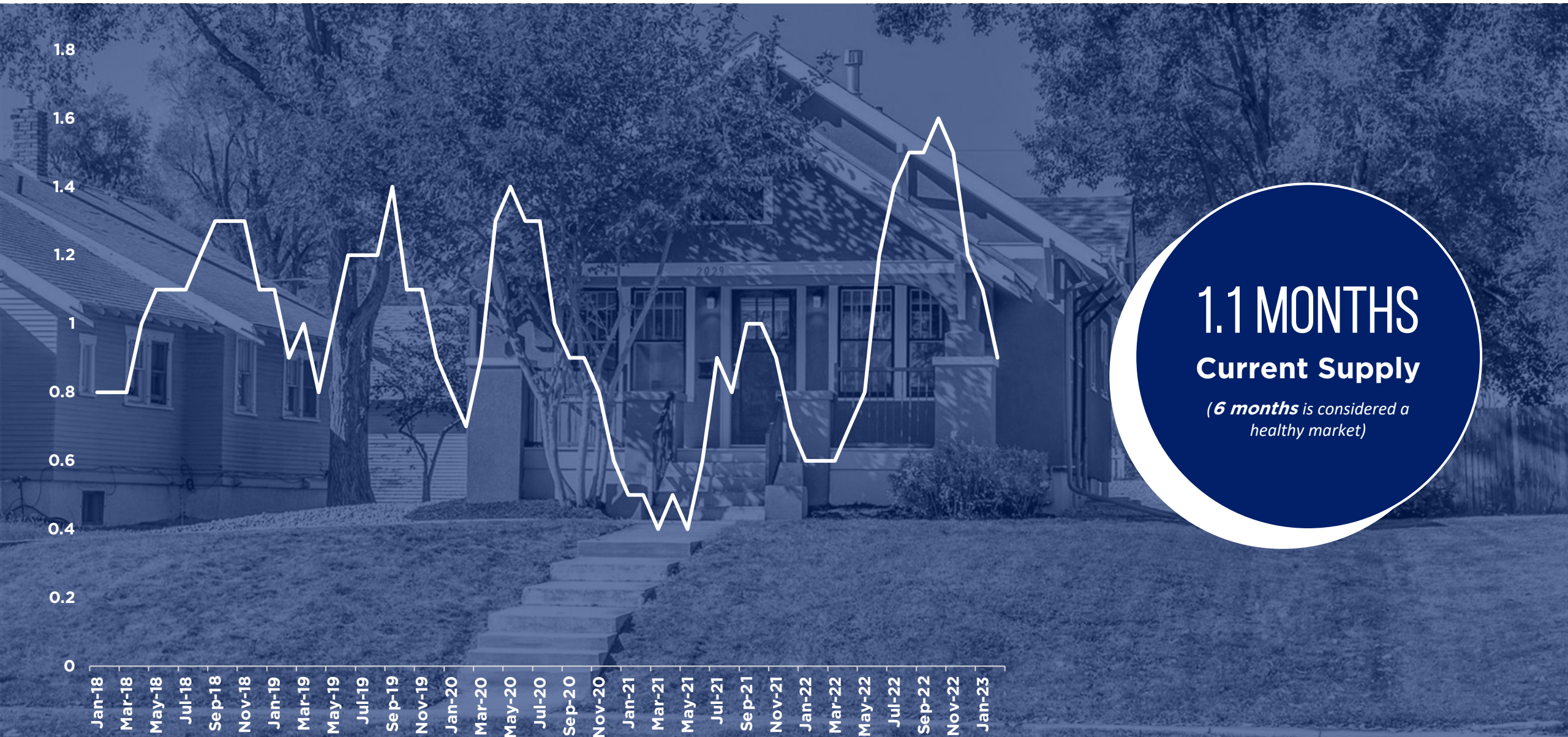


Share of multi-family units owned by out-of-state owners.

Source:

1. GREELEY'S HOUSING MARKET IS COMPETITIVE

AVERAGE MONTHS OF SUPPLY



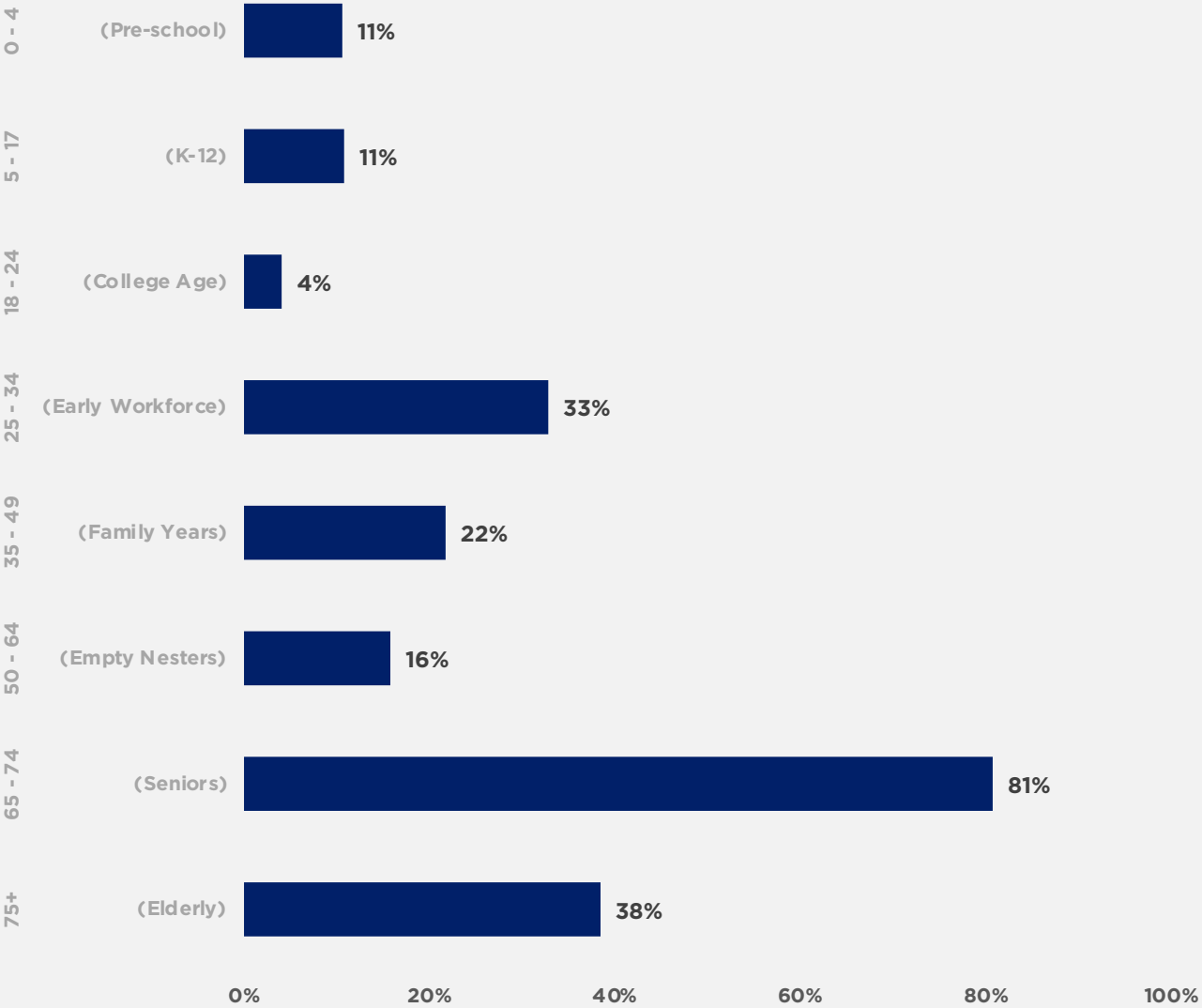
1.1 MONTHS
Current Supply
(6 months is considered a healthy market)

1. GREELEY'S HOUSING MARKET IS COMPETITIVE

HOME VALUES



2. GREELEY'S HOUSEHOLDS ARE CHANGING
GROWTH IN THE LAST DECADE (2010-2022)



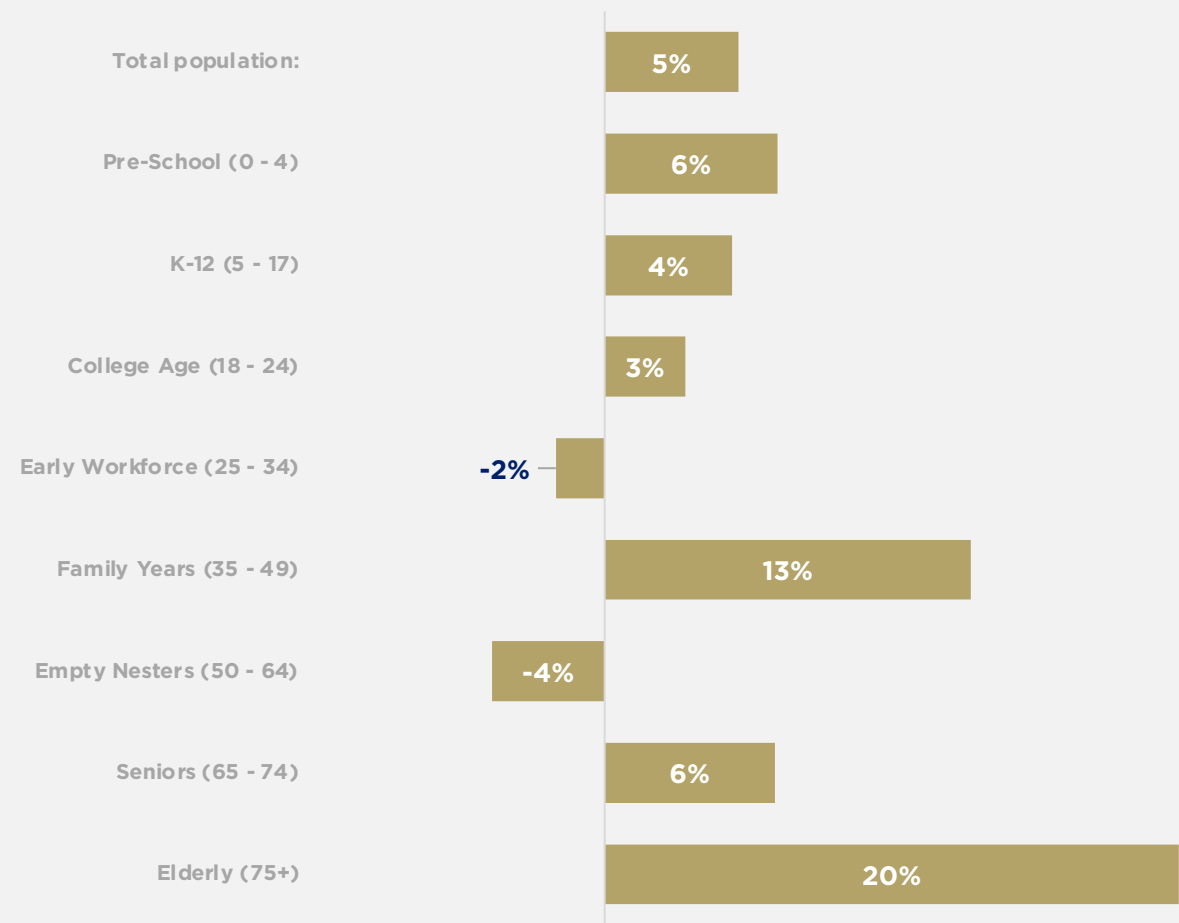
The city had the **highest population growth** in the **65+ age cohort**, followed by the Early Workforce cohort.

In fact, Greeley has captured **a third of the County's growth in the Early Workforce cohort.**

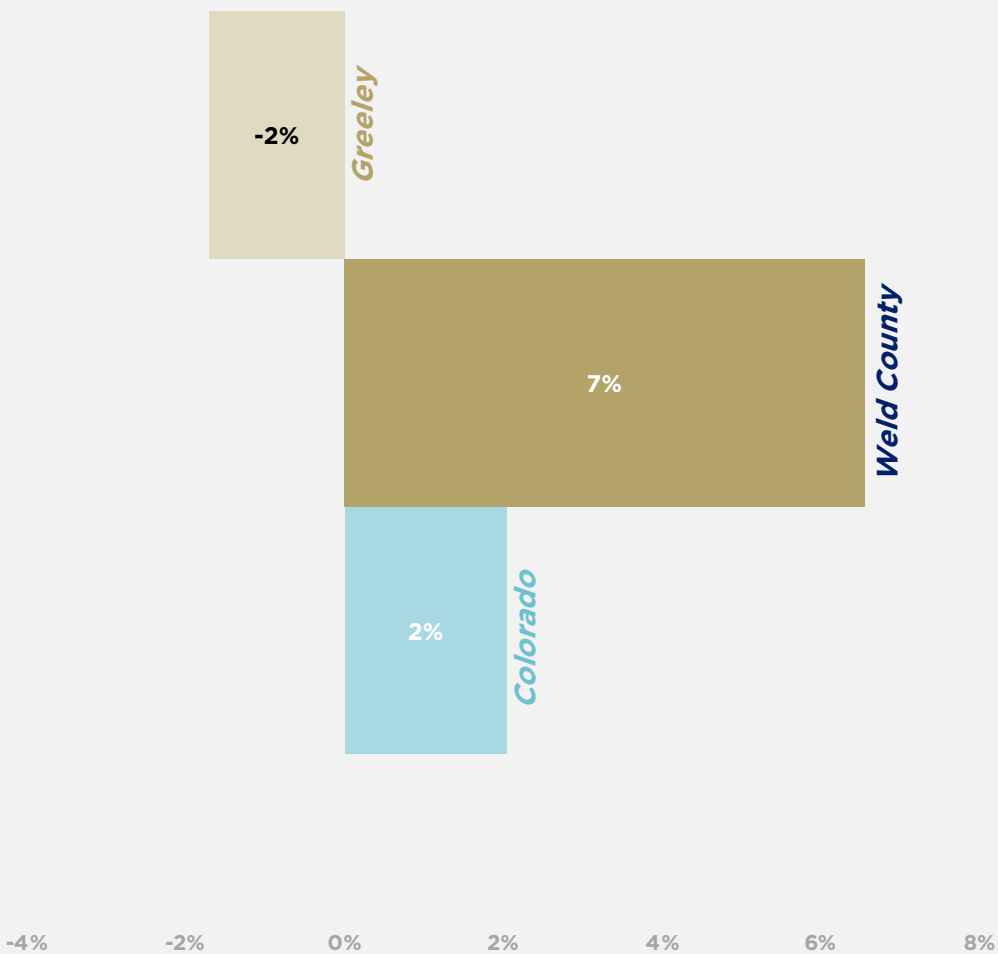
2. GREELEY'S HOUSEHOLDS ARE CHANGING

PROJECTED POPULATION GROWTH (2022-2027)

POPULATION PROJECTION
(CITY OF GREELEY)

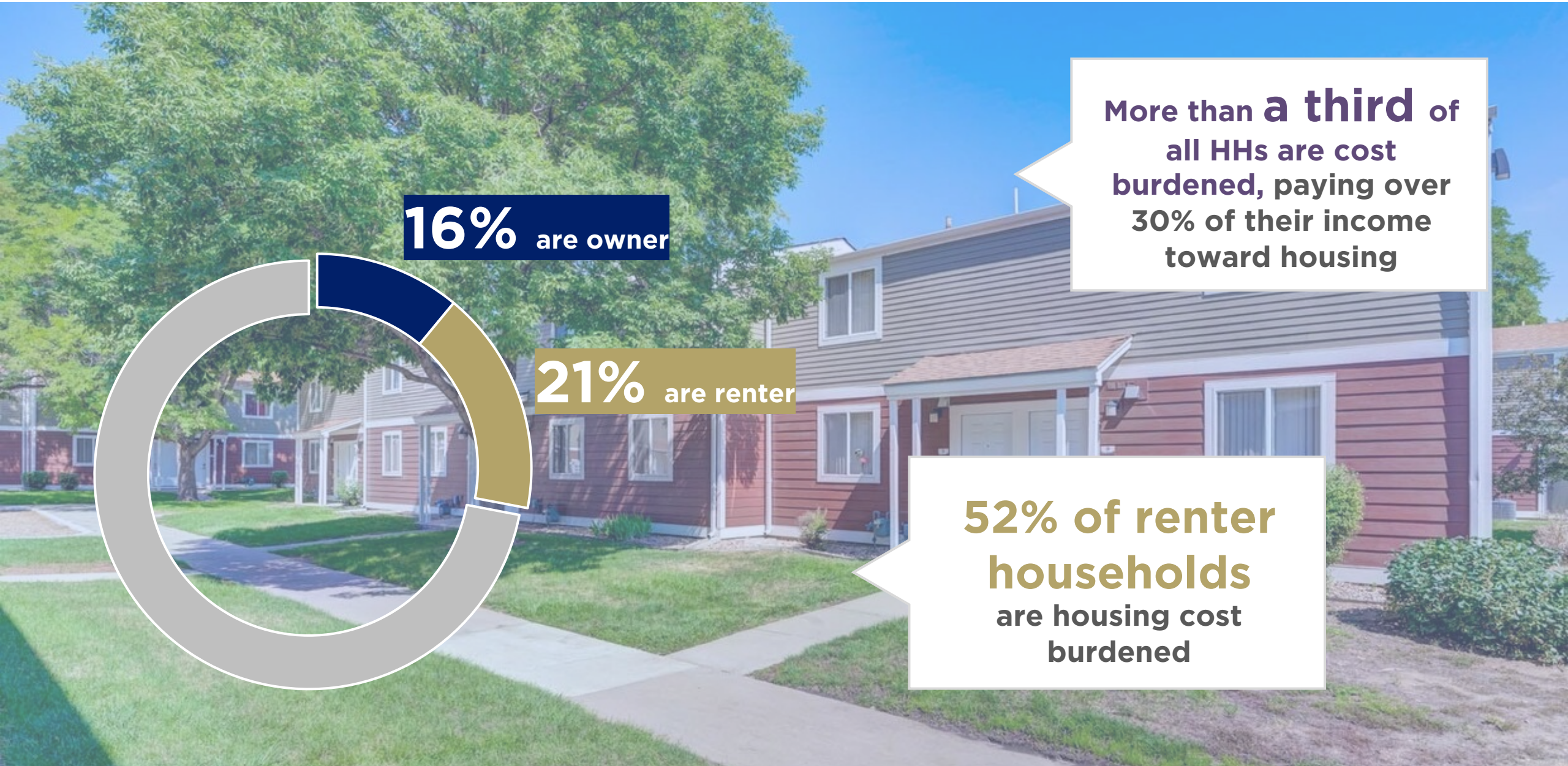


EARLY WORKFORCE PROJECTION



3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS

COST BURDEN



16% are owner

21% are renter

More than **a third** of all HHs are cost burdened, paying over **30%** of their income toward housing

52% of renter households are housing cost burdened

1. GREELEY'S HOUSING MARKET IS COMPETITIVE

BUILDING PERMITS



3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS



\$481K

sale price

Average sale price for a new
home in Greeley in 2022



90%

of households
aged 25-44

In Greeley cannot afford that
purchase price

3. MANY RESIDENTS STRUGGLE TO MAKE HOUSING PAYMENTS HOUSEHOLDS AND AFFORDABILITY-GROWING JOBS IN THE REGION



Registered Nurse

median salary

\$1,860

Colorado \$1,680

Greeley \$1,500

Weld Co \$1,430

\$1,220

Teacher



Construction Worker

\$1,200

\$730

Food Service Worker



Average Rent

Affordable Rent

4. IMPACT FROM OUT-OF-STATE PROPERTY OWNERS

- Properties that no longer take **vouchers**
- **Condition challenges** that become harder to address
- May **compromise affordability**
- **For-rent subdivisions** are a newer trend

40% OF MULTI-FAMILY UNITS (4,470 UNITS) IN GREELEY ARE
OWNED BY OUT-OF-STATE OWNERS



OUT OF STATE OWNERSHIP HAS RISEN SINCE THE COVID EVICTION
MORATORIUM, WHICH LED TO A TREND OF LOCAL LANDLORDS
SELLING PROPERTIES TO OUT-OF-STATE LLCs AND CORPORATIONS

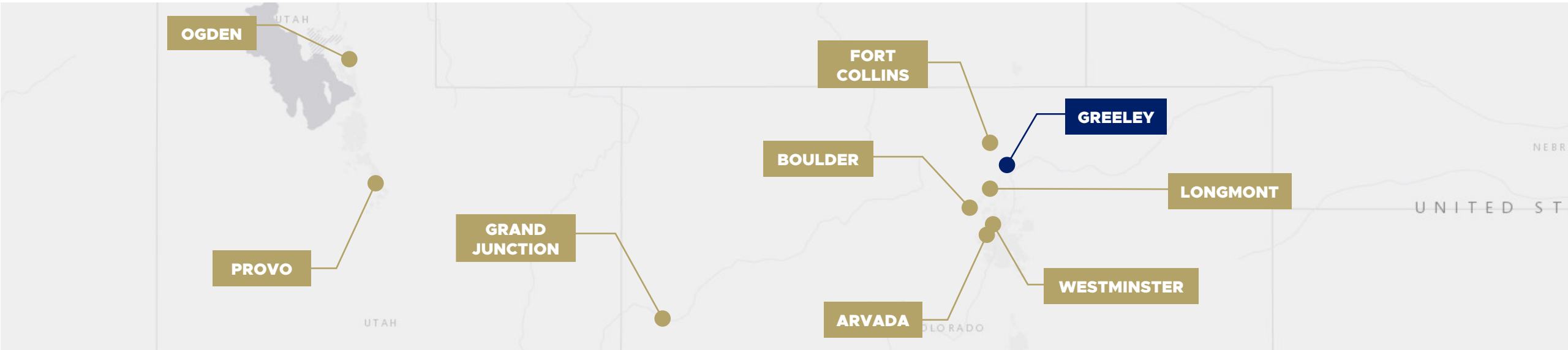
A narrow alleyway at night, illuminated by warm string lights hanging from the buildings. The walls are covered in vibrant, abstract murals. On the left, a yellow utility box is visible. On the right, a brick wall features a large mural of a person's face. The alleyway leads into the distance, where more lights and buildings are visible.

PEER CITIES

How does Greeley
measure up?

DEMOGRAPHICS

PEER CITY ANALYSIS

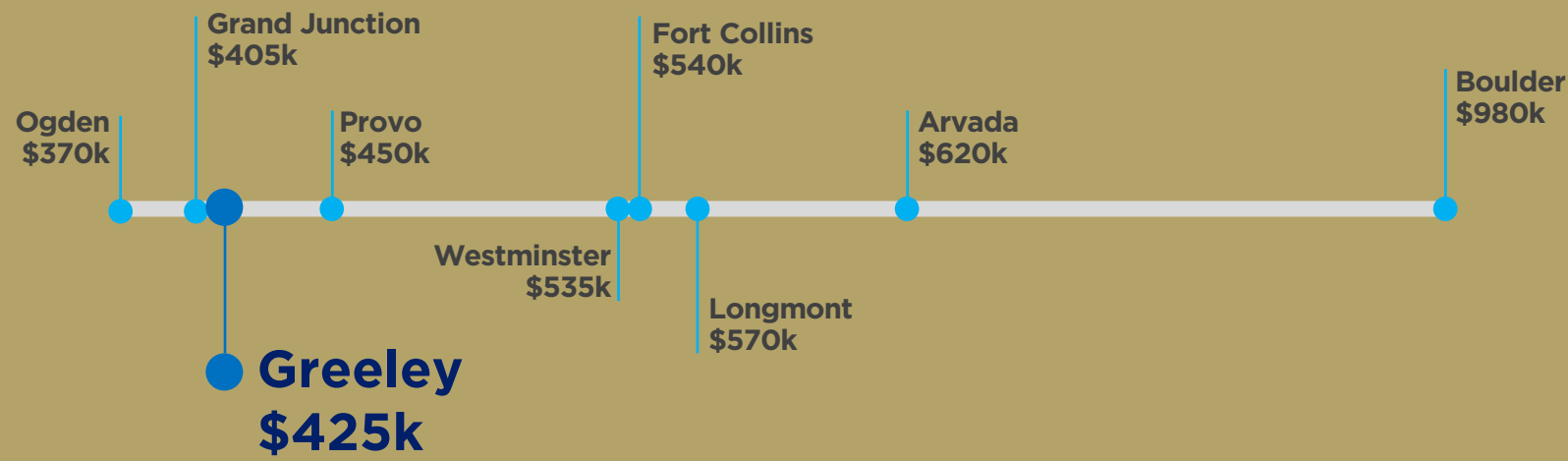


	Population Change '10 - '22	Population Density (pop./acre) '20	% SF Detached Housing '20	Median Home Sale Price '22	% Change Median Sale Price '19-'22	% Change Market Rent '19 - '22	% Cost Burdened Renters '20
Greeley, CO	20.8%	2.0	56.7%	\$425,000	37.7%	14.5%	55%
Grand Junction, CO	9.1%	1.5	63.4%	\$405,000	52.8%	10.6%	47%
Arvada, CO	16.7%	2.9	70.7%	\$620,000	43.5%	17.0%	50%
Boulder, CO	11.1%	3.6	39.1%	\$980,000	33.1%	13.1%	65%
Fort Collins, CO	18.5%	2.7	54.9%	\$540,000	37.8%	18.8%	58%
Longmont, CO	16.9%	3.1	63.0%	\$570,000	39.5%	14.1%	54%
Westminster, CO	11.3%	3.2	57.5%	\$535,000	42.9%	19.4%	55%
Ogden, UT	6.6%	2.8	61.1%	\$370,000	66.2%	20.5%	44%
Provo, UT	3.5%	2.4	42.1%	\$450,000	59.5%	14.5%	54%

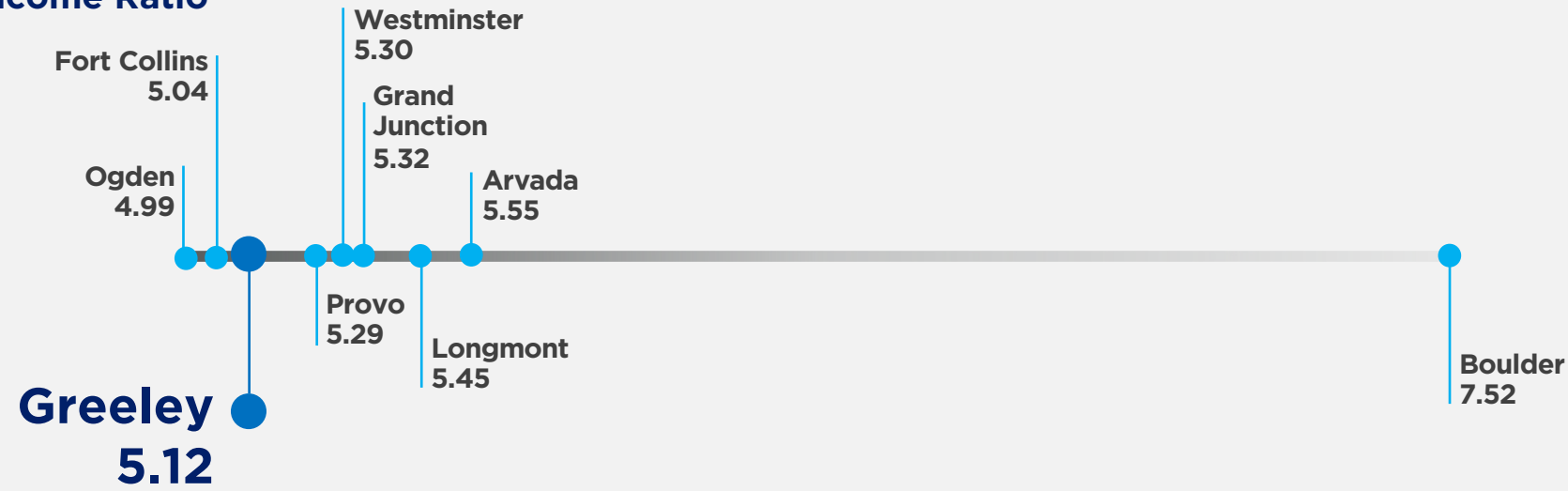
TRENDS

PEER CITY HOUSING COST ANALYSIS

Median Sale Price (last 3 months)



Home Value to Income Ratio

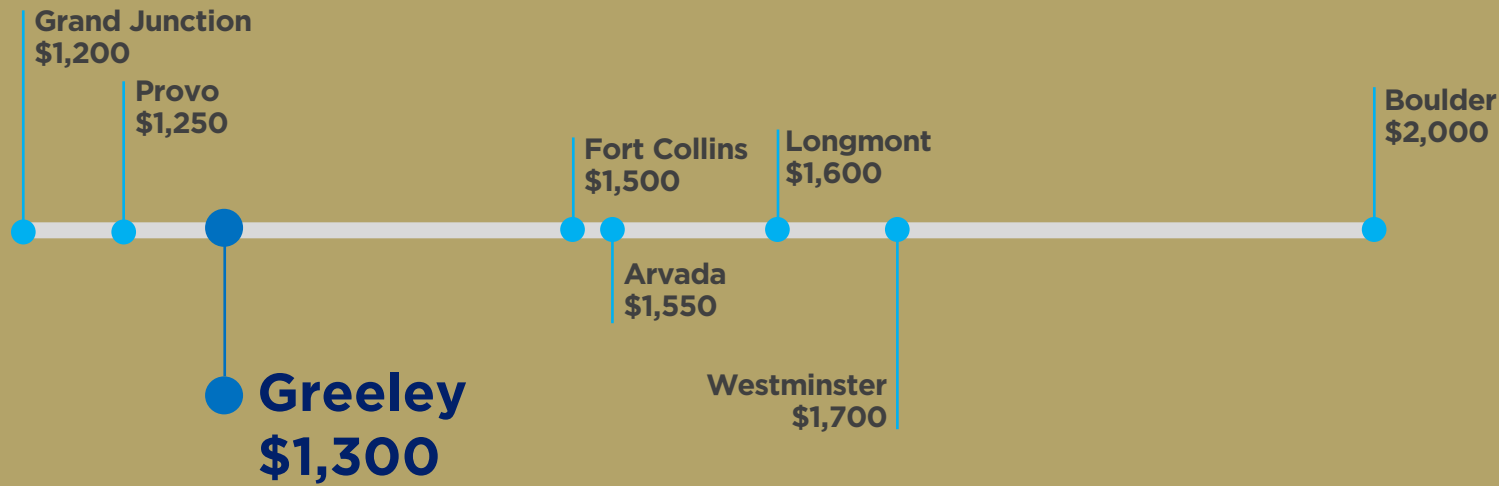


Desirable

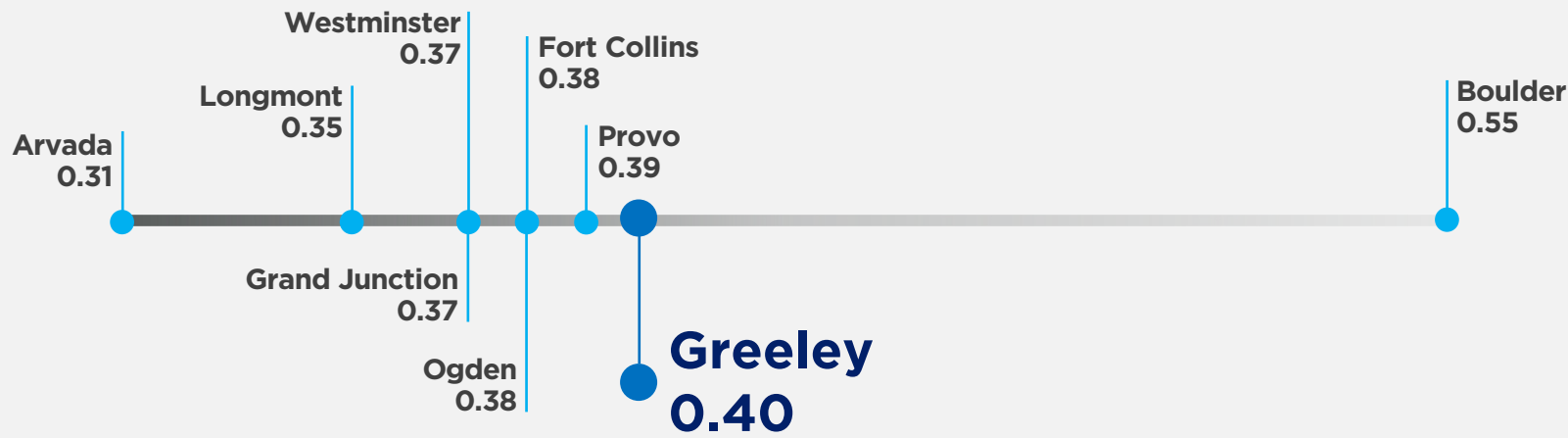
TRENDS

PEER CITY RENTAL COST ANALYSIS

Median Rents (all units)



Rent to Monthly Income Ratio



Desirable

A narrow alleyway at night, illuminated by warm string lights hanging from the buildings. The walls are covered in vibrant, abstract murals. On the left, there are yellow utility boxes. On the right, a brick wall features a large mural of a person's face. A concrete trash bin and a small ramp with a metal railing are visible on the left side of the alley.

OTHER TRENDS

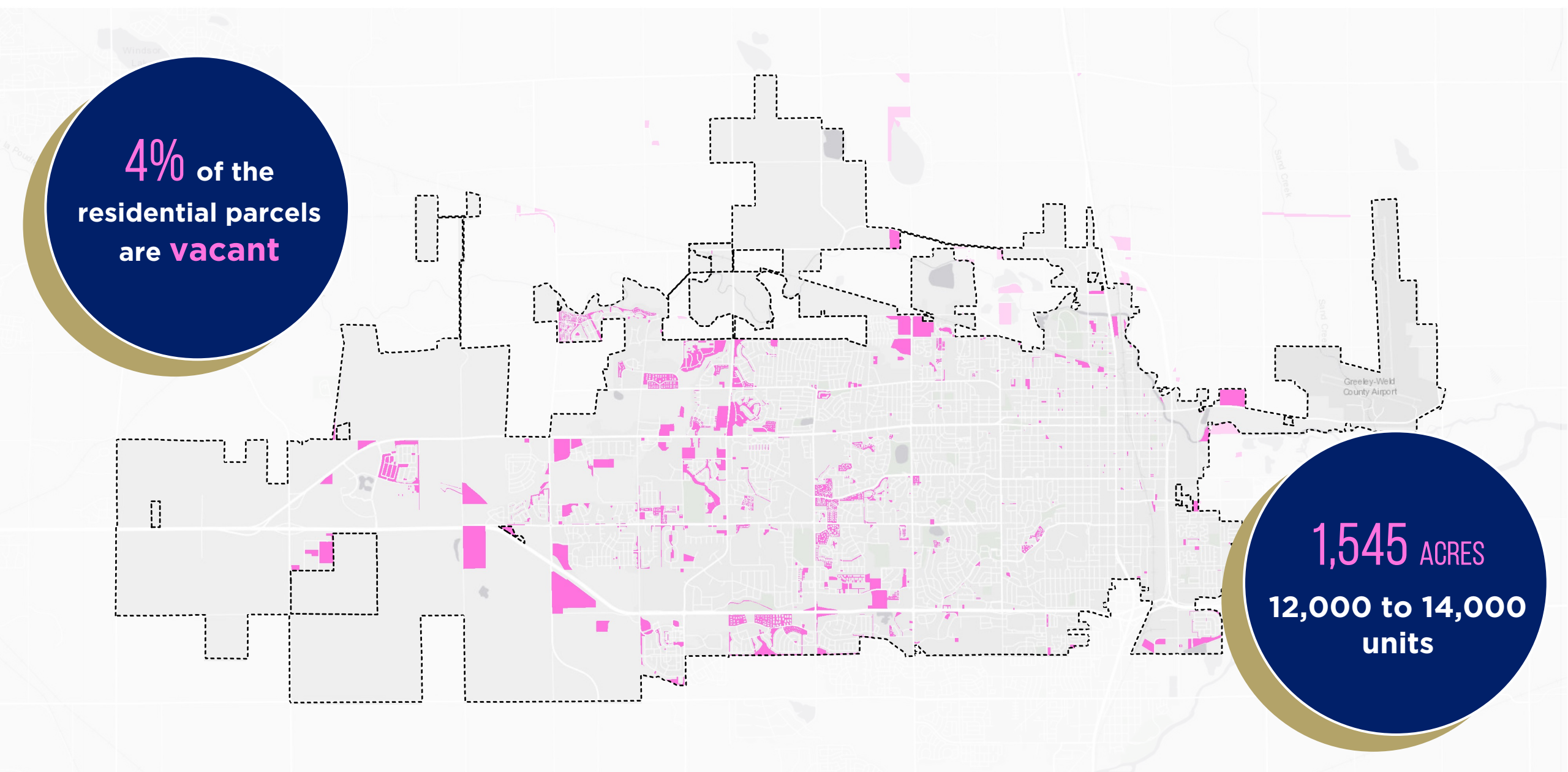
What does parcel mapping tell us?

PARCEL MAPPING

VACANT RESIDENTIAL

4% of the
residential parcels
are **vacant**

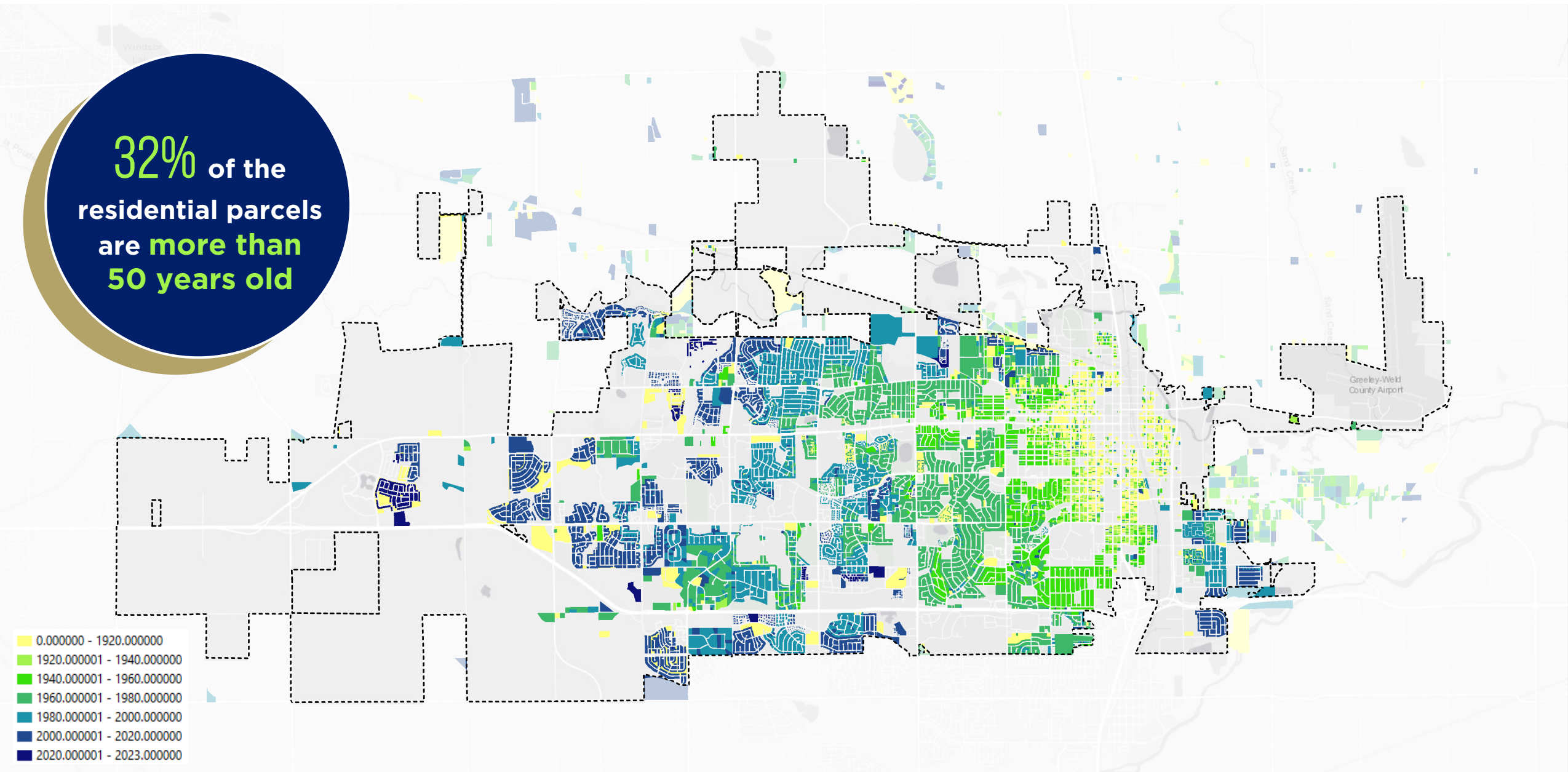
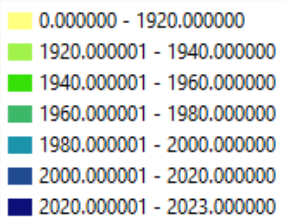
1,545 ACRES
12,000 to 14,000
units



PARCEL MAPPING

YEAR BUILT

32% of the
residential parcels
are **more than
50 years old**

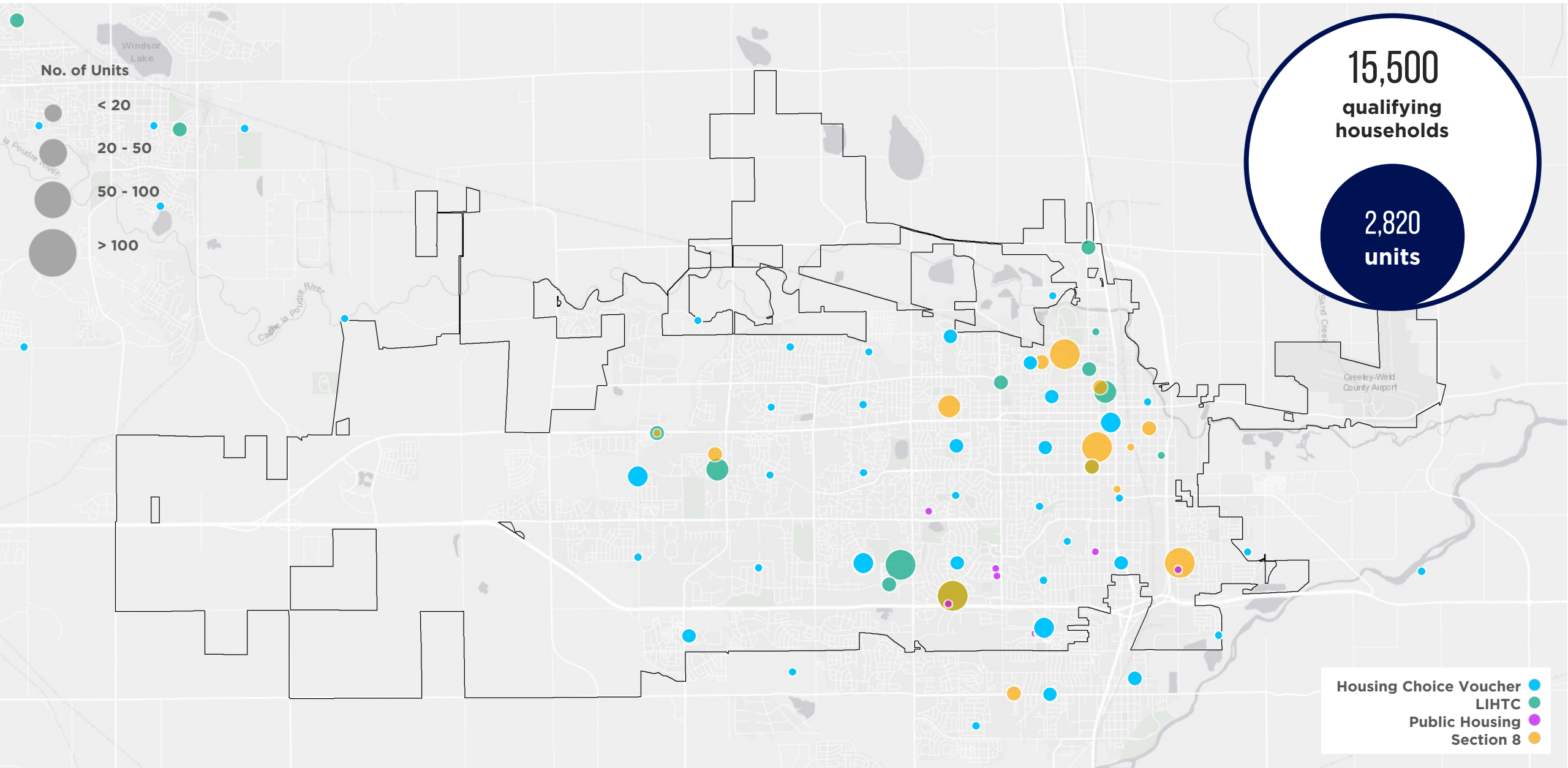


A narrow alleyway at night, illuminated by warm string lights hanging from the buildings. The walls are covered in vibrant, abstract murals. On the left, there are yellow utility boxes. On the right, a brick building features a large mural of a person's face. The alleyway leads into the distance, where more lights and buildings are visible.

DEMAND

What is the need?

DEDICATED AFFORDABLE HOUSING SUPPLY IN GREELEY



COST OF HOUSING

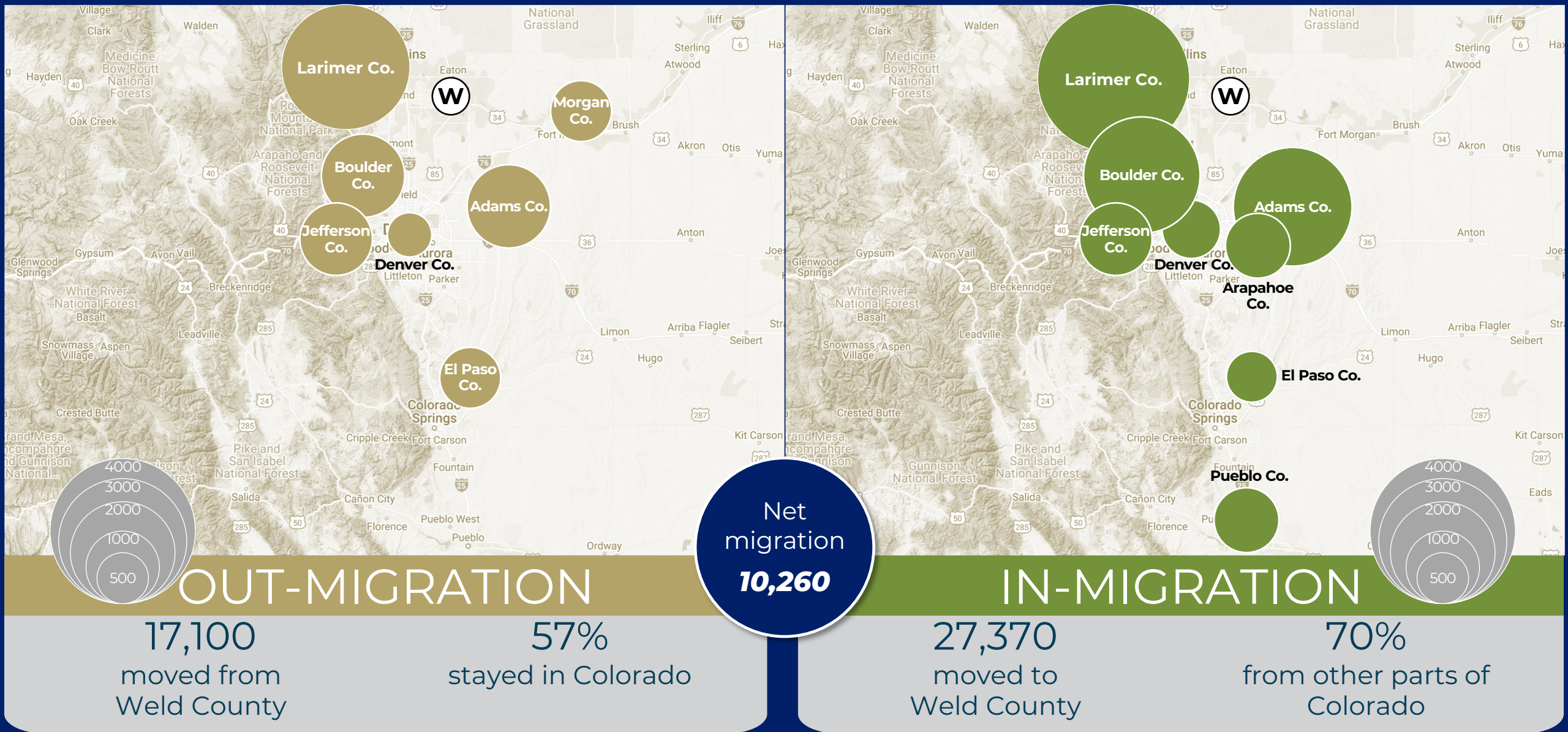
AFFORDABILITY METRICS AND INCOME DISTRIBUTION



Source: HUD, 2020 American Community Survey (Five-year) Development Strategies, ESRI
Calculated based on 2-person household incomes, Mortgage affordability for low-income households is calculated with varied down payments, avg 7%

MIGRATION

WELD COUNTY (2016-2021)



WHO LIVES IN GREELEY TODAY?

TAPESTRY SEGMENTATION



FORGING OPPORTUNITY

29	38k	60%
Years	Income	Homeowners



BRIGHT YOUNG PROFESSIONALS

33	54k	43%
Years	Income	Homeowners



METRO FUSION

30	36k	24%
Years	Income	Homeowners



PARKS & REC

41	60k	70%
Years	Income	Homeowners



GREEN ACRES

44	77k	86%
Years	Income	Homeowners



WORKDAY DRIVE

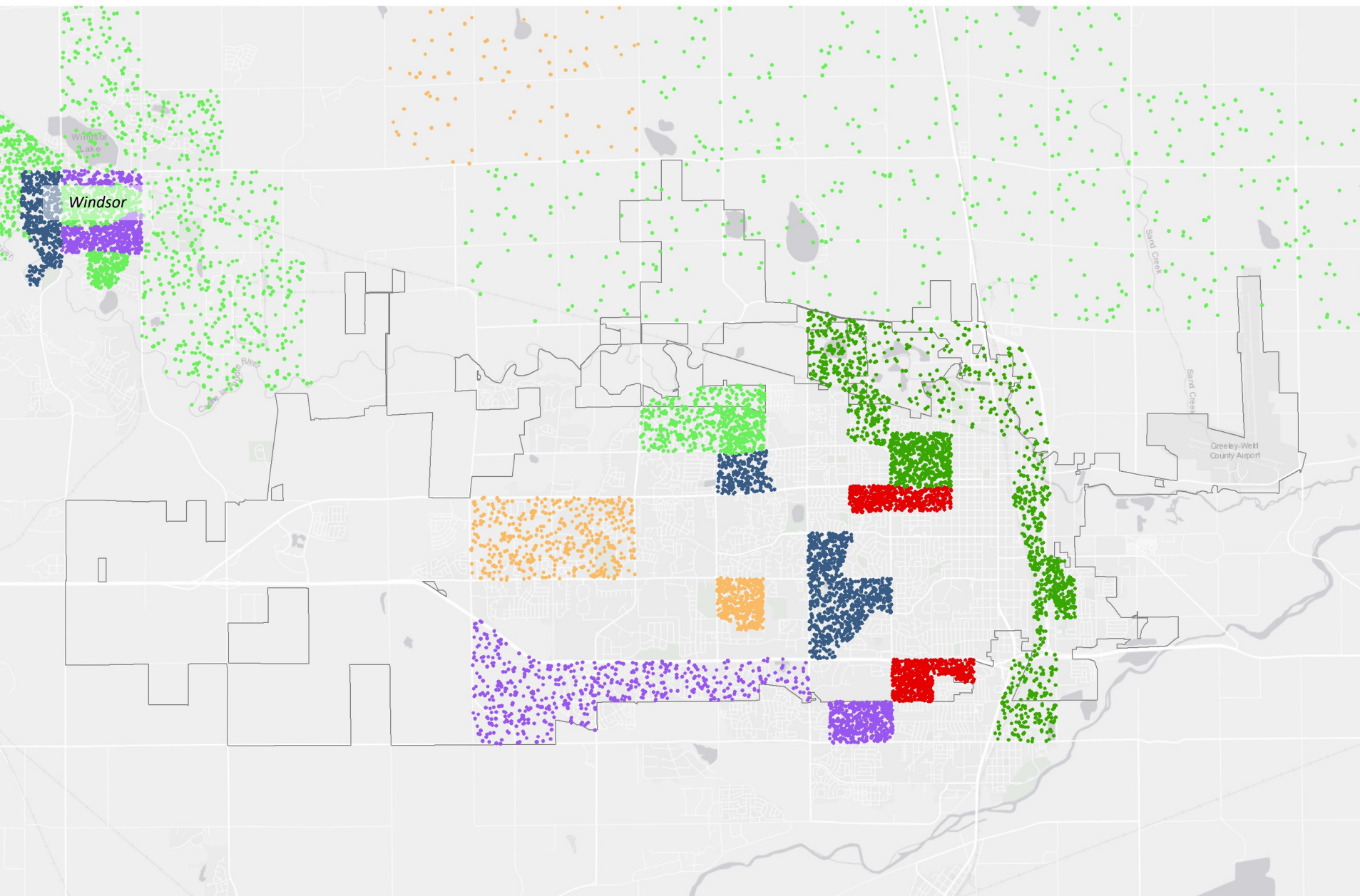
37	90k	85%
Years	Income	Homeowners

Demographic groups currently living in Greeley.



WHO LIVES IN GREELEY TODAY?

TAPESTRY SEGMENTATION



Implied Rent Affordability:

Bright and Young Professionals

\$1,350/mo

Metro Fusion

\$900/mo

Implied Home Price Affordability:

Forging Opportunity

\$100,000

Parks & Rec

\$150,000

Green Acres

\$200,000

Workday Drive

\$230,000

1 dot = 2 household

GROWING GROUPS IN THE REGION

TAPESTRY SEGMENTATION



MIDDLEBURG

36	60k	73%
Years	Income	Homeowners



EMERALD CITY

37	59k	48%
Years	Income	Homeowners



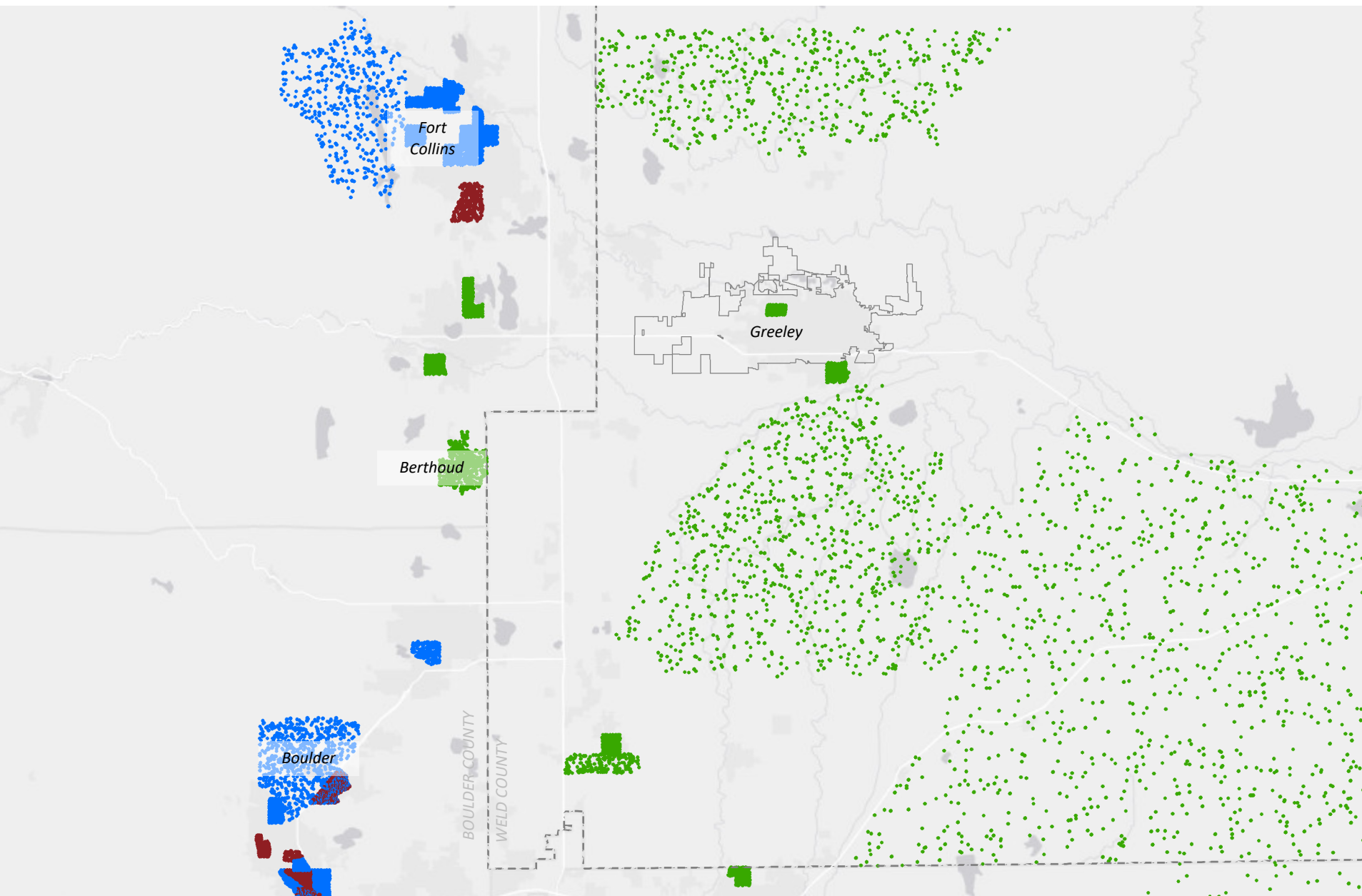
METRO RENTERS

32	67k	20%
Years	Income	Homeowners

These are the demographic groups that aren't in Greeley today, but may be interested in moving if the right product was available.

GROWING GROUPS IN THE REGION

TAPESTRY SEGMENTATION



Implied Rent Affordability:

Emerald City
\$1,500/mo

Metro Renters
\$1,600/mo

Implied Home Price Affordability:

Middleburg
\$200,000 - \$350,000

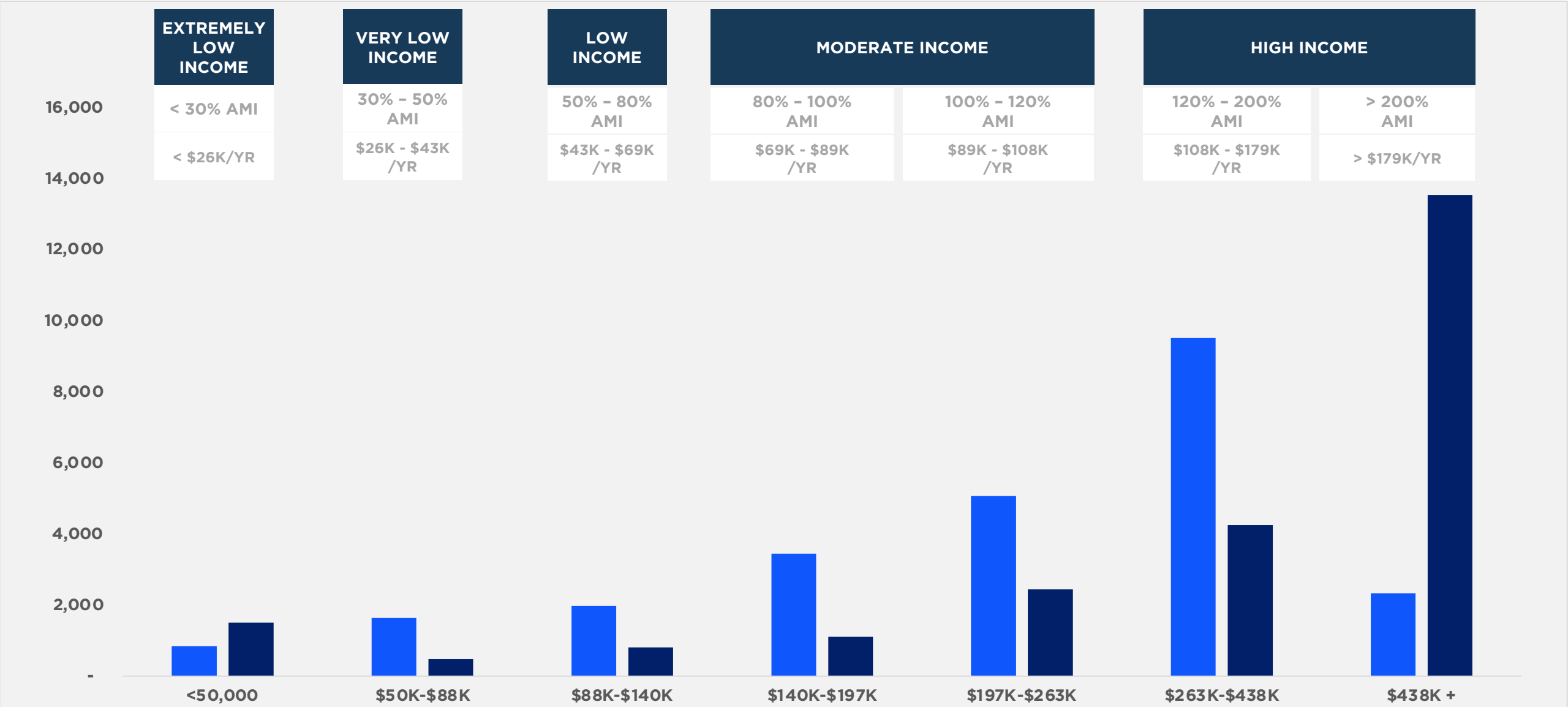
1 dot = 2 household

HOUSING DEMAND

FOR-SALE AFFORDABILITY AND SUPPLY

Demand

Supply

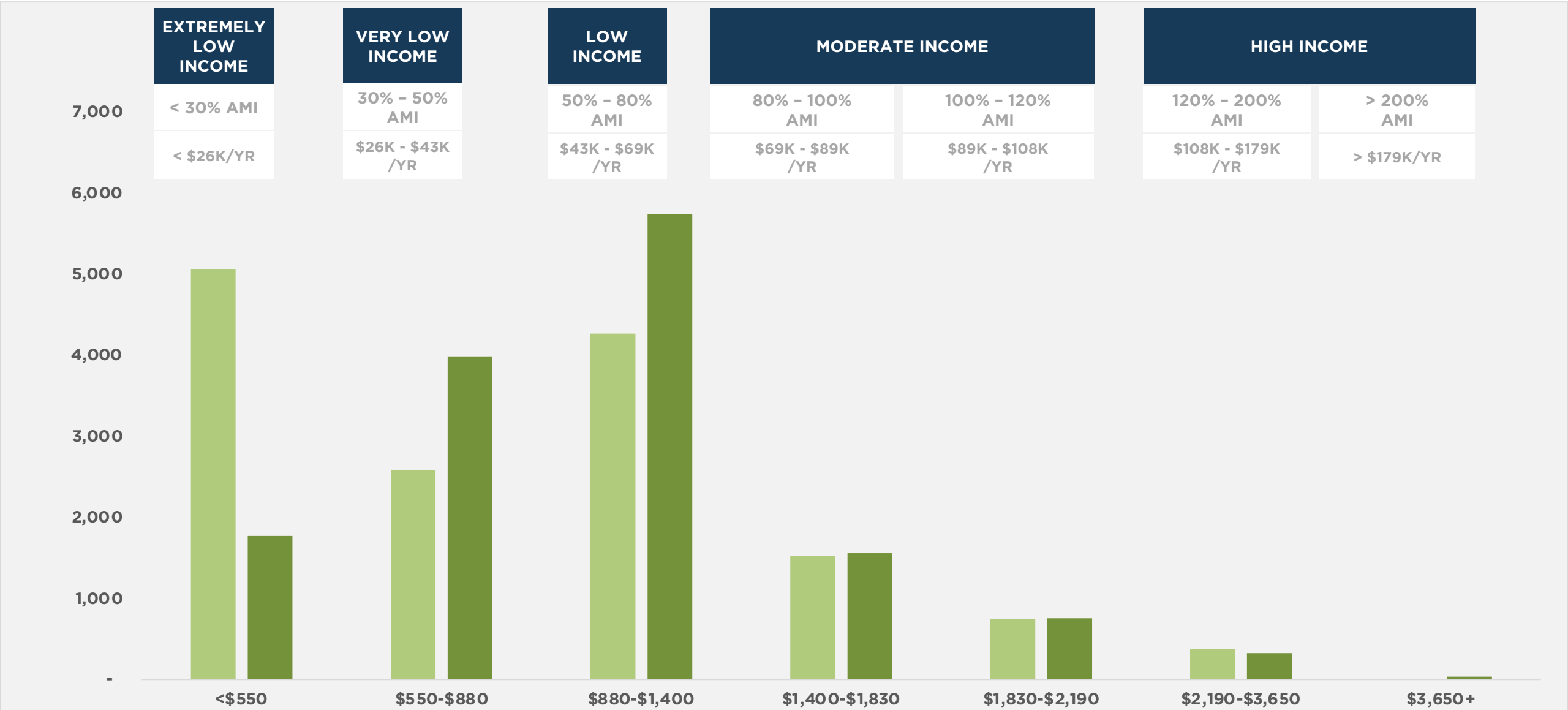


HOUSING DEMAND

RENTAL AFFORDABILITY AND SUPPLY

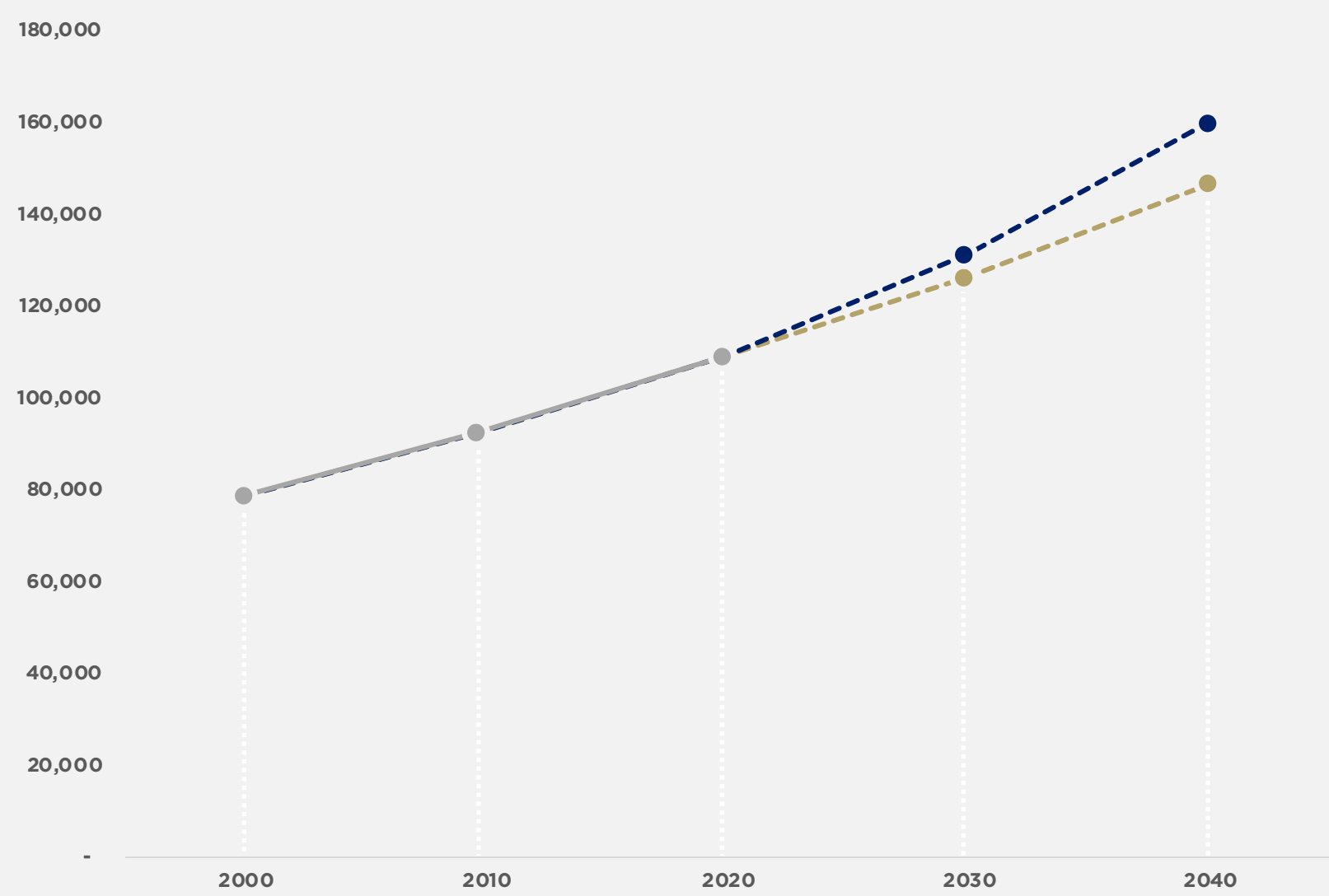
Demand

Supply



POPULATION PROJECTION

CITY OF GREELEY



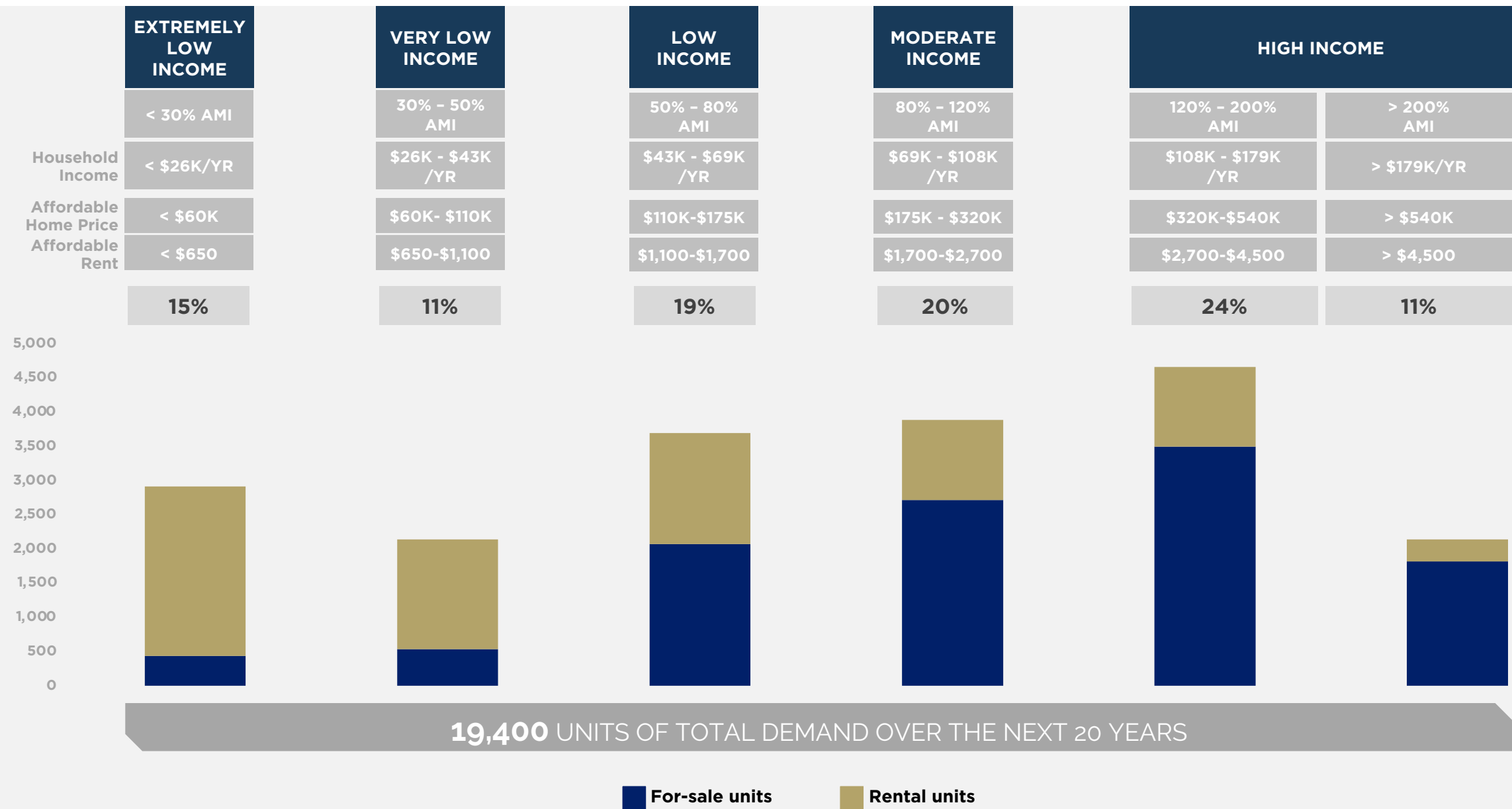
2.0%
annual growth
(based on an aggressive growth scenario)

1.5%
annual growth
(based on growth rate in the past decade)

14,000-20,000
New households

20-YEAR DEMAND

CITY OF GREELEY



HOUSING (NEW CONSTRUCTION SINCE 2010)

DENSITY AND AFFORDABILITY

	Single Family	Duplex	Townhome	Small Unit Multifamily	Large Unit Multifamily
					
Density (units per acre)	2	4	10	25	60
Price or Rent/Mo	\$470k	\$350k	\$325k	\$1,300/mo	\$1,400/mo
Household Income	\$157k	\$117k	\$108k	\$52k	\$56k

Source: Redfin 2023, Zillow 2023, CoStar 2023

WHAT DOES THIS MEAN?

20-YEAR DEMAND

RENTAL FOR-SALE

< 30% AMI
Rent: < \$650
Home price: < \$60k



Typology:
Apartments

30% - 50% AMI
Rent: \$650 - \$1,100
Home price: \$60k - \$110k



Typology:
Apartments

Typology:
Single Family



50% - 80% AMI
Rent: \$1,100 - \$1,700
Home price: \$110k - \$175k

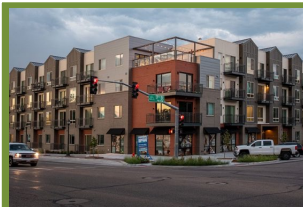


Typology:
**Apartments
Duplexes**

Typology:
**Single Family
Townhomes**



80% - 120% AMI
Rent: \$1,700 - \$2,700
Home price: \$175k - \$320k



Typology:
Apartments

Typology:
Single Family



>120% AMI
Rent: >2,700
Home price: >\$320k



Typology:
Single Family





2023 April Commercial Projects

Updated 4/10/2023

Case #	Project	Location	Description	Submittal Date	Stage	City Planner
USR2023-0006	Greeley Rothe USR Amendment	West of 95th Avenue and North of HWY 34	Adding/Removing equipment necessary for production	3/15/2023	Design	Michael Franke
SUB2023-0005	354 Business Park 2nd Replat	3529 4th Street	Lot line adjustment	3/21/2023	Design	Michael Franke
SPR2023-0010	COTL and Gas Gathering Line	West of HWY 257, South of HWY 34, North of WCR 54	Construction of COTL and Gas Gathering Line for oil and gas production. Connecting to the Rainbow oil and gas production	3/7/2023	Design	Michael Franke
SPR2023-0003	Bentley Welding Site Plan	513 6th Avenue	7,200 SF addition to existing Bentley Welding business	2/3/2023	Design	Michael Franke
SPR2023-0011	Teen Center of Weld County Site Plan	1407 2nd Street	Proposed Boys and Girls Club Teen Center	3/7/2023	Design	Doug May
PUD2023-0001	Boomerang Self Storage PUD	North of 7025 8th St	PUD for outdoor RV/boat/vehicle storage and commercial uses	1/9/2023	Design	Caleb Jackson
SPR2023-0009	Boomerang Self Storage North	North of 7025 8th St	Outdoor RV/boat/vehicle storage	3/1/2023	Design	Caleb Jackson
SPR2023-0007	920 47th Ave Fuel Station	920 47th Avenue	Gas Station	2/28/2023	Design	Caleb Jackson
USR2023-0003	Cisneros USR	Northwest corner of 31st Ave at 29th St	Contractor yard, office, personal services	2/3/2023	Design	Caleb Jackson
ZON2022-0017	Cisneros Rezone	Northwest corner of 31st Ave at 29th St	Rezone from C-H to I-L	9/20/2022	Design	Caleb Jackson
USR2022-0020	PDC Stugart USR Amendment	7700 28th St	Landscaping Amendment	12/7/2022	Design	Caleb Jackson

2023 April Commercial Projects

Updated 4/10/2023

USR2022-0017	Pivot Solar 30 LLC Solar Garden Facility	600 Crosier Ave	Solar Array	10/14/2022	Design	Caleb Jackson
USR2022-0016	3035 23rd Ave Carwash	3035 23rd Ave	Carwash	8/31/2022	Design	Caleb Jackson
SUB2022-0026	Stanley Subdivision Second Filing	10800 Hwy 257 Spur	Minor Subdivision	9/26/2022	Design	Caleb Jackson
SPR2022-0074	Union Colony Preparatory Academy Site Plan Amendment	2000 Clubhouse Dr	Shade structures & accessory building	11/29/2022	Design	Caleb Jackson
ZON2022-0024	Village at Greeley Rezone	North of Hwy 34 Bypass and West of 71st Avenue	Rezone from H-A to R-MH for rental homes	1/5/2023	Design	Darrell Gesick
SPR2022-0076	Ambrey Site Plan	1603 7th Avenue	Creating tenant units for a mixed use	2/23/2023	Design	Darrell Gesick
SPR2022-0065	337 E. 8th Street - Site Plan Review	337 E. 8th Street	Proposed larger second shop as a secondary primary building to the site	9/12/2022	Design	Meg Oren
USR2023-0001	Matterhorn Commercial Solar LLC	15372 CR66	Solar array proposed on existing oil and gas site	1/5/2023	Design	Meg Oren

2023 April Commercial Projects

Updated 4/10/2023

PUD2022-0005	Autotailor PUD	1011 16th Street	Building expansion to increase number of bays in existing car service	4/13/2022	Design	Meg Oren
ZON2022-0016	Autotailor PUD	1011 16th Street	Building expansion to increase number of bays in existing car service	9/14/2022	Design	Meg Oren
SPR2023-0006	Stugart Produced Water Pipeline	1.0 mile pipeline that will initiate at the Stugart Wells	1- 6" Produced water pipeline	2/24/2023	Design	Michael Franke
SPR2023-0005	Stugart Oil Pipeline	1.69 mile pipeline that will initiate at the Stugart Wells in the NW4 of 20-5N66W	1- 6" steel crude oil pipeline	2/24/2023	Design	April Medeiros
USR2023-0004	Vista 13-16HZ Oil & Gas Pad	East of CR 17 and North of CR 56	10 Wells and one Production Facility	2/6/2023	Design	Michael Franke
SPR2022-0049	Starbucks at Boomerang Ranch	South of 10th Street and East of 83rd Avenue	Drive-Thru Restaurant	6/30/2022	Design	Darrell Gesick
ANX2022-0008	Wakes Annexation No.1	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 56.869 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Doug May
ANX2022-0009	Wakes Annexation No.2	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 39.050 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Doug May

2023 April Commercial Projects

Updated 4/10/2023

ANX2022-0010	Wakes Annexation No.3	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 13.075 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Doug May
WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Elizabeth Kellums
SUB2021-0012	Boomerang Ranch Forth Filing	South of 10th Street, North of 12th Street and East of 83rd Avenue	1 - 1.10 acre (commercial use) and 27 acres of tracts for future development	4/14/2021	Design	Darrell Gesick
SPR2022-0072	COTL and Gas Gathering Line	South of CR 56 and West of ST HWY 257	Installing new crude oil and natural gas pipelines near the Blue Chip Oil and Gas facility	12/20/2022	Approved	Michael Franke
SPR2022-0071	StillWaters Coffee Drive Thru	2332 27th Street	StillWaters Coffee drive thru located within 23 Church	10/24/2022	Approved	Michael Franke
SPR2022-0067	DCP Growth Pipelines	Northeast corner of 95th Avenue and CR56	Proposed pipelines to connect to existing oil and gas Canvasback compressor station	9/15/2022	Approved	Meg Oren
USR2022-0015	Denali Oil and Gas	South of Hwy 34 Bypass and West of 95th Avenue	Oil and Gas Operation	8/22/2022	Approved	Darrell Gesick
ZON2022-0008	Ambrey Rezone	1603 7th Avenue	Rezone from R-H to MU-H	8/15/2022	Approved	Darrell Gesick

2023 April Commercial Projects

Updated 4/10/2023

SPR2022-0069	UCHealth Greeley Hospital - East Parking Lot Expansion	6767 29th Street St	Expansion of existing parking lot located on the east side of the hospital	10/7/2022	Approved	Meg Oren
SPR2022-0012	Robles Warehouse w/ Outdoor Storage	120 15th Street	4,952.50 SF Office/Warehouse to house Oil and Gas Support Business	3/1/2022	Approved	Don Threewitt
WCF2022-0002	Dish Wireless Co-location	3737 10th Street	Dish Wireless Co-location	2/9/2022	Approved	Elizabeth Kellums
MD2021-0003	Delantero Metropolitan District Nos. 1-10	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	Proposed approval of 10 related metropolitan districts as part of the Delantero Development	4/30/2021	Approved	Darrell Gesick
SUB2022-0015	Lake Bluff Preliminary Subdivision	North of 10th Street and West of 95th Avenue	212 Lots	5/30/2022	Approved	Darrell Gesick
SPR2022-0042	Heath Middle School	2223 16th Street	School Addition	5/13/2022	Approved	Darrell Gesick
SUB2022-0014	Knolls West Subdivision, First Replat	5699 20th Street	Lot line adjustment	5/24/2022	Approved	Darrell Gesick
SPR2022-0008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Approved	Darrell Gesick

2023 April Commercial Projects

Updated 4/10/2023

SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / warehouse facility	1/12/2022	Approved	Darrell Gesick
ZON2021-0017	3115 35th Avenue - Rezone	3115 35th Avenue	Rezone from C-L (Commerical Low Intensity) to C-H (Commerical High Intensity)	11/16/2021	Approved	Darrell Gesick
PUD2021-0013	Delantero Preliminary PUD	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	812 acre mixed use project, including residential, commercial, industrial, schools, parks and open spaces	4/28/2021	Approved	Darrell Gesick
SUB2021-0025	McColoskey 6th Commercial Subdivision	East of 71st Avenue and South of 10th Street	Subdivision to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick
SUB2021-0022	Meyer Minor Subdivision, 1st Replat	South of 8th Street, East of Ash Avenue and North of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and construct a 5,200 square foot C-Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick
USR2018-0021	SRC Oestman 13-26 Pad/Facility	2085 N 47th Avenue	16 Oil wells and associated equipment Facility	10/23/2018	Approved	Darrell Gesick

2023 April Commercial Projects

Updated 4/10/2023

S 6:17	Greeley Airport Business Park	2139 East 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick
SUB2021-0033	H-P Greeley Subdivision, Sixth Replat	North of 8th Street and East of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Approved	Don Threewitt
S 28:15	Ironwood Business Park	Between 16th Street and 18th Street/East of 1st Avenue	13 Lot Industrial Subdivision (0.3 acre – 6 acre Lots)	12/16/2015	Approved	Darrell Gesick
WCF2020-0012	1229 D Street - Cell Tower	1229 D Street	Replace an existing light pole with a new light pole and cell antenna	9/29/2020	Construction	Elizabeth Kellums
SPR2022-0077	Shawsheen ES Security and Capital Improvements	4020 7th Street	Secure front vestibule and 4 classroom addition	12/29/2022	Construction	April Medeiros
SPR2022-0059	Frontier Elementary Addition	2560 29th Street	Addition and renovation of Frontier Elementary	7/20/2022	Construction	Elizabeth Kellums
SPR2022-0070	Water and Ice Kiosk at Hillside Shopping Center	2509 11th Avenue	Water and Ice Kiosk in parking lot of Hillside Shopping Center	10/26/2022	Construction	Michael Franke
WCF2022-0008	T-Mobile replace pole and antennas	2201 23rd Avenue	T-Mobile Replace pole and antennas	7/6/2022	Construction	Elizabeth Kellums

2023 April Commercial Projects

Updated 4/10/2023

SPR2022-0064	Key Preschool Greeley	3519 12th Street	Preschool	9/2/2022	Construction	Meg Oren
SPR2022-0060	Frontier Academy Stadium Building	6530 16th Street	Stadium building for press box, concessions, restrooms, etc.	7/20/2022	Construction	Elizabeth Kellums
SPR2022-0010	Best Box Self Storage - Site Plan Review	12700 CR 58 (20th Street)	Develop a 56,690 square foot indoor storage facility	2/18/2022	Construction	Caleb Jackson
SPR2022-0024	Highpoint Lot 1 Site Plan Review	11701 24th Street	Develop a multi-tenant retail building and a new gas station	3/24/2022	Construction	Michael Franke
USR2022-0006	SRC Bypass 5-18 Oil and gas facility	South of Hwy 34 and East of 95th Avenue	32 oil and gas wells and associated equipment	11/2/2018	Construction	Michael Franke
USR2022-0009	Rainbow Oil and Gas	Parcel 095709401002	28 wells on 1 pad and production facility for oil and gas	5/25/2022	Construction	Michael Franke
USR2020-0010	Blue Chip Oil and Gas	Parcel 095722000010	12 wells on 1 pad with production facility for oil and gas	5/25/2022	Construction	Michael Franke
USR2022-0011	Canvasback Compressor Station	Parcel 095918000005	Compressor Station	6/22/2022	Construction	Michael Franke
SPR2022-0034	Orthopedic Center of the Rockies	Parcel 095909442001	Orthopedic Center	4/22/2022	Construction	Michael Franke

2023 April Commercial Projects

Updated 4/10/2023

DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Construction	Don Threewitt
SPR2021-0019	Billie Martinez School Addition	341 14th Aven.	12,700 SF Classroom Addn.	11/16/2021	Construction	Michael Franke
SPR2022-0041	Franklin Middle School	818 35th Avenue	School Addition	5/13/2022	Construction	Darrell Gesick
SPR2022-0036	2901 1st Avenue Site Plan Review, 1st Amendment	2901 1st Avenue	Storage building	4/29/2022	Construction	Don Threewitt
SPR2022-0045	Residence Inn by Marriott	2495 28th Street	Residnce Inn Hotel, 110 rooms and conference center	6/27/2022	Construction	Michael Franke
DR2020-0011	Bank of America Greeley Mall	2263 Greeley Mall	Bank of America	7/25/2022	Construction	Michael Franke
SPR2022-0038	Firestone Redevelopment Façade revisions	1130 8th Avenue	Firestone Façade alterations	5/2/2022	Construction	Elizabeth Kellums
SPR2021-0017	2000 16th Street Site Plan Review - drive-thru coffee shop	2000 16th Street	Site Plan Review for a drive-thru coffee shop	10/14/2021	Construction	Caleb Jackson
SPR2022-0005	Jefferson High School - Site Plan Review	1420 2nd Street	Redevelop existing buildings and additional school space for a total of 54,446 square foot building	1/25/2022	Construction	April Medeiros

2023 April Commercial Projects

Updated 4/10/2023

SPR2022-0061	Verizon Wireless Pickup Lockers	4650 Centerplace Drive	Adding pick up lockers to the front façade of the store for merchandise pick up.	8/4/2022	Construction	Michael Franke
SPR2022-0031	Bear Paw III Multi-Tenant Retail Building	4239 Centerplace Drive	Develop a multi-tenant retail building to the north of Bear Paw II	4/7/2022	Construction	Michael Franke
SPR2022-0011	Woodspring Suites Hotel - Site Plan Review	South of 8th Street and East of 71st Avenue	Develop a 4-story, 122 unit hotel	2/23/2022	Construction	Michael Franke
USR2021-0008	Greeley Rehab Hospital, USR	East of 71st Avenue and South of 10th Street	Use by special review for a Rehab Facility	9/1/2021	Construction	Darrell Gesick
DR2021-0006	501 8th Avenue, library infill Design Review	501 8th Avenue	Change of use from newspaper facility to a library use	3/19/2021	Construction	Elizabeth Kellums
SPR2020-0004	2401 35th Avenue - Highschool Site Plan Review	2401 35th Avenue	Site Plan Review to remove existing 138,083 square foot Greeley West High School and replace with a 270,000 square foot high school	4/2/2020	Construction	Darrell Gesick
USR2019-0008	Greeley Directional Oil and Gas USR, 3rd Amendment	South of Hwy 34 Bypass and East of Hwy 85 Bypass	Minor USR amendment to remove 22 tanks and modify the approved landscaping plan	4/1/2019	Construction	Darrell Gesick
DR2020-0016	7004 10th Street - Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Construction	April Medeiros

2023 April Commercial Projects

Updated 4/10/2023

DR2020-0006	1645 1st Avenue - Design Review	1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Construction	Darrell Gesick
SPR2022-0023	Tointon Academy Site Plan Review Minor Amendment	West of 71st Avenue and South of 4th Street	Storage building	3/23/2022	Construction	Elizabeth Kellums

Planner Contact Information	
Don Threewitt	970-350-9802
Darrell Gesick	970-350-9822
Elizabeth Kellums	970-350-9222
Caleb Jackson	970-350-9276
April Medeiros	970-350-9241
Michael Franke	970-350-9782
Meg Oren	970-350-9824
Paulina Somosa Avalos	970-336-4050



2023 April Residential Projects

Updated 4/10/2023

Case #	Project	Location	Description	Submittal Date	Stage	City Planner
PUD2022-0006	Schneider Farms PUD	Northwest corner of 10th St at 83rd Ave	Horizontal Mixed Use PUD	11/7/2022	Design	Caleb Jackson
PUD2022-0007	1318 47th Ave PUD	East of 47th Ave, South of Country Club	Residential Care/Multi-Family PUD	11/21/2022	Design	Caleb Jackson
PUD2023-0002	Triple Creek PUD	West of 71st Ave at 16th St	Horizontal Mixed Use PUD	3/8/2023	Design	Caleb Jackson
USR2022-0018	Boomrang Ranch Residential USR	South of 10th Street and East of 83rd Avenue	Building to rent residential	11/9/2022	Design	Darrell Gesick
SPR2022-0078	Westlake Commons Townhomes	North side of 20th Street; just north of Sanborn Park	15 Unit Townshomes	12/30/2022	Design	Meg Oren
SUB2023-0001	Westlake Commons Minor Sub, Lot 2, First Replat	North side of 20th Street; just north of Sanborn Park	Combined Preliminary and Final Plat	1/3/2023	Design	Meg Oren
SPR2022-0063	Freestone at Greeley - Multi-Family	West of 18th Street in Promontory	305 Unit Apartment Complex	8/24/2022	Design	Meg Oren
SUB2022-0023	Tract A1, Promontory Loop Re-Subdivision, 1st Replat	West of 18th Street in Promontory	Minor subdivision creating 1 lot and 1 tract	8/25/2022	Design	Meg Oren
SUB2022-0031	Lots 14 & 20, Clover Meadows, First Replat	Poudre Trails Apartment Complex; near the intersection of 31st Avenue and A Street Circle	Second Replat of Clover Meadows Subdivision - Splitting one lot into two separate lots	12/19/2022	Design	Meg Oren
SUB2022-0020	Furniture Store Subdivision	Northeast corner of the intersection of 8th Avenue and 11th Street	10 lots combined into 1 lot	8/5/2022	Design	Meg Oren

2023 April Residential Projects

Updated 4/10/2023

USR2023-0005	8th Avenue and 11th Street Apartments	Northeast corner of the intersection of 8th Avenue and 11th Street	199 Unit Multi-Family project	2/7/2023	Design	Meg Oren
SUB2022-0030	Payne Subdivision First Replat	2118 N 47th Avenue	Minor subdivision creating 3 separate lots at 2118 n 47th Avenue	12/9/2022	Design	Michael Franke
ZON2022-0023	2118 N 47th Avenue Rezone	2118 N 47th Avenue	Rezoning 2118 N 47th Avenue from H-A to R-E	12/5/2022	Design	Michael Franke
SUB2022-0011	Stoneybrook Lot 2 & 3 minor subdivision	South of F Street, West of North 35th Avenue	Consolidating Lot 2 & Lot 3 for mobile home development	4/25/2022	Design	Michael Franke
SPR2022-0035	Stoneybrook Lot 3 & 4 Major Site Plan	South of F Street, West of North 35th Avenue	Est. a 142 site manufactured home community	4/25/2022	Design	Michael Franke
SPR2022-0048	Westgate Filing No. 1 Final PUD	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex	6/27/2022	Design	Don Threewitt
SUB2022-0018	Tract A & B of CCW Residential Subdivision, 2nd Filing	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex Subdivision	6/27/2022	Design	Don Threewitt
SUB2022-0008	Avere Multi-Family Minor Sub	66th Avenue and 2nd Street	Minor Sub for multi-family project	3/30/2022	Design	Elizabeth Kellums
SPR2022-0029	Avere Multi-Family Site Plan	66th Avenue and 2nd Street	224 Apartments	3/30/2022	Design	Elizabeth Kellums
SUB2021-0008	Rock Ridge Apartment Final Plat	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	1 lot - 38.5 acres, 3 acre future development tract and ROW 29th Street	2/15/2021	Design	Darrell Gesick
SUB2023-0003	Delantero Preliminary Subdivision	South of Highway 34 and West of Hwy 257	Subdivision of 817 acres into large tracts	2/23/2023	Approved	Darrell Gesick

2023 April Residential Projects

Updated 4/10/2023

ZON2022-0005	Stoneybrook Lot 2 & 3 Rezone to RMH	South of F Street, West of North 35th Avenue	Rezone to RMH to allow for 142 unit manufactured home community	4/22/2022	Approved	Michael Franke
SUB2022-0033	Clover Meadows Subdivision, Third Replat	220 and 224 30th Avenue	Third Replat of Clover Meadows Subdivision - Splitting one lot into two separate lots	12/21/2022	Approved	Michael Franke
ZON2021-0016	13th Street Rezone	North of 13th Street, South of 10th Street, West of 59th Avenue	Rezone 37 Acres from H-A and C-D to MU-H	11/1/2021	Approved	Meg Oren
ZON2021-0005	Boomerang Ranch Forth Filing rezone	South of 10th Street, North of 12th Street and East of 83rd Avenue	Rezone a portion of a 27.77 acres from C-L to R-H	4/14/2021	Approved	Darrell Gesick
SUB2021-0034	Lake Bluff Final Plat	North of 10th Street and West of 95th Avenue	Platting 10 future Development Tracts and 19.72 Acres of Right-of-way	12/8/2021	Approved	Darrell Gesick
SPR2022-0047	2400 10th Ave Multi-family duplex	2400 10th Ave	duplex behind single family house	6/21/2022	Approved	Elizabeth Kellums
SUB2022-0015	Lake Bluff - Tract C and E Preliminary Subdivision	North of 10th Street and West of 95th Avenue	Platting residential lots	5/25/2022	Approved	Darrell Gesick
ZON2022-0004	Cobblestone Rezone	7460 W 28th Street	42.01 Acre rezone from Residential Estate and Commercial Low Denisty to Residential- High Denisty	3/2/2022	Approved	Don Threewitt
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Approved	Darrell Gesick
SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums

2023 April Residential Projects

Updated 4/10/2023

SPR2022-0022	Thompson Thrift Apartments	North of HWY 34 and South of Centerplace Drive	336 Apartment Units	4/18/2022	Construction	Michael Franke
SUB2021-0036	Alpine Flats Subdivision	South of 20th Street and West of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Construction	Meg Oren
SPR2021-0021	Alpine Flats Multi-family Site Plan Review	South of 20th Street and West of 50th Avenue	200 unit multifamily Development	12/9/2021	Construction	Meg Oren
SPR2021-0018	Multi-family on Tract B1, Promontory Imagine School 2nd	10306 20th Street	Site Plan Review for Promontory Multi-family	11/10/2021	Construction	Paulina Somosa
SUB2021-0031	Promontory Imagine School 2nd Filing, Second Replat	East of Promontory Parkway and South of 16th Street	Replat a future development track into a lot and right-a-way for a public street	11/10/2021	Construction	Paulina Somosa
SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Construction	Paulina Somosa
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Construction	Paulina Somosa
SPR2022-0039	2234 9th Avenue Duplex Conversion	2234 9th Avenue	Change of use designation from a Single-Family Home to a Duplex	5/4/2022	Construction	Michael Franke
SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Construction	April Medeiros
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Construction	April Medeiros
SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	West of 59th Avenue and South of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	Construction	Darrell Gesick

2023 April Residential Projects

Updated 4/10/2023

SPR2021-0011	The Reserve @ West T-Bone Ranch Phase III Multi-family Site Plan Review	North of 29th Street and East of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Construction	Caleb Jackson
USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Michael Franke
SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick
SPR2020-0003	29th Street Multifamily development	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	732 unit multifamily Development	2/20/2020	Construction	Darrell Gesick
PUD2021-0007	Greeley West Multifamily Final PUD	North of Centerplace Drive, East of 42nd Avenue and West of 38th Avenue	304 Multifamily Units	2/11/2021	Construction	April Medeiros
PUD2020-0009	Stoneybrook Lot 4 - Final PUD	West of 35th Avenue, North of Ditch #3 and South of C Street	142 Manufactured home sites	8/26/2020	Construction	Caleb Jackson
S 21:15	Northridge Estates	South of C Street and East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Michael Franke
SUB2019-0013	City Center West Residential, 2nd Filing	South of 4th Street, North of 8th Street and East of 71st Avenue	146 single family detached lots, 130 single-family attached units and a 6 acre park	5/3/2019	Construction	Michael Franke
SPR 20:17	Poudre Trails Multi-Family	30th avenue and C Street	296 multifamily Units	10/4/2017	Construction	Michael Franke
PUD2021-0002	Westgate Filing #1, Lot 1 Final PUD	West of 71st Avenue and North of Hwy 34 Bypass	288 Multifamily Units	1/28/2021	Construction	April Medeiros
PUD2020-0003	Westgate Filing No. 1 Final PUD	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Construction	April Medeiros
PUD 8:01	Promontory Residential- Phases 2 & 3	NE Corner of Promontory Parkway and 16th Street	Completion of Platted Single Family Residential	5/2/2017	Construction	Don Threewitt

2023 April Residential Projects

Updated 4/10/2023

Don Threewitt	970-350-9802
Darrell Gesick	970-350-9822
Elizabeth Kellums	970-350-9222
Caleb Jackson	970-350-9276
April Medeiros	970-350-9241
Michael Franke	970-350-9782
Meg Oren	970-350-9824
Paulina Somosa Avalos	970-336-4050

Monthly Construction Report

May 2023



Community Development BUILDING INSPECTION

This report is two-sided to conserve our natural resources.

CONSTRUCTION ACTIVITY SUMMARY May 2023

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	287	\$26,423,553

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	15	15	\$ 6,420,984
Multi-Family (Buildings)	0	0	\$ 0
Remodel and Addition Work:	24	n/a	\$ 744,973

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	0	\$ 0

Commercial projects valued over \$100,000 are summarized.



Building Inspection Division Construction Activity Comparative Analysis

		May 2023	May 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	# of Permits # of Units Valuation	15 15 6,420,984	145 145 42,844,274	41 41 15,313,505	246 246 75,570,838
Single Family Footing & Foundation Only	# of Permits Valuation	0	2 58,168	1 50,000	11 302,916
New Multi-Family Dwellings Units*	# of Permits # of Buildings # of Units Valuation	0	6 1 6 1,449,315	28 14 354 57,449,483	67 50 1,032 150,479,355
Multi-Family Footing & Foundation Only	# of Permits Valuation	0	0	7 2,442,307	0
Residential Additions and Remodels	# of Permits Valuation	24 744,973	24 619,659	119 3,875,399	132 3,354,119
New Commercial Projects	# of Permits Valuation	0	7 1,578,958	21 49,385,043	44 78,442,523
Commercial Footing & Foundation Only	# of Permits Valuation	0	0	0	1 154,388
Commercial Additions and Remodels	# of Permits Valuation	19 15,307,204	11 3,512,780	63 38,269,283	59 23,313,502
Miscellaneous Permits	# of Permits Valuation	229 3,950,392	238 4,963,914	932 14,943,927	941 12,223,684
Mobile Home Permits	# of Permits Valuation	0	1 50,000	6 793,888	9 72,500
TOTALS	# of Permits Valuation	287 26,423,553	434 55,077,068	1,218 182,522,835	1,510 353,913,825

*Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

Permit Number	ISSUED	JOBVALUE	SITE ADDR	PERMITTYPE	PERMITSUBTYPE	DESCRIPTION	CONTRACTOR NAME	SITE_LOT_N	SITE_BLOCK	SITE_SUBDIVISION	MODELNUMBER	BLDG	SOFT	BALANCE Due
BRK2201-0081	09/25/2023	4,900	6332 27TH ST	COMMERCIAL EXISTING	REMODEL	MECHANICAL BLD Furnace Replacement	MECHANICAL HEATING & A/C	1	NONE	AGRIUM FARM SUB				
BRK2201-0081	09/25/2023	9,500	6332 27TH ST	COMMERCIAL EXISTING	REMODEL	converting existing coffee bar into commercial driveway	David Sathel	2	NONE	AGRIUM FARM SUB				428.00 0.00
BRK2201-0081	09/25/2023	75,000	2000 CLIBURN DR	COMMERCIAL EXISTING	ACCESSORY STRUCTURES	Site plan amendment / permit for structural changes and shed	Martin Premo	1	10	HIGHLAND HILLS SUB				6,000.00 0.00
BRK2201-0137	09/26/2023	8,200	2030 2ND AVE	COMMERCIAL EXISTING	TELECOMMUNICATION	AT&T 2000-3 1/8 T Upgrade	AT&T	1	12	DRINKES CROSSING				2,178.00 0.00
BRK2201-0260	09/26/2023	288,180	2000 17TH AVE	COMMERCIAL EXISTING	REMODEL	Interior Renovation for new clinical lab & lab storage	SHIMMERIN BUILDERS	1	12	DRINKES CROSSING				747.00 0.00
BRK2202-0187	09/26/2023	10,000	1200 GLENVIEW CT	COMMERCIAL EXISTING	ADDITION	Commercial existing and remodel	ADAM COMMERCIAL BUILDING	1	NONE	ADAM COMMERCIAL BUILDING				413.00 0.00
BRK2202-0203	09/26/2023	37,400	4210 CENTERPLACE DR	COMMERCIAL EXISTING	REMODEL	Interior remodel/Reflow sales features Minor electrical work	POWERHOUSE RETAIL SERVICES	1	NONE	CENTERPLACE PHASE 3 MINOR SUB				413.00 0.00
BRK2202-0262	09/27/2023	6,000	1100 S 13TH ST	COMMERCIAL EXISTING	TELECOMMUNICATION	Verizon Wireless com facility on roof field lighting shed	VWCR	1	NONE	GRIELEY CITY				200.00 0.00
BRK2202-0317	09/27/2023	2,000,000	1700 4TH AVE	COMMERCIAL EXISTING	REMODEL	Front-upgrade existing retail store, wallpaper re-decoration	YOUNG CONSTRUCTION INC	NONE	145	CLOVER LEAF SUB OF B138 & 145				450.00 0.00
BRK2202-0382	09/27/2023	4,400	2412 8TH AVE	COMMERCIAL EXISTING	EV CHARGING SYSTEM	EV Charger Installation operation	KING ELECTRICAL INC	12	4	VOLKS ADD				0.00 0.00
BRK2202-0392	09/27/2023	150,000	15000 10TH ST	COMMERCIAL EXISTING	REMODEL	Residential Existing Demograged Office	MC TOWERS	1	NONE	WILSON				900.00 0.00
BRK2202-0408	09/27/2023	6,871,000	4500 7TH ST	COMMERCIAL EXISTING	ADDITION	Classroom and entry addition, finish upgrades	REICHE CONSTRUCTORS INC	1	NONE	MANCULATA PLAZA MINOR 2ND RPLT				40,485.00 0.00
BRK2202-0431	09/27/2023	100,000	100TH AVE	COMMERCIAL EXISTING	DEMOLITION	Conversion of existing building into an addition office	CONQUEST CONSTRUCTION SOLUTIONS	1	NONE	WAL MART SOUTH				2,688.00 0.00
BRK2202-0476	09/27/2023	120,000	3030 2ND AVE	COMMERCIAL EXISTING	DEMOLITION	Demolition and removal of Golden Center Building, 3030 2nd	ADOLFOSON & PETERSON CONSTRUCTION	1	NONE	WAL MART SOUTH				880.00 0.00
BRK2202-0480	09/27/2023	4,344,000	2101 47TH AVE	COMMERCIAL EXISTING	REMODEL	Remodel of a portion of Montclair Elementary School	AT&T PRODS LLC	1	NONE	GRIELEY MALL MINOR 1ST REPLAT				5,000.00 0.00
BRK2202-0481	09/27/2023	100,000	1700 GLENVIEW CT	COMMERCIAL EXISTING	REMODEL	Interior Office Swapping, 2nd floor with 2nd, AutoCenter/Safety Ba	SAFETY BARS	1	NONE	SOUTHMOOR VILLAGE 2ND FG				2,688.00 0.00
BRK2202-0478	09/27/2023	4,344,000	2101 47TH AVE	COMMERCIAL EXISTING	PATIO DECK COVER AWNING	Interior Office Swapping, 2nd floor with 2nd, AutoCenter/Safety Ba	KING'S REMODEL	NONE	NONE	SOUTHMOOR VILLAGE 2ND FG				50.00 0.00
BRK2202-0484	09/27/2023	60,000	1200 17TH ST	COMMERCIAL EXISTING	REMODEL	SG 1, Sued Center Area - Swapping Antennas and RFR's	MC TOWERS	1	NONE	WILSON				900.00 0.00
BRK2202-0503	09/27/2023	44,784	1819 10TH ST A	COMMERCIAL EXISTING	TEENANT FINISH	Install new add bathroom interior walls	G.A.R. CONSTRUCTION	1	NONE	BITTERSWEET NORTH 1ST RPL T				1,247.00 0.00
BRK2202-0533	09/27/2023	3,456	1718 30TH ST E DCLT UNIT 209	COMMERCIAL EXISTING	COMMONS BATHROOM COVER AWNING	RSR Bathroom/Deck on Unit 209 and engineer's sign, Buildout	RSR'S REMODEL	NONE	NONE					45.00 0.00
BRK2202-0544	09/27/2023	247,341	1220 N 30TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New Manufactured Home on a Permanent Foundation	TYSON HOME SERVICE	10A	NONE	CLOVER MEADOWS 1ST RPLT	R2892			1,456.00 0.00
BRK2202-0559	09/27/2023	247,341	1224 N 30TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	Install New Manufactured Home on a Permanent Foundation	TYSON HOME SERVICE	10B	NONE	CLOVER MEADOWS 1ST RPLT	R2892			1,456.00 0.00
BRK2202-0566	09/27/2023	32,200	650 9TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	1	NONE	CITY CENTER WEST RESIDENTIAL 2ND FG	Ben & Twain			3,575.00 0.00
BRK2202-0578	09/27/2023	489,720	112 68TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	1	NONE	NORTHBRIDGE ESTATES 1ST REPEAT	X430			2,546.00 0.00
BRK2202-0594	09/27/2023	437,700	143 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	13	7	NORTHBRIDGE ESTATES 1ST REPEAT	X427			2,398.00 0.00
BRK2202-0575	09/27/2023	497,101	138 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	12	7	NORTHBRIDGE ESTATES 1ST REPEAT	X452			2,718.00 0.00
BRK2202-0579	09/27/2023	496,573	127 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	10	7	NORTHBRIDGE ESTATES 1ST REPEAT	X430			2,546.00 0.00
BRK2202-0582	09/27/2023	496,573	127 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	10	7	NORTHBRIDGE ESTATES 1ST REPEAT	X452			2,718.00 0.00
BRK2202-0592	09/27/2023	31,060	120 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	8	7	NORTHBRIDGE ESTATES 1ST REPEAT	X450			2,222.00 0.00
BRK2202-0612	09/27/2023	496,573	127 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	14	7	NORTHBRIDGE ESTATES 1ST REPEAT	X426			2,222.00 0.00
BRK2202-0636	09/27/2023	497,101	138 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	10	7	NORTHBRIDGE ESTATES 1ST REPEAT	X452			2,718.00 0.00
BRK2202-0640	09/27/2023	492,561	111 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	5	7	NORTHBRIDGE ESTATES 1ST REPEAT	X430			2,546.00 0.00
BRK2202-0680	09/27/2023	489,830	8513 A ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	1	NONE	NORTHBRIDGE ESTATES 1ST REPEAT	X429			2,652.00 0.00
BRK2202-0690	09/27/2023	487,700	143 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Conv Proth Insd AC No Beant Insd Lam Splitter Cowl Spc	SH HORTON	13	7	NORTHBRIDGE ESTATES 1ST REPEAT	X452			2,718.00 0.00
BRK2202-0690	09/27/2023	487,700	143 65TH AVE	RESIDENTIAL EXISTING	DEMOLITION	Garage Addition	MATA PLATWORK LLC	1	5	HIGHLAND ACRES RPT				100/100 100/100
BRK2202-0709	09/27/2023	1,818,960	11TH ST E	RESIDENTIAL EXISTING	DEMOLITION	Interior Kitchen, Dining, and Bathroom	HL AND KNICKS & LANDSCAPE	1	NONE	HL AND KNICKS & LANDSCAPE				100/100 100/100
BRK2202-0729	09/27/2023	20,260	501 10TH AVE	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Frame kiosk style patio cover 221' x 41'	TJ HOME IMPROVEMENTS	19	2	WESTMOOR WEST				10/100 100/100
BRK2202-0739	09/27/2023	4,848	600 N 2ND AVE 209	RESIDENTIAL EXISTING	DECK	Heavy duty concrete deck and Redoubting deck	RT CONTRACTING LLC	23	1	REVERVIEW FARM SUB				100/100 100/100
BRK2202-0753	09/27/2023	11,500	2608 APROVOT AVE	RESIDENTIAL EXISTING	DECK	Building a deck	RT CONTRACTING LLC	23	1	REVERVIEW FARM SUB				100/100 100/100
BRK2202-0756	09/27/2023	19,440	300 N 30TH AVE 40	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	adding a deck and patio cover	RT CONTRACTING LLC	10	100	WESTVIEW 3RD ADD				100/100 100/100
BRK2202-0760	09/27/2023	1,130	1330 25TH AVE BLUE CT	RESIDENTIAL EXISTING	DEMOLITION	Low removal of wood frame fireplace. No replacement	BRAYON MARINER	16	7	WESTVIEW 3RD ADD				100/100 100/100
BRK2202-0764	09/27/2023	13,852	2139 70RD AVE	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement Bathroom and other utility level basement room	BRAYON MARINER	11	6	HOMESTEAD HEIGHTS SUB FG02 1ST RPLT Lx1				100/100 100/100
BRK2202-0767	09/27/2023	1,500	2442 42ND AVE	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement Bathroom and other utility level basement room	BRAYON MARINER	11	6	HOMESTEAD HEIGHTS SUB FG02 1ST RPLT Lx1				100/100 100/100
BRK2202-0768	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0768	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				100/100 100/100
BRK2202-0769	09/27/2023	5,141	1962 26TH AVE	RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	12x12x10' above ground, no utilities, storage shed	COLLINS COLORADO DRYWALL LLC	15	5	COLTWOOD VILLAGE				

PLR2305-0008	05/01/2023	1,000/2400 10TH AVENUE CT	PLUMBING	GAS TEST	Gas Pressure Test	MELF PLUMBING	20	8	HACKLEYS SUB OF BE 1ST ADD ARLINGTON PK	0	0
PLR2305-0010	05/01/2023	4,800/2000 84TH AVE	PLUMBING	WATER SEWER REPAIR	REPAIR 1" DEEP IN REAR LOT	CRANFORD, SPY LLC	19	158	CRANFORD, JONES LEE DR	0	0
PLR2305-0016	05/01/2023	1,770/6607 3RD ST 1112	PLUMBING	WATER HEATER BOILER	40 GAL gas 30K BTU water heater replacement, like for like	COLORADO DELTA MECHANICAL INC	1112	NONE	SUMMER PARK CONDOS 8TH SUPP	0	0
PLR2305-0024	05/05/2023	1,920/1260 30TH AVE	PLUMBING	WATER HEATER BOILER	replace 40 gallon natural gas hot water heater	TEP MFG/PLUMBING	0	NONE	GREELY PLAZA TRACT D	0	0
PLR2305-0045	05/05/2023	6,000/1050 9TH AVE	PLUMBING	WATER SEWER REPAIR	8 SHOT 4" DEEP IN FRONT LOT. INSTALL CLEAN OUTS	FRENCH RIGHT, SPY LLC	0	NONE	GUINIA VILLER MINOR SUB	0	0
PLR2305-0083	05/05/2023	1,887 7171 PLATEAU RD	PLUMBING	WATER HEATER BOILER	Replace 50 gallon Water Heater	Joseph A Zedlow	12	4	POUDRE RIVER RANCH 2ND FG	0	0
PLR2305-0086	05/05/2023	3,400/200 22ND ST	PLUMBING	WATER SEWER REPAIR	Spot repair and two clean out	AMP HEAT sub ION HOME SERVICE	12	13	CASCADE PARK SOUTH	0	0
PLR2305-0089	05/05/2023	375/3011 10TH ST	PLUMBING	GAS TEST	Pressure test gas line	TOP NOTCH PLUMBING	2	NONE	MOUNTAIN VIEW ACRES 1ST ADD	0	0
PLR2305-0098	05/05/2023	1,500/2000 35TH AVE	PLUMBING	GAS TEST	Gas pressure delivered gas line, shut off gas	TOP NOTCH PLUMBING	1	NONE	GREELY CITY	0	0
PLR2305-0100	05/05/2023	3,571/4707 8TH STREET RD	PLUMBING	WATER HEATER BOILER	Remove existing gas and replace with new line	ALLEN PLUMBING & HEATING	7	18	WESTMOR WEST	0	0
PLR2305-0101	05/05/2023	2,000/1200 9TH AVE	PLUMBING	WATER SEWER REPAIR	REPLACE 1/2" DEEP REPAIRING SERVICE LINE TOWARD BUILDING	FRENCH RIGHT, SPY LLC	0	NONE	GUINIA VILLER MINOR SUB	0	0
PLR2305-0115	05/05/2023	1,370/2000 84TH AVE R.3	PLUMBING	WATER HEATER BOILER	REPLACE 40 GAL WITH 50 GAL. ALREADY INSPECTED	SRINIVAS HEATING & AIR CONDITIONING INC	0	3	VILLAGE AT CORRAL CANYONS 1ST FG	0	0
PLR2305-0116	05/05/2023	2,220/4500 8TH ST	PLUMBING	WATER HEATER BOILER	INSTALL 40 GALLON TANKLESS WATER HEATER	SRINIVAS HEATING & AIR CONDITIONING INC	4	0	WESTMOR WEST	0	0
PLR2305-0118	05/05/2023	4,000/1000 10TH AVE	PLUMBING	WATER SEWER REPAIR	8" SHOT 4" DEEP IN REAR LOT. INSTALL CLEAN OUTS	FRENCH RIGHT, SPY LLC	14	13	FARM 3RD ADD	0	0
PLR2305-0122	05/05/2023	1,500/1812 13TH ST	PLUMBING	WATER SEWER REPAIR	if sewer line repair in the back yard of arville property	SRINIVAS HEATING & AIR CONDITIONING INC	3	2	MAPLEWOOD 1ST ADD	0	0
PLR2305-0137	05/05/2023	2,300/1000 10TH AVE	PLUMBING	WATER HEATER BOILER	Remove existing gas and replace with new gas line	ALLEN PLUMBING & HEATING	0	0	COLLEGE GREEN 4TH FG	0	0
PLR2305-0169	05/05/2023	3,300/2501 73RD AVE	PLUMBING	WATER HEATER BOILER	REPLACE 2 HOT WATER HEATERS	SRINIVAS HEATING & AIR CONDITIONING INC	17	5	HOMESTEAD HEIGHTS SUB FG#3	0	0
PLR2305-0172	05/05/2023	120/200 9 35TH AVE 21	PLUMBING	GAS TEST	Existing gas leak locate and repair	BERRY GOOD PLUMBING	4	0	OWA RIDGE MINOR SUB FINAL PLAT	0	0
PLR2305-0175	05/10/2023	3,000/2400 9TH AVE HWY	PLUMBING	WATER HEATER BOILER	installing 1000 BTU tankless water heater	OWA Heating and Air	4	0	OWA RIDGE MINOR SUB FINAL PLAT	0	0
PLR2305-0183	05/10/2023	5,780/1720 27TH ST	PLUMBING	WATER HEATER BOILER	Replacng water heater with tankless	A T O 2 HEATING AND COOLING	2	13	HIGHLAND PARK WEST 2ND RPLT	0	0
PLR2305-0208	05/11/2023	8,000/200 4TH AVE	PLUMBING	WATER SEWER REPAIR	8" SHOT 4" DEEP IN BACK YARD	FRENCH RIGHT, SPY LLC	14	18	OLIVER HOWARD SUB	0	0
PLR2305-0210	05/12/2023	1,500/830 32ND AVE	PLUMBING	WATER HEATER BOILER	replace 40 gallon natural gas hot water heater	TOP NOTCH PLUMBING	12	3	WEST POINT 4TH FG	0	0
PLR2305-0219	05/12/2023	6,000/2600 22ND ST	PLUMBING	WATER SEWER REPAIR	8" SHOT 4" DEEP REPAIR IN BACKYARD 1" LINEER TO LAP	FRENCH RIGHT, SPY LLC	3	13	CASCADE PARK SOUTH	0	0
PLR2305-0242	05/12/2023	600/1400 9TH AVE	PLUMBING	WATER SEWER SERVICE LINE	Add to backflow prevention device	FRENCH RIGHT, SPY LLC	3	13	PETERS SUB	0	0
PLR2305-0247	05/12/2023	6,000/1500 30TH AVE	PLUMBING	WATER SEWER REPAIR	8" SHOT 7" feet deep front yard. install clean out	FRENCH RIGHT, SPY LLC	1	8	WESTVIEW 3RD ADD	0	0
PLR2305-0323	05/11/2023	6,000/1200 20TH AVE DR	PLUMBING	GAS TEST	Adding a gas line for a stove	TOP NOTCH PLUMBING	0	NONE	POUDRE RIVER RANCH 1ST FG 4TH RPLT PUD IF	0	0
PLR2305-0337	05/17/2023	1,200/6500 10TH STREET RD	PLUMBING	WATER HEATER BOILER	Install a 50gal gas Water Heater	AMP HEAT sub ION HOME SERVICE	6	0	WESTRIDGE VILLAGE RPLT A	0	0
PLR2305-0340	05/17/2023	8,000/2400 8TH AVE	PLUMBING	WATER HEATER BOILER	Replace 50 gallon water heater	TOP NOTCH PLUMBING	0	NONE	WESTMOR WEST	0	0
PLR2305-0342	05/17/2023	400/1874 26TH AVE	PLUMBING	GAS TEST	Air test gas line	JCF Plumbco	11	11	COTTONWOOD VILLAGE	0	0
PLR2305-0387	05/19/2023	1,540/8911 3RD ST E2	PLUMBING	WATER HEATER BOILER	REPLACE STANDARD 50 GALLON WATER HEATER	SRINIVAS HEATING & AIR CONDITIONING INC	0	26	SUMMER PARK CONDOS 30TH SUPP	0	0
PLR2305-0384	05/19/2023	6,000/818 15TH AVE	PLUMBING	WATER HEATER BOILER	replace water heater	TOP NOTCH PLUMBING HEATING AND AIR	0	3	WESTMOR WEST	0	0
PLR2305-0388	05/19/2023	300/4832 EVEREST PL	PLUMBING	GAS TEST	Gas Leak Repair & Test	FISHER MECHANICAL CONTRACTORS INC	0	NONE	HILL PARK SUB 1802 RPLT LB	0	0
PLR2305-0387	05/19/2023	1,500/4500 22ND ST	PLUMBING	WATER HEATER BOILER	Install a 40 gallon gas hot water heater	SRINIVAS HEATING & AIR CONDITIONING INC	1	0	VIRGINIA HILLS 1ST RPLT	0	0
PLR2305-0416	05/23/2023	1,940/815 35TH AVE	PLUMBING	WATER SEWER SERVICE LINE	Install 2 way clean outs on street in yard	AMP HEAT sub ION HOME SERVICE	5	7	WESTMOR 1ST FG	0	0
PLR2305-0427	05/23/2023	1,300/1118 30TH AVENUE CT	PLUMBING	WATER SEWER REPAIR	8" SHOT 4" DEEP IN REAR LOT. INSTALL CLEAN OUTS	FRENCH RIGHT, SPY LLC	0	NONE	CHAMBERLAIN WALL 7TH ADD	0	0
PLR2305-0455	05/23/2023	1,300/1118 30TH AVENUE CT	PLUMBING	WATER HEATER BOILER	Remove existing gas and replace with new gas line	ALLEN PLUMBING & HEATING	34	1	WEST Y BONE RANCH SUB 1ST FG	0	0
PLR2305-0467	05/23/2023	3,300/1710 30TH AVE	PLUMBING	WATER HEATER BOILER	Remove existing gas and replace with new gas line	ALLEN PLUMBING & HEATING	5	1	RANGEVIEW CREST	0	0
PLR2305-0472	05/23/2023	2,200/1167 16TH AVE	PLUMBING	WATER HEATER BOILER	Remove 100 Gallon tankless water heater	TOP NOTCH PLUMBING	0	0	CASCADE ESTATES 1ST FG RPLT LB#4	0	0
PLR2305-0482	05/23/2023	1,900/1312 11TH AVE 77	PLUMBING	WATER HEATER BOILER	Install a 40 gal mobile home water heater	AMP HEAT sub ION HOME SERVICE	NONE	NONE	SLACKVIEW SUB AT PHEASANT RUN	0	0
PLR2305-0500	05/23/2023	3,000/1100 20TH AVENUE CT	PLUMBING	WATER HEATER BOILER	40 GAL gas 30K BTU water heater replacement, like for like	COLORADO DELTA MECHANICAL INC	28	24	GATEWAY ESTATES 3RD FG	0	0
PLR2305-0503	05/23/2023	300/2517 11TH AVE	PLUMBING	GAS PIPING	gas leak repair	COLORADO DELTA MECHANICAL INC	18	0	GATEWAY ESTATES 3RD FG	0	0
PLR2305-0503	05/23/2023	2,400/424 30TH STREET RD	PLUMBING	WATER HEATER BOILER	50 GAL gas 40K BTU water heater replacement, like for like	COLORADO DELTA MECHANICAL INC	18	0	MEADOWS PARK	0	0
PLR2305-0509	05/23/2023	720/277 27TH AVE	PLUMBING	GAS TEST	Air test gas line	TOP NOTCH PLUMBING	0	0	MEADOWS PARK	0	0
PLR2305-0559	05/23/2023	1,500/8717 10TH STREET RD	PLUMBING	WATER HEATER BOILER	Install a 40 gallon gas hot water heater	SRINIVAS HEATING & AIR CONDITIONING INC	5	0	MOUNTAIN SHADOWS SUB 2ND FG	0	0
PLR2305-0581	05/23/2023	1,700/1073 20TH AVENUE	PLUMBING	WATER SEWER SERVICE LINE	32 inch repair on sewer service line, yard to street	ELITE PIPE MD	0	15	WEBER WEST SUB	0	0
ROOF2305-0011	05/01/2023	7,800/1840 8TH AVE	ROOFING	Roof Replacement	Re Roof Half Damage	TOMLINSON CONSTRUCTION	25	9	ARLINGTON HEIGHTS	0	0
ROOF2305-0036	05/01/2023	2,600/2600 22ND AVE	ROOFING	Roof Replacement	Roof Replacement	LAUGHTER ROOFING	0	29	ST MICHAELS SUB	0	0
ROOF2305-0037	05/05/2023	2,600/8600 32ND ST	ROOFING	Partial roof replacement. South slope only	Remove and replace existing asphalt roof	FAITHFUL ROOFING LLC	11	3	BROADVIEW ACRES 30TH ADD	0	0
ROOF2305-0039	05/05/2023	4,800/900 26TH AVE	ROOFING	Roof Replacement	Roof - 15 sq on updated roof	SRINIVAS HEATING	0	0	BROADVIEW ACRES 30TH ADD	0	0
ROOF2305-0040	05/05/2023	2,400/2200 4TH AVENUE N	ROOFING	Roof Replacement	RMR 22 Sigs GAP Timberline	ALL IN ONE CONTRACTORS INC	4	8	WESTMOR ACRES 1ST FG	0	0
ROOF2305-0084	05/05/2023	10,000/700 43RD AVE	ROOFING	Roof Replacement	Roof Replacement	COUNTRY CLUB WEST SUB	0	0	WESTMOR ACRES 1ST FG	0	0
ROOF2305-0103	05/05/2023	8,000/2000 72ND AVENUE CT	ROOFING	Roof Replacement	Remove and replace existing shingles with class 4 shingle	COLORADO QUALITY ROOFING LLC	8	0	COUNTRY CLUB WEST SUB	0	0
ROOF2305-0110	05/05/2023	20,000/1500 8TH AVE	ROOFING	Roof Replacement	Rear of roof and roof with reroofing	ALM ROOFING	13	194	WEST & THAWERS ADD	0	0
ROOF2305-0154	05/05/2023	4,500/2410 15TH AVENUE	ROOFING	Roof Replacement	Re-roof 184 square of TPO	SRINIVAS HEATING & AIR CONDITIONING INC	0	19	ARNESS 1ST ADD	0	0
ROOF2305-0177	05/05/2023	5,500/2000 FARWAYLIN	ROOFING	Roof Replacement	Remove and replace existing asphalt roof	FAITHFUL ROOFING LLC	43	18	HIGHLAND HILLS 2ND ADD 1ST RPLT AM	0	0
ROOF2305-0188	05/10/2023	6,000/810 E 20TH ST	ROOFING	Roof Replacement	Remove existing flat roof and install stone EPDM	Jack Baranovich	0	0	HIGHLAND HILLS 2ND ADD 1ST RPLT AM	0	0
ROOF2305-0204	05/11/2023	4,500/2000 BUCKLEY AVE	ROOFING	Roof Replacement	Re-roof 22 sq of GC Duragreen Shingles	TOTAL REMODEL CONTRACTOR	17	1	BALMAIN VILLAGE	0	0
ROOF2305-0223	05/12/2023	10,000/4000 14TH STREET RD	ROOFING	Roof Replacement	Remove and replace with 15 year GC Duragreen Shingles	COLEMAN RESTORATION	0	0	COUNTRY CLUB ESTATES 3TH FG	0	0
ROOF2305-0262	05/16/2023	51,724/6000 20TH ST 13	ROOFING	Roof Replacement	Re-roof dwelling with Shingles Coastal Steel	BLUE FOG ROOFING LIMITED	10	4	COVINGTON KNOLLS	0	0
ROOF2305-0300	05/16/2023	4,500/1011 10TH AVE	ROOFING	Roof Replacement	New roof	ANCHOR ROOFING LLC	10	10	FOXHILL SUB 4TH RPLT	0	0
ROOF2305-0318	05/16/2023	8,000/2110 42TH AVE	ROOFING	Roof Replacement	Re-roof install 32 sq of GC Free on a 2 story rim	ANCHOR ROOFING LLC	18	3	HIGHLAND PARK WEST 1ST RPLT	0	0
ROOF2305-0321	05/17/2023	4,500/2000 54TH AVE	ROOFING	Roof Replacement	Re Roof	BLACK DIAMOND ROOFING	18	3	HIGHLAND PARK WEST 1ST RPLT	0	0
ROOF2305-0326	05/17/2023	1,500/1407 8TH ST	ROOFING	Roof Replacement	replace roof with same material	ANCHOR ROOFING LLC	0	0	HIGHLAND PARK WEST 1ST RPLT	0	0
ROOF2305-0329	05/17/2023	7,000/2324 22RD AVE	ROOFING	Roof Replacement	Re-roof	SA CONSTRUCTION & ROOFING LLC	48	NONE	KNABE SUB 1ST FG	0	0
ROOF2305-0331	05/18/2023	1,000/1100 10TH AVE	ROOFING	Roof Replacement	Re-roof 1100 sq ft	LAUGHTER ROOFING	0	NONE	KNABE SUB 1ST FG	0	0
ROOF2305-0358	05/19/2023	7,800/2111 16TH AVE	ROOFING	Roof Replacement	Re-roof 1100 sq ft	LAUGHTER ROOFING	0	NONE	ALLISON FARM 2ND FG	0	0
ROOF2305-0377	05/19/2023	7,000/1800 10TH AVE	ROOFING	Roof Replacement	Tear down to decking and install new roofing material	NOOD ROOFING	0	1	GREELY PLAZA	0	0
ROOF2305-0380	05/19/2023	20,000/2000 15TH AVE	ROOFING	Roof Replacement	Re-roof 184 square of TPO	SRINIVAS HEATING & AIR CONDITIONING INC	0	NONE	GATEWAY ESTATES 3RD FG	0	0
ROOF2305-0402	05/19/2023	8,800/4717 13TH ST	ROOFING	Roof Replacement	Remove and replace shingles, pipe jacks, vent pipes, drip edge	SUN ROOFING	0	NONE	HILLTOP SUB 1ST ADD	0	0
ROOF2305-0420	05/19/2023	40,000/800 20TH ST	ROOFING	Roof Replacement	Re-roof install 15 year GC Duragreen Shingles	ANCHOR ROOFING TECHNOLOGIES	0	NONE	EDWARDS HOMES 5TH ADD	0	0
ROOF2305-0430	05/22/2023	70,215/3600 10TH ST	ROOFING	Roof Replacement	Re-roof install flat super EPS System/Versapure TPO	ADVANCED ROOFING TECHNOLOGIES	1	NONE	EDWARDS HOMES 5TH ADD	0	0
ROOF2305-0454	05/22/2023	6,000/1010 61ST AVENUE CT	ROOFING	Roof Replacement	Re-roof install 23 sq of RM or 2 20 year 4 1/2 inch	ANCHOR ROOFING LLC	0	NONE	FOX RUN SUB 3RD FG	0	0
ROOF2305-0475	05/22/2023	5,000/2000 10TH AVE	ROOFING	Roof Replacement	Remove Existing Shingles and install Owens Corning Shingles	ANCHOR ROOFING LLC	0	NONE	FOX RUN SUB 3RD FG	0	0
ROOF2305-0488	05/25/2023	17,700/730 E 18TH ST	ROOFING	Roof Replacement	Re-roof 1 House Only	BAK BERNERS ROOFING	0	0	FOX RUN SUB 3RD FG	0	0
ROOF2305-0502	05/26/2023	10,000/2000 REDWOOD CT	ROOFING	Roof Replacement	Re-roof 1 House Only	BAK BERNERS ROOFING	0	0	FOX RUN SUB 3RD FG	0	0
SIGN2301-0393	05/05/2023	20,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0438	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	(1) new illuminated wall sign (1) new illuminated monument	BRINMAN CONSTRUCTION INC	0	24	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign	BRINMAN CONSTRUCTION INC	15	2	ALPINE PLATE MINOR	0	0
SIGN2301-0439	05/05/2023	10,000/2000 50TH AVE	SIGN	MAJOR AND ELECTRICAL	Free standing multi-family entry monument sign						

Monthly Construction Report

June 2023



Community Development BUILDING INSPECTION

This report is two-sided to conserve our natural resources.

CONSTRUCTION ACTIVITY SUMMARY

June 2023

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	370	\$52,571,546

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	16	16	\$ 7,192,230
Multi-Family (Buildings)	11/8	151	\$ 23,185,299
Remodel and Addition Work:	22	n/a	\$ 586,572

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	6	\$11,860,884

Commercial projects valued over \$100,000 are summarized.

- *Construction of a New Self Storage Warehouse Facility, at 12700 CR 58, Bldg. A, by Diversified Structure Solutions, LLC, for a Total Valuation of \$10,634,924.*
- *Construction of a New Building for Alternative Homes Youth Classroom/Gymnasium, at 1110 M Street, by TCC Corporation, for a Total Valuation of \$1,100,960.*



Building Inspection Division Construction Activity Comparative Analysis

		Jun 2023	Jun 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	# of Permits # of Units Valuation	16 16 7,192,230	45 45 13,071,012	57 57 22,505,735	291 291 88,641,850
Single Family Footing & Foundation Only	# of Permits Valuation	0 0	2 50,111	1 50,000	13 353,027
New Multi-Family Dwellings Units*	# of Permits # of Buildings # of Units Valuation	11 8 151 23,185,299	1 1 24 3,986,016	39 22 505 80,634,782	68 51 1,056 154,465,371
Multi-Family Footing & Foundation Only	# of Permits Valuation	0 0	0 0	7 2,442,307	0 0
Residential Additions and Remodels	# of Permits Valuation	22 586,572	55 1,341,833	141 4,461,971	187 4,695,952
New Commercial Projects	# of Permits Valuation	6 11,860,884	2 1,201,063	27 61,245,927	46 79,643,586
Commercial Footing & Foundation Only	# of Permits Valuation	0 0	0 0	0 0	1 154,388
Commercial Additions and Remodels	# of Permits Valuation	16 5,649,166	23 19,655,269	79 43,918,449	82 42,968,771
Miscellaneous Permits	# of Permits Valuation	299 4,097,395	264 3,355,788	1,231 19,041,322	1,205 15,579,472
Mobile Home Permits	# of Permits Valuation	0 0	4 55,000	6 793,888	13 127,500
TOTALS	# of Permits Valuation	370 52,571,546	396 42,716,092	1,588 235,094,381	1,906 386,629,917

*Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

[illegible]

[illegible]