

Planning Commission Agenda

Regular Meeting
Tuesday July 23, 2024 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/82570449989>

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.



All meeting recordings will be available on Greeley's City Meeting Portal, where closed captioning options are available. To view recordings, agendas, and minutes, go to <https://greeleyco.portal.civicclerk.com/>.

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 the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.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.

July 23, 2024 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 July 9, 2024, 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 request by The Cache, LLC for approval of The Cache Subdivision No. 1 Preliminary Plat (SUB2023-0015) to create 13 Tracts on 784.3 acres within the Cache Planned Unit Development (PUD). The property is located generally south of the Cache la Poudre River to Business HW 34/10th Street to the south, 95th Avenue to the west, and 83rd Avenue to the east. (Case number SUB2023-0015, The Cache Preliminary Plat Filing 1)
 6. A public hearing to consider a request by The Cache, LLC for approval of The Cache Subdivision No. 2 Preliminary Plat to create 122 residential lots on 65.9 acres within the Cache Planned Unit Development (PUD). The property is located west of the northwest corner of the intersection of 83rd Avenue and F Street. (Case number SUB2023-0014, The Cache Preliminary Plat Filing 2)
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END OF EXPEDITED AGENDA

7. Staff Report
8. Adjournment

Workshop

9. Metro District Workshop
10. Downtown Open Spaces- A presentation to discuss innovative alternatives to lot open space requirements in the General Improvement District (GID) overlay in Downtown Greeley. These alternatives will aim to address previous concerns brought up by City Council about the potential lack of open space if individual developers are not required to provide on-site open space.

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
June 25, 2024

[Greeley Planning Commission- June 25, 2024- YouTube](#)

1. Call to Order

Acting Chair Briscoe called the meeting to order at 1:22 pm.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Acting Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Larry Modlin
Commissioner Brian Franzen

ABSENT

Chair Justin Yeater
Commissioner Jeff Carlson
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of May 28, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated May 28, 2024. Commissioner Franzen seconded the motion.

Motion carried 4-0 (Chair Yeater, Commissioner Carlson, Commissioner Schulte absent).

5. Staff Report

Brian McBroom (Community Development Director) introduced and welcomed new staff to the Planning Department including, Kaitlyn Puga (Planner III), Sam Eddy (Planning Tech) and Kaida Pierot (Intern).

Mr. McBroom continued, sharing staff is working through the final draft to amendments to sign regulations, City Council would be hearing about Metro District policy regulations in Work Session later in the day, staff is nearly complete with requests for qualifications for an East Sub Area Plan and it would be a comprehensive planning effort for a portion of the city. Some discussion commenced between Mr. McBroom and the commission regarding potential for other sub area planning throughout the city.

6. Adjournment

With no further business before the Commission, Acting Chair Briscoe adjourned the meeting at 1:36 PM.

Erik Briscoe, Acting Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

July 23, 2024

Key Staff Contact: Jeff Woeber, Planner III

Title:

Case number SUB2023-0015, The Cache Preliminary Plat Filing 1

Summary:

A public hearing to consider a request by The Cache, LLC for approval of The Cache Subdivision No. 1 Preliminary Plat (SUB2023-0015) to create 13 Tracts on 784.3 acres within the Cache Planned Unit Development (PUD). The property is located generally south of the Cache la Poudre River to Business HW 34/10th Street to the south, 95th Avenue to the west, and 83rd Avenue to the east. (Case number SUB2023-0015, The Cache Preliminary Plat Filing 1)

Recommended Action:

Continuance

Attachments:

1. Continuance Request Memo PC SUB2023-0015 Cache 1st REVISED



Community Development Planning Division MEMORANDUM

TO: Greeley Planning Commission

FROM: Jeffrey Woeber, Planner III

DATE: July 23, 2024

RE: Continuance Request

OVERVIEW

The application is for SUB2023-0015, The Cache Subdivision No. 1 Preliminary Plat, proposing to create 13 Tracts on 784.3 acres within The Cache Planned Unit Development (PUD).

The property is located generally south of the Cache la Poudre River to Business HW34/10th Street to the south, 95th Avenue to the west, and 83rd Avenue to the east.

There is an eagle's nest in proximity to one of the 13 Tracts. There is ongoing discussion between staff and the applicant regarding restricting development activity within certain time periods and within a certain distance of the nest, based on input from Colorado Parks and Wildlife (CPW). Staff is seeking some agreement or consensus of this issue prior to making a recommendation to the Planning Commission.

REQUEST

Staff requests the Planning Commission continue SUB2023-0015 to either the August 13, 2024 or the August 27, 2024 meeting (the date will be determined based on when the issue is resolved).



Planning Commission Agenda Summary

July 23, 2024

Key Staff Contact: Jeff Woeber, Planner III

Title:

Case number SUB2023-0014, The Cashe Preliminary Plat Filing 2

Summary:

A public hearing to consider a request by The Cache, LLC for approval of The Cache Subdivision No. 2 Preliminary Plat to create 122 residential lots on 65.9 acres within the Cache Planned Unit Development (PUD). The property is located west of the northwest corner of the intersection of 83rd Avenue and F Street. (Case number SUB2023-0014, The Cashe Preliminary Plat Filing 2)

Recommended Action:

Continuation

Attachments:

1. Continuance Request Memo PC SUB2023-0014 Cache 2nd REVISED



Community Development Planning Division MEMORANDUM

TO: Greeley Planning Commission

FROM: Jeffrey Woeber, Planner III

DATE: July 23, 2024

RE: Continuance Request

OVERVIEW

The application is for SUB2023-0014, The Cache Subdivision No. 2 Preliminary Plat, proposing to create 122 Residential lots on 65.9 acres within The Cache Planned Unit Development (PUD).

The property is located west of the northwest corner of the intersection of 83rd Avenue and F Street.

This proposes further subdividing one Tract within The Cache Subdivision No. 1. There is an eagle's nest in proximity to the subdivision property. There is ongoing discussion between staff and the applicant regarding restricting development activity within certain time periods and within a certain distance of the nest, based on input from Colorado Parks and Wildlife (CPW). Staff is seeking some agreement or consensus of this issue prior to making a recommendation to the Planning Commission.

REQUEST

Staff requests the Planning Commission continue SUB2023-0014 to either the August 13, 2024 or the August 27, 2024 meeting (the date will be determined based on when the issue is resolved).



Planning Commission Agenda Summary

July 23, 2024

Key Staff Contact: Donald Threewitt, Chief Planner

Title:

Metro District Workshop

Summary:

Metro District Workshop

Recommended Action:

Discussion only.

Attachments:

1. July 2024 Metro Enhancements Presentation

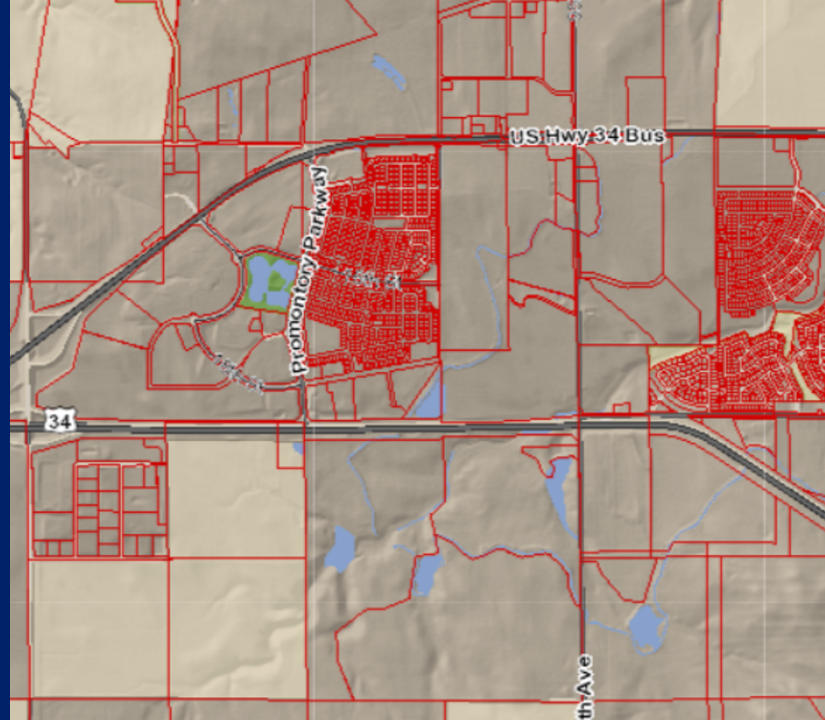


Metropolitan District Updates: Enhancements and Policy Updates

**Don Threewitt, Deputy Director of Community
Development
Planning Commission Workshop – July 23, 2024**



Agenda

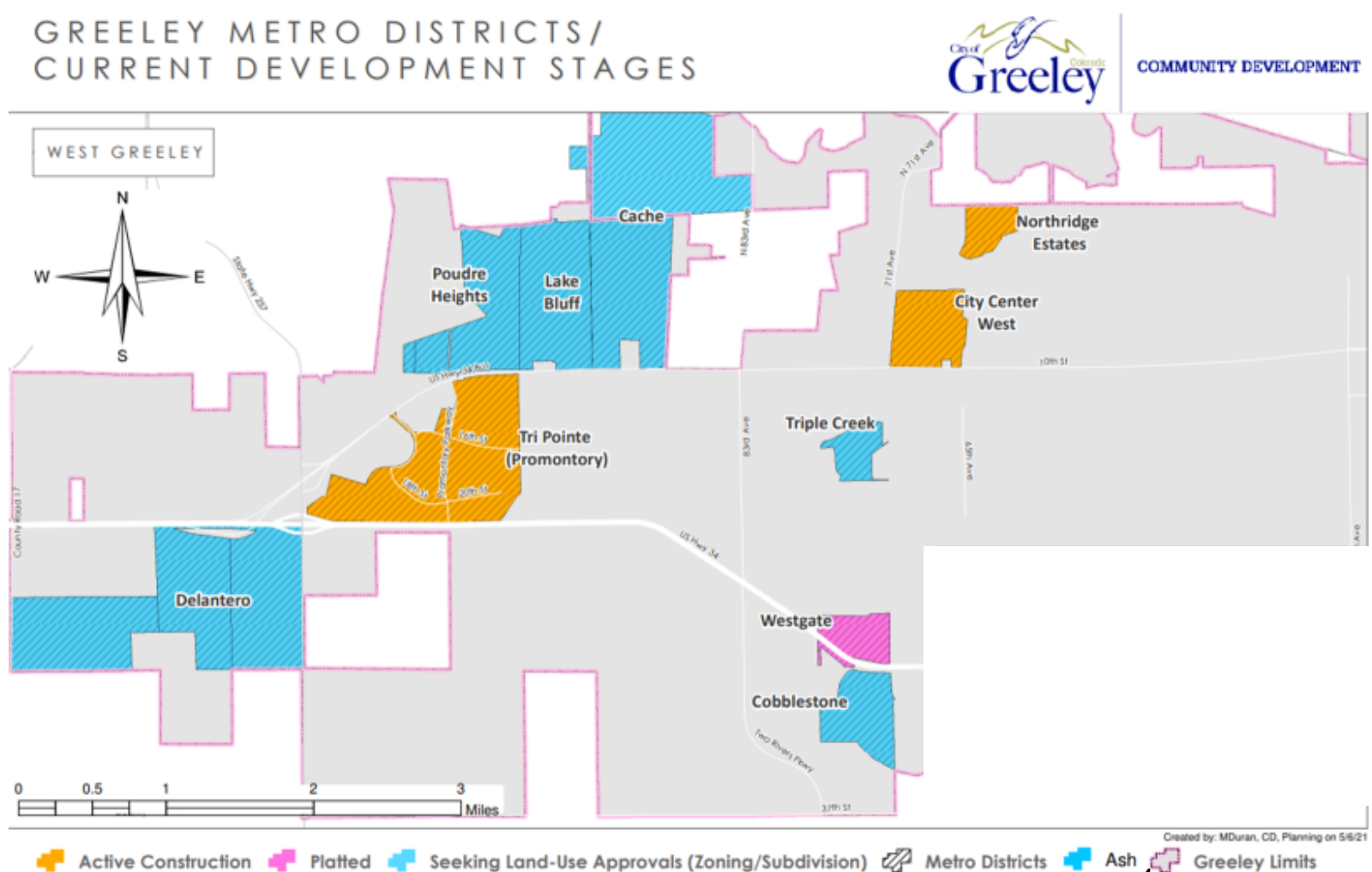


- Background
- Overview of comparable community requirements
- Clarification of Greeley priorities
- Staff recommended updates
- Purpose: Consensus and feedback requested

Background

- Greeley adopted its Metropolitan (Metro) District Code and Model Service Plan in 2007, updated in 2018
- Greeley standards generally reflect the minimum standards found in State Statutes
- Staff presented general information about Metro District updates at a Work session in May 2022
- Greeley adopted technical amendments in March 2023

Introduction

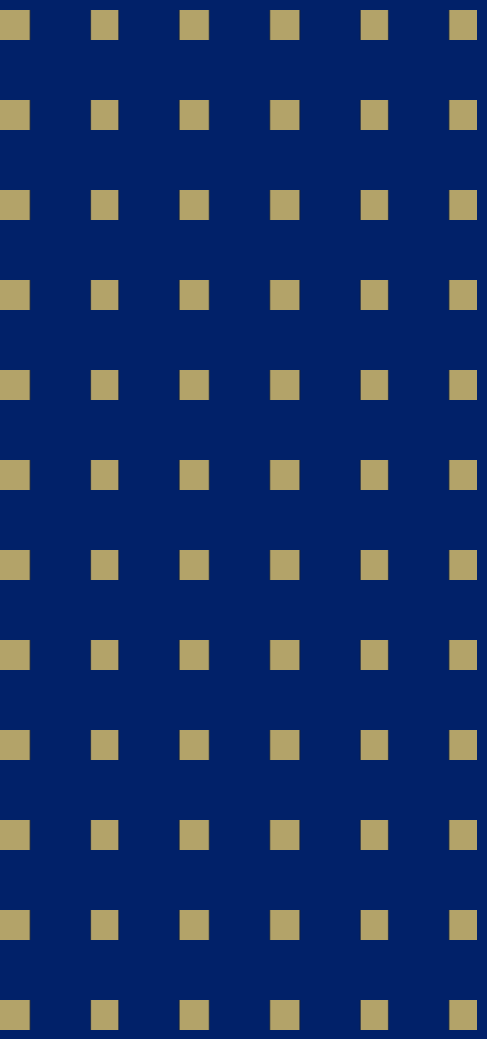


Process Overview

1. Update the current Greeley Metro District Code and Service Plan with basic and needed amendments;
2. **Consider adding new Metro District approval criteria to increase the enhancements required of Metro Districts with new applications;**
3. Monitor state legislation for possible further amendments.

Overview of March 2023 Amendments

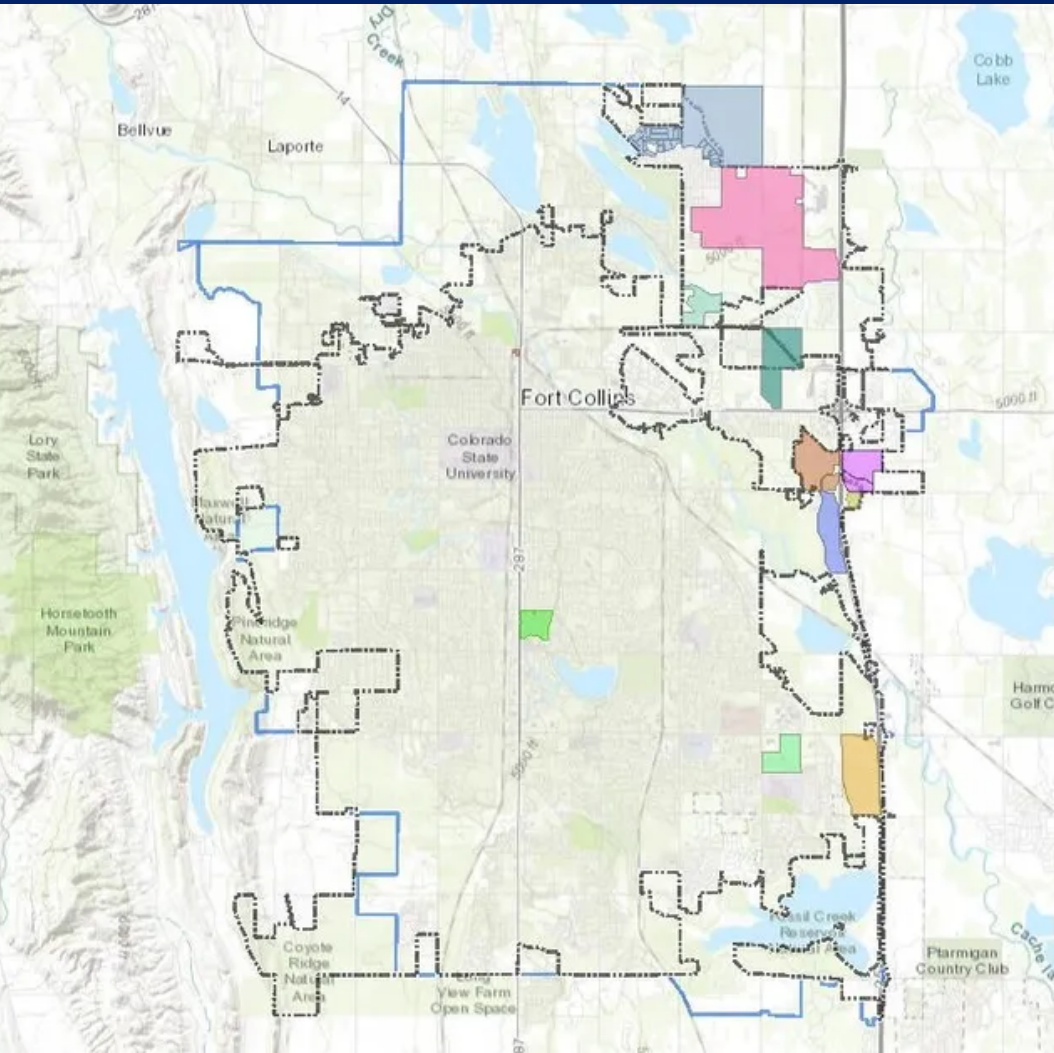
- Relocate Metro District regulations into Development Code
- Drop obsolete references
- Shift minimum Metro District size from geographic size to minimum debt limit
- Disallow eminent domain authority
- Add application deadlines for twice/annual election cycles
- Add public notice provision consistent with City Development Code
- Add inactive district dissolution requirements

A decorative graphic on the left side of the slide, consisting of a grid of small gold squares arranged in 10 rows and 6 columns.

Comparable Communities

High, Medium, and Low Barrier Metro Requirements

High Barrier Requirements



Example: Fort Collins

Point-based threshold:

- Environmental Sustainability
- Critical Public Infrastructure
- Smart Growth Management
- **Strategic Priorities:** Attainable Housing, Infill, Economic Health

Medium Barrier Requirements

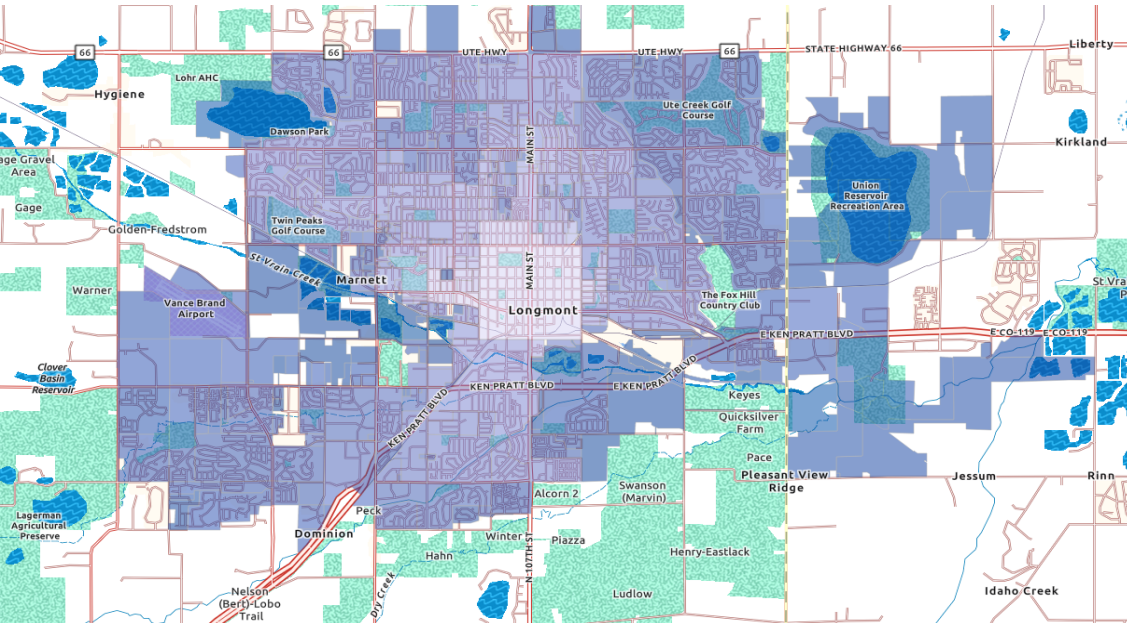
Example: Longmont

Mixed-use or Commercial:

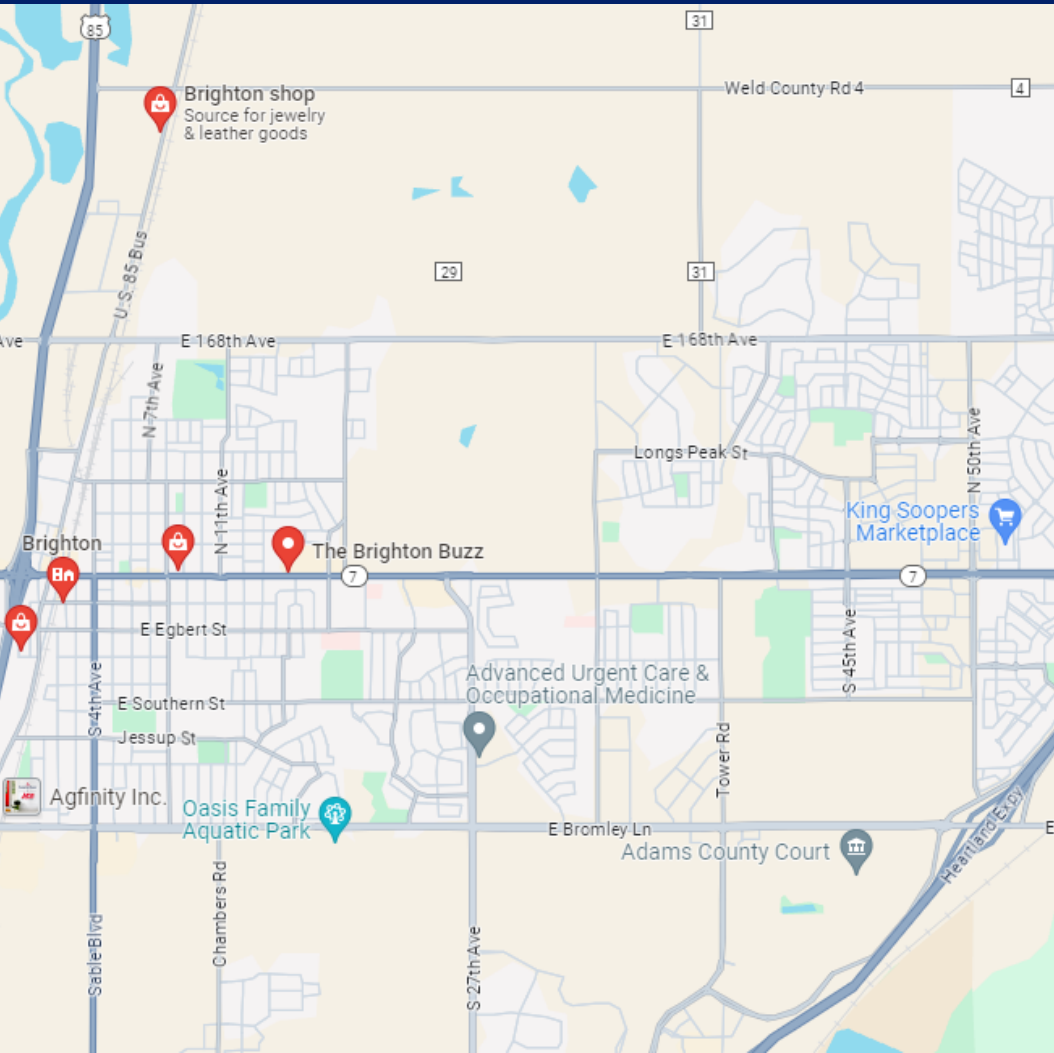
- Must show demonstrated benefits to citizens and city (implement comprehensive plan, increase tax base)

No Residential because:

- Creates tax differential without commensurate public benefit
- Owners may not be aware of Metro District costs over time



Low Barrier Requirements



Example: Brighton

Point-based threshold:

- Community provides Model Service Plan
- No amenity requirements

**Interested in raising standards but not addressed at this time*

Staff Recommended

Amenities-Based Approach

High Barrier: Exceed base city standards, provide neighborhood features and design enhancements beyond code requirements



Amenities-Based Approach

- Set proportion of district funding to build and maintain neighborhood amenities
- Minimum threshold determined
- Credit granted for city improvements
- May include implementation of Council priorities

Con: High threshold/cost may deter development

Amenities-Based Approach, Examples

- Implement New Infrastructure Technology
 - Stormwater management strategies, managed landscapes for water conservation, etc.
- Implement Public Amenities
 - Community recreation centers, pools, regional trails, public plazas, or other major public amenities published in city plans and not yet constructed, etc.
- Implement Equitable Policies
 - Redevelopment activities, environmental cleanup, etc.
- Direct, Tangible Economic Development Benefits
 - Increases job growth, increases area tourism, etc.

Alternative:

Performance-Based Approach

Medium Barrier: Implement City policy
priorities rapidly



Performance-Based Approach

- Metro District approval based on implementation of key Council priorities
 - Affordable, attainable housing
 - Entry-level ownership opportunities
 - Complete neighborhoods: mixed-use, parks and natural areas access
 - Others?
- Applicant required to demonstrate specific policy implementation measures
- Policy priorities may be updated outside of Metro District Regulations

Con: Inconsistency over time with Metro District formation requirements



Council consensus is to develop an Amenities-Based Approach (High Barrier), staff will assemble a “kit of parts” for stakeholder outreach, draft code revisions, and return with a summary of findings prior to adoption process.

Summary

Thank you





Planning Commission Agenda Summary

July 23, 2024

Key Staff Contact: Caleb Jackson, Interim Chief Planner

Title:

Downtown Open Spaces

Summary:

Downtown Open Spaces- A presentation to discuss innovative alternatives to lot open space requirements in the General Improvement District (GID) overlay in Downtown Greeley. These alternatives will aim to address previous concerns brought up by City Council about the potential lack of open space if individual developers are not required to provide on-site open space.

Recommended Action:

Attachments:

1. GID Code Recommendations



General Improvement District Code

Abigail Hejmanowski, Intern I

Rebecca Hennings, Intern II

Planning Commission Meeting – July 23, 2024



Community Vitality

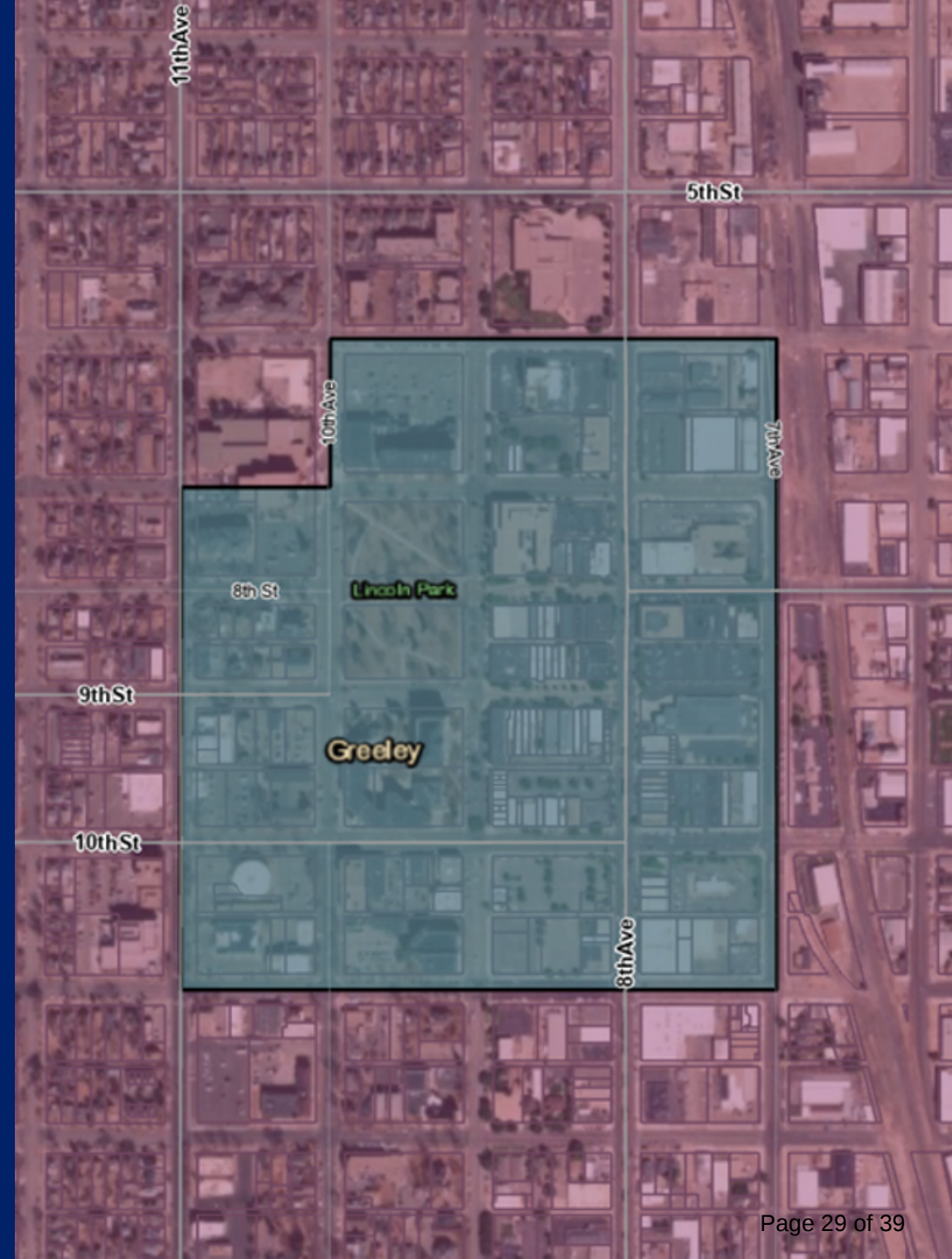
Agenda



- Discuss innovative alternatives to lot open space requirements in the General Improvement District (GID) overlay in Downtown Greeley
- Address Council concerns about lack of open space if individual developments are not required to provide on site open space
- Sharing information to receive Commission input

Downtown Overlay

The General Improvement District (GID) exempts from many development requirements to promote growth in line with the downtown character.



Research



Peer Cities

- Fort Collins, CO
- Grand Junction, CO
- Cheyenne, WY
- Ogden, UT
- Idaho Falls, ID

*Peer cities identified in Downtown 2032 Plan

**Innovative cities chosen for unique downtown strategies

Innovative Cities

- Denver, CO
- San Francisco, CA
- San Diego, CA
- Seattle, WA
- Durham, NC

Current Open Lot Requirements

Use	Greeley GID	Greeley C-H	Cheyenne	Durham	Idaho Falls
Detached House	0%	15-30%	0%	5-18%	5-25%
Multi-Unit House	0%	15-25%	0%	5-18%	N/A
Row House	0%	10-12%	0%	N/A	20-25%
Apartment	0%	10-30%	0%	15-20%	10-15%
Civic	0%	40%	0%	N/A	20%
Commercial	0%	20%	0%	N/A	5-20%
Mixed Use	0%	15%	0%	2-10%	5-15%
Industrial	0%	10%	0%	N/A	5-10%

Alternative Emphasis

Connectivity

- Open lot area reduction for abutting or being on the same block as existing open space
 - Idaho Falls offers 50-90% reduction for connection, 25% for same block
- Connection to existing open space features emphasized
 - A priority for the Downtown Development Association

Amenity Features

- Allow a floor area ratio bonus for including pre-approved amenities
 - Seattle allows more development area for including approved amenities
- Required amenity feature count
 - Like current neighborhood feature requirement in residential development
 - Require a set number of features that can fit the project's needs

Alternative Open Space Options

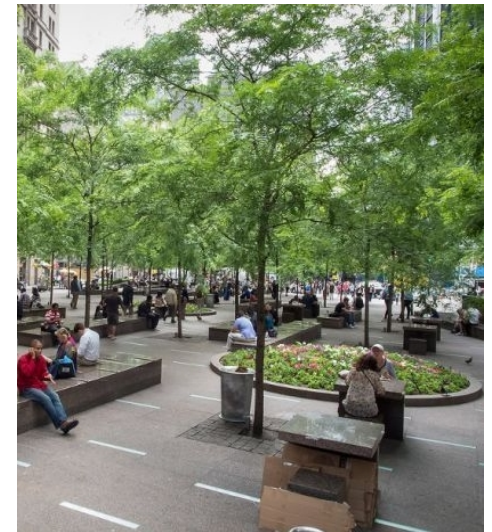
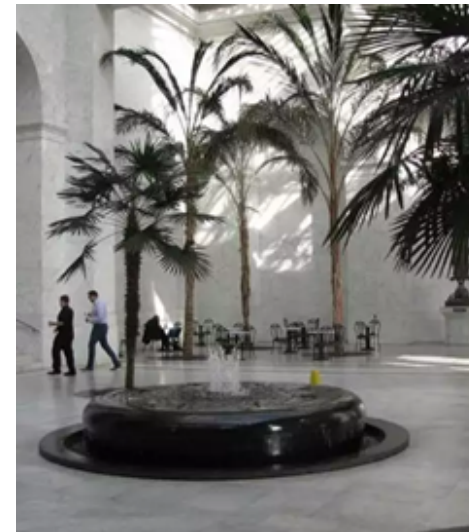
Privately Owned Public Open Spaces (POPOS), public art, pocket parks, and enhanced setbacks



Privately Owned Public Open Space

High commercial and residential zones

- Size of POPOS based on sq ft of proposed development
- Open to the public without charge during designated hours
- Outdoor and indoor
- On- and off-site



Public Art

"The public art component of a project may be directly adjacent to the project site or elsewhere in a complex of buildings in which the project is located. An amount equal to 1% of the total budgeted construction cost of the capital improvement project or such multiphase projects shall be included for the planning, design and construction of public art, and for the repair of such public art."

- Denver Zoning Code



Pocket Park

The current pocket park definition is much larger than many other cities. The minimum size of a pocket park can be reduced while still maintaining effectiveness if carefully planned.

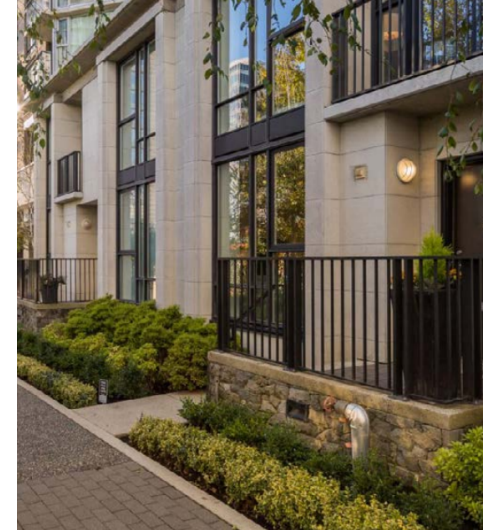
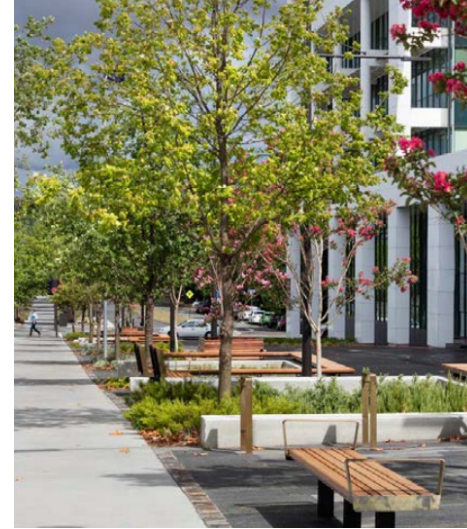
- Greeley definition: 1 - 4 acres
- Denver definition: < ½ acre – 1 ½ acres
- Examples
 - Top: Fairfax Park, Denver, .4 acres
 - Bottom: Swampoodle Park, Washington DC, .2 acres



Enhanced Setbacks

An enhanced amenity experience in the setback area. In addition to the required sidewalk areas.

- Commercial
 - Additional space to promote pedestrian activity and interior uses.
- Residential
 - Provides a transition between the public realm and street level residential uses.



Prompts for Discussion

- Initial reactions
 - Connectivity
 - Amenity features
 - POPOS
 - Public art
 - Pocket parks
 - Enhanced setbacks
- Areas for additional research
 - What more would you like to know?
- Thoughts on strategies as GID modifications move forward

Thank you





2024 Quarter 2 Commercial Projects

Please visit <https://trakit.greeleygov.com/etrakit/> for more information regarding projects. Contact City of Greeley Community Development- Planning division for assistance.

Design Stage

Case Number: SUB2024-0014

Location: 3103 23rd Avenue

Description: Replat of Lots 1 & 2, 1st Replat of Lot 1 of Wal-Mart South

Submittal Date: July 3, 2024

City Planner: Katelyn Puga

Case Number: SUB2024-0011

Location: 2808 1st Avenue

Description: Miller Farm Minor Subdivision- 4th Replat

Submittal Date: June 5, 2024

City Planner: Katelyn Puga

Case Number: SUB2024-0010

Location: 6905 8th Street

Description: West Ridge Academy Lot Consolidation

Submittal Date: May 23, 2024

City Planner: Michael Franke

Case Number: SUB2024-0009

Location: Parcel 095914419002

Description: Greeley West Mixed-Use Subdivision

Submittal Date: May 3, 2024

City Planner: Michael Franke

Case Number: SUB2024-0008

Location: 1423 71st Avenue

Description: Triple Creek Preliminary Plat

Submittal Date: April 30, 2024

City Planner: Jeff Woeber

Case Number: SUB2024-0007

Location: 104 N 16th Avenue

Description: North Habitat Subdivision, 3rd filing

Submittal Date: April 1, 2024

City Planner: April Medeiros

Case Number: SUB2024-0006

Location: Parcel 095701402011

Description: Lake Bluff Subdivision, 3rd Filing

Submittal Date: March 23, 2024

City Planner: Michael Franke

Case Number: SUB2024-0004

Location: Parcel 095715000012

Description: Delantero Phase I Final Plat

Submittal Date: February 20, 2024

City Planner: Darrell Gesick

Case Number: SUB2024-0003

Location: 10925 HWY 257 Spur

Description: Poudre Heights Subdivision- Planning Area F

Submittal Date: February 20, 2024

City Planner: Doug May

Case Number: SUB2024-0002

Location: 1015 83rd Avenue

Description: Two Rivers Minor Subdivision

Submittal Date: February 09, 2024

City Planner: Michael Franke

Case Number: SUB2024-0001

Location: Parcel 096109312007

Description: Ironwood Business Park Subdivision, 1st Replat

Submittal Date: January 26, 2024

City Planner: Jeff Woeber

Case Number: SPR2024-0019

Location: 3103 23rd Avenue

Description: Gas Station and Convenient Store

Submittal Date: June 21, 2024

City Planner: Katelyn Puga

Case Number: USR2024-0004

Location: Parcel ID- 095722000010

Description: Blue Chip Oil & Gas Amendment

Submittal Date: June 12, 2024

City Planner: Michael Franke

Case Number: SPR2024-0018

Location: 5906 10th Street

Description: Self Storage Facility

Submittal Date: June 11, 2024

City Planner: Jeff Woeber

Case Number: SPR2024-0017

Location: 2650 29th Street

Description: High Plains Library DSS Expansion

Submittal Date: June 4, 2024

City Planner: April Medeiros

Case Number: SPR2024-0016

Location: H-P Greeley Subdivision, Eighth Replat, Lot 3

Description: Auto Zone Site Plan Review

Submittal Date: May 24, 2024

City Planner: Jeff Woeber

Case Number: SPR2024-0015

Location: H-P Greeley Subdivision, Eighth Replat, Lot 2

Description: Valvoline Site Plan Review

Submittal Date: May 20, 2024

City Planner: April Medeiros

Case Number: SPR2024-0014

Location: 6905 8th Street

Description: West Ridge Academy Parking Lot Addition

Submittal Date: June 4, 2024

City Planner: Michael Franke

Case Number: SPR2024-0013

Location: 4533 29th Street

Description: Greeley Hyundai Site Plan Review

Submittal Date: May 16, 2024

City Planner: Meg Oren

Case Number: SPR2024-0011

Location: 3341 E C Street

Description: Construction of a new 12,000 square foot food processing facility

Submittal Date: April 3, 2024

City Planner: Doug May

Case Number: SPR2024-0010

Location: 2699 47th Avenue

Description: Weld County Garage Cold Storage Building

Submittal Date: April 4, 2024

City Planner: Michael Franke

Case Number: SPR2024-0008

Location: 2501 29th Street

Description: 2501 29th Street Addition

Submittal Date: February 27, 2024

City Planner: Meg Oren

Case Number: SPR2024-0007

Location: 2018 35th Avenue C

Description: Butter's Cover Patio Addition

Submittal Date: March 22, 2024

City Planner: Michael Franke

Case Number: SPR2024-0006

Location: 3509 4th Street

Description: New Ground-Up Carwash

Submittal Date: February 26, 2024

City Planner: Michael Franke

Case Number: SPR2024-0005

Location: 1227 9th Street

Description: Laundry Mat and Building Remodel

Submittal Date: January 31, 2024

City Planner: Meg Oren

Case Number: SPR2024-0002

Location: 3035 23rd Avenue

Description: Convenience Store and Fueling Facility

Submittal Date: January 12th, 2024

City Planner: Meg Oren

Case Number: SPR2023-0048

Location: 505 10th Street

Description: Parking Lot Expansion

Submittal Date: November 20th, 2023

City Planner: Jeff Woeber

Case Number: USR2023-0016

Location: 104 North 16th Avenue

Description: ABC Daycare

Submittal Date: November 15th, 2023

City Planner: April Medeiros

Case Number: SPR2023-0043

Location: 2300 4th Avenue

Description: Site Plan and Minor Subdivision for Expansion of EZ Storage

Submittal Date: October 03, 2023

City Planner: Michael Franke

Case Number: SPR2023-0020

Location: 095914416004

Description: Bellco CU Ground Up Branch

Submittal Date: May 5th. 203

City Planner: Darrell Gesick

Case Number: SPR2023-0009

Location: 095904311001

Description: Boomerang Self Storage North Site Plan

Submittal Date: March 1st, 2023

City Planner: Meg Oren

Case Number: SPR2023-0007

Location: 920 47th Avenue

Description: 920 14th Avenue Fuel Station Site Plan

Submittal Date: February 28th, 2023

City Planner: Michael Franke

Case Number: SPR2022-0076

Location: 1603 7th Avenue

Description: The Ambry Site Plan

Submittal Date: December 19th, 2022

City Planner: Darrell Gesick

Case Number: USR2022-0016

Location: 3035 23rd Avenue

Description: Carwash USR

Submittal Date: August 31st, 2022

City Planner: Jeff Woeber

Approved

Case Number: USR2024-0001

Location: Parcel ID- 096109312007

Description: NOCO Disposal Services Transfer Station

Submittal Date: January 26, 2024

City Planner: Jeff Woeber

Case Number: USR2024-0002

Location: Parcel ID- 095709401002

Description: Rainbow 24-9HZ Amendment

Submittal Date: January 26, 2024

City Planner: Michael Franke

Case Number: SPR2023-0025

Location: 2501 46th Avenue

Description: Centerpiece Carwash

Submittal Date: June 16th, 2023

City Planner: April Medeiros

Case Number: SPR2023-0033

Location: 7251 4th Street

Description: 7251 4th Street City Lights Church

Submittal Date: August 1st, 2023

City Planner: Darrell Gesick

Case Number: SPR2023-0022

Location: 145 North 35th Avenue

Description: Bestway Site Plan Review

Submittal Date: June 6th, 2023

City Planner: Jeff Woeber

Case Number: SUB2023-0007

Location: 2555 47th Avenue

Description: Weld Schools Credit Union Minor Subdivision

Submittal Date: June 1st, 2023

City Planner: April Medeiros

Case Number: PUD2023-0005

Location: 10800 Highway 257 Spur

Description: PUD Zoning for 42.6 Acres

Submittal Date: May 18th, 2023

City Planner: Meg Oren

Case Number: SPR2023-0012

Location: 1926 61st Avenue

Description: Orthopedic Center of the Rockies Site Plan Amendment

Submittal Date: March 7th, 2023

City Planner: Michael Franke

Case Number: USR2023-0003

Location: 95924201068

Description: Cisneros USR

Submittal Date: February 3rd, 2023

City Planner: Caleb Jackson

Case Number: SPR2023-0003

Location: 513 6th Avenue

Description: Bently Welding Site Plan Review

Submittal Date: February 3rd, 2023

City Planner: Michael Franke

Case Number: PUD2023-0001

Location: 95904306001

Description: Boomerang Self Storage

Submittal Date: January 9th, 2023

City Planner: Meg Oren

Case Number: SPR2022-0072

Location: 95722000010

Description: Construction of COTL and Gas Gathering Line

Submittal Date: November 7th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0066

Location: 95908200039

Description: Gas Station at Boomerang Ranch

Submittal Date: September 14th, 2022

City Planner: Darrell Gesick

Case Number: SPR2022-0060

Location: 1530 16th Street

Description: Frontier Academy Stadium Building

Submittal Date: July 20th, 2022

City Planner: Betsy Kellums

Case Number: SPR2022-0059

Location: 2560 29th Street

Description: Frontier Academy Renovation and Addition

Submittal Date: July 20th, 2022

City Planner: Betsy Kellums

Case Number: SPR2022-0045

Location: 2495 28th Street

Description: Hotel

Submittal Date: June 1st, 2022

City Planner: Caleb Jackson

Case Number: SPR2022-0024

Location: 11701 24th Street

Description: Highpoint Lot 1 Site Plan Review

Submittal Date: March 24th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0002

Location: 2211 115th Avenue

Description: Snow Owl II

Submittal Date: January 12th, 2022

City Planner: Darrell Gesick

Construction Stage

Case Number: SPR2023-0032

Location: 6118 10th Street

Description: Dog Groomer SPR

Submittal Date: July 26th 2023

City Planner: April Medeiros

Case Number: SPR2024-0012

Location: 2425 35th Avenue

Description: 2425 35th Avenue EMD Site Plan Review

Submittal Date: May 9, 2024

City Planner: April Medeiros

Case Number: SPR2023-0017

Location: 1510 8th Avenue

Description: Adaptive Reuse of 1510 8th Avenue for new Climbing Gym

Submittal Date: April 7th, 2023

City Planner: Meg Oren

Case Number: SPR2023-0015

Location: 5699 20th Street

Description: 5699 20th Street Site Plan

Submittal Date: March 27th, 2023

City Planner: Meg Oren

Case Number: SPR2024-0004

Location: 5699 20th Street

Description: Knolls west Lost 1 Minor Site Plan Amendment for Uses/Parking

Submittal Date: January 16th, 2024

City Planner: Meg Oren

Case Number: SPR2022-0049

Location: 95908200039

Description: Starbucks at Boomerang Ranch

Submittal Date: June 30th, 2022

City Planner: Darell Gesick

Case Number: SPR2023-0037

Location: 8010 10th Street

Description: ENT Credit Union on Boomerang Site

Submittal Date: August 17th, 2023

City Planner: April Medeiros

Case Number: SPR2023-0030

Location: 4555 Centerplace Drive

Description: Drive Through Stacking Increase

Submittal Date: July 20th, 2023

City Planner: Michael Franke

Case Number: SPR2023-0011

Location: 1407 2nd Street

Description: Teen Center of Weld County

Submittal Date: March 7th, 2023

City Planner: Doug May

Case Number: SPR2023-0029

Location: 2400 5th Avenue

Description: Change of Use from Warehouse to Church

Submittal Date: July 20th, 2023

City Planner: Michael Franke

Case Number: SPR2023-0013

Location: 2555 47th Avenue

Description: Weld Community Credit Union SPR

Submittal Date: March 15th, 2023

City Planner: April Medeiros

Case Number: SPR2022-0023

Location: 095905000075

Description: Tointon Academy for Pre-Engineering pk-8 Storage Building

Submittal Date: March 2023/2022

City Planner: Betsy Kellums

Case Number: SPR2023-0008

Location: 616 North 6th Avenue

Description: JBS Building Replacement

Submittal Date: February 28th, 2023

City Planner: Meg Oren

Case Number: SPR2023-0077

Location: 4020 W 7th Street

Description: Shawsheen ES Security and Capital Improvements

Submittal Date: December 21st, 2022

City Planner: April Medeiros

Case Number: SPR2022-0070

Location: 2509 11th Avenue

Description: Water and Ice Kiosk at Hillside Shopping Center

Submittal Date: October 7th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0061

Location: 4650 Centerplace Drive

Description: Verizon Storefront Pickup Locker

Submittal Date: August 4th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0034

Location: 095909442001

Description: Orthopedic Center of the Rockies Clinic Building

Submittal Date: March 22nd, 2022

City Planner: Michael Franke

Case Number: SPR2022-0012

Location: 120 15th Street

Description: Roble Warehouse w/ Outdoor Storage

Submittal Date: March 1st, 2022

City Planner: Don Threewitt

Case Number: SPR2022-0011

Location: Southwest Intersection of 8th Street and 69th Avenue

Description: Woodspring Suites Hotel

Submittal Date: February 21st, 2022

City Planner: Michael Franke

Case Number: SPR2022-0010

Location: 12700 County Road 58

Description: Best Box Self Storage

Submittal Date: February 17th, 2022

City Planner: Caleb Jackson



2024 Quarter 2 Residential Projects

Please visit <https://trakit.greeleygov.com/etrakit/> for more information regarding projects. Contact City of Greeley Community Development- Planning division for assistance.

Design Stage

Case Number: PUD2024-0002

Location: Parcel 095905413004

Description: Boomerang PUD

Submittal Date: July 2, 2024

City Planner: Jeff Woeber

Case Number: PUD2024-0001

Location: 2435 71st Avenue

Description: The Village at Greeley PUD

Submittal Date: January 11, 2024

City Planner: Jeff Woeber

Case Number: ZON2024-0003

Location: Parcel 095908321011

Description: Mountain Vista 4th Filing Rezone

Submittal Date: May 15, 2024

City Planner: Doug May

Case Number: ZON2024-0003

Location: 27932 CR 17

Description: Uptown Rezone

Submittal Date: May 9, 2024

City Planner: Jeff Woeber

Case Number: ZON2024-0001

Location: Parcel 095924212002

Description: Rezone to R-MH for Single Family Residential

Submittal Date: March 25, 2024

City Planner: Meg Oren

Case Number: SUB2024-0013

Location: Parcel 095909130006

Description: The shops of Sunset Ridge

Submittal Date: July 2, 2024

City Planner: Jeff Woeber

Case Number: SUB2024-0012

Location: 515 7th Street

Description: 515 7th Street Lot Line Adjustment

Submittal Date: June 24, 2024

City Planner: Katelyn Puga

Case Number: SPR2024-0009

Location: Parcel ID: 095904423004

Description: Pumpkin Ridge Apartments

Submittal Date: February 21, 2024

City Planner: Darrell Gesick

Case Number: USR2024-0003

Location: Parcel ID: 095904302001

Description: Union Crossing

Submittal Date: March 21, 2024

City Planner: Michael Franke

Case Number: PUD2024-0001

Location: 2435 71st Avenue

Description: The Village at Greeley PUD

Submittal Date: January 11th, 2024

City Planner: Jeff Woeber

Case Number: SPR2023-0047

Location: 71st Avenue and 8th Street

Description: Boomerang Build to Rent

Submittal Date: November 20th, 2023

City Planner: Darrell Gesick

Case Number: SUB2023-0025

Location: 701 23rd Street

Description: City Line Station Multi-Family Residential

Submittal Date: October 18th, 2023

City Planner: April Medeiros

Case Number: SPR2023-0045

Location: 701 23rd Street

Description: City Line Station Multi-Family Residential

Submittal Date: October 18th, 2023

City Planner: April Medeiros

Case Number: SUB2023-0021

Location: 95908321011

Description: 100 Dwelling Unit Multifamily Residential Project

Submittal Date: August 29th, 2023

City Planner: Doug May

Case Number: SUB2023-0014

Location: 12351 County Road 62

Description: Low Density Residential

Submittal Date: July 14th, 2023

City Planner: Jeff Woeber

Case Number: SUB2023-0008

Location: 10925 Highway 257 SPUR

Description: Poudre Heights Subdivision – Initial Infrastructure

Submittal Date: April 20th, 2023

City Planner: Doug May

Case Number: USR2023-0005

Location: Northeast Corner of the Intersection of 8th Avenue and 11th Street

Description: 1999 Unit Multi-Family Project

Submittal Date: February 7th, 2023

City Planner: Meg Oren

Case Number: SUB2022-0030

Location: 2118 Nort 47th Avenue

Description: Minor Subdivision Creating 3 Separate lots at 2118 North 47th Avenue

Submittal Date: December 9th, 2022

City Planner: Michael Franke

Case Number: PUD2022-0007

Location: East of 47th Avenue, South of the Country Club

Description: Residential Care/Multi-Family PUD

Submittal Date: November 21st, 2022

City Planner: Jeff Woeber

Case Number: PUD2022-0006

Location: Northwest Corner of 10th Street and 83rd Avenue

Description: Horizontal Mixed-Use PUD

Submittal Date: November 7th, 2022

City Planner: Caleb Jackson

Case Number: SUB2022-0008

Location: 66th Avenue and 2nd Street

Description: Minor Sub for Multi-Family Project

Submittal Date: March 30th, 2022

City Planner: Darrell Gesick

Case Number: SPR2022-0029

Location: 66th Avenue and 2nd Street

Description: 222 Apartments

Submittal Date: March 30th, 2022

City Planner: Darrell Gesick

Approved

Case Number: SUB2023-0006

Location: Buena Vista Ct and Buena Vista Dr

Description: Lot Line Adjustment

Submittal Date: April 18th, 2023

City Planner: Meg Oren

Case Number: SUB2022-0023

Location: West of 18th Street in Promontory

Description: Minor Subdivision Creating 1 Lot and 1 Tract

Submittal Date: August 25th, 2022

City Planner: Meg Oren

Case Number: SPR2022-0063

Location: West of 18th Street in Promontory

Description: 305 Unit Apartment Complex

Submittal Date: August 24th, 2022

City Planner: Meg Oren

Case Number: SUB2022-0020

Location: Northeast Corner of the Intersection of 8th Avenue and 11th Street

Description: 10 Lots Combined into 1 Lot

Submittal Date: August 5th, 2022

City Planner: Meg Oren

Case Number: SUB2023-0003

Location: South of Highway 34 and West of Highway 257

Description: Subdivision of 817 Acres into Large Tracts

Submittal Date: February 23rd, 2023

City Planner: Darrell Gesick

Case Number: SUB2022-0018

Location: South of 4th Street, East of 71st Avenue

Description: 216 Unit Apartment Complex Subdivision

Submittal Date: June 27th, 2022

City Planner: Darrell Gesick

Case Number: SPR2022-0048

Location: South of 4th Street, East of 71st Avenue

Description: 216 Unit Apartment Complex

Submittal Date: June 27th, 2022

City Planner: Darrell Gesick

Case Number: SUB2022-0015

Location: North of 10th Street and West of 95th Avenue

Description: Platting Residential Lots

Submittal Date: May 25th, 2022

City Planner: Darrell Gesick

Case Number: SPR2022-0035

Location: South of F Street, West of North 35th Avenue

Description: Est. a 142-Site Manufactured Home Community

Submittal Date: April 25th, 2022

City Planner: Michael Franke

Case Number: ZON2022-0004

Location: 7460 West 28th Street

Description: 42.01 Acre Re-zone from Residential Estate and Commercial Low Density to Residential High Density

Submittal Date: March 2nd, 2022

City Planner: Darrell Gesick

Case Number: SUB2021-0034

Location: North of 10th Street and West of 95th Avenue

Description: Platting 10 Future Development Tracts and 19.72 Acres of Right-Of-Way

Submittal Date: December 8th, 2021

City Planner: Darrell Gesick

Case Number: ZON2021-0015

Location: 15756 County Road 66

Description: Rezone from I-M to R-E (DCMP)

Submittal Date: August 10th, 2021

City Planner: Darrell Gesick

Case Number: SUB2021-0024

Location: 15756 County Road 66

Description: 4-Lot Subdivision (Large Lots)

Submittal Date: August 10th, 2021

City Planner: Darrell Gesick

Case Number: ZON2021-0005

Location: South of 10th Street, North of 12th Street, and East of 83rd Avenue

Description: Rezone a Portion of 22.7 Acres from C-L to R-H

Submittal Date: April 14th, 2021

City Planner: Darrell Gesick

Case Number: SUB2021-0008

Location: East of 65th Avenue, South o Highway 34, and West of the T-Bone Ranch Development

Description: 1 Lot – 38.5 Acres, 3-Acre Future Development Tract and ROW at 29th Street

Submittal Date: February 15th, 2021

City Planner: Darrell Gesick

Case Number: SUB2021-0005

Location: 809 30th Avenue

Description: Split 1 Lot Into 2

Submittal Date: January 13th, 2021

City Planner: Elizabeth Kellums

Case Number: SPR2020-0019

Location: South of 13th Street and West of 59th Avenue

Description: 118 Multifamily Units

Submittal Date: October 14th, 2020

City Planner: Darrell Gesick

Construction Stage

Case Number: SPR2023-0041

Location: 123 9th Avenue

Description: StarRise Transitional Housing- 58 units

Submittal Date: September 26, 2023

City Planner: April Medeiros

Case Number: SUB2023-0001

Location: North Side of 20th Street; Just North of Sanborn Park

Description: Combined Preliminary and Final Flat

Submittal Date: January 3rd, 2023

City Planner: Meg Oren

Case Number: SPR2022-0078

Location: North Side of 20th Street; Just North of Sanborn Park

Description: 15 Unit Townhomes

Submittal Date: December 30th, 2022

City Planner: Meg Oren

Case Number: SPR2022-0047

Location: 2400 10th Avenue

Description: Duplex Behind Single Family House

Submittal Date: June 21st, 2022

City Planner: Elizabeth Kellums

Case Number: SPR2022-0039

Location: 2234 9th Avenue

Description: Change of Use Designation from a Single-Family Home to a Duplex

Submittal Date: May 4th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0022

Location: North of Highway 34 and South of Centerplace Drive

Description: 336 Apartment Units

Submittal Date: April 18th, 2022

City Planner: Michael Franke

Case Number: SPR2022-0001

Location: North of 24th Streed Road and East of 42nd Avenue

Description: 30 Townhome Lots

Submittal Date: January 5th, 2022

City Planner: Darrell Gesick

Case Number: SUB2021-0031

Location: East of Promontory Parkway and South of 16th Street

Description: Replat a Future Development Track into a Lot and Right-Of-Way for a Public Street

Submittal Date: November 10th, 2021

City Planner: Darrell Gesick

Case Number: SUB2021-0027

Location: West of 59th Avenue and South of 24th Street

Description: Replat existing Subdivision Right-Of-Way and Convert Tract into a Lot

Submittal Date: September 14th, 2021

City Planner: Darrell Gesick

Case Number: SPR2021-0011

Location: North of 29th Street and East of 24th Street

Description: 120 Multifamily Units on 5.92 Acres

Submittal Date: May 27th, 2021

City Planner: Michael Franke

Case Number: SUB2020-0030

Location: North of 4th Street and East of 59th Avenue

Description: 31 Residential Units

Submittal Date: October 20th, 2020

City Planner: Darrell Gesick

Case Number: PUD2020-0009

Location: West of 35th Avenue, North of Ditch #3 and South of C Street

Description: 142 Manufactured Home Sites

Submittal Date: August 26th, 2020

City Planner: Caleb Jackson

Case Number: SPR2020-0003

Location: East of 65th Avenue, South of Highway 34, and West of the T-Bone Ranch Development

Description: 732-Unit Multifamily Development

Submittal Date: February 20th, 2020

City Planner: Darrell Gesick

Case Number: SUB2019-0013

Location: South of 4th Street, North of 8th Street, and East of 71st Avenue

Description: 146 Single Family Detached Lots, 130 Single Family Attached Units, and a 6-Acre Park

Submittal Date: May 3rd, 2019

City Planner: Michael Franke

Case Number: SPR2023-0014

Location: 2730 28th Avenue

Description: 31 Unit Assisted Living Facility

Submittal Date: March 19th, 2023

City Planner: Meg Oren