



Planning Commission

August 27, 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 August 13, 2024, Planning Commission Meeting Minutes
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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 Avant Civil Group to rezone 8.51 acres located north of 19th Street Road and east of 82nd Avenue from H-A (Holding Agriculture) to R-L (Residential Low Density) zone district (Case number ZON2024-0003, Mountain Vista Rezone).
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END OF EXPEDITED AGENDA

6. Staff Report
7. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
August 13, 2024

[Greeley Planning Commission- August 13, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the July 23, 2024, Planning Commission Meeting Minutes

Commissioner Modlin moved to approve the minutes dated July 23, 2024. Commissioner Carlson seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

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)

Chair Yeater introduced the item as published and asked if anyone on the Commission or in attendance wished to see a presentation, there were none.

Chair Yeater opened the Public Hearing at 1:18 p.m. There were not any requests for public comment, and he closed the Public Hearing at 1:19 p.m.

Commissioner Franzen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented. Commissioner Andersen seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

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)

Chair Yeater introduced the item as published, asking if anyone on the Commission or in attendance wished to see a presentation, there were none.

Chair Yeater opened the Public Hearing at 1:21 p.m.

William Fortier (45 Double Tree Drive, Greeley, Colorado) stated that he just wanted to know if the rezone lots are going to be in the floodplain and if the roads would have adequate access.

Seeing no additional request for public comment, Chair Yeater closed the Public Hearing at 1:24 p.m. and asked if staff or the applicant wished to comment in response to the Public Hearing.

Dylan Belanger (Engineering Development Review) responded, stating that all FEMA Floodplain requirements and city roadway specifications would have to be satisfied prior to any construction starting on the site.

Chair Yeater asked if the applicant was in attendance and wished to speak, Todd Johnson (Terra Forma, applicant representative), introduced himself. He began by confirmed the information provided by staff regarding roadway improvements for the project. His team will meet all FEMA requirements and all lots that are created will be outside of the floodplain.

Commissioner Franzen asked what measures were being taken to protect the Bald Eagle nest on the site. Mr. Johnson responded that they have explored the issue thoroughly with both staff and the Department of U.S Fish and Wildlife. The minimum distance between lots and the nest is to be at least 650 feet, the proposed plan includes over 2000 feet between the nest and lots. However, Colorado Fish and Wildlife requires a quarter mile between lots and the nest and half a mile between lots and the nest during certain times of the year. They will continue to work with all agency's involved in the matter as the project progresses. They value the importance of the nest in the area, it has been there for a significant amount of time, and they do not want to disturb it.

Seeing no further questions for the applicant, Chair Yeater turned the item back to the Commission for action.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented with the following condition of approval:

Between December 1 and July 31 of any calendar year, the applicant shall ensure any development activity within the Cache Subdivision Filing No. 2 includes taking measures to reduce impacts to and disturbance of the bald eagle nest located to the north of the subdivision near the Poudre River

Commissioner Franzen seconded the motion.

Motion carried 6-0 (Commissioner Schulte Absent).

7. **A request for the Planning Commission to make a recommendation to City Council after hearing testimony from the applicant and public for a request from LaSalle Investors, LLC to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land. (Case number ZON23023-0003, H-P Tract 3A Rezone).**

Chair Yeater introduced the item as published. Commissioner Carlson recused himself due to a potential conflict of interest.

Michael Franke (Planner III) began his presentation sharing that the request is to rezone 16.192 acres from I-L to R-H, this parcel is currently vacant and was formerly a portion of the H-P Greeley site. He continued, sharing further history of the parcel from when it was annexed in 1981 through the current application. Continuing, he shared an image of the location, East of 71st Avenue, north of 8th Street, and Northeast of 69th Avenue. The neighborhood is City Center West (Northridge Trails). Zoning and Land Uses around the parcel include:

- North: R-H (Residential High Intensity)
- East: R-H (Residential High Intensity) – Single-Family Dwellings
- South: C-H (Commercial High Intensity)
- West: I-L (Industrial Low Intensity) school site

The proposed zoning is compatible with the existing development and zoning. The aerial overview shows:

- Westerly 4.39-acre lot deeded to school
- R-H zoned residential development (City Center West Residential 2nd Filing) east of the subject property
- Boomerang Storage Facility to west
- Future City Park directly to the north

Mr. Franke shared the proposed rezone boundary map for the site and the permitted uses for I-L zoning and R-H zoning, showing that the uses permitted in the R-H zoning are more appropriate for the area. Moving forward, he shared the next steps for development in this case if the rezoning were to be approved. Future development would require subsequent Land Use applications to be submitted and does not permit development to proceed without following the requirements for those processes and gave examples of those processes.

Mr. Franke stated that this application was reviewed against the criteria of Section 24-204 and staff has found it to be consistent with those criteria, therefore staff recommends approval of the application. Proper notification was made including 312 notice letters mailed to property owners within 1000 feet, signs posted on the property and a neighborhood meeting held on July 31, 2024. The city has received 5 letters of support of the project and 30 letters of opposition with concerns regarding traffic, parking, multifamily development in Greeley, safety and property values. Mr. Franke concluded his presentation, thanking the Commission for their time and that the applicant and staff were available to answer any questions.

Chair Yeater opened the meeting up to the Commission for questions. Commissioner Briscoe inquired about the traffic comments in the report provided by Engineering Development Review regarding their concern over traffic. Thomas Gilbert (Engineering Development Review) commented that he reviewed the application for compliance with City of Greeley design specifications for traffic,

stormwater, water and sewer as well as all other development departments. He did find that it generally met these specifications. Regarding the comment "Staff is concerned that about the additional daily flows generated with this zoning district. Public Works reserves the right to include any or all traffic improvements as part of the future development site plan to mitigate traffic issues" and elaborated that because this is a rezone and it is not a specific to a development at this point, they created traffic flows based on potential future development and an estimated number creating various options that would allow them to meet City of Greeley criteria. If development proceeds the applicant would be required to follow all criteria for traffic flows based on the development plans and processes submitted prior to any construction commencement and all factors would be considered at that time to ensure that traffic flow and conditions adequately meet city standards.

Without further questions for staff, Chair Yeater invited the applicant to speak if they wished.

Brian Bartels (5202 West 20th Street, Suite 220, Greeley Colorado) introduced himself and he and his team, including the traffic engineer for the project were in attendance and happy to answer questions. Beginning his presentation, he stated that they had applied originally a little over two years ago, received a unanimous approval from Planning Commission, recommending approval to City Council. The only thing that has changed since that time is that they have sold approximately 5 acres to Westridge Charter school to allow space for them to move their drop-off and pickup line off the street.

Mr. Bartels provided history of the property since 1980 when Hewlett Packard purchased it and what the vision was for it when it was annexed. The facility has been used for over the years as the original plans for the site were not fully developed. It was zoned I-L in 1982, as that was the zoning best suited for the development that was planned at that time. In 2000, Hewlett Packard announced that the facility would be closing and that the building would be sold, in hopes that it could be repurposed. The building and the land (60-acre tract) sold in 2004. Mr. Bartles was approached regarding the building and property in 2007 by a firm that purchased the site to work on redevelopment of the property, no users came full circle to accomplish the redevelopment at that time. He provided information regarding parts of the parcel that were subdivided over the years. There were various challenges that the facility encountered while it was vacant, eventually leading himself and his team to purchase the site. They demolished the existing facility and began working with the city to start the process of redeveloping the parcel with a different land use in mind that would better suite the area.

They went through the process of rezoning the property, it was approved unanimously by Planning Commission and when it went to City Council it was voted on with a 3 to 3 tie resulting in denial of the proposed application, requiring them to wait for a year to move forward on the project. His team has worked to address the issues that arose during the City Council meeting, neighborhood meetings and from the letters of opposition. He summarized various measures that have been taken to address issues of concern for this rezone.

Concluding, he reiterated the benefits of rezoning this area to better suit the area and was happy to answer any questions and introduced the Traffic Engineer for the project to give a brief presentation.

Curtis Rowe (Traffic Engineer, Kimley-Horn) introduced himself and provided his credentials and experience within the Traffic Engineering field.

Mr. Rowe discussed the impact of increased trip generation and that it has been a big concern for this development, if approved. He put together comparison reports based on I-L and R-H zoning. The reports indicate that R-H zoning would have decreased traffic counts compared to I-L Zoning during peak hours, creating a positive impact on traffic in the area.

In working with the city and developer, a traffic impact study was completed for the entire development area. it was noted that the peak hour trip generation was less for residential

development, however the daily traffic generation was higher compared the traffic if the site were to be developed as an industrial use. Truck traffic was also lower with residential verses industrial uses. He shared further details regarding the traffic impact study that was completed, providing examples of various options for solutions to potential traffic impacts related to future development at this site.

There were no further questions for Mr. Rowe or the applicant.

Chair Yeater opened the Public Hearing at 1:55 p.m.

Sean Thompson (745 64th Avenue, Greeley, Colorado), began by stating that his major concern was the Ten West apartment complex is already in the area. More apartments are going in next to those, and on the corner of 4th Avenue and 71st Street. They all are going to be exiting onto the major roadways. He assumes the measures implemented to alleviate the traffic funneling into the neighborhood, will likely be signage and inadequate. His main concern is that the additional traffic that will funnel into the neighborhood. Schools in the area are already past capacity, street parking is already an issue because the existing apartments do not have ample parking for the residents. Large scale warehouses would not a have heavy traffic flow of traffic at all hours of the night that more residential units would add.

Kathrine Lamb (710 66th Avenue, Greeley, Colorado) shared that she feels bad for the developer because they have bad neighbors at Ten West who are speeding through the neighborhoods, have loud music going down the streets at all hours of the night, dogs that are walked on the nature trail and let off leash and allowed to use the restroom all over the neighborhood. They have a bad taste in their mouth from their current neighbors and do not look forward to getting similar ones. Westridge Academy does not have ample pickup and drop-off locations before they ever opened. She is concerned that it will be the same thing with new apartments, and it will create something they have to figure out afterward. She would like to know why the rezoning wasn't done before the neighborhood was built, the potential for rezoning should have been brought to the attention of people purchasing in the neighborhood. It should not have waited until after the neighborhood was built out to change the zoning of this property. She also does not feel that industrial is the best use of the parcel nor does she want to see apartments go there either.

Wayne Lamb (710 66th Avenue, Greeley, Colorado) stated that a couple things have already been addressed, the existing apartments and the ones being built have satisfied minimum parking requirements but most people who live in apartments don't have just one car for a single bedroom apartment or one and a half cars for a two-bedroom apartment. Most people living there a couple of adults, and some have teenage children who also drive, so the minimum parking required for them is not sufficient and there ends up being a lot of on street parking. Industrial use would also not be a great use for the area, he would rather see Residential Low density, not Residential High density. Or even low occupancy condos that people can purchase, because from a philosophical standpoint he'd much rather see people who have vested interest in their area rather than rental users who have left a bad taste in his mouth due to what they have done to their area.

Amber Pleasant (6633 West 6th Street, Greeley, Colorado) thanked the Commissioners and community members for their attendance today. They are here today to review the zoning of the lots adjoining to the Northridge Trails neighborhood, the consensus is that residential light would be a great compromise that would benefit the current landowners and community stakeholders. A critical issue impacting many Americans right now is the need for more houses in our growing communities with Greeley being a top growing city in the country. It is a pressing issue to address. The construction of apartments has often been seen as a quick fix, building more single-family homes or townhomes offers greater long-term benefits to the community. Homeownership provides a sense of stability and security that renting an apartment cannot, permanent stake in the community fostering a sense of pride and responsibility. Overcrowding is an issue in areas with apartments and overcrowding can put

a strain on infrastructure. Building more homes creates economic growth, the new construction of homes creates jobs in various sectors from real estate to construction to home improvement and landscaping. She feels that homeowners spend more money in the community supporting local businesses and elaborated on what the economic growth would do for the community. Concluding she summarized her previous comments and reiterated her desire to see light residential development.

Jim Powers (6615 7th Street, Greeley, CO) stated he stands opposed to R-H zoning. The applicant has made it clear to his neighborhood that he intends to put apartments at this location. As heard from other residents, they do not want apartments here due to the traffic dangers. I-L zoning would not cause problems for them as much as apartments. He shared that his letter is included in the packet with photos of his daughter who was seriously injured when construction traffic was bad in her neighborhood. Additional traffic would increase danger to children playing in the neighborhood. There would not be enough parking so they would end up parking around the park that is proposed, and children are going to get hurt. Resents at Ten West do not care about speed bumps and speed over them and run stop signs. Apartment dwellers are not good for the area and the increased vehicles in the neighborhood will lead to more injuries. When he purchased his home, he was told the lot would be either an extension of Westridge Academy, single family homes or townhomes, if he would have known it could be apartments, he would have purchased somewhere else.

Eli Kusik (6633 6th Street, Greeley, Colorado) stated many people in the neighborhood have expressed a willingness to compromise for a low residential development, but they seem determined to do high density and it is not what is best for the community. He felt that Amber Pleasant described everything well. There are a lot of families in the community and school who think that keeping people who are owners and vested in the area is what is best, and he hopes that is what the Commission supports.

David Cisneros (721 67th Avenue, Greeley, Colorado) stated that his property backs up to the rezone site and he shares many of the concerns that others have shared. When his property was purchased two years ago, they were told by Hartford Homes that the land was going to be part of the school, probably a parking lot. He gets the feeling that I-L zoning is being portrayed as the worst-case scenario and R-H as the best-case scenario. With the existing Ten West apartments and the new ones already under construction he does not make sense financially for them to build even more. As a homeowner who lives there, he would appreciate them considering R-L zoning or bringing a proposal that has a plan with it so that people know what is coming and to establish a plan before they jump into this.

Wayne Midcap (706 66th Avenue, Greeley, Colorado) is in opposition of the proposed change and would like to see it stay as a low-density residential zoning with single family homes. Traffic has improved with the addition of stop signs, but a lot of traffic still comes through the neighborhood, and they do not stop at the stop signs. He is not sure of the statistic but is certain that many tickets for not stopping are coming from the residents of the apartments. He also agrees with many of the comments that were expressed already by other neighbors.

Dakota Kautz (737 67th Avenue, Greeley, Colorado) stated that what everyone has been saying the same thing and she feels that what is important to look at is that they are asking for a compromise now and as they were 18 months ago when this was presented. It was made clear to them that the intention is apartments. There are already (2) 300-unit apartment complexes that are not full surrounding the neighborhood. They want them to be able to develop the plot and make money, but the intent is to build more apartments instead they are asking them to come back as residential medium or low density as the compromise.

Chelsea Pi (603 67th Avenue, Greeley, Colorado) seconds everything that was already said by her neighbors and wanted to add that they have talked about safety of children in the neighborhood and safety of the children at Westridge Academy as well because of all the cars speeding through. Single-

family homes or townhomes would be fair and limit the traffic a great deal.

Peter Bolton (608 66th Avenue, Greeley, Colorado) backs up to the nature area and is probably one of the people in the neighborhood that is least affected by this. He is concerned about the traffic study that was done six months ago; he does not think it is accurate because the neighborhood was just finished. Everyone is expressing real concerns, and he doesn't want them to be swayed by the applicant saying apartments are not going to affect them. He thinks a new traffic study should be completed now that the neighborhood is complete.

Dana Davis (728 67th Avenue, Greeley, Colorado) started by sharing she agrees with her neighbors. A lot of other people could not be in attendance today because they are at work, she had to take the afternoon off also, but it is that important to her. Her husband and her moved into the neighborhood 3 years ago after having a hard time finding a home to purchase, Hartford Homes misrepresented what the intent was for that land. They would not have moved there if they had any idea that it would eventually be apartments. She shared many of the same concerns regarding the overflow traffic cutting through the neighborhood and adding more is going to make it worse.

Kyle Penny (713 67th Avenue, Greeley, Colorado) his property also backs up to the property proposed for rezoning. He is a police officer for the City of Greeley. He stated that he could sit out there all day and write stop sign tickets. Last Sunday, he was at 66th Avenue and 7th Street for an hour and a half and wrote probably four or five tickets. All of those stop sign tickets included speeding 10 to 25 miles per hour over the speed limit. He stated that it has been statistically proven that high density apartments are hotspot for crime and the school is right there. He is greatly opposed to this rezoning and there should be a compromise.

Zvi Wickman (506 66th Avenue, Greeley, Colorado) states she seconds everything that has been said previously and many strong points have been made, she reiterated concerns about traffic, children being injured, parking issues and reduced availability of public spaces. Increasing the transient population with more apartments is going to weaken the social fabric of her neighborhood add strain on public services and overwhelm the schools.

With no further request for comment Chair Yeater turned the item back to the applicant, if he wished to speak.

Brian Bartels (5202 West 20th Street, Suite 220, Greeley Colorado) reintroduced himself and began by stating that he wished for his traffic engineer to address the comments that were brought up in relation to concerns regarding traffic. He reiterated that at this point, this is only a rezone application and that this is a rezone application only, there is not a site plan or a user at this time. R-H zoning was selected because it allows the most uses under a specific zoning, this was the case with the existing neighborhood as well, it was not known at the time that the use would be single family homes. He asked to keep the focus on the rezone not the use at this time. When a user does come through, they would have to go through the process to start development.

He continued, stating that his application is based on information he cannot manipulate an engineer's report or what staff communicates. He is not trying to downplay the neighborhood concerns, and his team has done the best that they can to mitigate the concerns. He feels that his team has shown how R-H zoning is better for the site versus I-L zoning. Mr. Bartels asked for Curtis Rowe to return to address questions regarding traffic.

Curtis Rowe (Kimley Horn, Traffic Engineer) returned to address issues that were brought up during Public Comment. He began by addressing the traffic volume on the local roadways and traffic calming measures have been put in place including speed humps and stop signs, this indicates that the issue

is being worked on and not ignored. Any development at this site would be required to meet all city standards for traffic some of those would include various measures as outlined in the report. These would be established officially in the site plan approval based on what the proposed development ends up requiring.

There was a question about the Westridge Academy drop-off/pick-up, and they have already purchased land to address this issue. Additionally, concerns were raised regarding the crosswalk to the future park just north of the property, it would include both a raised crosswalk and a sidewalk they would feed into the park and not allow for parking on either side of it. Any concern related to the traffic study that was completed, it was done in the same manner as all other traffic studies, prior to the development comes in, so it is not based on an actual traffic count but a projected traffic count. He proceeded by explain the general process for how traffic studies are completed for new developments. Mr. Rowe stated he addressed the concerns that he noted during public comment and asked the commission if they had additional questions for him.

Some discussion took place between Mr. Rowe and the Commission to clarify the development that was considered for the traffic study including other projects that have been approved or are already under construction. He confirmed that the most conservative numbers were used to establish what the maximum traffic counts could be. With no further questions for Mr. Rowe, Chair Yeater moved to questions for staff.

Commissioner Andersen wanted to confirm if staff had recommended the R-H zone, Mr. Franke confirmed that was for the previous application and assumed that is what was recommended during the original pre-application meeting back in 2020 or 2021 by former staff and that they have not had any current recommendations for the applicant during this round however staff does agree that R-H zoning is more appropriate for this site. Further discussion continued addressing what happened in the original case versus this one including constraints that have been added to multi use and medium intensity projects. Even with those it was the applicant's decision to move forward with the R-H rezone application. Commissioner Andersen asked if apartments are considered a use-by-right in the R-H zone district and Mr. Franke confirmed that they are but would require a site plan review for development a mitigation but would not require a public hearing.

Chair Yeater stated, to refocus on what the Commission is there to decide today was the rezone application. He included that the applicant was willing to share their intentions, specifically regarding traffic and assumed that a motion today would solidify the various options and wanted to clarify what would be required for the review of future development on the site. Mr. Franke confirmed that any aspect of development (parks, nature, schools, traffic, etc.) would all be reviewed and any issues mitigated, or it would not be approved without meeting all criteria and confirmed that there was not any kind of development agreement or anything else in place that would make them exceed the minimum standards and there is not a current buyer for the site. Further discussion continued between the commission, Mr. Franke and Brian McBroom (Community Development Director) regarding the requirements for approval for a site plan, minimum lot sizes, use-by-right and other considerations regarding review for the application. In addition, they discussed buffer zoning related to traffic impacts and further confirmation on the criteria that would be required for development to proceed.

With no further questions, Chair Yeater closed the Public Hearing at 2:46 p.m. and turned the item back to the Commission for action.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density) does meet Development Code Section 24-204(b); and therefore,

recommends approval to City Council. Commissioner Modlin seconded the motion.

Commissioner Briscoe commented that this is a tough case, and he appreciates the developer. He thinks this is an economically viable project with a small lot size and a future buyer could consider. He has difficulty when he looks at the code for R-H zoning and that it could end up being a proliferation of apartments. He is torn on this one however leaning towards support because the developer does have options.

Chair Yeater stated that finds the developer's perspective on what the Commissions perspective would be if they were asking for I-L zoning and he is sympathetic to both the neighborhood and what they would like to see accomplished with this project. He feels that the market is going to drive what happens here. It is not fair to hold the applicant responsible for existing poor traffic and he is genuine in trying to improve the site and the traffic with this development. He does also feel that R-H is a better solution than I-L for this area.

Commissioner Franzen commented that he would like staff to make a note regarding the developer for the existing neighborhood making promises to homebuyers in relation to what would be done with the land and how to hold them accountable in the future.

Commissioner Andersen shared that her concern is with this being a use-by-right, while this developer may have the resident's interest in mind, the next developer may not, and it takes their rights away but not requiring a public hearing. Once this is zoned R-H it is going to much harder to change the zoning from high to medium density. Some discussion took place clarifying the zoning requirements for each of these zoning districts.

With no further discussion Chair Yeater called for the vote.

Motion carried 5-0 (Commissioner Schulte Absent, Commissioner Carlson Recused).

8. Staff Report

No staff report

9. Adjournment

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

Justin Yeater, Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

August 27, 2024

Key Staff Contact: Douglas May, Planner III

Title:

Case number ZON2024-0003, Mountain Vista Rezone

Summary:

A public hearing to consider a request by Avant Civil Group to rezone 8.51 acres located north of 19th Street Road and east of 82nd Avenue from H-A (Holding Agriculture) to R-L (Residential Low Density) zone district (Case number ZON2024-0003, Mountain Vista Rezone).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Zoning Map
3. Project Narrative
4. Plan Set
5. Neighbor Notification Boundary Map
6. Traffic Impact Study
7. Staff Presentation
8. Neighbor Comments

PLANNING COMMISSION SUMMARY

ITEMS: A rezone from H-A (Holding Agriculture) to R-L (Residential Low Density)

FILE NUMBER: ZON2024-0003

PROJECT: Mountain Vista Rezone

LOCATION: North of 19th Street Road, east of 82nd Avenue.

APPLICANT: Avant Civil Group

CASE PLANNER: Doug May, AICP, Planner III

PLANNING COMMISSION HEARING DATE: August 27, 2024

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 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Avant Civil Group, to rezone approximately 8.51 acres of property located North of 19th Street Road and east of 82nd Avenue from H-A (Holding Agriculture) to R-L (Residential Low Density).

A. REQUEST

The applicant is requesting approval of a rezone from H-A (Holding Agriculture) to R-L (Residential Low Density).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: C-L (Commercial Low Intensity, R-L, Residential Low Density)

South: R-L (Residential Low Density)

East: R-L (Residential Low Density)

West: C-L (Commercial Low Intensity)

Surrounding Land Uses:

North: Vacant land, stormwater detention
South: Single-family residential
East: Single-family residential
West: Commercial – professional offices

Site Characteristics:

The subject site is approximately 8.51 acres in size. The property has not been previously developed, aside from a plugged and abandoned oil and gas well. The site is currently vacant and slopes gently downward to the north.

D. BACKGROUND

The subject site was originally part of the North Poudre Fourth Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1982. The property is currently zoned as H-A, which according to the Greeley Development Code is intended for properties which have been annexed into the City and is used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

The Planning Commission previously reviewed a proposal for this site on January 23, 2024 for a multi-family development containing 75 dwelling units. The Planning Commission voted to recommend denial to City Council in a 5-0 vote, citing that the density was too high for the neighborhood and it did not meet the missing middle housing concept. The City Council reviewed the revised proposal at a public hearing on March 5, 2024. Council made a motion (4-2) to deny the PUD for similar reasons.

The applicant is now requesting a rezone from H-A (Holding Agriculture) to R-L (Residential Low Density). The Land Use Guidance Map from the Imagine Greeley Comprehensive Plan identifies the subject site as Suburban neighborhood category, which is described as being made up primarily of single family detached homes with an average density of 2-5 dwelling units per acre. The R-L zone district is primarily designed to support single-family housing development. Multi-family housing, including townhomes and duplexes, are not allowed in the R-L zone district.

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 Plan specifies that “types of housing found in suburban neighborhoods is largely limited to single-family detached homes”. The R-L zone district is primarily designed to support single family housing development. 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.

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 rezone is to provide additional housing that is compatible with the area. The proposed land use provides opportunities for additional single-family housing.

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. There are several commercial developments approved or under review as well as a detached multifamily project approximately ½ mile north including a drive-through coffee shop and gas station. Currently under review is a mixed-use development containing single-family, mixed-use multifamily, and townhomes, approximately ½ mile to the east.

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 H-A zoning was likely established in 1982 when the property was annexed and has remained undeveloped to this day. It is common for newly annexed properties to be zoned H-A until development is proposed. Over time, much of the surrounding area has been rezoned as development has occurred.

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 for single-family residential uses. The R-L zone district does not allow multi-family housing, including townhomes and duplexes.

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 rezone would accommodate the community's need for housing. The Housing Needs Assessment prepared for the City of Greeley indicates that there is demand for 19,400 housing units over the next 20 years.

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: Anticipated impacts on surrounding properties, especially the single-family neighborhood to the east and south have been considered by maintaining the R-L zone district that surrounds the subject property on three sides.

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.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was originally part of the North Poudre Fourth Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1982. Currently, this property is Tract 2 from the Mountain Vista Filing 3 subdivision, which was recorded in November of 2002. If the proposed rezone is approved, the applicant will need to be approved for a Subdivision to turn Tract 2 into buildable lots.

2. HAZARDS

A plugged and abandoned oil and gas facility impacts the subject site and a 50-foot setback from the abandoned well has been designated on the zoning plat to protect the surrounding development. Staff is unaware of any other hazards on the property.

3. WILDLIFE

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

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

Drainage is not proposed to change with the proposed rezone. If the rezone is approved, the applicant will need to apply for a subdivision and at that time, drainage and erosion and impacts of development will be analyzed in detail.

6. TRANSPORTATION

The subject site has frontage along 82nd Avenue to the west and 19th Street Road to the south. Additionally, 18th Street currently stubs at the northwest corner of the property and is proposed to be extended to the east. The site is proposed to have three points of access: one from 18th Street to the north, one from 82nd Avenue to the east and, and one from 19th Street Road to the south. Currently, the nearest Greeley-Evans Transit (GET) route is Route 1, which runs along 20th Street and 71st Avenue.

A traffic study (*see Attachment D - Traffic Study*) evaluating the short-term and long-term traffic impacts of the proposed project was submitted as part of the previous PUD application. Based on this analysis, that proposal was expected to generate 716 trips a day at full buildout. The study anticipated that most of the site traffic would utilize 18th Street to 83rd Avenue for trips to and from the site. The City's Traffic Engineer reviewed the traffic study and did not have any concerns. The applicant was allowed to reuse this traffic study for this proposal because if the rezone is approved, the development that would be built would have significantly less traffic impact. An updated traffic study would be required with the subdivision phase of the project.

G. SERVICES

1. WATER

The City of Greeley provides water services to the area and is adequate to serve the site.

2. SANITATION

The City of Greeley provides sanitary services to the area and is adequate to serve the site.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #7 is located along 10th Street, approximately 2.5 miles from the subject site, by road.

4. PARKS AND OPEN SPACES

No public parks or regional open space areas are proposed as part of this request. Cash-in-lieu for parkland dedication does apply to this project. The applicant will also be required to pay Park & Trail Development Fees.

5. SCHOOLS

No schools are proposed or located on the subject site. However, cash-in-lieu for schools will be required for the project during the Subdivision phase.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No adverse visual impacts are anticipated by the proposal.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed rezone were mailed on July 26, 2024, to property owners within 1000 feet of the site, as well as all property owners in the neighborhood directly south and east of the proposal. A Notice sign was posted on the site on July 26, 2024. Public notice was also published on the City of Greeley website on July 26, 2024. Staff has received written comment from one property owner asking questions about the proposal.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant mailed the required notice regarding the initial public hearing for the proposed rezone to all mineral rights owners on July 12, 2024. Staff received no corresponding inquiries to date, August 1, 2024.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

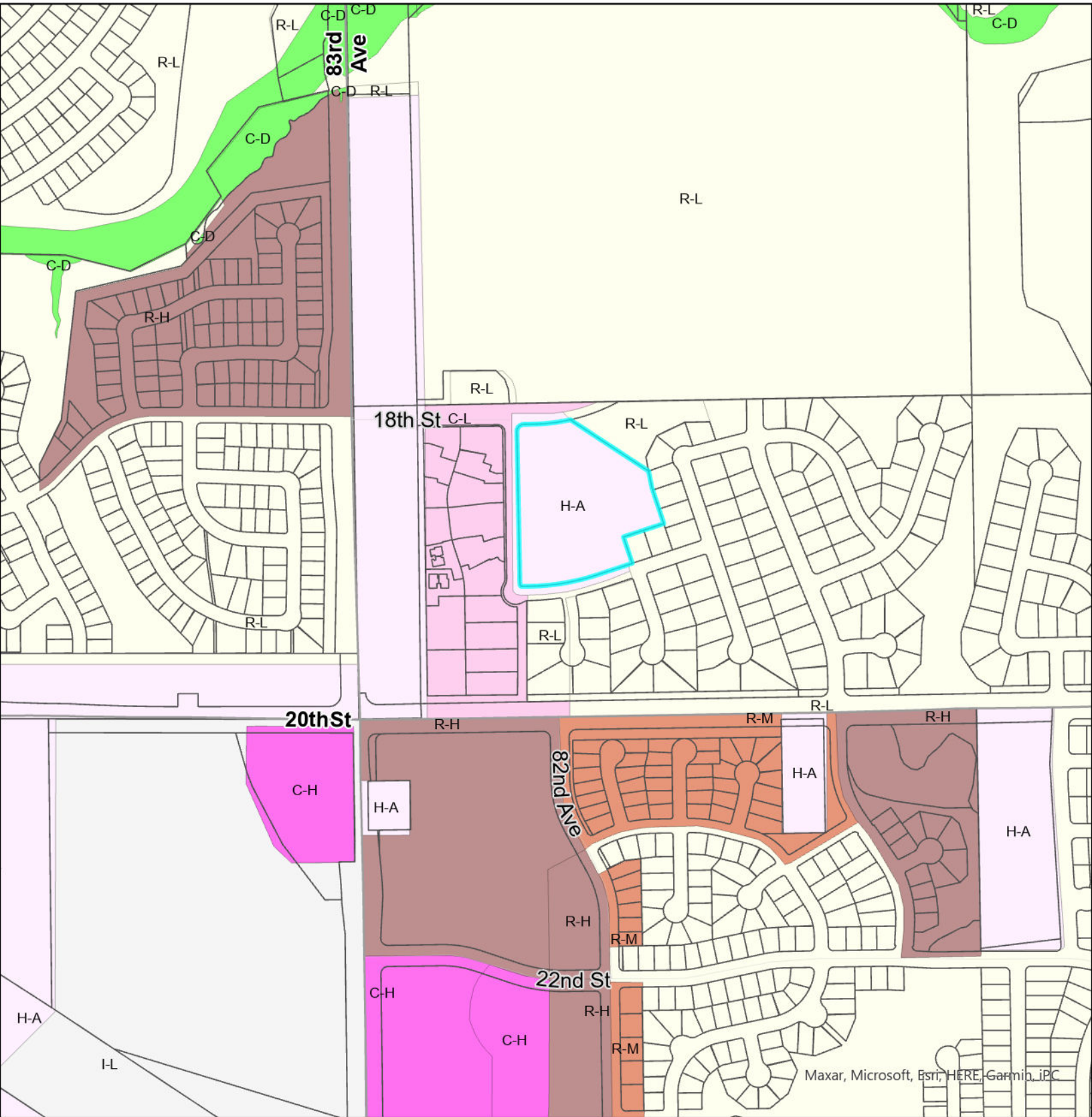
Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to R-L (Residential Low Density) is in compliance with Section 24-204(b) 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 rezone from H-A (Holding Agriculture) to R-L (Residential Low Density) is not in compliance with Section 24-204(b) of the Development Code and therefore recommends City Council denial.

Zoning Map - Mountain Vista Rezone



Legend

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



June 14, 2024

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

Re: Mountain Vista 4th Filing Rezone

Dear City of Greeley Staff,

The Mountain Vista 4th Filing Rezone is located northeast of 82nd Avenue and 19th Street intersection. The legal description of the site is being a Rezone of Tract 2, Mountain Vista-Filing 3 located in the Southeast Quarter of Section 8, Township 5 North, Range 66 West of the 6th Prime Meridian., City of Greeley, County of Weld, State of Colorado. **Figure 1** below highlights the site location.

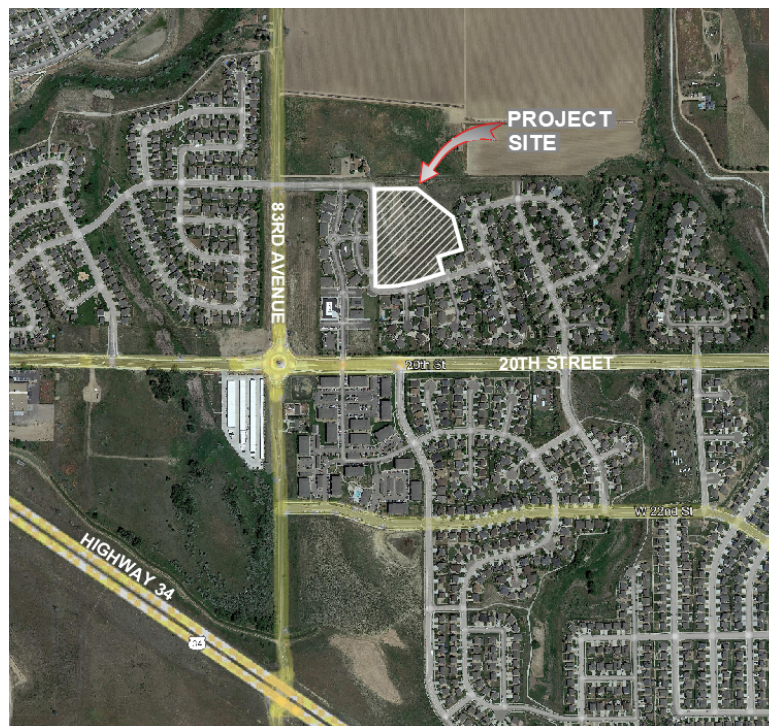


Figure 1: Outline of Mountain Vista Multifamily

The parcel itself is 7.430 acres and has been zoned Holding Ag (H-A) since Mountain Vista 3rd Filing was developed in 2002 due to a previous oil and gas well on this site that was abandoned November 26, 2019. This application requests to rezone the parcel to residential low density (R-L). The surrounding uses consist of commercial and single family residential. The surrounding property is zoned as R-L to the North, South and East. The property to the West is currently zoned as Greeley C-L.

The project is proposing straight residentially zoned property for single family home construction after efforts to rezone to PUD with multifamily development were denied by City Council March 5, 2023. The intent is to build a single family subdivision with lots for sale and no multifamily units which were a concern to Planning Commission, City Council and the neighborhood on the previous rezone application. This new proposal meets those concerns by Planning Commission, City Council and the neighborhood.

Below is a discussion on how this application meets the criteria set forth in Section 24-204 for rezoning of properties:

Review Criteria:

1. This proposed development meets the relevant goals and objectives of the comprehensive plan. As the comprehensive plan has an overarching broad brush application not every goal and objective apply to this project, but the ones that do are being met.
This R-L zoning and subsequent single family home subdivision meets goals in **Growth and City Form**. As discussed in Objective GC 1.2 and 1.3 this project is somewhat of an infill project and is not a project leap frogging out to the perimeters of the community making it harder to serve. Adequate services are available and won't add significant strain to any City services being provided. GC2.3 discusses other modes of transportation and this project will connect to existing collector roads around the property with sidewalks and bike lanes, as well as adding local roads for the new development with sidewalks, which also meets goals of the transportation master plan allowing for safe connection and continuation of the different modes of transportation. GC 3.4 will also be met by planting of trees along local roads supporting Greeley's status as a "Tree City". GC 6.2 regarding connectivity will be accomplished as this development continues on where Mountain Vista 3rd Filing left off. In addition, 18th Street will be built east allowing for additional connectivity in the future of the adjacent parcel to the north already zoned R-L.
In the **Housing** section of the comprehensive plan Objective HO 2.1 discusses diversity in housing. With a different builder than who built Mountain Vista 3rd Filing the homes will provide additional options with these newer homes as well as meeting newer building codes in areas such as construction requirements and efficiencies.
As it relates to **Infrastructure** Objectives in IN1.1 and 1.2 with adequate public services are being met since the project is in the middle of Mountain Vista 3rd Filing that is adequately meeting these services. IN 1.5-1.10 objectives are being met by adding many of the required infrastructure pieces (roads, water, sanitary, storm, nonpotable) to support the new subdivision. In 2.3 will be met as undergrounding of dry utilities will be done as a part of the project.
As for **Transportation and Mobility** the project will be adding typical road systems that allow for several modes of transportation such as pedestrian, bicycle, and vehicular. A raised crosswalk on 19th St at 81st Ave will help with TM 1.2 and pedestrian movements out of the new subdivision and provide a safer connection to the south and west areas of the subdivision and the other services offered in the commercial center as well as better access to 20th St where access to the trail system further east can be accessed. The raised crosswalk on 19th Street will also address TM1.4 and traffic calming in the immediate area.
2. The proposal fulfills the intent of the zoning district as it relates to the other zones around it since three of the sides are the same R-L zoning. The fourth is a slightly higher zoning of C-L providing services that the single family will benefit from.
3. The area surrounding the parcel is developed on three sides and changing the zoning to R-L similarly to the surrounding areas would be consistent and not out of place or in conflict with the surrounding zones.
4. The H-A zoning has been in place for 22 years and this parcel would have been developed if it were not for the previous oil and gas well that precluded any development due to set back limitations. With the well abandoned development can now occur and fill in this parcel with single family development.

5. The proposed R-L zoning will enable development in character with existing development since two sides are R-L development and the zoning to the north is R-L, but not developed at this time. The proposal is for single family development that will have the same feel and pattern as the surrounding subdivision.
6. The City has the capacity to provide services to the property. The City water and sanitary sewer system surround the site and have been analyzed and have capacity to serve. A nonpotable main will be installed in 18th Street to connect to some future city nonpotable system that has not been identified or constructed at this time, but will in the future providing more efficient and less costly water for landscaping of open space areas. The transportation system has capacity on the surrounding streets and nearby intersections have adequate levels of service that will continue to meet Greeley standards. 83rd Avenue and 18th Street intersection has a LOS of B in the AM and LOS C in the PM, which is better than the City standard of LOS D. When the City improves 83rd Avenue this LOS will improve even more. Police and Fire services are also available as they serve the surrounding neighborhood and even beyond this somewhat of an infill piece of property.
7. The change will serve the community by providing a need for more single family homes. A concern with the amount of multifamily development being built in the Greeley city limits seemed to be a deciding factor, or point in the denial of the last application for this property, and a need for single family homes was expressed. This application for R-L zoning would meet that desire and need for more single family development.
8. No negative impacts are anticipated since this will be another single family subdivision like the adjacent areas. The site at 7.43 acres is somewhat small in size, so not a significant amount of lots are expected to be able to be built once city standard streets are constructed. This site when compared to what exists in Mountain Vista 1st, 2nd, and 3rd Filings, or Mountain Shadows Subdivision a bit further west of the site is very small.

Access to the site will be provided by two access points likely from 18th Street and from 19th Street. The southern half of 18th Street will be extended from 82nd Avenue to the Tract 2 eastern property line. Roads are anticipated to be dedicated as City right-of-way. The site will be designed to the City of Greeley Standards. No offsite traffic related improvements are anticipated due to the project being an extension of the existing single family subdivision to the east. The previous multifamily traffic studies demonstrated 100 units met city street standards and levels of service, so no updated traffic study is being presented at this time.

Wet utilities for the site will be built to meet Greeley standards and connect to the existing sanitary sewer located currently on the east side of the parcel as well as potable water in 19th Street and in 18th Street when the developer extends the southern half of 18th St to the east property line. A non potable line for future connection to a nonpotable system will be built in 18th Street for others to connect to. A hydraulic analysis was previously done for the multifamily proposal demonstrating that water and sanitary capacity is available in the existing surrounding city utilities.

The property is part of the Mountain Vista 3rd Filing Drainage Report prepared by Drexel, Barrell & Company dated October 2, 2002. Tract 2 will maintain the existing grading and drainage patterns that have historically existed and drain towards the northeast into an existing detention pond that currently has had capacity for Tract 2 since it was developed as a part of Mountain Vista 3rd Filing.

The project will be constructed as part of a single phase.

Rezoning to R-L will allow the property to establish zoning that will allow the property to be developed in a compatible manner with the surrounding area since it will be the same zoning that exists on the east and south side of the property. The R-L zoning will also account for existing residence concerns by creating lots to be developed that can be sold.

The project will also meet many of the Greeley Comprehensive Plan objectives in Infrastructure by building infrastructure that doesn't create a fiscal burden on the City (IN1.11). The project will connect to a collector road (18th St) and very near an arterial (83rd Ave) (IN1.9). The project will be set up to use nonpotable in the future once the City brings other nonpotable infrastructure to this area (NR1.4). The transportation system will include sidewalks that will connect into the surrounding sidewalks allowing safe movement around the area including to the adjacent commercial/office area where services can be accessed (TM1.2).

If you have any questions concerning this project, please contact me at rlauer@avantcivilgroup.com or call me at 970-286-7995.

Sincerely,

AVANT CIVIL GROUP, LLC



Robbie Lauer

Principal

MOUNTAIN VISTA REZONE

BEING A REZONE MAP OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
8.51 ACRES (±)
PROJECT NUMBER: ZON2024-0003

OWNER DEDICATION STATEMENT

I, Mountain Vista West Apartments, LLC, being the sole owner(s) in fee of...

A parcel of land for rezoning purposes and being Tract 2 of Mountain Vista-Filing 3 recorded November 13, 2002 as Reception No. 3005092 of the Records of Weld County, and those portions of 82nd Avenue, 18th Street, and 19th Street adjoining to said Tract 2, all situate within the Southwest Quarter (SW1/4) of Section Eight (8), Township Five North (T.5N.), Range Sixty-six West (R.66W.), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Westerly most Northwest corner of Tract 2, Mountain Vista-Filing 3 and assuming the Westerly line of said Tract 2 as bearing South 00° 33' 57" East a distance of 647.52 feet with all other bearings contained herein relative thereto:

The following Five (5) courses are along the Westerly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 00° 33' 57" East a distance of 647.52 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 15.71 feet, said curve has a radius of 10.00 feet, a delta of 90° 00' 00" and is subtended by a chord bearing South 45° 33' 57" East a distance of 14.14 feet to a Point of Tangency;

THENCE North 89° 26' 03" East a distance of 32.88 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 290.39 feet, said curve has a radius of 970.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing North 80° 51' 29" East a distance of 289.30 feet to a Point of Tangency;

THENCE North 72° 16' 54" East a distance of 155.47 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 monumented by a #5 rebar with an illegible 1.5" diameter cap and to the POINT OF BEGINNING.

THENCE South 17° 43' 06" East a distance of 30.00 feet to the centerline of 19th Street as depicted on the plat for said Mountain Vista-Filing 3:

The following Three (3) courses are along the centerline of said 19th Street:

THENCE South 72° 16' 54" West a distance of 155.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 299.37 feet, said curve has a radius of 1000.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing South 80° 51' 29" West a distance of 298.25 feet to a Point of Tangency;

THENCE South 89° 26' 03" West a distance of 72.88 feet to the centerline of 82nd Avenue as depicted on the plat of said Mountain Vista-Filing 3;

THENCE North 00° 33' 57" West along the centerline of said 82nd Avenue a distance of 762.59 feet to the centerline of 18th Street as depicted on the plat of Mountain Vista-Filing 3;

THENCE North 89° 29' 58" East along the centerline of said 18th Street a distance of 100.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 104.92 feet, said curve has a radius of 745.00 feet, a delta of 8° 04' 10" and is subtended by a chord bearing North 85° 27' 53" East a distance of 104.84 feet to the end point of the curve and to the intersection of the centerline of 18th Street and the Northwesterly prolongation of the Northeasterly line of Tract 2, Mountain Vista-Filing 3;

THENCE South 56° 06' 06" East along the Northeasterly line of said Tract 2 a distance of 461.18 feet to the Northwest corner of Lot 4, Block 2 as depicted on the plat for Mountain Vista-Filing 3;

The following Four (4) courses are along the Easterly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 10° 41' 50" East a distance of 72.17 feet;

THENCE South 17° 43' 06" East a distance of 160.00 feet;

THENCE South 72° 16' 54" West a distance of 180.00 feet;

THENCE South 17° 43' 06" East a distance of 118.00 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 and to the POINT OF BEGINNING.

TOTAL REZONED AREA for Mountain Vista Rezone is 370,623 sq. ft. or 8.51 acres, more or less (±).

...shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion of tract of land and designate the same MOUNTAIN VISTA REZONE; and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Larry S. Buckendorf, Authorized Agent for Mountain Vista West Apartments, LLC

Date

NOTARIAL CERTIFICATE

Witness my hand and seal this _____ day of _____, 20_____.

STATE OF COLORADO)
CITY OF GREELEY)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20_____.

My commission expires: _____

Notary Public

(SEAL)

CITY COUNCIL APPROVAL

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

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this _____ day of _____, 20_____.

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development

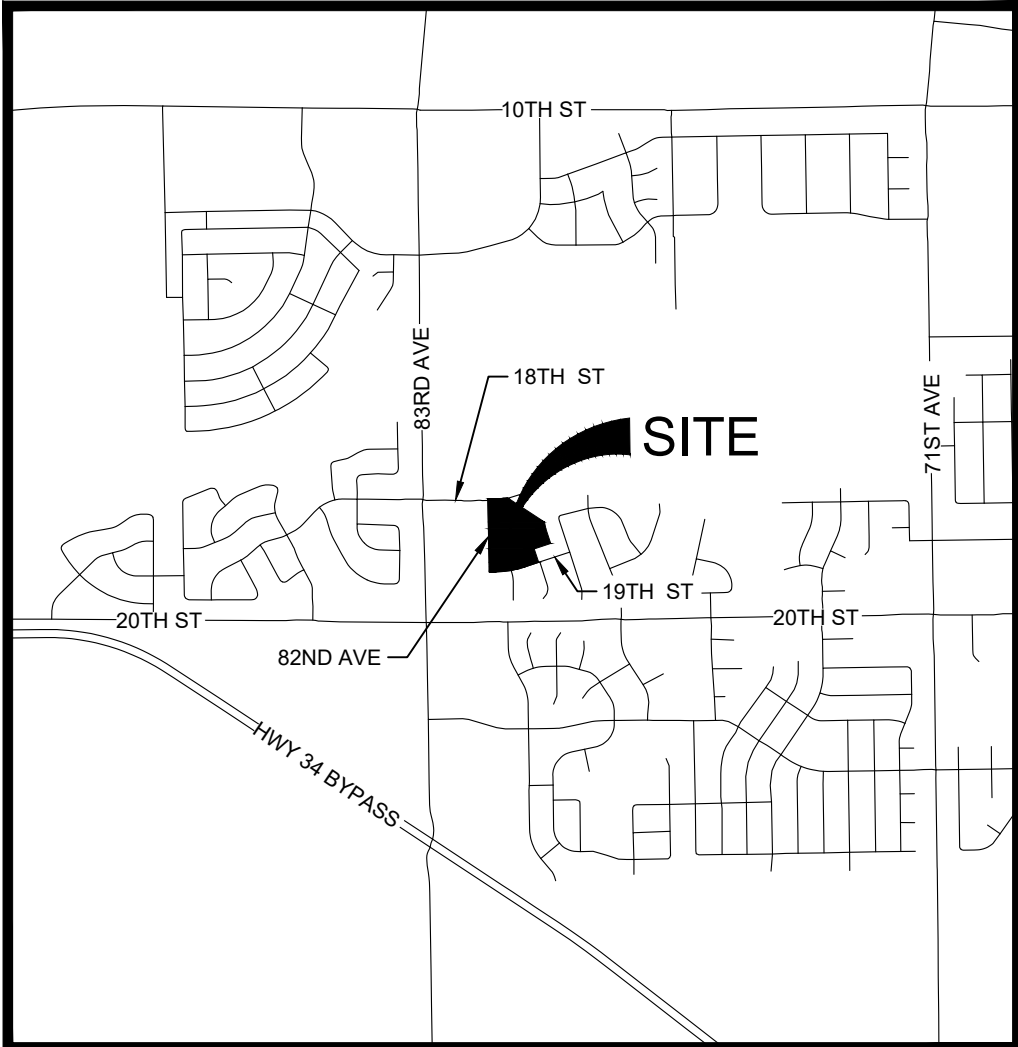
Date

REZONING DEVELOPMENT STANDARD NOTES:

- 1) Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
- 2) All existing and proposed utilities shall be installed underground.
- 3) 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).
- 4) All elevations shown on these plans are tied to NAVD 88 datum.

SURVEYOR NOTES:

- 1) The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- 2) EPS Group, Inc. or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group, Inc. or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- 3) For easements created by separate document and shown hereon refer to record document for specific terms.
- 4) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number 459-H0674326-820-GRO, Amendment 2, dated July 11, 2023, prepared by Heritage Title Company.
- 5) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 6) The Surveyor has not physically located the underground utilities shown hereon. The underground utilities have been located from observed evidence and utility markings at the time of survey and the surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the location indicated, although he does state that they are located or scaled as accurately as possible from the information available. Additional Utility Lines may exist. The exact location of any underground utilities shown and the location of any additional utilities should be determined by contacting "one Call" for a utility locate. All Underground Utilities should be verified prior to any design and or construction.
- 7) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- 8) Adjacent property owner information per the Weld County Property Portal.
- 9) Zoning information per the City of Greeley ORIGIN Property Facts Map Portal.
- 10) Zoning Parcel descriptions are for reference purposes only. It is not the intent of the surveyor to create legal lots or subdivision as defined by the City of Fort Collins, the County of Larimer or State of Colorado. Zoning Parcel descriptions are not to be used in the transfer of real property or to replace deeded property descriptions.
- 11) This Zoning Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
- 12) The location of that 30.0' Right of Way Easement to Snyder Oil Corporation as depicted hereon is approximate due to poor dedication geometry in Grant recorded on February 10, 1995 as Reception No. 2426230 of the Records of Weld County. Information was scaled via previous platting and aligned to known well locations.
- 13) The subject property is in "Zone X, Area of Minimal Flood Hazard" per FEMA Flood Map 08123C1516E, effective January 20, 2016.



VICINITY MAP

1" = 2000'

SURVEYING CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all known existing rights-of-way and easements, that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado, under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Robert C. Tessely
Colorado Registered Professional Land Surveyor, No. 38470
For and on behalf of EPS Group, Inc.

INTENT STATEMENT

It is the intent of this Rezone Map to rezone the described area hereon and shown on the attached map as embraced within the heavy exterior lines thereon to be City of Greeley "Residential Low Density (R-L)."

DEVELOPER/APPLICANT

Mountain Vista West Apartments, LLC
Larry S. Buckendorf, Authorized Agent
7251 W. 20th Street, L-200
Greeley, Colorado 80634
(970)-352-7072

SITE ENGINEER

Avant Civil Group, LLC.
Robbie Lauer
1337 Riverside Avenue, Suite 2
Fort Collins, Colorado 80524
(970) 286-7995

SURVEYOR

EPS Group, Inc.
Robert C. Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

Revisions: By: Date:

REZONE MAP

MOUNTAIN VISTA REZONE
CITY OF GREELEY, STATE OF COLORADO

Sheet

1

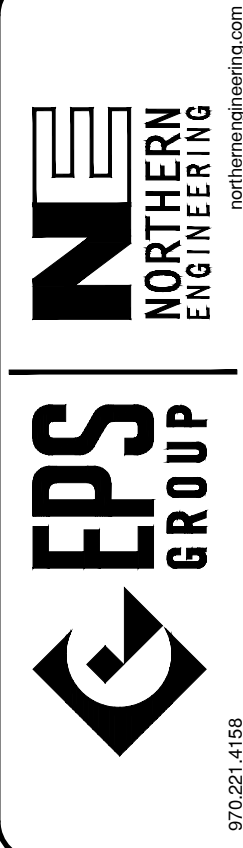
Of 7 Sheets

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
8

TOWNSHIP:
5 N

RANGE:
66 W of the 6th PM



DATE:
04/30/2024

SCALE:
AS SHOWN

REVIEWED BY:
R. TESSELY

PROJECT:
1158-010

CLIENT:
JOURNEY HOMES

DRAWN BY:
S. PAQUIN

MOUNTAIN VISTA REZONE

BEING A REZONE MAP OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

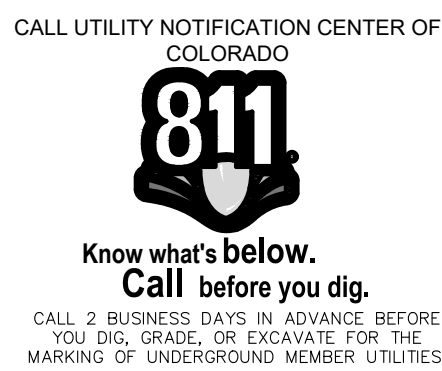
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

8.51 ACRES (±)

PROJECT NUMBER: ZON2024-0003



UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.



DRAFT
04-30-2024
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
8
TOWNSHIP:
5 N
RANGE:
66 W of the 6th P.M.

EPS GROUP
NORTHERN ENGINEERING
970.291.1488
FORT COLLINS | GREELEY | MEAD | GUNDSVILLE | TUCSON | NORTH PHOENIX | FORT WORTH

DATE:
04/30/2024
SCALE:
1" = 50'
REVIEWED BY:
R. TESSELEY

EXISTING CONDITIONS MAP
MOUNTAIN VISTA REZONE
CITY OF GREELEY, STATE OF COLORADO

Sheet
2
Of 7 Sheets

MOUNTAIN VISTA REZONE

BEING A REZONE MAP OF TRACT 2, MOUNTAIN VISTA-FILING 3 AND THOSE ADJOINING HALF RIGHT OF WAYS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

8.51 ACRES (±)

PROJECT NUMBER: ZON2024-0003

ZONING DESCRIPTION:

A parcel of land for rezoning purposes and being Tract 2 of Mountain Vista-Filing 3 recorded November 13, 2002 as Reception No. 3005092 of the Records of Weld County, and those portions of 82nd Avenue, 18th Street, and 19th Street adjoining to said Tract 2, all situate within the Southwest Quarter (SW1/4) of Section Eight (8), Township Five North (T.5N.), Range Sixty-six West (R.66W.), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Westerly most Northwest corner of Tract 2, Mountain Vista-Filing 3 and assuming the Westerly line of said Tract 2 as bearing South 00° 33' 57" East a distance of 647.52 feet with all other bearings contained herein relative thereto:

The following Five (5) courses are along the Westerly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 00° 33' 57" East a distance of 647.52 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 15.71 feet, said curve has a radius of 10.00 feet, a delta of 90° 00' 00" and is subtended by a chord bearing South 45° 33' 57" East a distance of 14.14 feet to a Point of Tangency;

THENCE North 89° 26' 03" East a distance of 32.88 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 290.39 feet, said curve has a radius of 970.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing North 80° 51' 29" East a distance of 289.30 feet to a Point of Tangency;

THENCE North 72° 16' 54" East a distance of 155.47 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 monumented by a #5 rebar with an illegible 1.5" diameter cap and to the **POINT OF BEGINNING**;

THENCE South 17° 43' 06" East a distance of 30.00 feet to the centerline of 19th Street as depicted on the plat for said Mountain Vista-Filing 3:

The following Three (3) courses are along the centerline of said 19th Street:

THENCE South 72° 16' 54" West a distance of 155.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 299.37 feet, said curve has a radius of 1000.00 feet, a delta of 17° 09' 09" and is subtended by a chord bearing South 80° 51' 29" West a distance of 298.25 feet to a Point of Tangency;

THENCE South 89° 26' 03" West a distance of 72.88 feet to the centerline of 82nd Avenue as depicted on the plat for said Mountain Vista-Filing 3;

THENCE North 00° 33' 57" West along the centerline of said 82nd Avenue a distance of 762.59 feet to the centerline of 18th Street as depicted on the plat for Mountain Vista-Filing 3;

THENCE North 89° 29' 58" East along the centerline of said 18th Street a distance of 100.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 104.92 feet, said curve has a radius of 745.00 feet, a delta of 8° 04' 10" and is subtended by a chord bearing North 85° 27' 53" East a distance of 104.84 feet to the end point of the curve and to the intersection of the centerline of 18th Street and the Northwesterly prolongation of the Northeasterly line of Tract 2, Mountain Vista-Filing 3;

THENCE South 56° 06' 06" East along the Northeasterly line of said Tract 2 a distance of 461.18 feet to the Northwest corner of Lot 4, Block 2 as depicted on the plat for Mountain Vista-Filing 3;

The following Four (4) courses are along the Easterly and Southerly lines of said Tract 2, Mountain Vista-Filing 3:

THENCE South 10° 41' 50" East a distance of 72.17 feet;

THENCE South 17° 43' 06" East a distance of 160.00 feet;

THENCE South 72° 16' 54" West a distance of 180.00 feet;

THENCE South 17° 43' 06" East a distance of 118.00 feet to the Southerly most Southeast corner of Tract 2, Mountain Vista-Filing 3 and to the **POINT OF BEGINNING**.

TOTAL REZONED AREA for the Mountain Vista Rezone is 370,623 sq. ft. or 8.51 acres, more or less (±).

ZONING SUMMARY		
EXISTING ZONING:	PROPOSED ZONING:	AREA (sq. ft. & ac.)
CITY OF GREELEY "H-A"	CITY OF GREELEY "R-L"	370,623 sq. ft. 8.51 ac. (±)
TOTAL		100%

LEGEND

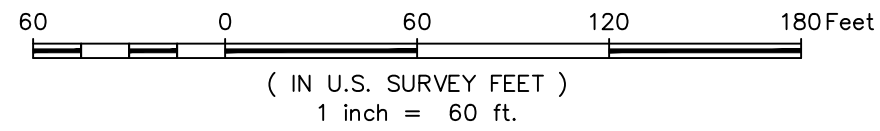
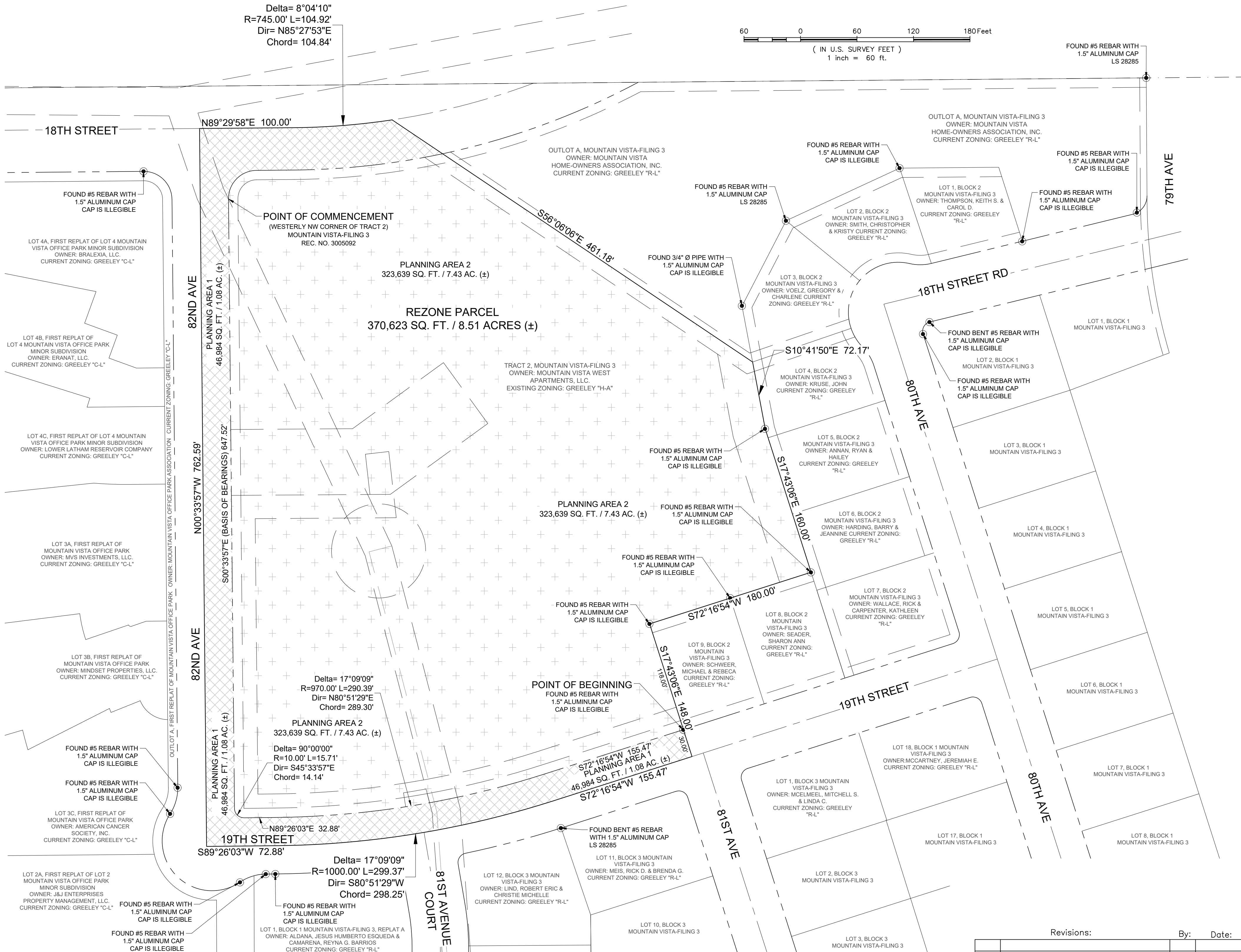
---	SECTION LINE
- - -	RIGHT OF WAY LINE
---	BOUNDARY LINE
---	PROPERTY LINE
---	ROAD CENTERLINE
---	EASEMENT LINE
---	VACATED EASEMENT LINE
●	FOUND PROPERTY CORNER MONUMENT

SURVEYING CERTIFICATE

I, Robert C. Tesseley, a Colorado Registered Professional Land Surveyor do hereby state that this Rezone Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

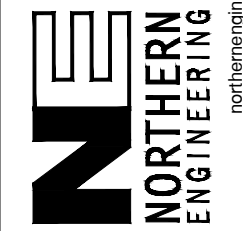
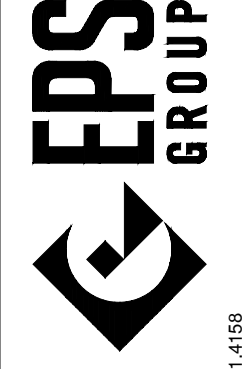
DRAFT
04-30-2024
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tesseley
Registered Professional Land Surveyor LS 38670
For and on behalf of EPS Group, Inc.



NOTICE:
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SECTION:	TOWNSHIP:	RANGE:
8	5 N	66 W of the 6th PM



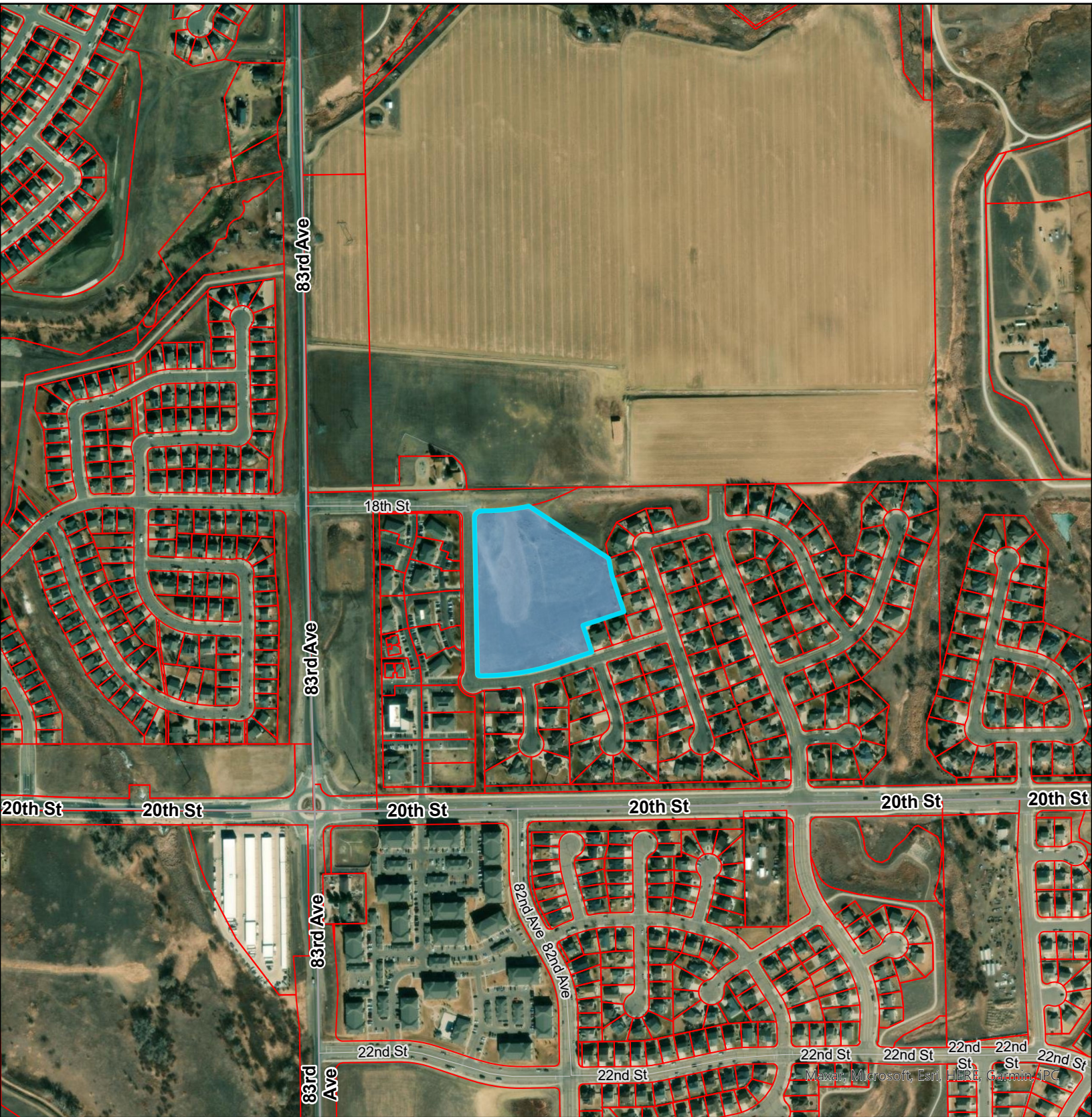
970.291-1458
PORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1159-010	04/30/2024	1" = 60'	R. TESSELEY
CLIENT:			
DRAWN BY:			
S. PAQUIN			

ZONING SUITABILITY MAP
MOUNTAIN VISTA REZONE
CITY OF GREELEY, STATE OF COLORADO

Sheet
3
Of 7 Sheets

Revisions: By: Date:



Legend

-  Subject Site
-  Greeley Parcels



DELICH ASSOCIATES Traffic & Transportation Engineering
 2272 Glen Haven Drive Loveland, Colorado 80538
 Phone: (970) 669-2061 Fax: (970) 669-5034



MEMORANDUM

TO: Joel Hemesath, Journey Homes LLC
 City of Greeley

FROM: Matt Delich

DATE: October 25, 2023

SUBJECT: Mountain Vista Multi-Family Development Trip Generation Comparison
 (File: 2271ME01)



This memorandum provides a trip generation analysis for the proposed Mountain Vista Multi-Family development in Greeley. At a Greeley City Council meeting on October 17, 2023, neighbors expressed concern about the potential traffic from the proposed traditional apartment development. The owner desired to evaluate the impacts of a townhome style development rather than the multi-family development. This memorandum provides a trip generation comparison of the two levels of development and an evaluation/comparison of the peak hour operation at the 83rd Avenue/18th Street intersection.

The **Mountain Vista Multi-Family Intermediate Transportation Impact Study** (TIS), dated December 2022, was submitted to, and accepted by the City of Greeley. The trip generation table and site plan from the cited TIS is provided in Appendix A. There were 100 multi-family apartment dwelling units in the cited TIS. The calculated trip generation for the Mountain Vista Multi-Family development was: 716 daily trip ends, 54 morning peak hour trip ends, and 64 afternoon peak hour trip ends. As noted on the site plan, there was one site access on 18th Street and one site access on 82nd Avenue. Direct public access to 19th Street Road was purposefully eliminated to reduce the likelihood of site traffic utilizing neighborhood streets to the east. Due to the inconvenience [frequent turns] and slow travel time utilizing the neighborhood streets, no site traffic was assigned to that route. It is acknowledged that some traffic may initially use that route to go to/from the east via 20th Street. However, once they realize the inconvenient nature of that route, they will utilize the arterial street system, 83rd Avenue, as the preferred route.

The site plan of the Mountain Vista Townhome development is provided in Appendix B. This plan shows 75 townhome dwelling units. The site accesses to the public street system remain the same. The trip generation was calculated using the **Trip Generation, 11th Edition**, ITE. The proposed townhome use fits the description of Single-Family Attached Housing (Code 215) in the cited reference. The calculated trip generation for the Mountain Vista Townhome development is shown in Table 1. The calculated trip generation is: 522 daily trip ends, 33 morning peak hour trip ends, and 41 afternoon peak hour trip ends.

The traffic generated by the Mountain Vista Townhome development can be accommodated on the current street system. The differences (194 less daily trip ends, 21 less morning peak hour trip ends, and 23 less afternoon peak hour trip ends) are less than that analyzed in the cited TIS. The absolute and relative impact will be less than that shown in the cited TIS.

The level of service (LOS) operation at the 83rd Avenue/18th Street intersection was discussed at the October 17, 2023, Greeley City Council meeting. The peak hour operation [from the cited TIS] is shown in Table 2. The calculated delay associated with the various movements is also shown in Table 2. The peak hour traffic from the new site plan was assigned to this intersection. The short range total peak hour traffic with the townhome concept is shown in Figure 1. The peak hour operation at this intersection is provided in Table 3. Calculation forms are provided in Appendix C. Comparing Table 2 and Table 3 indicates that there will be less delay [better operation] at the subject intersection with the Mountain Vista Townhome Concept.

It is concluded that the trip generation will be lower with the Mountain Vista Townhome Concept, and the operation at the 83rd Avenue/18th Street intersection will improve. Compared to the apartment project the

peak hour overall delay will be reduced by 8-10 percent at the 83rd Avenue/18th Street intersection with the townhome project. Do not hesitate to contact me if there are questions.

TABLE 1
Trip Generation for the Revised Mountain Vista Development

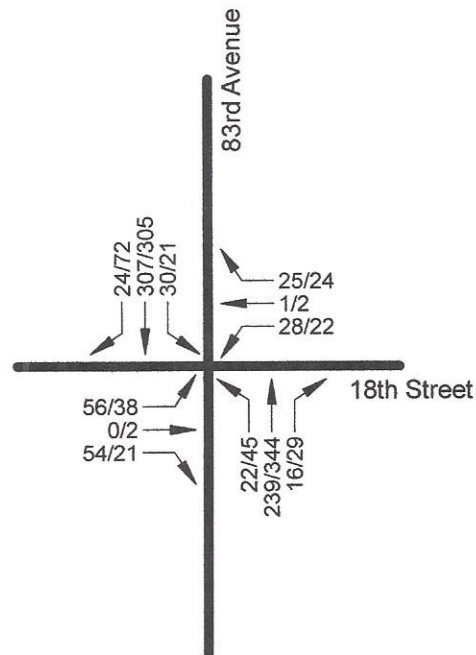
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
215	Single-Family Attached Housing	75 DU	EQ	522	EQ	8	EQ	25	EQ	24	EQ	17

TABLE 2
Short Range (2030) Peak Hour Operation [from cited TIS]

Intersection	Movement	Level of Service	
		AM (delay, sec)	PM (delay, sec)
83 rd Avenue/18 th Street (stop sign) (minor intersection)	EB LT	C (20.0)	D (27.2)
	EB T/RT	A (10.6)	B (11.6)
	EB APPROACH	C (15.4)	C (21.3)
	WB LT/T	C (20.0)	D (25.3)
	WB RT	B (10.1)	B (11.8)
	WB APPROACH	C (15.8)	C (18.4)
	NB LT	A (8.1)	A (8.3)
	SB LT	A (7.9)	A (8.3)
	OVERALL	A (3.9)	A (3.1)

TABLE 3
Short Range (2030) Peak Hour Operation [with revised plan]

Intersection	Movement	Level of Service	
		AM (delay, sec)	PM (delay, sec)
83 rd Avenue/18 th Street (stop sign) (minor intersection)	EB LT	C (19.6)	D (26.1)
	EB T/RT	A (10.6)	B (11.6)
	EB APPROACH	C (15.2)	C (20.6)
	WB LT/T	C (19.1)	C (23.9)
	WB RT	B (10.1)	B (11.7)
	WB APPROACH	B (14.8)	C (17.3)
	NB LT	A (8.1)	A (8.3)
	SB LT	A (7.9)	A (8.2)
	OVERALL	A (3.6)	A (2.8)



← AM/PM

NEW SITE PLAN SHORT RANGE (2030) TOTAL PEAK HOUR TRAFFIC

Figure 1

APPENDIX A

Pages from the Mountain Vista Multi-Family Intermediate Transportation Impact Study

III. PROPOSED DEVELOPMENT

The Mountain Vista Multi-Family site is proposed as a multi-family (apartments) residential development with 100 dwelling units. The Mountain Vista Multi-Family site is located east of 83rd Avenue and south of 18th Street in Greeley. Figure 6 shows a site plan of the Mountain Vista Multi-Family site. The short range (2030) future includes development of the Mountain Vista Multi-Family site and an appropriate increase in background traffic due to normal growth and other potential developments in the area. The site plan shows that the Mountain Vista Multi-Family site will have access to/from 82nd Avenue via a full-movement access that lines up with the north access for the office development on the west side of 82nd Avenue. Eighteenth Street will be extended to the east along the site frontage providing a second site access. The Mountain Vista Multi-Family site will have emergency only access to/from 19th Street via a full-movement access that lines up with the 81st Avenue Court. The analyzed intersections were agreed to in the scoping of this TIS.

Trip Generation

Trip generation is important in considering the impact of a development, such as this, upon the existing and proposed street system. A compilation of trip generation information contained in Trip Generation, 11th Edition, ITE was used to estimate trips that would be generated by the proposed/expected use at this site. A trip is defined as a one-way vehicle movement from origin to destination. Multifamily Housing (Low-Rise) (Code 220) was used as the land use. Table 2 shows the expected trip generation on a daily and peak hour basis. Full development of the Mountain Vista Multi-Family site will generate approximately 716 daily trip ends, 54 morning peak hour trip ends, and 64 afternoon peak hour trip ends.

TABLE 2 Trip Generation												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	Multifamily Housing (low rise)	100 DU	EQ	716	EQ	13	EQ	41	EQ	40	EQ	24

Trip Distribution

The assigned trip distribution for Mountain Vista Multi-Family site was estimated using the existing/future travel patterns, land uses in the area, consideration of trip attractions/productions in the area, and engineering judgment. Figure 7 shows the trip distribution for the short range (2030) future. The trip distribution was agreed to by City staff.



SCALE: 1"=100'

OFFSITE EXISTING DETENTION POND (TO BE IMPROVED TO PROVIDE ADDITIONAL STORAGE AND WATER QUALITY FOR MOUNTAIN VISTA MULTIFAMILY)



SITE PLAN

Figure 6

APPENDIX B

Site plan for the Mountain Vista Townhome Concept



MOUNTAIN VISTA MULTIFAMILY TOWNHOME CONCEPT OPTION

GREELEY, CO

October 13, 2023



APPENDIX C

83rd Avenue/18th Street intersection operation calculation forms for the townhome
concept

HCM 6th TWSC
6: 83rd Avenue & 18th Street

Short Total AM

Intersection

Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	0	54	28	1	25	22	239	16	30	307	24
Future Vol, veh/h	56	0	54	28	1	25	22	239	16	30	307	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	59	30	1	27	24	260	17	33	334	26

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	744	738	347	760	743	269	360	0	0	277	0	0
Stage 1	413	413	-	317	317	-	-	-	-	-	-	-
Stage 2	331	325	-	443	426	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	331	346	696	323	343	770	1199	-	-	1286	-	-
Stage 1	616	594	-	694	654	-	-	-	-	-	-	-
Stage 2	682	649	-	594	586	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	307	330	696	286	328	770	1199	-	-	1286	-	-
Mov Cap-2 Maneuver	307	330	-	286	328	-	-	-	-	-	-	-
Stage 1	604	579	-	680	641	-	-	-	-	-	-	-
Stage 2	644	636	-	530	571	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB					
HCM Control Delay, s	15.2		14.8		0.6		0.7					
HCM LOS	C		B									

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR		
Capacity (veh/h)	1199	-	-	307	696	286	732	1286	-	-		
HCM Lane V/C Ratio	0.02	-	-	0.198	0.084	0.106	0.039	0.025	-	-		
HCM Control Delay (s)	8.1	-	-	19.6	10.6	19.1	10.1	7.9	-	-		
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-		
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.3	0.4	0.1	0.1	-	-		

HCM 6th TWSC
6: 83rd Avenue & 18th Street

Short Total PM

Intersection

Int Delay, s/veh	2.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	2	21	22	2	24	45	344	29	21	305	72
Future Vol, veh/h	38	2	21	22	2	24	45	344	29	21	305	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	300	-	-	115	-	-	105	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	2	24	25	2	27	51	391	33	24	347	82

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	960	962	388	959	987	408	429	0	0	424	0	0
Stage 1	436	436	-	510	510	-	-	-	-	-	-	-
Stage 2	524	526	-	449	477	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	236	256	660	237	247	643	1130	-	-	1135	-	-
Stage 1	599	580	-	546	538	-	-	-	-	-	-	-
Stage 2	537	529	-	589	556	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	213	239	660	215	231	643	1130	-	-	1135	-	-
Mov Cap-2 Maneuver	213	239	-	215	231	-	-	-	-	-	-	-
Stage 1	572	568	-	521	514	-	-	-	-	-	-	-
Stage 2	489	505	-	553	544	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.6	17.3	0.9	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1130	-	-	213	572	215	565	1135	-	-
HCM Lane V/C Ratio	0.045	-	-	0.203	0.046	0.116	0.052	0.021	-	-
HCM Control Delay (s)	8.3	-	-	26.1	11.6	23.9	11.7	8.2	-	-
HCM Lane LOS	A	-	-	D	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.1	0.4	0.2	0.1	-	-



Mountain Vista Rezone

ZON2024-0038

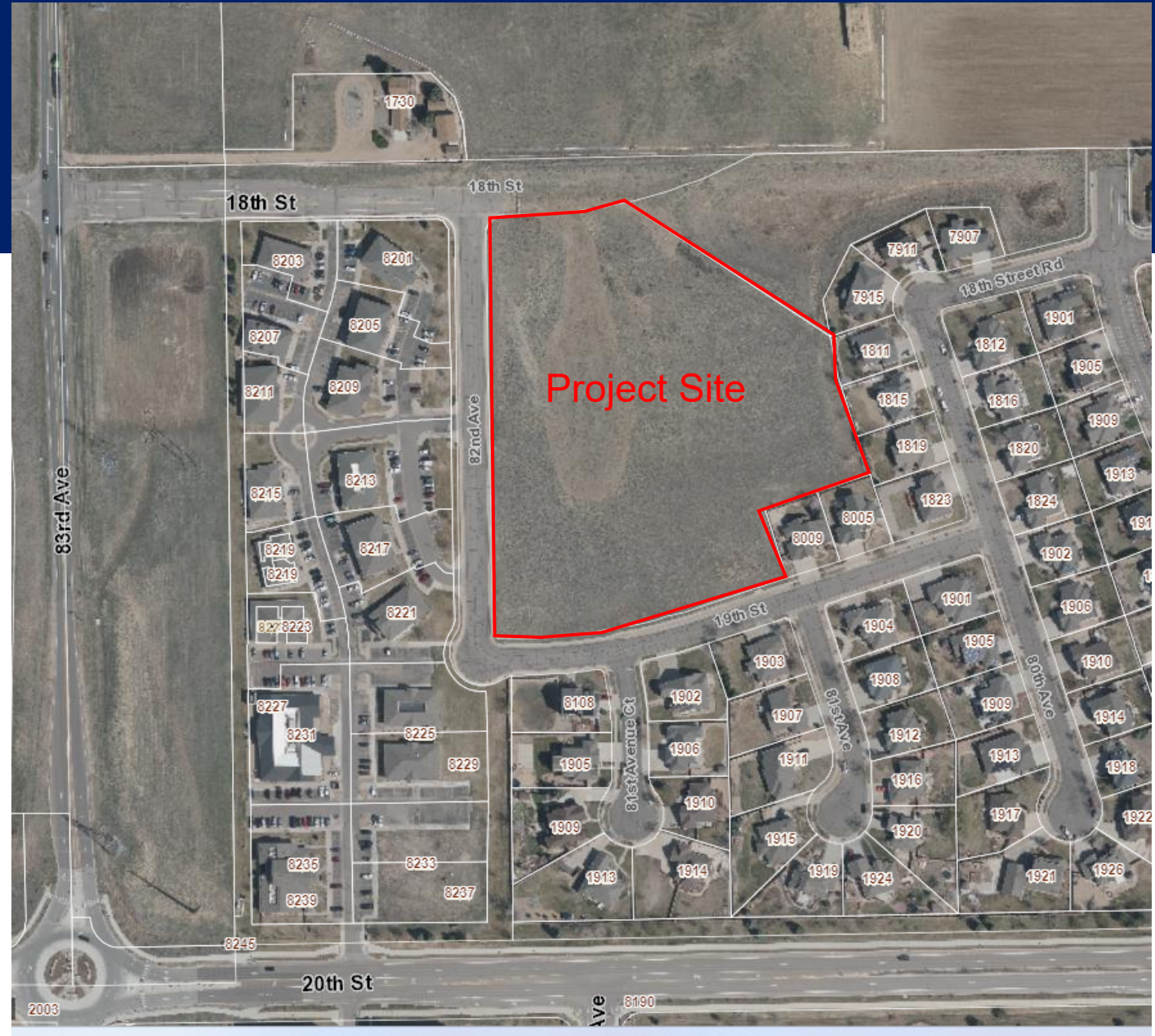
Planning Commission
August 27, 2024
Doug May, AICP | Planner III

Request & Site Background

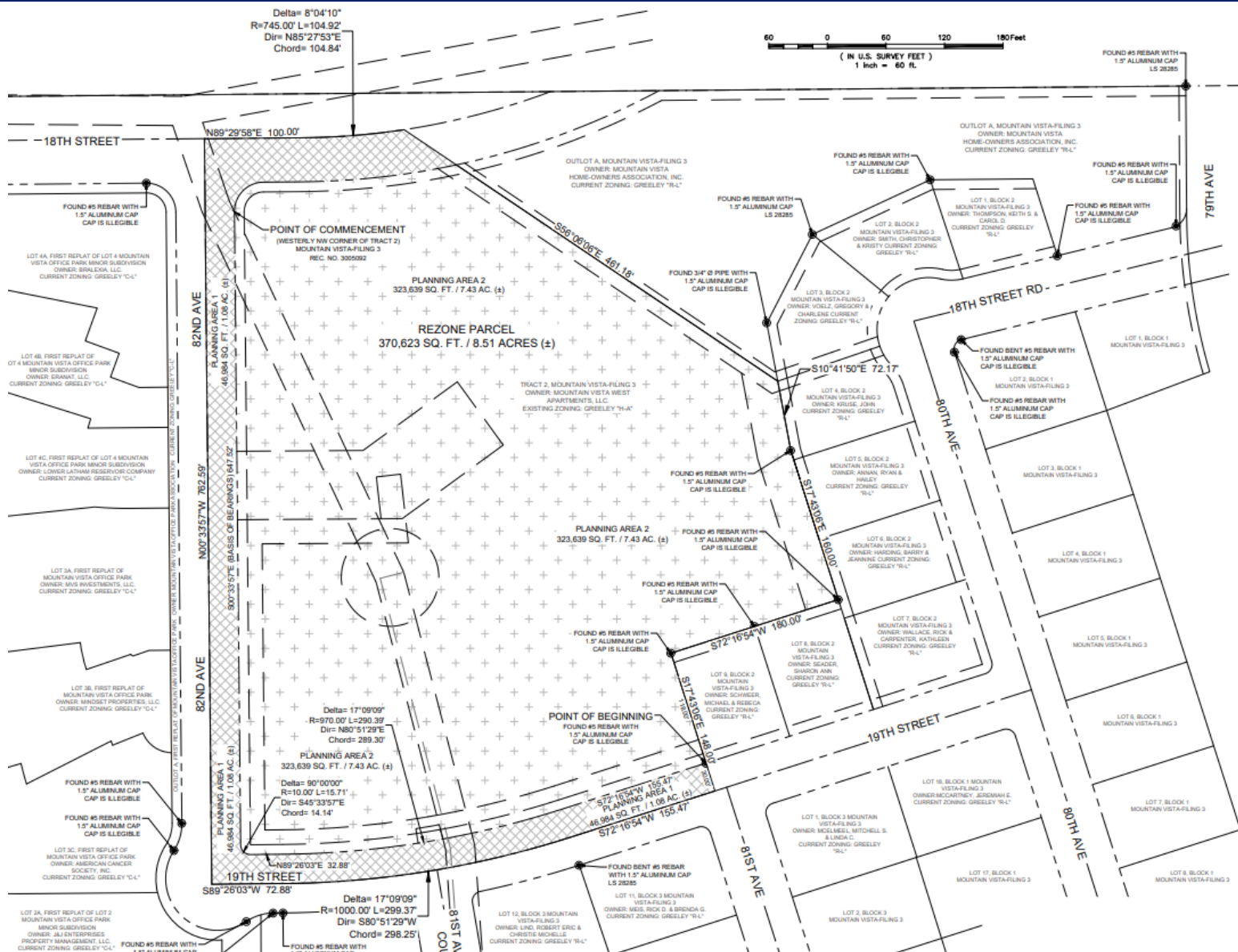
- Request:
 - Rezone 8.51 acres from H-A (Holding Agriculture) to R-L (Residential Low Density)
- Background:
 - Site annexed and zoned in 1982
 - Tract 2 of the Mountain Vista Filing 3 Subdivision (2002)
 - Previous proposal for multi-family denied

Location

- East of 82nd Ave, north of 19th Street
- Surrounding Zoning and Land Uses:
 - North: C-L (Commercial Low Intensity, R-L, Residential Low Density), Vacant land, stormwater detention
 - South: R-L (Residential Low Density), single-family residential
 - East: R-L (Residential Low Density), single-family residential
 - West: C-L (Commercial Low Intensity), professional office



Rezone Plat



Considerations

Approval Criteria

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

Notification

- 357 notice letters
- Signs posted on the property
- Web notice
- Mineral notice completed

Recommendation

- Community Development recommends approval

Recommended Motions

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is in compliance with Section 24-204(b) 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 Planned Unit Development is not in compliance with Section 24-204(b) 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 Encourage a compact urban form over sprawl or leap-frog development.</i> <i>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.</i>
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 use provides opportunities for additional housing.</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. There are several commercial developments approved or under review as well as a detached multifamily project approximately ½ mile north including a drive-through coffee shop and gas station. Currently under review is a mixed-use development containing single-family, mixed-use multifamily, and townhomes, approximately ½ mile to the east.</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 H-A zoning was likely established in 1982 when the property was annexed and has remained undeveloped to this day. It is common for newly annexed properties to be zoned H-A until development is proposed. Over time, much of the surrounding area has been rezoned as development has occurred.</i> |

Review Criteria

Rezoning Review Criteria, Section 24-204(b)

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| 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 for multifamily residential uses. The PUD allows for a cap on density as well as enhanced buffering from the single-family residential uses to the east and south, as compared to a straight re-zone to a zone district that allows multifamily residential uses.</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)

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| 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 housing. The Housing Needs Assessment prepared for the City of Greeley indicates that there is demand for 19,400 housing units over the next 20 years.</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>Anticipated impacts on surrounding properties, especially the single-family neighborhood to the east and south have been considered by maintaining the R-L zone district that surrounds the subject property on three sides.</i> |

Review Criteria



Rezoning Review Criteria, Section 24-204(b)

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| 9) | The recommendations of professional staff or advisory review bodies. |
| | <ul style="list-style-type: none"><i>Planning staff and the Administrative Review Team recommend approval.</i> |

Doug May

From: MICHAEL REMLEY <remley2@comcast.net>
Sent: Wednesday, July 31, 2024 9:37 PM
To: Doug May
Subject: RE: Rezoning ZON2024-0003

Doug,
 Thank you so much for the information. You are always so helpful.
 Respectfully,
 Shelley

On 07/30/2024 8:21 AM MDT Doug May <doug.may@greeleygov.com> wrote:

Hi Shelley,

The current application is only for a rezone from H-A (Holding Agriculture) to R-L (Residential Low Density), which does not allow multi-family units. They were allowed to reuse some of the reports from the previous submittal since the reports show a greater demand than what will actually be built. There is currently no subdivision application submitted. If the rezoning to R-L is approved, they would then need to submit a subdivision application showing the layout and number of lots as well as detailed reports corresponding to the proposal.

Also, I attached the subdivision plat which you had requested. Apologies for the delay, I was out of the office and I've been catching up.

Let me know if you have additional questions.

Thank you,



Doug May, AICP

Planner III

Community Development |Planning

1100 10th Street

Greeley, CO 80631

970-350-9784 | doug.may@greeleygov.com

<http://greeleygov.com/>

From: MICHAEL REMLEY <remley2@comcast.net>

Sent: Monday, July 29, 2024 10:51 PM

To: Doug May <Doug.May@Greeleygov.com>

Subject: Rezoning ZON2024-0003

You don't often get email from remley2@comcast.net. [Learn why this is important](#)

Doug,

After reading through the eTrakit information, it is very confusion that all the maps with water and sewer lines is multifamily units from last application plan. Why do they not have a lay out of the lots with the water and sewer pipe layout? Also, will they have the required ESCP, SWMP, O&M manual, City of Greeley Land Grading Permit, and CDPS prior to presentation to Planning Commission? Thank you for your attention.

Respectfully,

Shelley Remley