Planning Commission Agenda

Regular Meeting

Tuesday, November 12, 2024

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
https://greeleygov.zoom.us/j/85834336993

NOTICE:

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

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

Watch Meetings:

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

Meetings are livestreamed on YouTube at https://www.youtube.com/user/CityofGreeley

Comment in Real Time:

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

Submit Written Comments:

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

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

Meeting agendas and minutes are available on the City's meeting portal at Greeley-co.municodemeetings.com/

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Planning Commission

November 12, 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 October 8, 2024, Planning Commission Meeting Minutes

EXPEDITED AGENDA

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

5. A public hearing continuance request by the applicant to subdivide 69.74± acres located west of the intersection of 71st Avenue and 16th Street into 57 lots, 6 outlots and 3 tracts (Case Number SUB2024-0008, Triple Creek PUD Preliminary Plat).
6. A public hearing request by Hartboom, LLC, to rezone 42.53 acres located at the northwest corner of the intersection of 71st Avenue and 10th Street/Highway 34 Business from R-L (Residential Low Density) and R-H (Residential High Density) to PUD (Planned Unit Development) zone district (Case Number PUD2024-0002, Boomerang PUD).

END OF EXPEDITED AGENDA

7. Staff Report
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 08, 2024
Greeley Planning Commission- October 08, 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
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT
Vice Chair Erik Briscoe

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the September 24, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated September 24, 2024. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

5. A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).

Chair Yeater introduced the item as published. He asked if there was request from the Commission or anyone in the audience to see the presentation, there was, and he invited staff to begin the presentation.

Doug May (Planner III) began by sharing that items #5 and #6 would be presented in one presentation, they are separate items but are the same parcel, item #5 is an Annexation and item #6 is the zoning to go with the Annexation if approved. Chair Yeater introduced item #6 as published.

Mr. May began his presentation sharing the location of the proposed applications and the history of them, as provided in the staff report. The Annexation consists of 2 parcels totaling 300.672 acres, the City Attorney's office has determined that the proposal meets statutory requirements per Colorado State Statute. City Council adopted a resolution on October 1, 2024, accepting that the proposal meets the requirements to proceed in the annexation process. Establishment of zoning requested in

the application includes: 78.4 acres R-E (Residential Estate), 106.6 acres R-L (Residential Low Density) and 115.7 acres R-M (Residential Medium Density). State statures does require zoning to be completed within 90 days of annexation. The parcels are located within the Long-Range Expected Growth Area (LREGA) and the H-A (Holding Agriculture) zone district is generally used to hold undeveloped and agriculture land until other zoning is established. Mr. May shared an aerial view of the location of the proposed applications and a map showing the proposed zoning for the parcels. Annexation considerations related to the Greeley Comprehensive plan showed this proposal does align with the plan.

Continuing, Mr. May shared that the proposed annexation meets the approval criteria in the Greeley Municipal Code, section 24-214.b (a-e). Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed annexation area, public hearing signs were posted on the property. Staff received one email with questions regarding the proposed annexation and one letter in opposition of the annexation. Community Development recommends approval of the proposed annexation.

Regarding the zoning of the parcels, staff finds that the application meets the 9 criteria in Section 24-204 of the Greeley Municipal Code. Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed a zoning area public hearing signs were posted on the property. Staff received one email with questions and one letter in opposition of the application. Community Development recommends approval for the establishment of zoning. That concluded Mr. May's presentation and he offered to answer any questions.

Chair Yeater confirmed with Mr. May the next steps for these applications if approved included a Plat and returning to Planning Commission for any specific use of the land and the applications today only included the Annexation and Zoning of the parcels. Mr. May confirmed this and that no development would be permitted prior to several steps being completed and future Public Hearings. Discussion continued between the Commission and Mr. May regarding right of way for the proposed annexation and the letter received from the Town of Millikan including that city staff is currently working with Millikan to address the concerns and develop agreements between them and the city regarding the concerns with the right of way and who will maintain it.

Further discussion continued regarding what would and would not be allowed in the various zoning districts if approved. Chair Yeater asked if it made sense to move forward with zoning at this time or if it made more sense to establish H-A zoning for this parcel instead of the propose and Mr. May shared that applicant may be able to provide more information on this subject and that he believed they had a user ready to proceed so it was ideal to establish zoning with the annexation in this case. Additional discussion included information on why these parcels to not have any commercial zoning included and that there does not appear to be any mixed uses, taking away from encouraging a walkable, bikeable culture and how limited sewer flow and capacity are a factor in that. The applicant did work closely with other city departments to create a zoning plan that meets the capacity limits of the infrastructure.

With no further questions of staff, Chair Yeater invited the applicant to speak if they wished.

Ken Puncerelli with LAI Design Group (116 Inverness Drive East, Suite 340 Englewood, Colorado) introduced himself and included that he was there to represent the applicant. He shared he prepared a brief presentation that he would like to share and that he would be happy to answer any questions after that. He began by sharing the vicinity map, showing the proximity to the Delentaro development and that there is some walkability with this proposal in relation to other developments nearby. He shared the proposed zoning map and provided that although this version did not show parks and open space his team does intend to have them included in their future applications that will come before the commission. He addressed a question raised about there not being commercial zoning in the

proposed plan and shared that currently the Delentaro development has an extensive amount of commercial zoning and the need for more in this area is just not forecasted at this time, but there would be connectivity and walkability between the proposed parcels and Delentaro. He gave an overview of how this plan coincides with the Greeley Comprehensive Plan and includes separators between the zone districts. That concluded the information that he wanted to share with the Commission, and he provided opportunity for the commission to ask any questions they may have.

Some discussion took place between the Commission and Mr. Puncerelli addressing why his team was pursuing zoning at this time instead of addressing it with a later application, he shared that they have been working with the city staff, attorney's and engineers for a year or longer and that the proposed zoning seems to work with the comprehensive plan and city standards. Some discussion continued regard what a rezone would require in the future and different scenarios that could trigger different processes.

With no further questions of staff or the applicant, Chair Yeater opened the public hearing at 1:40 p.m. for items 5 and 6 on the agenda.

Tyler Throstle (owns property next to these parcels), he wanted to know what processes were taking place to ensure that this proposal adds value over just growth for the sake of growth, this property could work for a variety of different users, and it seems like there is no reason for this property to be the next part of Greeley's growth plan. The traffic flow is never considered, the impact to people in the community isn't at the forefront and its only driven by growth. There is a need for more housing but there is no real plan for how this adds value or how it is improving Greeley. He knows growth is going to happen and that it is inevitable, but it seems like it could be happening in a much more planned out way. He will be impacted by it directly, they farm the land and adding hundreds of houses next door is going to impact the traffic and change the culture of where they live and every other aspect of their life moving forward. He wants to know how the Commission is taking those things into consideration and he would like to hear from the applicant why the planning for the area seems very specific to why certain things are in certain areas. He is led to believe there is already a future idea for what will be going where. He would like to know why that is not included in the presentation today, the final version should have been shared.

Mel Kalen (9952 County Road 54, Milliken, Colorado), he and his wife have owned the property to the south of this one for 30 years. He is concerned about the north/south airstrip that he has on his property. It is 2500 feet in length, approved with a Weld County Special Use Permit and it is a registered FAA air strip. He wants to see that something is done that would stop any confrontations with future property owners. He has both a landing and departure from the north, the runway is only 700 feet from the development, he doesn't know if noise could be a problem. He asks the city and developer make it well know to any property owners of the activity that takes place on his property before they purchase. He also provided a written statement to the record.

Rose Marie Einling (9476 County Road 54, Milliken, Colorado), began by stating that her concern is the plan if annexing, they need to know what the plan looks like. They live in the county because they like the rural setting. They need to see urban farms over houses with giant yards. They need to see the plan before agreeing to annexing the parcels. Where is the sewer and water coming to this area from. The roadways are already busy, what is more development going to do to the traffic. What happens in this area tells the existing property owners what to do, if they should sell or stay. It should be agricultural estates not more big houses and yards.

Andrea Throstle (owns property directly next to this one), she strongly opposes this application. They love where they live, and this is her home. They love the scenic landscape and rural lifestyle.

Development of agricultural lands into housing and commercial spaces threatens the irreversibility and alters the very fabric of our neighborhoods leading to declining property values. It diminishes the quality of life for residents in the area. Weld County has an agricultural history dating back to the area's founding. Profit is coming at the expense of our local character by transforming these lands into housing and developed lots risks severing the vital connection to the past and diminishes the qualities that make Weld County special. As development is considered we must recognize the pressures that accompany rapid urbanization, increased housing and commercial uses often lead to overcrowding and creates strains on local resources and traffic congestion. She stated that if anyone had been on 402 during any part of the day, you would realize that this is a very busy and bad road to drive on. Adding additional people is unthinkable to consider how it could work. No long-term resident would agree that adding development here would be good or desirable. Growth and sustainability need to be balanced she asked the Planning Commission to consider any plans very closely and implored them to prioritize preservation of farmland culture and quality of life.

With no further requests for comment from the public, Chair Yeater asked the applicant if they wished to comment.

Ken Puncerelli returned to the podium to address the comments from the Public Hearing. He shared his team is following the correct process that is required. They do not have a subdivision layout just yet and have provided what they have shown today. Water and sewer will be coming from Delentaro to the north as part of that development and there is also a waterline on 257. Any traffic concerns will be addressed with future applications and will be the responsibility of the development to meet city standards. When they have a more developed plan, they will be happy to meet with neighbors to share it with them and be receptive to feedback.

Commissioner Franzen asked if the airstrip that was mentioned in one of the public comments was being taken into consideration and the applicant referred to Mr. May to respond. He provided that; it would be considered when the subdivision design was submitted in future applications.

With no further discussion needed, Chair Yeater closed the public hearing at 1:43 p.m.

Commissioner Andersen motioned that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council. Commissioner Carlson seconded the motion.

Motion carried 3-3 (Vice Chair Briscoe absent).

6. A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).

Presentation and public hearing took place with item number 5.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of Zoning to the City Council. Commissioner Franzen seconded the motion.

Commissioner Schulte recommended that the zoning be postponed at this time so that some of the

concerns brought up during public hearing can be examined.

Chair Yeater supports the zoning proposed and would like to see the future plans as well as concerns that were brought up during the public hearing addressed.

Commissioner Modlin shared he is in support with this zoning.

Commissioners Andersen and Carlson shared they agreed with Commissioner Schulte and that the zoning should be decided later with more information being provided and some of the concerns have been addressed further.

Michael Axelrad (City Attorney) clarified rules on alternative motions being recommended on the zoning. With no further discussion needed, Chair Yeater asked the Commission if there was an alternate motion.

Commissioner Schulte moved that based on the application received in the proceeding analysis the Planning Commission find that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of H-A (Holding Agriculture) Zoning with subsequent application in conjunction with a subdivision plan to the City Council. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

7. Staff Report

Brian McBroom (Community Development Director) shared it was a great week for the planning department last week. They took part in helping organize the Colorado Chapter of the American Planning Association conference in Loveland. They assisted in two mobile tours, and it was a great opportunity for the city to shine amongst the professional planning community. He thanked Commissioners Andersen and Briscoe for attending. At the conference, the City of Greeley received a State Planning Excellence Merit award for work on 10th Street area plan showing how higher density affordable housing could occur as part of redevelopment and for work on the Housing Needs Assessment.

Additionally, staff hosted an event last Friday evening for the Sunrise neighborhood as work begins on the East Subarea plan. It had high attendance and was well received. Kudos to the planning team for organizing and facilitating a great meeting.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 p.m.

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Erik Briscoe, Vice Chair

_____

Brian McBroom, Community Development Director

Planning Commission Agenda Summary

November 12, 2024
Key Staff Contact: Jeff Woeber, Planner III

Title:

Case Number SUB2024-0008, Triple Creek PUD Preliminary Plat

Summary:

A public hearing continuance request by the applicant to subdivide 69.74± acres located west of the intersection of 71st Avenue and 16th Street into 57 lots, 6 outlots and 3 tracts (Case Number SUB2024-0008, Triple Creek PUD Preliminary Plat).

Recommended Action:

Continuance to December 08, 2024

Attachments:

1. Continuance Request Memo

Community Development
Planning Division
MEMORANDUM

TO: Greeley Planning Commission

FROM: Jeffrey Woeber, Planner III

DATE: November 12, 2024

RE: Continuance Request

OVERVIEW
This is a request to continue an application for the Triple Creek Preliminary Plat, No. SUB2024-0008. The Subdivision proposes to subdivide a property 69.74± acres in size into 57 lots, 6 outlots, and 3 tracts. The property is within a Planned Unit Development (PUD).

The property is located west of the of the intersection of 71st Avenue and 16th Street.

There is a 30-day minimum for "Surface Development Notice" required by Code, which was not able to be met in time for the November 12 meeting.

REQUEST
Staff requests the Planning Commission continue SUB2024-0008 to December 10, 2024.

Planning Commission Agenda Summary

November 12, 2024
Key Staff Contact: Jeff Woeber, Planner III

Title:

Case Number PUD2024-0002, Boomerang PUD

Summary:

A public hearing request by Hartboom, LLC, to rezone 42.53 acres located at the northwest corner of the intersection of 71st Avenue and 10th Street/Highway 34 Business from R-L (Residential Low Density) and R-H (Residential High Density) to PUD (Planned Unit Development) zone district (Case Number PUD2024-0002, Boomerang PUD).

Recommended Action:

Approval

Attachments:

1. Staff Report
2. Attachment A - Vicinity Map
3. Attachment B- Zoning Map
4. Attachment C - Narrative
5. Attachment D- PUD Plan Set
6. Attachment E -Notice Boundary Map
7. Staff Presentation
8. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEM: Rezone 42.53 acres from an R-L (Residential Low Density) and R-H (Residential High Density) Zoning District to a PUD (Planned Unit Development)

FILE NUMBER: PUD2024-0002

PROJECT: Boomerang PUD

LOCATION: Northwest corner of the intersection of 71st Avenue and 10th Street/HW 34

APPLICANT: Ryan McBreen on behalf of Hartboom, LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: November 12, 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 24-205(c) and 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering an application for a Planned Unit Development (PUD) with two Planning areas. One of the two Planning Areas allows residential uses, and the other allows mixed use commercial and residential. The property is approximately 42.53 acres and is located at the northwest corner of the intersection of 71st Avenue and 10th Street/Highway 34 Business.

A. REQUEST

The applicant proposes to establish Planned Unit Development (PUD) zoning on approximately 42.53 acres currently zoned R-L (Residential Low Density) and R-H (Residential High Density). There is a small drainage/pond area at the northern-most area of the property that is zoned C-D (Conservation District) which would not be developed and not included in the PUD. The Boomerang PUD includes two planning areas.

Planning Area A is 25.2 acres and would allow residential uses including single-family dwellings, duplexes and small apartments above garages. The density would be limited to 15 dwelling units per acre. Planning Area A is proposed as a "for-rent" development where single-family and duplex residences will not be on separate, platted lots but on one lot under common ownership.

Planning Area B is 17.3 acres, and would allow relatively higher density residential development, as well as commercial/non-residential uses permitted in the *Greeley Development Code's* C-H Commercial Zoning District. Density for Planning Area B is up to 25 units per acre.

Staff notes the density limitations within the PUD are considerably less than that allowed under R-H zoning, which may be as high as 45 dwelling units per acre. Maximum building height in both Boomerang PUD Planning Areas is 35 feet, where R-H zoning is up to 60 feet.

The applicant's narrative states there will be "common lots and tracts" within the PUD (with the residential rentals not on individually platted lots under individual ownership). Residential and commercial development as applicable will require Site Plan Review processes. These will involve landscaping plans, outdoor lighting plans and shall be consistent with architectural and other specific residential and nonresidential development standards as required by the *Greeley Development Code.*

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning

North: R-H, C-D (Residential High Density, Conservation District)
South: R-H and R-E (Residential High Density and Residential Estate)
East: R-H and R-L (Residential High Density and Residential Low Density)
West: R-H (Residential High Density)

Abutting Land Uses

North: Golf Course, Residential
South: Golf Course, 10th Street, Residential
East: Tointon Academy School, Commercial
West: Golf Course

Site Characteristics:

The subject property is currently undeveloped and is 42.53 acres in size. It is relatively flat, with a manmade detention pond located along the northern boundary of the parcel.

D. BACKGROUND

The subject property is described as Lot 4, Tointon Academy Subdivision. The plat for Tointon Academy is recorded in the records of the Weld County Clerk and Recorded at Reception No. 4790585, on 01/03/2022. The school to the east was constructed in 2021, and the golf course bordering the site to the west, north and south was established in 1991. Lot 4 was within property involved in a land swap/IGA between the City of Greeley and Greeley-Evans School District 6 in 2021. The School District then sold Lot 4, which was acquired by the current owner/applicant in late 2023.

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 categorized as "Mixed Use" on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. A "Neighborhood Center" is identified for the intersection of 10th Street at 71st Avenue, with Planning Area B being at the northwest corner of this intersection.

Mixed Use, according to the Plan, includes "…higher density housing types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options." The Plan recommends commercial, retail and service uses in the Mixed Use areas.

A Neighborhood Center "offers opportunities for smaller scale commercial nodes that serve the surrounding neighborhood. They support a range of commercial, retail and service uses…"

Additionally, the following comprehensive plan goals support the subject application:

Goal ED-3: Attract and maintain employed, skilled, and adaptable workforce.
The Boomerang development would establish rental housing other than a high-density apartment scenario, adding housing options attractive to Greeley's existing and future workforce.

Goal GC-2: Promote a balanced mix and distribution of land uses.
The two proposed planning areas promote a mixture of various residential and potential commercial uses. One primary benefit of a PUD is the ability to allow a balanced mix and distribution of uses.

Goal HO-1: Improve access to housing for all income levels, ages, and physical abilities and Goal HO:2 Encourage a broad diversity of housing options
The residential development within the Boomerang PUD would provide options that are not widely available in Greeley at this time, with single-family and duplex rentals, as well as small apartments available over garages all in a centralized setting. This will provide a diversity of options, with access by various income levels, ages and physical abilities.

Staff finds the proposed PUD is in accordance with the goals and objectives of the Comprehensive Plan, and the PUD does not conflict with that or other Plans or policies adopted by the City.

2. **The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
   Staff Comment: The intent of the Planned Unit Development is to provide a mixed use and suburban neighborhood that is compatible with the area. The proposal is consistent with other planned development in the vicinity.

   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: It is in the public interest to provide the uses that would be possible through the Boomerang PUD. This general area of Greeley has changed and developed significantly in recent years and the PUD will provide flexible and attractive options.

   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 site has been zoned R-H and R-L, and was recently considered for residential development under that zoning as is now being proposed. The *Greeley Development Code* did not provide zoning standards under regular non-PUD zoning to provide for the single-lot for-rent project. The PUD is seen by Planning staff as the best option to allow the development to move forward.

   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 would enable development compatible with character of the area. The conceptual plans in the PUD show streets, buildings, etc. are consistent with development in this area of the City. Comments by Greeley Parks indicate "cash in lieu" of a park within the PUD is appropriate for this project as it is within the service area of future, planned neighborhood parks.

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: Services and facilities are available for anticipated uses. Staff has worked closely with City and other utilities, Public Works, the Greeley Fire Department and other agencies to ensure availability of services and facilities.

   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: Development of this site will help fulfill a need for rental housing, as well as mixed use development that is not feasible under the existing zoning. The PUD zoning is more appropriate for serving the community than the current zoning.

   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: Planning staff and review agencies have worked to minimize impacts from the proposed development, with access, traffic and drainage being considered. There will be fencing and buffering adjacent to the golf course to the west. These impacts have been considered at the PUD review stage, and staff notes a Site Plan Review will be required where specific landscaping and exterior lighting plans and architectural standards will be reviewed for compliance the Greeley Development Code standards.

   The request complies with this criterion.

9. **The recommendations of professional staff or advisory review bodies.**
   Staff Comment: Planning staff and the Administrative Review Team recommend approval.
   The request complies with this criterion.

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

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

   Staff comment: The proposal allows a mix of uses to be incorporated into the area in a way that achieves greater consistency and more specificity than standard zones would allow.

   The request complies with this criterion.

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

   Staff comment: The proposed PUD plan provides flexibility that will not have potential negative impact on the community's health, safety and welfare. The residential for-rent concept is fairly innovative and unique in Greeley, and it appears likely this type of rental development will become more prevalent in the future. The PUD does have a design that is both innovative and fits with the purpose of the existing residential zoning districts. The PUD proposes at least four residential building types and will include single-family cottages (some with detached garages and some with an Accessory Dwelling Unit (ADU) above the garage, as well as paired home/duplexes.

   The request complies with this criterion.

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

   Staff comment: The request is consistent sound planning principles and is consistent with applicable goals and objectives of the Comprehensive Plan.

   The request complies with this criterion.

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

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

   The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is described as Lot 4, Tointon Academy Subdivision. The plat for Tointon Academy is recorded in the records of the Weld County Clerk and Recorded at Reception No. 4790585, on 01/03/2022.

2. HAZARDS

According to the City's GIS the subject property is not within or near any FEMA Flood Zones, nor is it within an "Ecologically Sensitive Area" according to the City's maps. Topography is fairly flat, with no apparent hazardous slope areas.

3. WILDLIFE

The applicant provided a required Biologist's Report, which does have some recommendations for the subject property regarding the pond to the north of the site, raptor nesting season, and tree removal during nesting the season. These recommendations have been applied to the PUD (see page 1 of PUD Plan Set, attached).

4. FLOODPLAIN

None of the subject property is within any designated FEMA floodplain.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land. Conceptual stormwater facilities were considered in review of the PUD. Drainage and erosion control will be examined in greater detail through any future land use requests including required Subdivision and Site Plan Review processes.

6. TRANSPORTATION

The subject site would be accessed via 71st Avenue into 8th Street, which intersects with Dundee Avenue that then extends north to 4th Street. Access and traffic have been considered and reviewed by the City's Public Works and EDR Departments. Plans for any required access improvements will require review and approval with a future Site Plan Review, with improvements to be implemented with development of the PUD property.

G. SERVICES

1. **WATER**
   Water mains exist in proximity to the site (in 8th Street and Dundee Avenue). The applicant is responsible to install necessary extensions to serve development on the site.

2. **SANITATION**
   Water mains exist in proximity to the site (in 8th Street and Dundee Avenue). The applicant is responsible to install necessary extensions to serve development on the site.

3. **EMERGENCY SERVICES**
   The site is served by the Greeley Fire and Police Department. Fire Station #7 being on 10th Street approximately 0.4 mile east of the subject site.

4. **PARKS AND OPEN SPACES**
   Comments by Greeley Parks indicate "cash in lieu" is appropriate for this project as it Is within the service area of future, planned neighborhood parks. Minimum open space for each of the two Planning Areas is 30 percent.

5. **SCHOOLS**
   The subject site is within the Greeley Evans School District 6 (D6). The Tointon Academy is located adjacent to the PUD site to the east, with the West Ridge Academy Charter School east of that, across 71st Avenue. Frontier Academy High School is approximately ¾ mile southeast of the PUD site. Land dedication or cash-in-lieu for schools would be required with future residential development on the site per D6 standards and formulas.

6. **METROPOLITAN DISTRICT**
   N/A

H. NEIGHBORHOOD IMPACTS

1. **VISUAL**
   No significant negative visual impacts are anticipated as a result of development associated with the PUD. Development of the site must comply with perimeter landscaping and architectural standards.

2. **NOISE**
   No noise impacts are anticipated as a result of this application. Any noise created by future development is regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Notices were mailed on October 11, 2024, to 74 surrounding property owners and residents located within 1000 feet of the subjects property boundary. One sign was posted on the site per the Development Code noticing requirements. A notice was posted to the City of Greeley website per the Development Code noticing requirements. A neighborhood meeting was held at the West Ridge Academy School on September 26, 2024, with no attendees from the public. Staff has received no inquiries at this writing and is aware of no opposition.

J. MINERAL ESTATE OWNER NOTIFICATION

Staff has determined the statutory requirement for mineral notices does not apply if no additional lots are being created, which is the case with this PUD. Subdivision and/or Site Plan Review processes will require such notice as applicable.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommended (Approval)

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

Alternative (Denial)

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

ATTACHMENTS

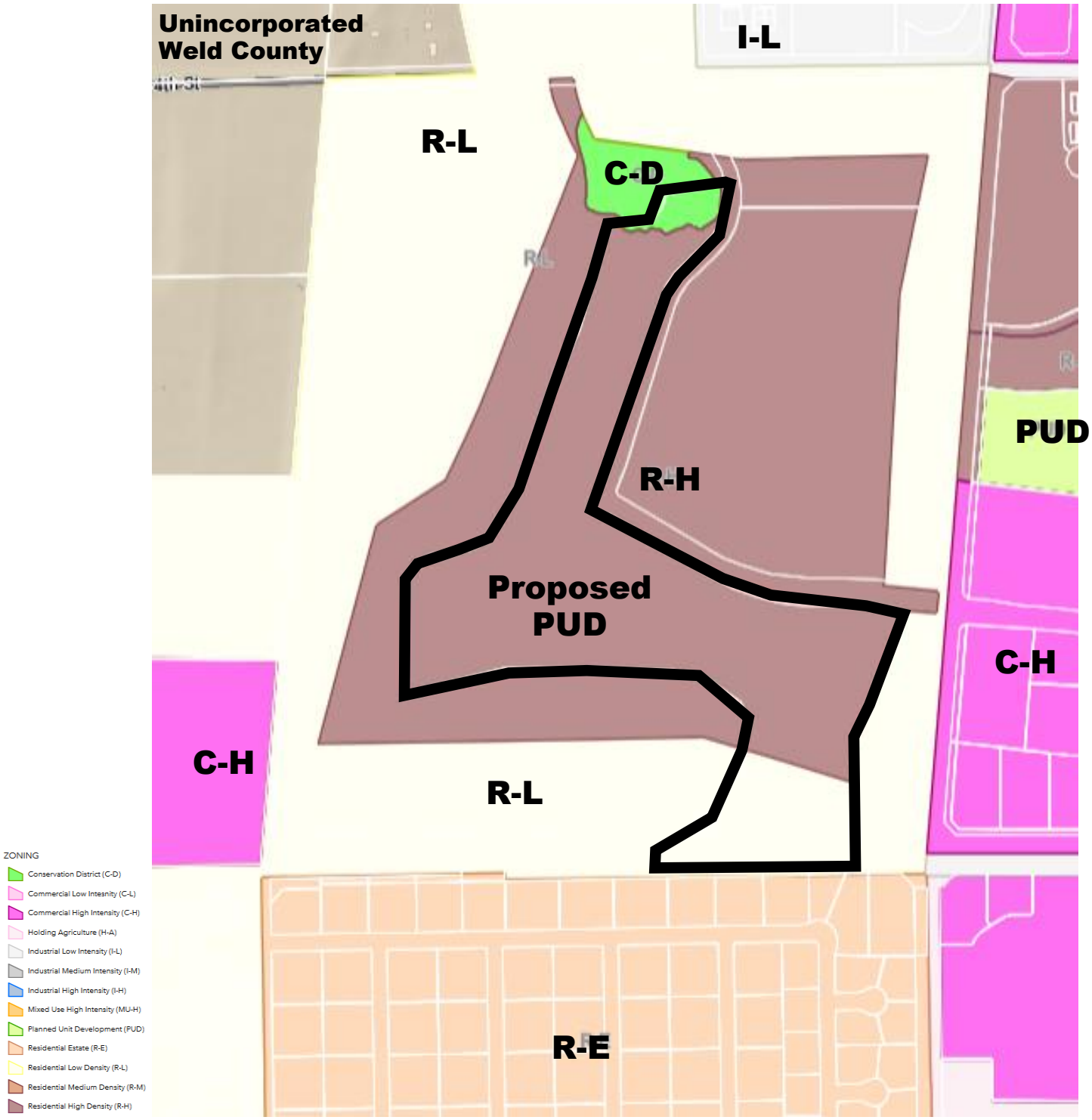
Attachment A – Vicinity Map
Attachment B – Zoning Map
Attachment C – Project Narrative
Attachment D – PUD Plan Set
Attachment E – Neighborhood Notification Boundary Map

Vicinity Map, PUD2024-0002 Boomerang PUD
City of Greeley Planning Commission November 12, 2024

City of Greeley Colorado

N
W E
S

Zoning Map, PUD2024-0002 Boomerang PUD
City of Greeley Planning Commission November 12, 2024



(Not to Scale)

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Fort Collins, Colorado 80524
970.409.3414

October 21, 2024

Mr. Jeff Woeber
City of Greeley– Planning & Zoning
1100 10th Street - 2nd Floor
Greeley, CO 80631

Re: Boomerang PUD
Planned Unit Development - Letter of Intent

Dear Mr. Woeber:

On behalf of the applicant, Hartboom, LLC, Norris Design is pleased to provide the following materials for a planned unit development within the City of Greeley. Please find enclosed the required application materials for a Planned Unit Development submittal, as required by the City of Greeley. The proposed development is generally located to the northwest of the corner of 71st Avenue and 10th Street, adjacent to Tointon Academy and Boomerang Trails Golf Course. This application has been prepared by and for the following parties:

Applicant
Hartboom, LLC
4801 Goodman Rd
Timnath, Colorado
dderbes@hartfordco.com
Contact: Dave Derbes

Planner / Landscape Architect
Norris Design
244 North College Ave. #165
Fort Collins, Colorado 80524
rmcbreen@norris-design.com
Contact: Ryan McBreen

Civil Engineer
United Civil
19 Old Town Square #238
Fort Collins, CO 80524
kbrazelton@unitedcivilTED.com
Contact: Kevin Brazelton

Architect
DTJ Design
3101 Iris Ave Ste. 130
Boulder, CO 80301
olopez@dtjdesign.com
Contact: Omar Lopez

In addition to this Letter of Intent, the following items, as confirmed with Staff, are included in this Planned Unit Development submittal package:

- Development Application
- Letter of Authorization from Property Owner
- Title Commitment
- PUD Plan Set
- Drainage Report
- Traffic Impact Study
- Hydraulic Analysis
- Biological Report

Introduction

This Boomerang PUD is an exciting and innovative mixed-use development proposed in the City of Greeley. Hartford Homes and its selected development team are intimately aware of the housing needs in northern

Colorado and have identified this site as an ideal location for mixed-use, mixed-density infill development. This PUD seeks to create two distinct planning areas;

- Planning Area A – Proposed is a single-family for-rent community to include a mix of single-family cottages, duplexes, and small apartments above garages all located within several common lots and tracts. These new homes are supported by a centrally located pool and clubhouse and other amenities strategically located throughout. Parking is provided by a mix of surface and garage parking options. A conceptual layout is depicted within the PUD documents presented as part of this application. Most of the proposed standards drafted as part of this PUD relate to this proposed use and the unique development challenges it proposes.
- Planning Area B – This PUD Master Plan proposes establishing the zoning for this planning area that permits commercial/non-residential uses consistent with the C-H zone designation, while also permitting limited residential uses that can include additional single-family for rent product, such as what is proposed on Planning Area A, as well as multi-family residential at up to 25 du/ac.

The property is currently zoned with a mixed of Residential Low (R-L), Residential High (R-H), and a small area of Conservation District (C-D). The areas denoted as R-L and R-H are being rezoned to PUD, with the small area of C-D remaining unchanged with no development planned.

The development of these distinct planning areas will allow for concurrent and future mixed-use development that addresses the needs of the community, objectives of the comprehensive plan, and the existing environment near the site, both natural and built.

Planned Unit Development Review Criteria

As addressed below, the Applicant believes this proposed Planned Unit Development meets the applicable Planned Unit Development Review Criteria found in *Section 24-205 – Planned Unit Development* of the City of Greeley Development Code.

Review Criteria.

1. *Generally.* Review, recommendations, and decisions for new PUDs shall be based on the following criteria:

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

    Response: This planned unit development meets the long-range planning goals established in the Comprehensive Plan and provides additional specificity to the development code guidelines for a project of this type. This planned unit development proposes a residential development that is not considered in the development code, but one that is not expressly prohibited; this PUD seeks to create a planning approach to permit new housing solutions in the City of Greeley. This planned unit development will address the following objectives stated in the Imagine Greeley Comprehensive Plan:

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

      Response: This project proposes a mixture of medium to high density residential uses which promote a compact urban form on this infill site. The utilization of an infill site with existing infrastructure and resources helps to combat sprawl.

- *Objective HO-2.1 Diversity in New Development - Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.*

  Response: The project proposes a variety of medium to high-density residential units, including a single-family for-rent product, which addresses the acute need for missing middle housing.

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

  Response: Safe, attractive new construction is proposed which addresses the scarcity of rental housing in Greeley, while also offering renters the ability to choose from several different types of residential living.

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

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

2) Involves innovative concepts that were not anticipated by the Development Code; or

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

Response: The planning approach and housing solutions addressed through this planned unit development involve innovative residential housing concepts and involve a uniquely shaped and positioned parcel of land, ripe for in-fill development. The contents of this planned unit development will further address the concept, the approach, the design, and how this project will further benefit the welfare of the community per 1), above. A mix of densities, and housing types, provide an innovative approach to in-fill housing in this market. Currently, prospective renters in the City of Greeley are constrained to a market of aging housing or more traditional garden-level multi-family, with limited selection regarding density, housing type, and price point. The planned unit development seeks to make change by facilitating the construction of a diversity of housing resources, including missing middle housing, with a design approach that addresses the challenges of this uniquely shaped and positioned piece of property. This PUD will plan for single-family for rent, multi-family, and commercial use in proximity to each other. The applicant team understands that such a unique planning approach requires creative thinking, and collaboration with staff as the proposed development does not fit neatly into the zoning and development regulations as currently written. This planned unit development application will be pursued to address the unique planning constraints and create opportunities on the site.

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

Response: The Comprehensive Plan identifies this area as a mixed-use neighborhood. Mixed Use Neighborhoods are defined by a mixture of uses including residential uses between 4 and 20 du/acre with "higher-density housing types such as duplexes, townhomes/row homes, and smaller-scale apartment buildings, as well as accessory dwelling units" encouraged (Imagine Greeley, page 102). Small-scale commercial, retail, and service uses are encouraged in this area, with amenities such as schools, parks, and religious institutions encouraged as well. Public recreation amenities border the property to the north and west, with the newly constructed Tointon Academy located to the northeast. This planned unit development will align with the use cases outlined in the Mixed Neighborhood Comprehensive Plan area.

d) The plan meets all of the review criteria for zoning map amendments in section 24-204. Review Criteria (Section 24-204 b. 1.):

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.

   Response: As described previously within this letter, the development team has read, referenced, and designed with the comprehensive plan and zoning documents for the City of Greeley in mind. A planned unit development has been pursued to establish standards for a design that does not currently exist in the City of Greeley, particularly regarding mixed-use and single-family for-rent typologies.

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

   Response: Per the Development Code, Section 24-401:

   "The R-H district provides multifamily residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense nonresidential uses and where a high level of accessibility, public amenity, and support services are immediately available."

   This proposal allows a diversity of residential opportunities, including multi-family in a moderate density pattern in a suburban neighborhood of the City of Greeley. This parcel is characterized by proximity to lower-density neighborhoods, with proximity to arterial roads including 10th Street and 71st Avenue, as well as proximity to non-residential uses including a school (public amenity) across the street, and opportunities for support services and supporting commercial both on-site and in adjacent development areas. Once again, this PUD does not seek to circumvent City standards but rather provide an opportunity to develop a residential use that does not fit cleanly within current City requirements and create a area in Planning Area B that is conducive to development.

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.

   Response: With the realignment of the Boomerang Golf Course, the development of Tointon Academy, the area has changed and the property, specifically at the corner of 10th and 71st requires rezoning to accommodate the type of development that the City is pursuing in this area. With the type of residential development proposed for Planning Area A, and the need to zone Planning Area B to accommodate further development, the PUD was the correct route to get the type of zoning that meets the goals and objectives laid for this part of the City.

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

   Response: The planned unit development is not being pursued because the development proposal does not conform to the existing zoning, but rather, the development and design standards for the proposed use case do not exist. The proposed PUD proposes standards more conducive to the type of development proposed, while generally consistent with the underlying zoning, minor modifications are required to allow this use unique development type.

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.

   Response: The planned unit development will permit development that complements the existing and future land uses in the vicinity. The proposed planned unit development will not significantly differ from the standards in the existing RH and CH zone districts and will continue to help this property grow in the vision that the City saw for this property.

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.

   Response: Being an infill development, Boomerang is located with the ability for the City and other agencies to provide the necessary services and facilities. Ongoing conversations with Staff and interested agencies have confirmed the ability to serve development in this area.

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.

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Fort Collins, Colorado 80524
970.409.3414

Response: The objective of this PUD is to provide a residential type that fits the missing middle category, in such, a certain level of density must be achieved to make the project marketable and attainable for future residents. Additionally, being located at a high visibility corner such as 10th and 71st, a certain level of consistency and flexibility will be required to attract the right users for the future developable areas.

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.

Response: In the applicant's opinion, this PUD is being pursued to achieve more sound planning, design, and engineering practices and does not foresee negative impacts to the surrounding area, quite the opposite shall be achieved. This PUD will allow the development of more attainable, missing middle housing that the City has proclaimed is needed, as well as providing the opportunity for more residential and non-residential development that is consistent with the ongoing growth seen in the 10th Street corridor.

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

Response: This PUD was carefully crafted following extensive discussions with Staff, we believe our objectives are in line with the City's goals and visions for this property and will be bringing a new community that is a net positive for the City of Greeley.

We look forward to collaborating with the City of Greeley on the review and development of this PUD. Feel free to contact me directly 970.409.3414 or at rmcbreen@norris-design.com should you have any comments, questions, or requests for additional information.

Sincerely,
Norris Design

Ryan F. McBreen
Principal

BOOMERANG

PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002

LEGAL DESCRIPTION

AN AREA OF LAND BEING LOT FOUR (4) OF TOINTON ACADEMY SUBDIVISION FINAL PLAT RECORDED JANUARY 3, 2022 AT RECEPTION NO. 4790585, WITHIN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 5 AND ASSUMING THE EAST LINE OF THE SE1/4 OF SAID SECTION 5, AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 22098 AT THE SOUTH END AND BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34990 AT THE NORTH END, AS BEARING NORTH 05°12'34" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2855.63 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 89°02'42" WEST ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5 A DISTANCE OF 920.88 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 4;
THENCE ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINE OF SAID LOT 4 BY THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:
THENCE NORTH 00°57'08" WEST A DISTANCE OF 118.11 FEET;
THENCE NORTH 63°10'35" EAST A DISTANCE OF 183.05 FEET;
THENCE NORTH 11°48'12" EAST A DISTANCE OF 112.46 FEET;
THENCE NORTH 05°32'30" EAST A DISTANCE OF 167.58 FEET;
THENCE NORTH 27°10'44" WEST A DISTANCE OF 66.68 FEET;
THENCE NORTH 58°40'54" WEST A DISTANCE OF 147.53 FEET;
THENCE NORTH 76°05'21" WEST A DISTANCE OF 141.51 FEET;
THENCE NORTH 88°21'26" WEST A DISTANCE OF 539.34 FEET;
THENCE SOUTH 87°34'49" WEST A DISTANCE OF 141.35 FEET;
THENCE SOUTH 76°49'31" WEST A DISTANCE OF 393.77 FEET;
THENCE NORTH 00°00'00" WEST A DISTANCE OF 370.87 FEET A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 185.43 FEET, SAID CURVE HAS A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 81°43'28", AND IS SUBTENDED BY A CHORD BEARING NORTH 40°51'44" EAST A DISTANCE OF 170.10 FEET;
THENCE NORTH 81°43'28" EAST A DISTANCE OF 101.84 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 167.77 FEET, SAID CURVE HAS A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 48°03'46", AND IS SUBTENDED BY A CHORD BEARING NORTH 57°41'35" EAST A DISTANCE OF 162.89 FEET;
THENCE NORTH 33°39'42" EAST A DISTANCE OF 160.63 FEET;
THENCE NORTH 19°49'30" EAST A DISTANCE OF 362.34 FEET;
THENCE NORTH 27°14'10" EAST A DISTANCE OF 270.73 FEET;
THENCE NORTH 16°56'18" EAST A DISTANCE OF 392.44 FEET;
THENCE NORTH 84°26'18" EAST A DISTANCE OF 137.88 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 117.73 FEET, SAID CURVE HAS A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 67°27'15", AND IS SUBTENDED BY A CHORD BEARING NORTH 50°42'40" EAST A DISTANCE OF 111.05 FEET;
THENCE NORTH 16°59'04" EAST A DISTANCE OF 30.09 FEET;
THENCE NORTH 81°10'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 AND ALONG THE EASTERLY EXTENSION THEREOF A DISTANCE OF 263.50 FEET TO A POINT ON A CURVE (POC) AND TO THE CENTERLINE OF DUNDEE AVENUE PER SAID TOINTON ACADEMY SUBDIVISION FINAL PLAT;
THENCE ALONG THE CENTERLINE OF SAID DUNDEE AVENUE BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
THENCE ALONG THE ARC OF CURVE CONCAVE TO THE WEST AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 263.48 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 60°23'06", AND IS SUBTENDED BY A CHORD BEARING SOUTH 18°19'39" WEST A DISTANCE OF 251.45 FEET;
THENCE SOUTH 48°31'12" WEST A DISTANCE OF 140.29 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 129.88 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 29°45'55" AND IS SUBTENDED BY A CHORD BEARING SOUTH 33°38'15" WEST A DISTANCE OF 128.42 FEET;
THENCE SOUTH 18°45'17" WEST A DISTANCE OF 567.66 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO NORTHWEST A DISTANCE OF 181.64 FEET, SAID CURVE HAS A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 10°24'26", AND IS SUBTENDED BY A CHORD BEARING SOUTH 23°57'30" WEST A DISTANCE OF 181.39 FEET TO THE CENTERLINE OF EIGHTH (8TH) STREET PER SAID TOINTON ACADEMY SUBDIVISION FINAL PLAT;
THENCE ALONG THE CENTERLINE OF SAID 8TH STREET BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
THENCE SOUTH 61°21'58" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 460.53 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 478.92 FEET, SAID CURVE HAS A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 27°26'25", AND IS SUBTENDED BY A CHORD BEARING SOUTH 75°05'10" EAST A DISTANCE OF 474.36 FEET;
THENCE SOUTH 88°48'23" EAST A DISTANCE OF 207.68 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 70.08 FEET, SAID CURVE HAS A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 04°00'56", AND IS SUBTENDED BY A CHORD BEARING SOUTH 86°47'55" EAST A DISTANCE OF 70.07 FEET;
THENCE SOUTH 84°47'27" EAST A DISTANCE OF 248.25 FEET TO THE CENTERLINE OF SEVENTY-FIRST (71ST) AVENUE PER CORRECTED STREET AND EASEMENT DEDICATION PLAT OF HEWLETT-PACKARD PROPERTY RECORDED MARCH 2, 1983 AT RECEPTION NO. 1919075, WITHIN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;
THENCE SOUTH 05°12'34" WEST ALONG A LINE THAT IS PARALLEL WITH AND TEN (10) FEET EAST AS MEASURED AT A RIGHT ANGLE TO THE EAST LINE OF THE SE1/4 OF SECTION 5 A DISTANCE OF 885.08 FEET TO THE SOUTH LINE OF THE SW1/4 OF SECTION 4;
THENCE NORTH 89°55'12" WEST ALONG THE SOUTH LINE OF SAID SW1/4 A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED AREA OF LAND CONTAINS 42.53 ACRES (+/-1,852,661 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

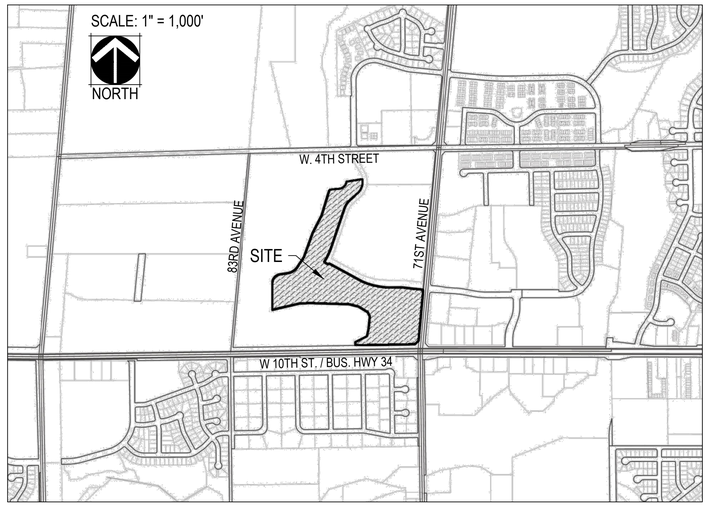
INTENT STATEMENT

THIS BOOMERANG PUD ESTABLISHES THE ZONING FOR A 42.53 ACRE PARCEL LOCATED WITHIN THE CITY OF GREELEY. PROPOSED ARE DEVELOPMENT STANDARDS FOR LOWER DENSITY, MIXED-RESIDENTIAL DEVELOPMENT WITHIN PLANNING AREA 'A', AND THE ESTABLISHMENT OF A MIXED ZONING PERMITTING RESIDENTIAL AND/OR NONRESIDENTIAL DEVELOPMENT WITHIN PLANNING AREA 'B'.

GENERAL NOTES

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

VICINITY MAP



ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS AND CONCEPTUAL SITE PLAN LAYOUT DEPICTED WITHIN THIS PUD PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATIVE CONCEPTS EXPRESSED IN THE NARRATIVE AND DEVELOPMENT STANDARDS PROVISIONS OF THIS PUD. THEY ARE NOT INTENDED TO BE FINAL NOR DO THEY REPRESENT THE ULTIMATE BUILD OUT OF THIS PROJECT, BUT RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY AS IT DEVELOPS.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILDOUT OF THIS PROJECT. GIVEN THE SCALE OF THIS PROJECT AND THE ASSOCIATED TIMELINE IT WILL TAKE TO DEVELOP, IT IS ESSENTIAL THAT THIS PUD BE APPROVED WITH AN UNDERSTANDING OF INHERENT FLEXIBILITY. IN GRANTING FINAL SITE PLAN AND/OR PLAT APPROVAL, THE CITY OF GREELEY SHALL HAVE FINAL APPROVAL OF VARIATIONS FROM THE PURPOSE OF ESTABLISHING:

- FINAL ROAD ALIGNMENT
- FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
- FINAL BUILDING ENVELOPES
- FINAL ACCESS AND PARKING LOCATIONS
- FINAL PARCEL DEFINITIONS
- FINAL DETENTION
- FINAL SIGNAGE / MONUMENTATION DESIGN AND LOCATION
- LANDSCAPING ADJUSTMENTS
- ANY OTHER SIMILAR DESIGN ITEMS ENCOUNTERED THROUGH THE FUTURE DEVELOPMENT OF THIS PROJECT THAT DO NOT CONTRADICT THE INTENT OF THIS PUD

BIOLOGISTS REPORT RECOMMENDATIONS

- SWCA RECOMMENDS THAT BEFORE CONSTRUCTION, DEVELOPER INSTALL BARRIER FENCING ALONG THE LIMITS OF DISTURBANCE AROUND THE POND AND ASSOCIATED WETLAND IN THE NORTHERN PORTION OF THE PROJECT AREA. BARRIER FENCING WILL MINIMIZE THE POTENTIAL FOR SEDIMENTATION FROM PROPOSED CONSTRUCTION ACTIVITIES FROM ENTERING THOSE WATERBODIES.
- IF CONSTRUCTION IS PROPOSED TO TAKE PLACE DURING RAPTOR NESTING SEASON (TYPICALLY FEBRUARY 15 TO JULY 31), SWCA RECOMMENDS A PRECONSTRUCTION NEST SURVEY TO CONFIRM THAT NO NEW RAPTOR NESTS HAVE BECOME ESTABLISHED WITHIN THE PROJECT AREA. IF AN ACTIVE NEST IS IDENTIFIED, THE DEVELOPER SHOULD ADHERE TO CPW'S RECOMMENDED BUFFER ZONES AND SEASONAL STIPULATIONS FOR COLORADO RAPTORS (CPW 2020)
- IF TREES REQUIRE REMOVAL, THEY SHOULD BE CUT OUTSIDE THE SONGBIRD NESTING SEASON (TYPICALLY APRIL 1 TO AUGUST 31) TO AVOID ANY POTENTIAL LOSS OF ACTIVE NESTS WITH YOUNG, WHICH WOULD BE IN VIOLATION OF THE MBTA. IF TREE REMOVAL IS PROPOSED TO START WITHIN THE NESTING SEASON FOR SONGBIRDS, SWCA RECOMMENDS THAT PRECONSTRUCTION CLEARANCE SURVEYS TAKE PLACE NO EARLIER THAN SEVEN DAYS PRIOR TO TREE REMOVAL .
- THIS STUDY ASSUMES THAT ALL DELINEATED AQUATIC RESOURCES WILL BE AVOIDED AND THAT NO USACE SECTION 404 CLEAN WATER ACT PERMITTING IS REQUIRED. AS THE SITE DESIGN PROGRESSES, HARTFORD HOMES SHOULD EVALUATE POTENTIAL IMPACTS TO WATERS OF THE UNITED STATES TO MAINTAIN COMPLILANCE WITH THE CLEAN WATER ACT.

CONSULTANTS

APPLICANT

HARTBOOM, LLC.
4801 GOODMAN STREET
TIMNATH, CO 80534
DAVE DERBES
DDERBES@HARTFORDCO.COM

PLANNER / LANDSCAPE ARCHITECT

NORRIS DESIGN
244 NORTH COLLEGE AVE. #165
FORT COLLINS, CO 80521
RYAN MCBREEN
RMCBREEN@NORRIS-DESIGN.COM

CIVIL ENGINEER

UNITED CIVIL
19 OLD TOWN SQUARE
SUITE 238
FORT COLLINS, CO 80524
KEVIN BRAZELTON
KBRAZELTON@UNITEDCIVIL.COM

ARCHITECT

DTJ DESIGN
3101 IRIS AVENUE
SUITE 130
BOULDER, CO 80301
OMAR LOPEZ
OLOPEZ@DTJDESIGN.COM

CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SITE PLAN AND THE CITY OF GREELEY DEVELOPMENT CODE.

FOR HARTBOOM, LLC.

BY: _____
(SIGNATURE)

TITLE: _____ DATE: _____

PLANNED UNIT DEVELOPMENT CERTIFICATION

THIS PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

FOR HARTBOOM, LLC.

BY: _____
(SIGNATURE)

TITLE: _____

DATE: _____

ATTEST: _____
SECRETARY / TREASURER

PLANNING COMMISSION

RECOMMENDED BY THE GREELEY PLANNING COMMISSION ON THIS _____ DAY OF _____ , 20 _____ .

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____ , 20 _____ .

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DEVELOPMENT REVIEW MANAGER

DEVELOPMENT REVIEW MANAGER DATE

SHEET INDEX

1 COVER
2 COMMITMENT MATRIX
3-7 EXISTING CONDITIONS
8 MASTER DEVELOPMENT PLAN
9-13 CONCEPTUAL SITE LAYOUT
14-15 DEVELOPMENT STANDARDS

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PEOPLE + PLACEMAKING
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GREELEY, CO 80634

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TIMNATH, CO 80547

DATE:
SUB 01 06-27-2024
SUB 02 08-29-2024
SUB 03 10-09-2024

SHEET TITLE:
COVER

CHECKED BY:
DRAWN BY:

BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002

COMMITMENT MATRIX

IMPROVEMENT OR COMMITMENT	PLAN PREPARATION & APPROVAL	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
DETENTION PONDS & RELATED FACILITIES	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT. ADDITIONAL IMPROVEMENTS WITHIN PLANNING AREA B THAT MAY BE REQUIRED FOR PLANNING AREA A SHALL BE CONSTRUCTED WITH PLANNING AREA A, AND VICE VERSA.	PRIVATE DEVELOPER	OWNER	PRIVATE
DRAINAGE CHANNELS	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
INTERNAL COMMUNITY TRAILS	SITE PLAN	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
LANDSCAPE TRACTS	SITE PLAN	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
PUBLIC RIGHT-OF-WAY IMPROVEMENTS	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	CITY OF GREELEY	CITY OF GREELEY
PRIVATE DRIVES, ALLEYS AND SIDEWALKS	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
PRIVATE STORM SEWER FACILITIES	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
UTILITIES - DRY	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	UTILITY PROVIDER	UTILITY PROVIDER
PUBLIC UTILITIES - WET (INCLUDING POTABLE WATER, NON-POTABLE WATER, SANITARY SEWER, ETC.)	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT. ADDITIONAL IMPROVEMENTS WITHIN PLANNING AREA B THAT MAY BE REQUIRED FOR PLANNING AREA A SHALL BE CONSTRUCTED WITH PLANNING AREA A, AND VICE VERSA.	PRIVATE DEVELOPER	CITY OF GREELEY	CITY OF GREELEY
PRIVATE UTILITIES - WET (INCLUDING POTABLE WATER, NON-POTABLE WATER, SANITARY SEWER, ETC.)	CONSTRUCTION DOCUMENTS	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT. ADDITIONAL IMPROVEMENTS WITHIN PLANNING AREA B THAT MAY BE REQUIRED FOR PLANNING AREA A SHALL BE CONSTRUCTED WITH PLANNING AREA A, AND VICE VERSA.	PRIVATE DEVELOPER	OWNER	PRIVATE
FENCE ALONG BOOMERANG GOLF COURSE	SITE PLAN	IMPROVEMENTS FOR PLANNING AREA A TO BE BUILT AS PART OF PLANNING AREA A DEVELOPMENT. IMPROVEMENTS FOR PLANNING AREA B TO BE BUILT AS PART OF PLANNING AREA B DEVELOPMENT.	PRIVATE DEVELOPER	OWNER	PRIVATE
TRAFFIC CALMING 1) TRAFFIC CALMING DEVICES, I.E. SPEED HUMPS AND/OR RAISED CROSSWALKS ALONG DUNDEE BETWEEN 4TH AND 8TH STREET MUST BE DESIGNED IN ACCORDANCE WITH CITY OF GREELEY STANDARDS. 2) "NO PARKING" SIGNAGE WILL BE REQUIRED ON THE SOUTH SIDE OF 8TH STREET (DUNDEE AVENUE TO 71ST AVENUE) AND THE WEST SIDE OF DUNDEE AVENUE (4TH STREET TO 8TH STREET). 3) CROSSWALK MARKINGS SHALL BE INSTALLED AT THE DUNDEE AVENUE / 8TH STREET INTERSECTION WITH STOP BARS.	SITE PLAN	IMPROVEMENTS TO BE INSTALLED AS PART OF INITIAL PHASE OF DEVELOPMENT.	PRIVATE DEVELOPER	CITY OF GREELEY	CITY OF GREELEY

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BOOMERANG
PLANNED UNIT DEVELOPMENT

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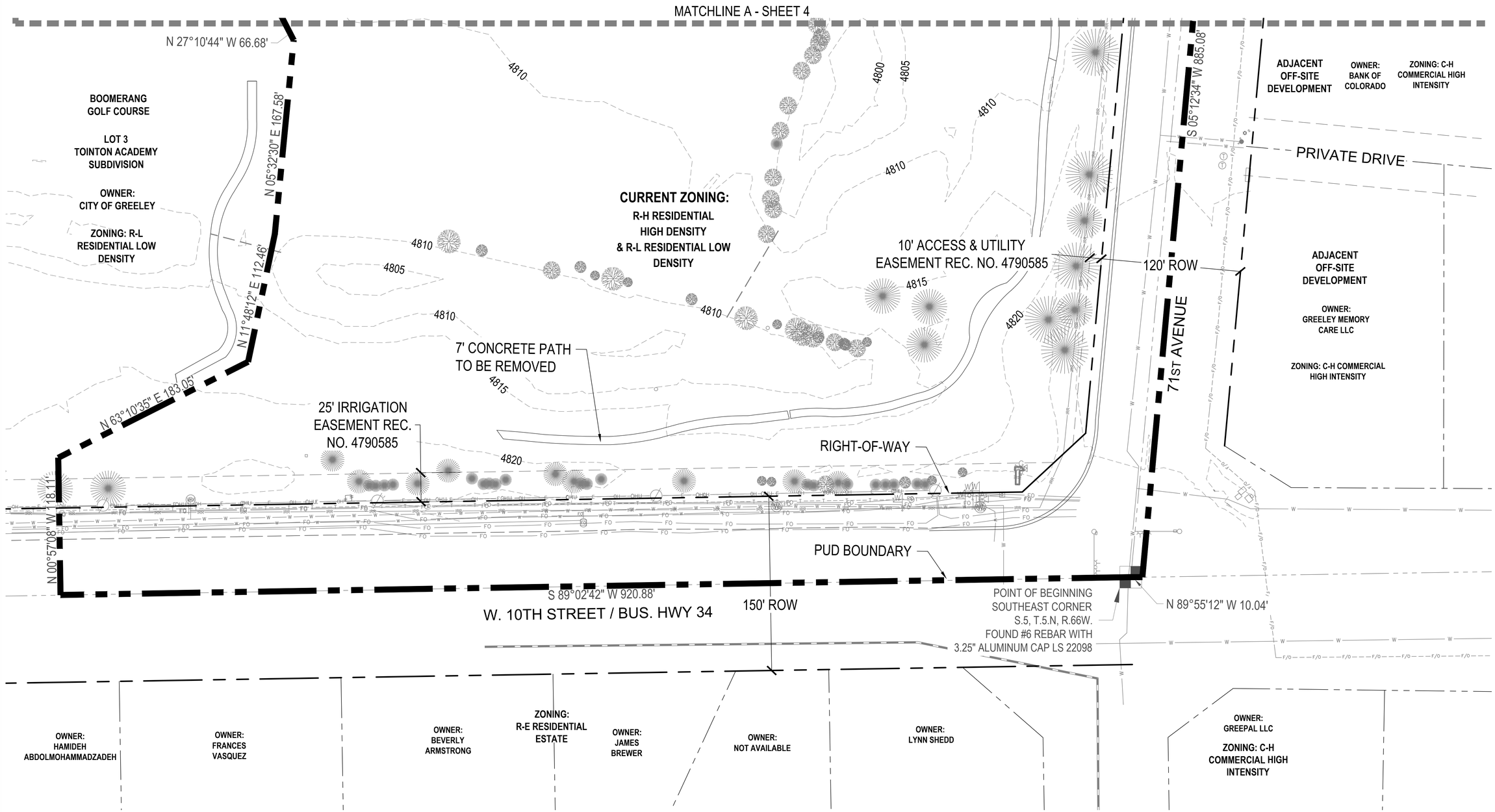

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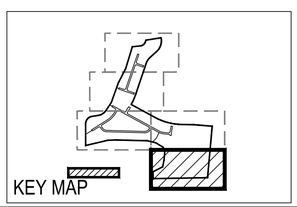
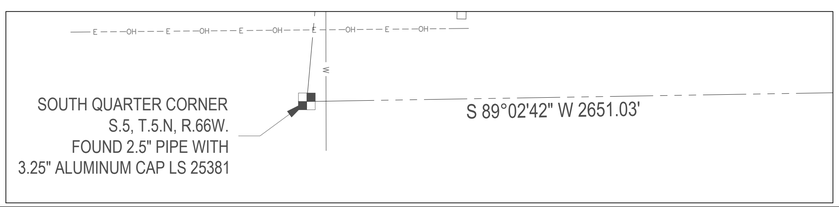
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- 4810 — 5' CONTOUR
- SECTION LINE
- EXISTING TREE





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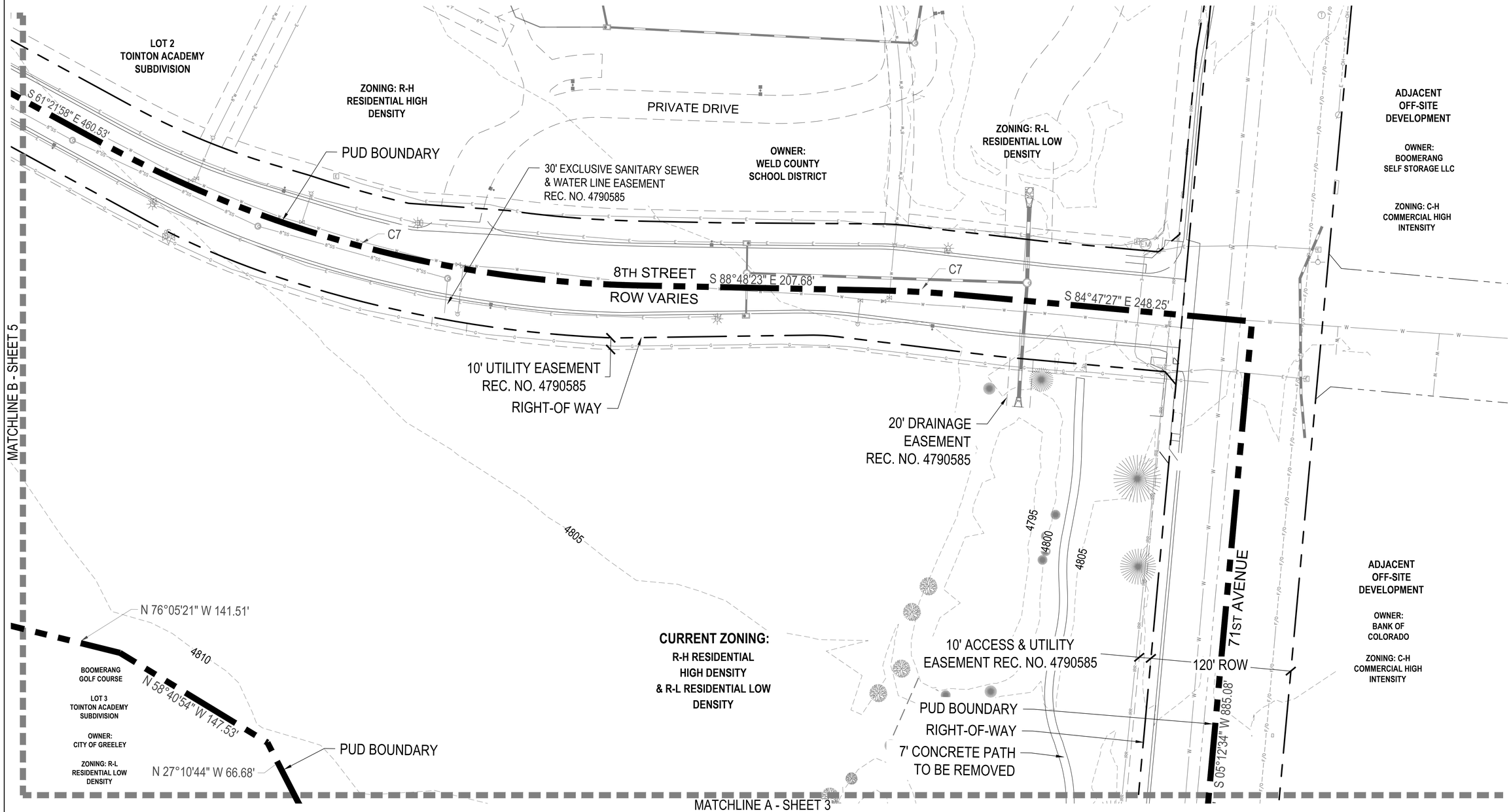

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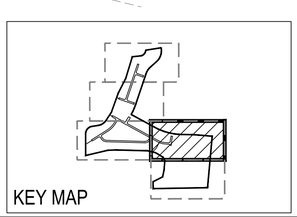

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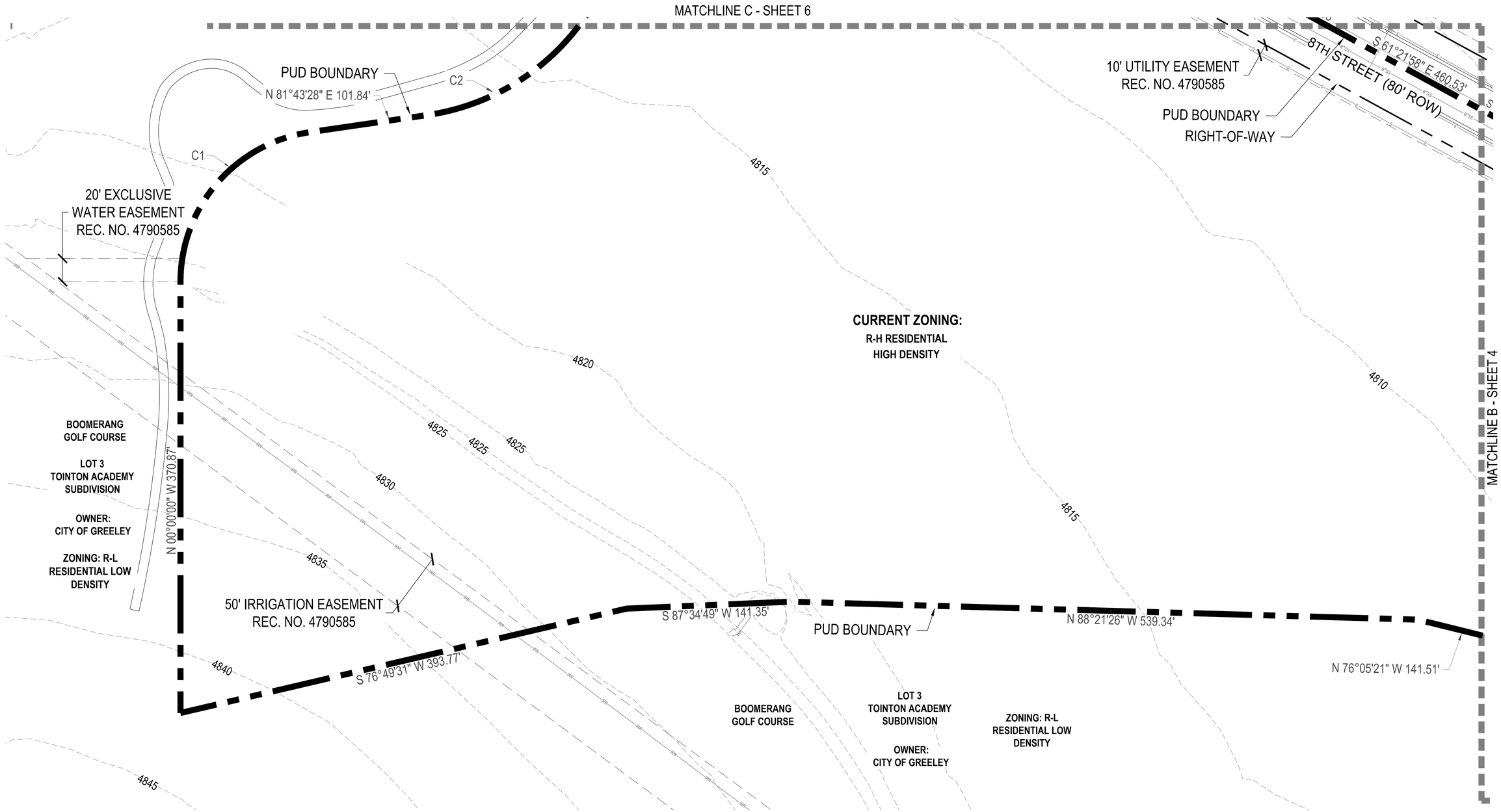

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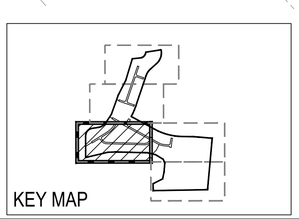

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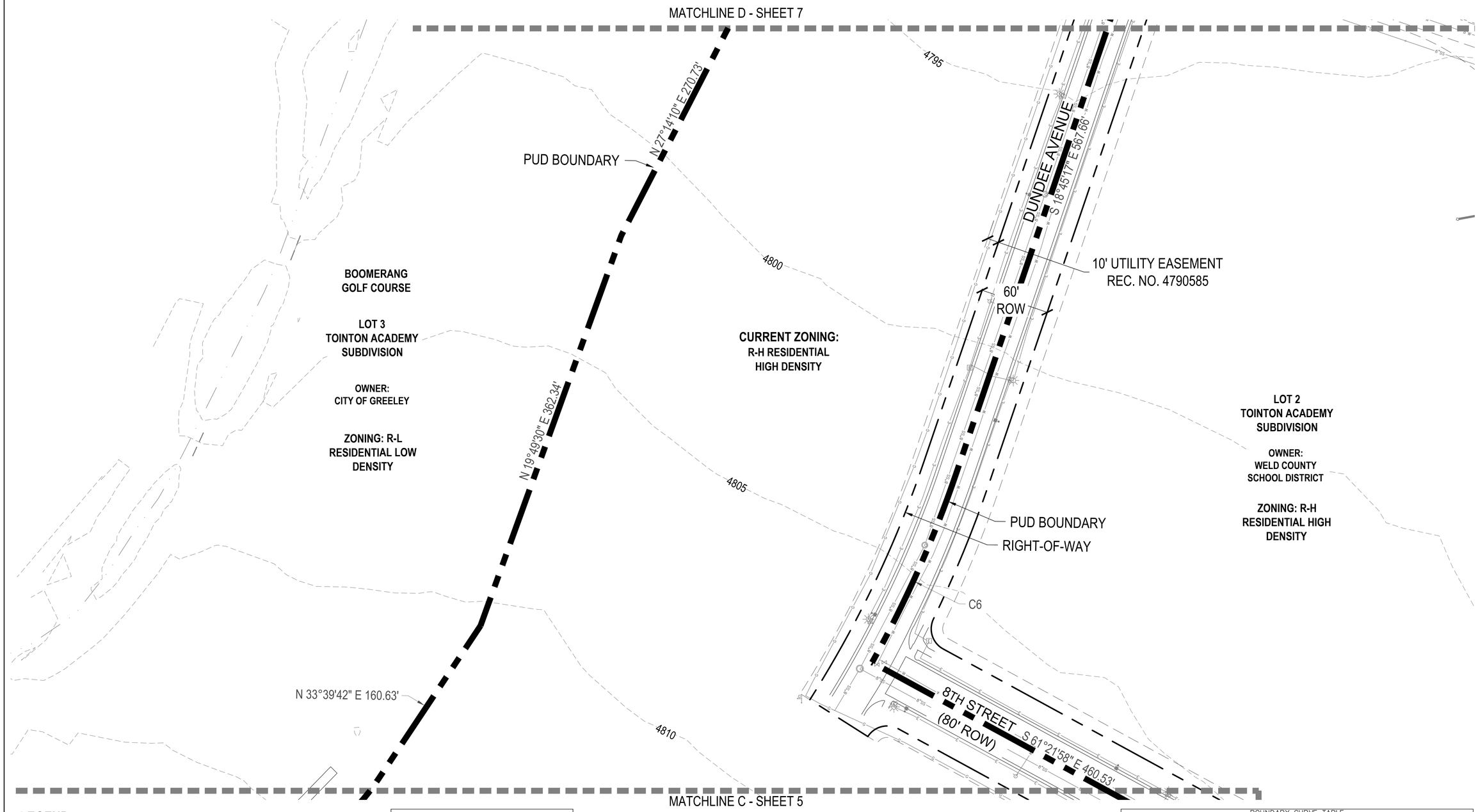

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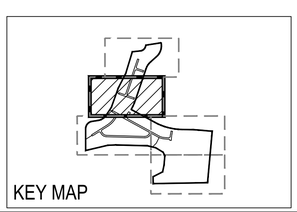

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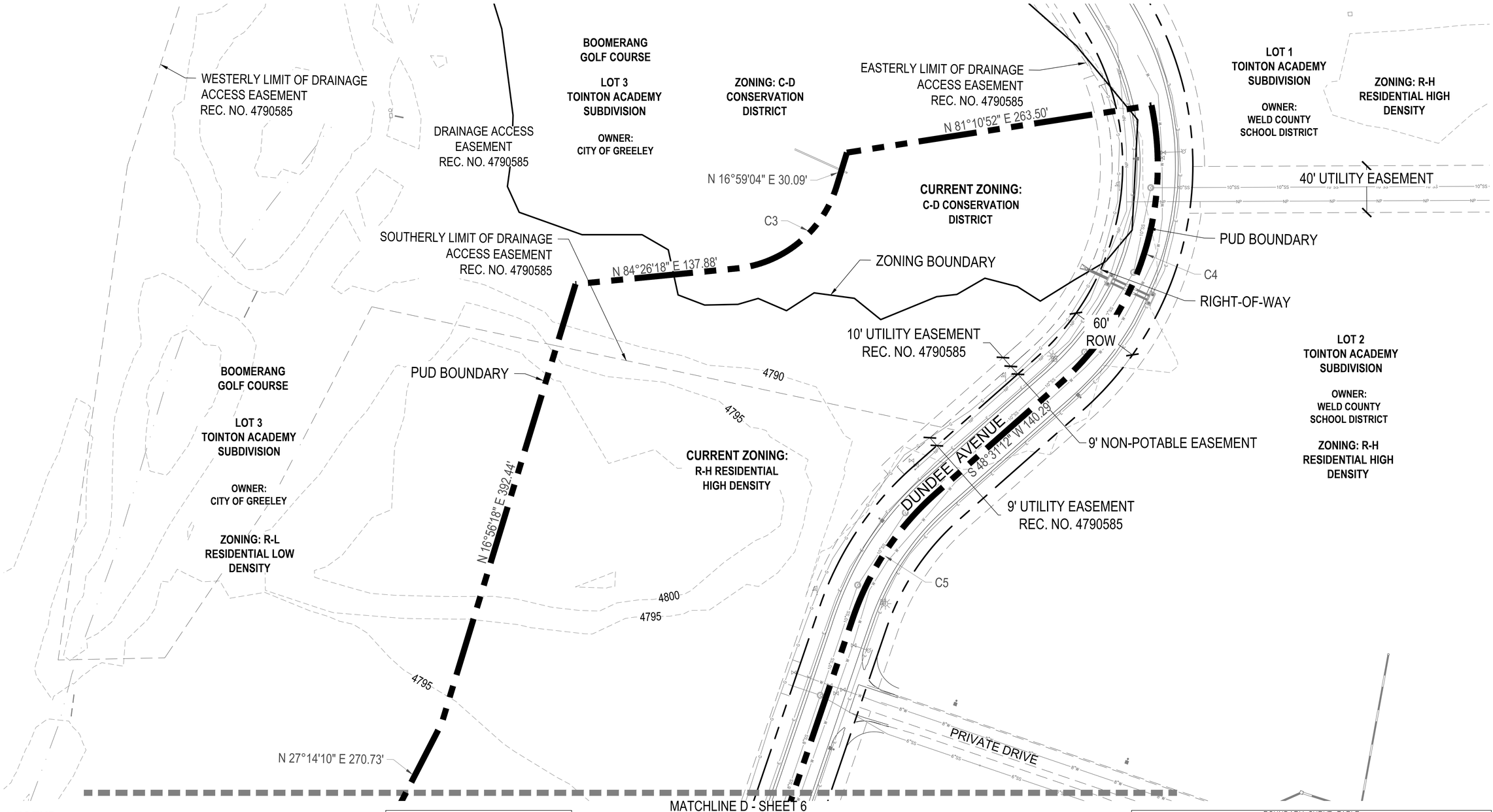

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KEY MAP

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SITE SUMMARY

PLANNING AREA	USE	ACRES	MAXIMUM PERMITTED DENSITY	MAXIMUM RESIDENTIAL UNITS	FAR	% OF TOTAL AREA
A	RESIDENTIAL	25.2	15 DU/AC	378	N/A	59.3%
B	RESIDENTIAL - COMMERCIAL	17.3	25 DU/AC	432	AS PERMITTED PER C-H COMMERCIAL HIGH INTENSITY	40.7%
TOTAL		42.5		810		100%

LANDSCAPE AND OPEN SPACE REQUIREMENTS

LANDSCAPING THROUGHOUT THE PROJECT (INCLUDING, BUT NOT LIMITED TO, STREETSCAPE, FRONTAGE AND FOUNDATION, PARKING, PERIMETER TREATMENT, CIVIL, COMMON AND OPEN SPACES) SHALL COMPLY WITH THE CURRENT APPLICABLE CITY OF GREELEY DEVELOPMENT CODE. ADDITIONALLY, LANDSCAPE DESIGN SHALL INCORPORATE WATER CONSERVATION PRACTICES IN DESIGN, INSTALLATION, AND MANAGEMENT TO REDUCE WATER DEMAND, REDUCE WATER LOSS, LIMIT EROSION, MINIMIZE HIGH-IRRIGATION TURF AND PLANTINGS, AND UTILIZE NATIVE AND ADAPTED PLANTS APPROPRIATE FOR THE LOCAL CLIMATIC AND SOIL CONDITIONS.

COMMUNITY FACILITIES

A PRIVATE, CENTRALIZED COMMUNITY AMENITY IS PROPOSED WITH PLANNING AREA A, TO BE LOCATED AS DENOTED ON THE ADJOINING PUD CONCEPT PLAN. THIS AMENITY SHALL FUNCTION TO PROVIDE A RECREATION AND SOCIAL ACTIVITY SPACE FOR RESIDENTS AND GUESTS. THIS AMENITY MAY INCLUDE ANY OF THE FOLLOWING: (THIS LIST IS NOT ALL ENCOMPASSING AND ALL THE ITEMS ARE NOT REQUIRED.)

- CLUBHOUSE (MAY INCLUDE: LEASING OFFICE, MEETING ROOMS, RESTROOMS/CHANGING ROOMS, WORKOUT FACILITY, BIKE REPAIR SPACE, DOG WASH STATION, MAKER SPACE, AND/OR OTHER SIMILAR AMENITIES)
- POOL
- OUTDOOR GATHERING SPACE(S) (MAY INCLUDE FIRE PIT, SEATING AREAS, TABLES, OUTDOOR KITCHEN, GAME SPACE, ETC.)
- PARKING
- TRAILS / WALKS
- MULTI-USE SPACE

ADDITIONAL COMMUNITY FACILITIES SHALL BE DEVELOPED AT A SMALLER SCALE THROUGHOUT PLANNING AREA A, AND MAY INCLUDE ANY OF THE FOLLOWING OR SIMILAR:

- OUTDOOR GATHERING SPACES
- SEATING AREAS
- SHELTERS
- OUTDOOR KITCHEN
- TABLES
- TRAILS / WALKS
- MULTI-USE LAWNS
- FLEX LAWN

NOTE: AT TIME OF SITE DEVELOPMENT FOR PLANNING AREA B, COMMUNITY FACILITIES, IF NEEDED, AND USES WITHIN PLANNING AREA B SHALL BE IDENTIFIED AND DEVELOPED DURING FUTURE APPLICATIONS.

PHASING

PLANNING AREA A IS ANTICIPATED TO BE DEVELOPED FIRST, WITH INTERNAL PHASING, IF APPLICABLE, TO BE DETERMINED AS PART OF THE FUTURE PLANNING AREA A SITE PLAN SUBMITTAL.

PLANNING AREA B IS ANTICIPATED TO BE DEVELOPED AT A TO BE DETERMINED FUTURE TIME; AND PHASING, IF ANY, WILL BE DETERMINED AT THAT TIME. PHASING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DEVELOPMENT MOVES FORWARD.

IMPROVEMENTS WITHIN PLANNING AREA B THAT MAY BE REQUIRED FOR PLANNING AREA A SHALL BE CONSTRUCTED WITH PLANNING AREA A, AND VICE VERSA.

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PLANNING AREA
- LOT LINE
- PROPOSED ACCESS POINT

CHECKED BY:
DRAWN BY:

NORRIS DESIGN
PEOPLE + PLACEMAKING
244 NORTH COLLEGE AVENUE
#165
FORT COLLINS, CO 80524
P 970.409.3414
NORRIS-DESIGN.COM

BOOMERANG P.U.D.
8TH STREET & DUNDEE
GREELEY, CO 80634

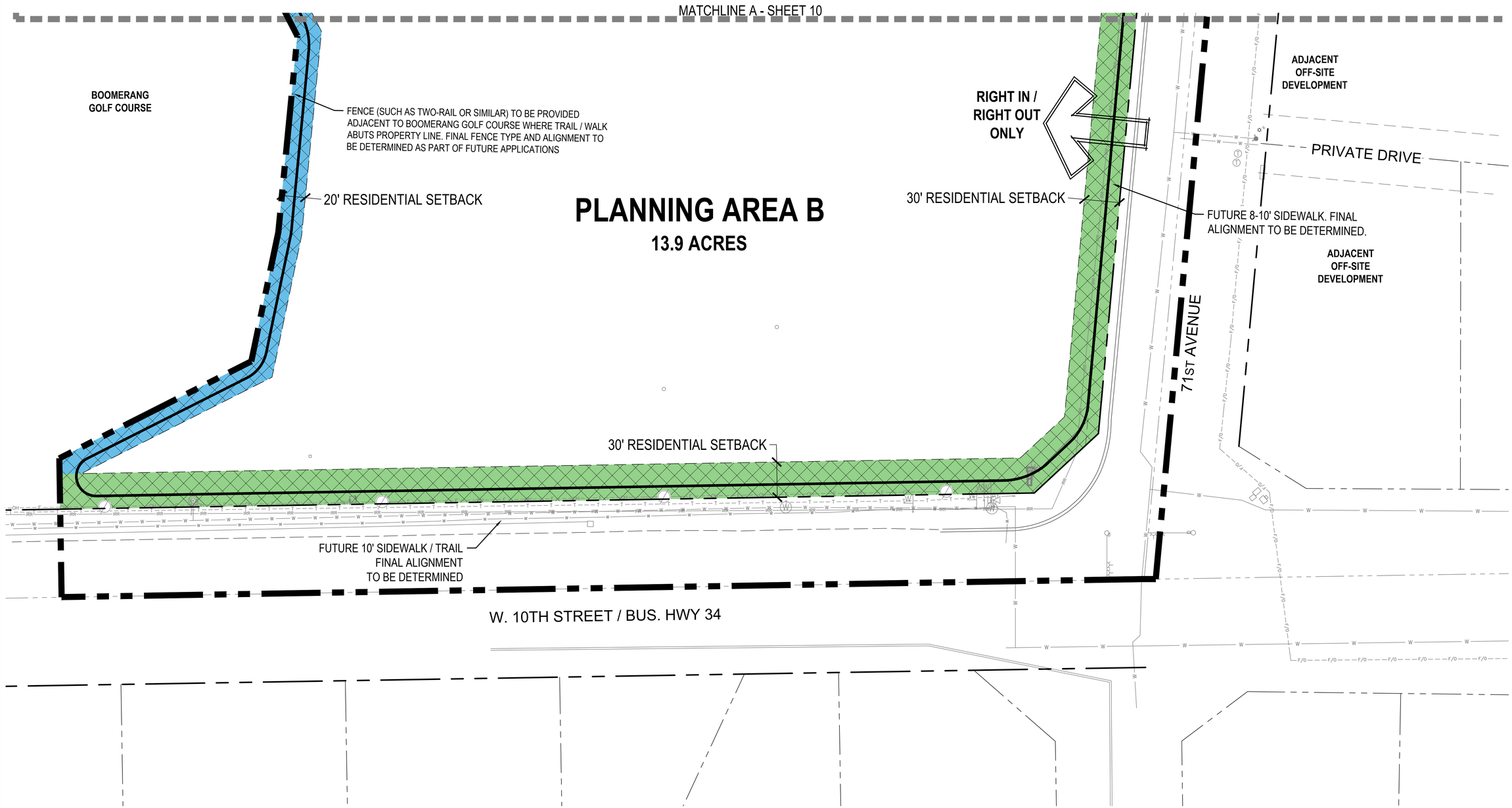
OWNER:
HARTBOOM, LLC
4801 GOODMAN ST
TIMNATH, CO 80547

DATE:
SUB 01 06-27-2024
SUB 02 08-29-2024
SUB 03 10-09-2024

SHEET TITLE:
MASTER
PUD PLAN

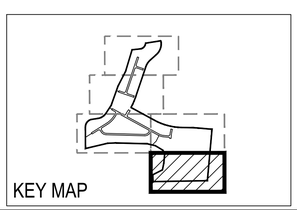
BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- SETBACK LINE
- 5' COTTAGE HOME SETBACK AREA
- 10' COTTAGE HOME SETBACK AREA
- 20' COTTAGE HOME SETBACK AREA
- 30' COTTAGE HOME SETBACK AREA



NORTH

0 20' 40' 80'
SCALE: 1" = 40'

CHECKED BY:
DRAWN BY:

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PEOPLE + PLACEMAKING
244 NORTH COLLEGE AVENUE
#165
FORT COLLINS, CO 80524
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BOOMERANG P.U.D.
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GREELEY, CO 80634

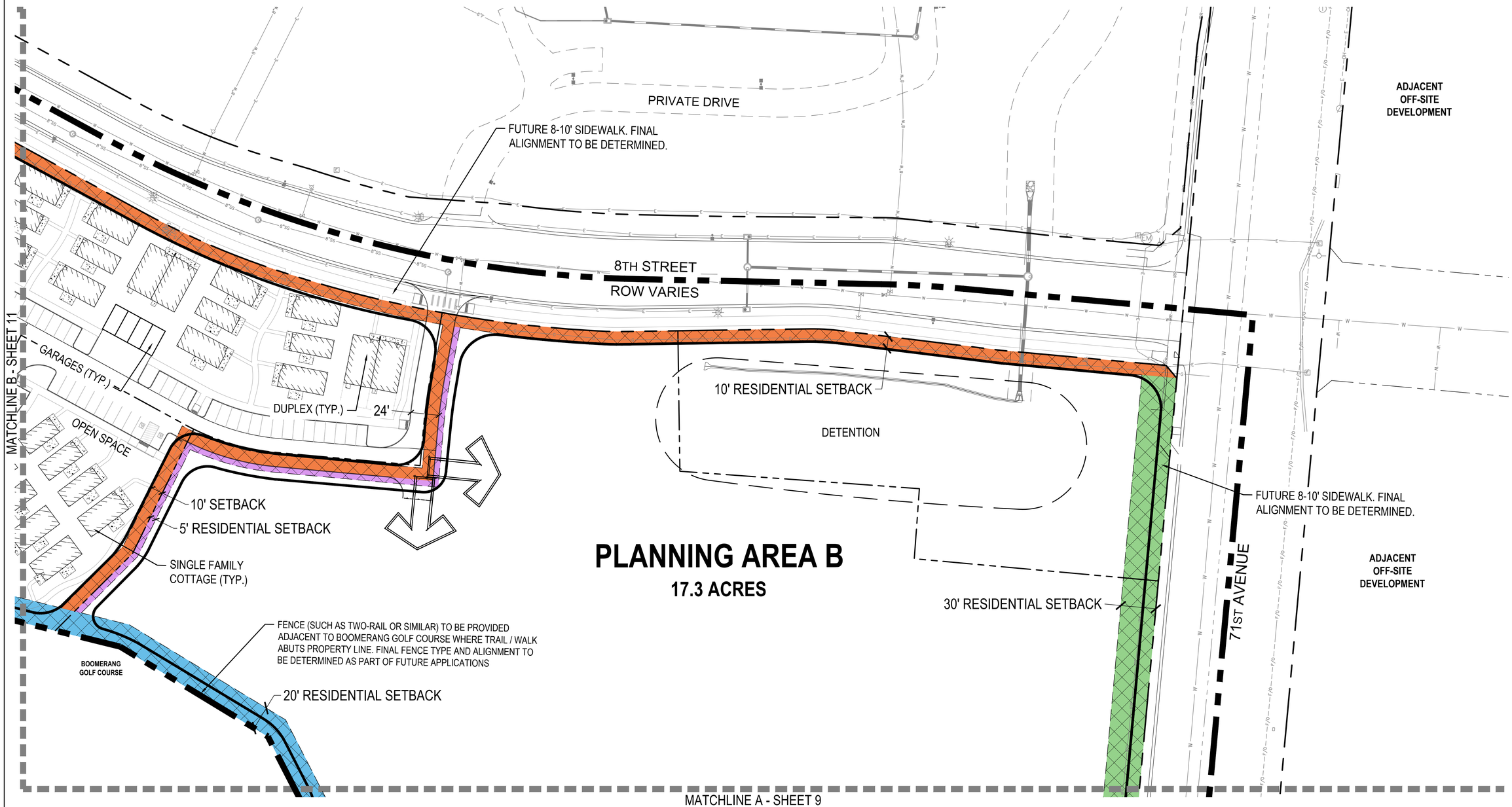
OWNER:
HARTBOOM, LLC
4801 GOODMAN ST
TIMNATH, CO 80547

DATE:
SUB 01 06-27-2024
SUB 02 08-29-2024
SUB 03 10-09-2024

SHEET TITLE:
CONCEPTUAL SITE LAYOUT

BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002



LEGEND

- PROPERTY BOUNDARY
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- LOT LINE
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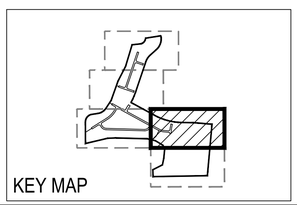

NORTH

0 20' 40' 80'
SCALE: 1" = 40'

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DRAWN BY:

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DATE:
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SHEET TITLE:
CONCEPTUAL SITE LAYOUT

BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
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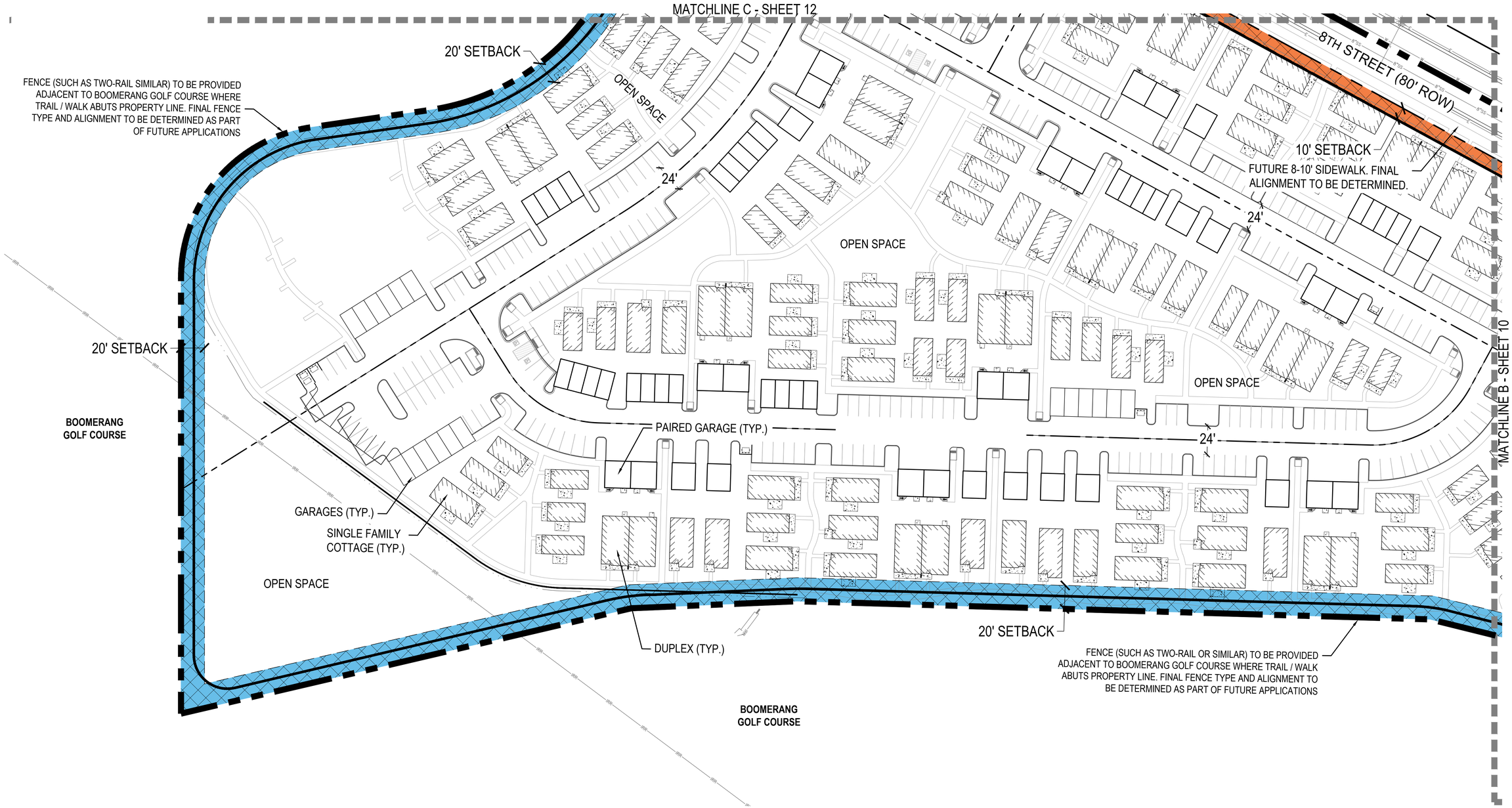
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002



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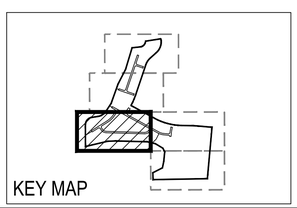

NORTH

0 20' 40' 80'
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BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
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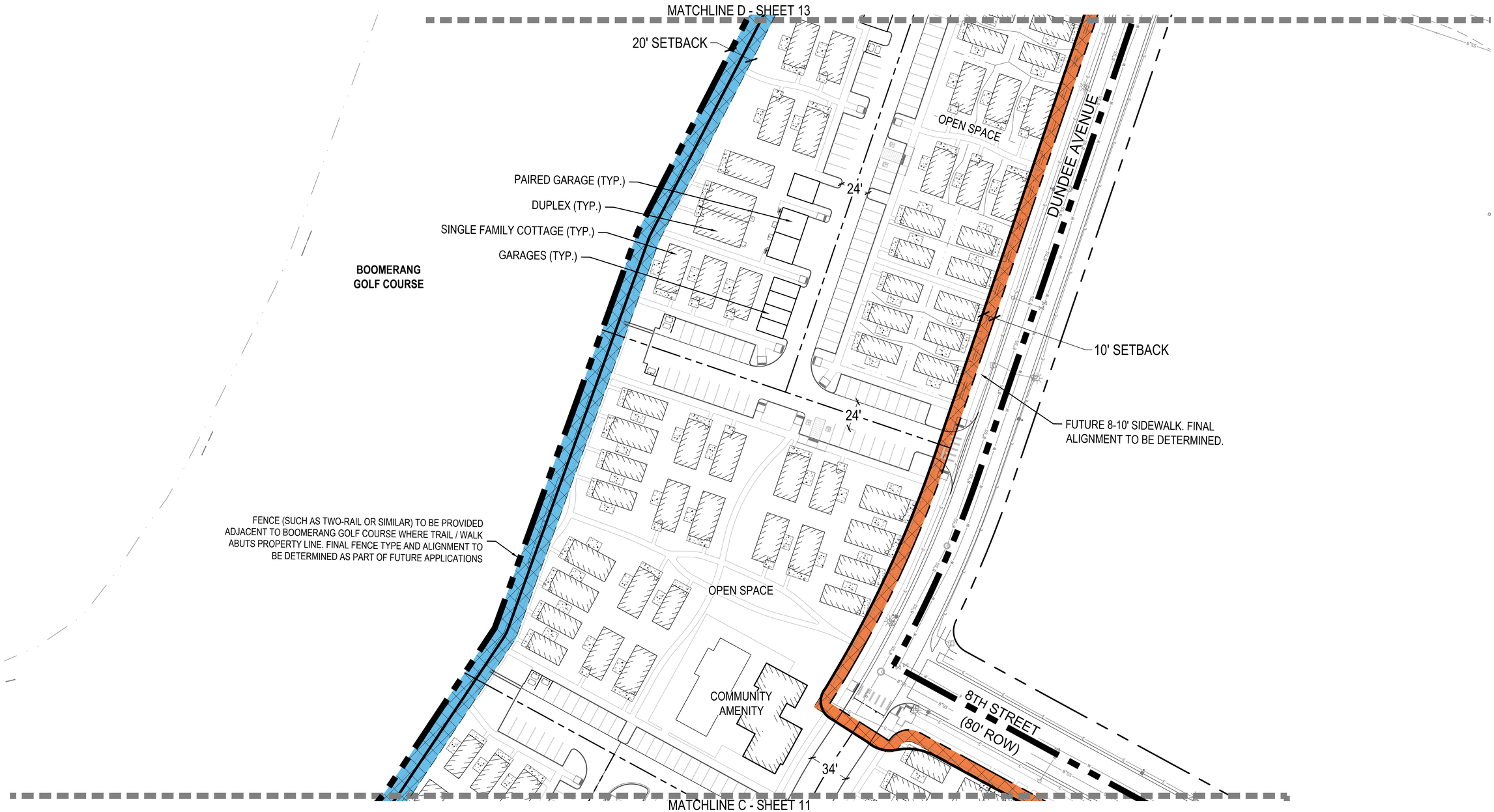

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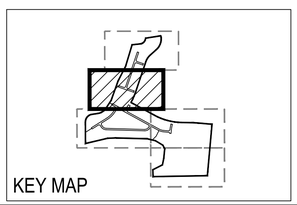

NORTH

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DRAWN BY:

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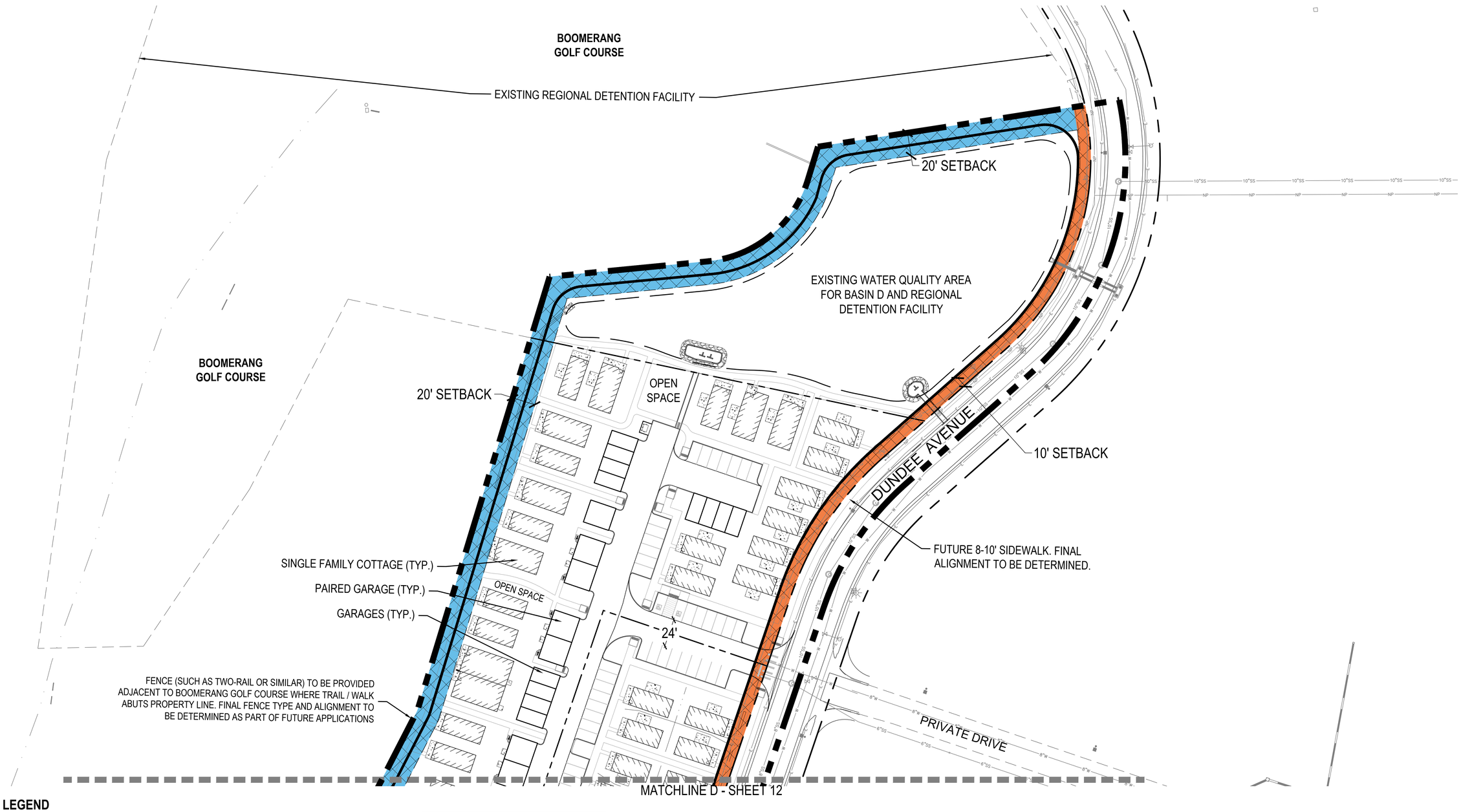
SHEET TITLE:
CONCEPTUAL SITE LAYOUT

BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002



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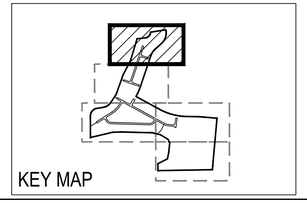

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SUB 03 10-09-2024

SHEET TITLE:
CONCEPTUAL
SITE LAYOUT

13 OF 15

BOOMERANG

PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002

Development Standards

The following standards, as applicable, supersede those within those in the City of Greeley Land Use Code. Where this PUD falls silent the City of Greeley Land Use Code shall prevail.

Overall Standards

Section 24-502.d. Housing Diversity. This section shall be updated as follows:

- Housing diversity housing types may be satisfied across the entire area of the Boomerang PUD, regardless of the timing of development within Planning Areas A and B.

- Table 24-5-4: Housing Diversity, as applicable, shall be updated as follows:

Project Mix	Required Mix
151-300 units	▪ At Least 3 Building Types ▪ At least 20 % Category II: Missing Middle
301+ Units	▪ At least 4 Building Types ▪ At Least 30% from Category II: Missing Middle

As proposed per this Boomerang PUD, Planning Area A provides 3 Housing Types:

- Detached House – Compact/Small Lot (Single-Family Cottages (Category II: Missing Middle)
- Multi-Unit House – Small Lot (Paired Homes) (Category II: Missing Middle)
- Apartment – Small (Units over Garage) (Category II: Missing Middle)

If Residential Uses Develop within Planning Area B, only one housing type is required from any category, though more may be provided.

Residential Definition:
Per this PUD, the residential uses depicted in this PUD within Planning Area A shall be referred to "Cottage Homes." These "Cottage Homes" may be further described as follows:

- Cottage Homes may include any of the following housing types, or mix thereof:
  - Single-family homes with attached or detached garages (which may or may not be on the same lot)
  - Multi-unit home (2-4 units) with attached or detached garages (which may or may not be on the same lot)
  - Apartment (small) or units located above garages, also known as ADUs or carriage units
- Homes may grouped on common lots of any size
- Parking may be provided via attached garages, detached garages, surface parking or a mix thereof

Planning Area A Standards

Residential uses developed within Planning Area 'A' shall follow the applicable standards for R-H Residential High Density found within the City of Greeley Development Code with the following exception:

Residential Uses as depicted within this Boomerang PUD, shall develop per the following Development Standards:

Description		Proposed	
Permitted Uses		Cottage Homes as defined within this PUD	All residential uses as permitted within R-H Residential High Density zone district
Density (maximum)		15 du/ac (gross)	
Lot Area (minimum)		No Minimum Lot Area	All residential uses as permitted within R-H Residential High Density zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.
Building Coverage		N/A	
Drive, parking, and walks		N/A	
Open Space (minimum)		30%	
Maximum Lot Coverage		N/A	
Parking - Bicycle	1 bedroom/studio/efficiency	0.5 per unit	
	2+ bedroom	1.5 per unit	
Parking - Vehicular	Studio/Efficiency	1.25 /unit	
	1 bedroom	1.5 / unit	
	2 bedroom	1.75 / unit	
	3 bedroom	2 / unit	
	4+ bedroom	3 / unit	
	Guest	+ 1 space per 10 required spaces	
Minimum Setbacks*	Adjacent to Public ROW (8th St. & Dundee Ave.), and PA-B	10'	
	Internal to PA-A	0'	
	Adjacent to Golf Course	20'	
Accessory Structure Setbacks		Per standards found in section 24-502.c	
Encroachments		Per standards found in section 24-502.b	
Building Height	Principal Structure	35'	
	Accessory Structure	Per standards found in section 24-502.c	
Sign Standards		Per standards found in Chapter 9. - Sign Standards	
Other		See "Additional Development Standards" below	

*Notes:
1.) See Plan Sheets 9-13 for delineation of setback application for Cottage Homes.
2.) Minimum building separation shall be 10', excluding permitted encroachments.

Development Standards (cont.)

Planning Area A (cont.)

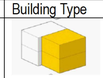
Additional Development Standards that apply to Cottage Homes depicted within this PUD.

- Section 24-503. Residential Design Standards
  - Table 24-5-7: Residential Frontage Types and Frontages Standards, as applicable, shall be updated as follows:
    - Shall follow "Terrace Frontage" Standards.
    - Frontage Standards shall only apply when adjacent to the public right-of-way (8th St. and Dundee Ave.)
    - Front Building Line shall be no less than 10'. There is no maximum.

  - Table 24-5-8: Front Entry Features, as applicable, "Porch" shall be updated as follows:

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	5' minimum	• If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.

  - Table 24-5-9: Building Design Standards, as applicable, shall be updated as follows:

Design Detail	Building Type	Residential Uses
Wall Plan Limits Maximum wall plane without a massing variation of 4'+ on at least 25% of the elevation		• 70 linear feet
Blank Wall Limits Maximum wall plane without modulation on at least 20% of the wall plane.		• 70 linear feet.
Roof Plane Limits Maximum roof plane without offset of at least 2', complex planes, dormers, or gables		• 70 linear feet • Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline.
Transparency Minimum window and door openings per elevation (includes decorative trim, molding, and casing)		• *Front – 20%* • *Side – N/A* • *Street Side – 10%* • *Rear – 8%* • Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements
Materials		Building materials may make up to 100% of a style as long as no similar styles are adjacent to each other when fronting the same block.

- Section 24-505. Courtyard Pattern
  - This section shall not be applicable.

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244 NORTH COLLEGE AVENUE
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FORT COLLINS, CO 80524
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BOOMERANG P.U.D.
8TH STREET & DUNDEE
GREELEY, CO 80634

OWNER:
HARTBOOM, LLC
4801 GOODMAN ST
TIMNATH, CO 80547

DATE:
SUB 01 06-27-2024
SUB 02 08-29-2024
SUB 03 10-09-2024

SHEET TITLE:
DEVELOPMENT STANDARDS

CHECKED BY:
DRAWN BY:

BOOMERANG
PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
42.53 ACRES
PROJECT NUMBER: PUD2024-0002

Development Standards (cont.)

Planning Area B Standards

Planning Area B may develop as non-residential uses, limited residential uses or a mix thereof.

Description		Proposed		
		Residential Uses		Non-Residential Uses
Permitted Uses		Cottage Homes as defined within this PUD	Row House dwellings and Multifamily dwellings as defined per City of Greeley Land Use Code	All Commercial Uses as permitted within the C-H Commercial High Intensity zone district
Density (maximum)		25 du/ac (gross)		
Lot Area (minimum)		No Minimum Lot Area	All Row House and Multifamily dwelling uses as permitted within R-H Residential High Density zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.	All commercial / non-residential uses as permitted within C-H Commercial High Intensity zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.
Building Coverage		N/A		
Drive, parking, and walks		N/A		
Open Space (minimum)		30%		
Maximum Lot Coverage		N/A		
Parking - Bicycle	1 bedroom/studio/efficiency	0.5 per unit		
	2+ bedroom	1.5 per unit		
Parking - Vehicular	Studio/Efficiency	1.25 /unit		
	1 bedroom	1.5 / unit		
	2 bedroom	1.75 / unit		
	3 bedroom	2 / unit		
	4+ bedroom	3 / unit		
	Guest	+ 1 space per 10 required spaces		
Minimum Setbacks*	Adjacent to Public ROW - 8th St	10'		
	Adjacent to Public ROW 71st Ave and 10th St	30'		
	Adjacent PA-A	5'		
	Internal to PA-B Cottage Homes	0'		
	Adjacent to Golf Course	20'		
Accessory Structure Setbacks		Per standards found in section 24-502.c		
Encroachments		Per standards found in section 24-502.b		
Building Height	Principal Structure	35'		
	Accessory Structure	Per standards found in section 24-502.c		
Sign Standards		Per standards found in Chapter 9. - Sign Standards		
Other		See "Additional Residential Development Standards" below		

*Notes:
1.) See Plan Sheets 9-13 for delineation of setback application for Cottage Homes.
2.) Cottage Home minimum building separation shall be 10', excluding permitted encroachments.

Development Standards (cont.)

Planning Area B (cont.)

Additional Development Standards.

All permitted residential uses shall follow the applicable residential standards found within Title 24 of the City of Greeley Land Development Code with the exception of the development of Cottage Homes (as described within this PUD), in which the following standards shall supersede:

- Section 24-503. Residential Design Standards
  - Table 24-5-7: Residential Frontage Types and Frontages Standards, as applicable, shall be updated as follows:
    - Shall follow "Terrace Frontage" Standards.
    - Frontage Standards shall only apply when adjacent to the public right-of-way (8th St., 71st Ave. and 10th St.)
    - Front Building Line shall be no less than 10' along 8th Street; and no less than 30' along 71st Ave. and 10th St.. There is no maximum.
  - Table 24-5-8: Front Entry Features, as applicable, "Porch" shall be updated as follows:

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	5' minimum	• If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.

  - Table 24-5-9: Building Design Standards, as applicable, shall be updated as follows:

Design Detail	Building Type	Residential Uses
Wall Plan Limits Maximum wall plane without a massing variation of 4'+ on at least 25% of the elevation		• 70 linear feet
Blank Wall Limits Maximum wall plane without modulation on at least 20% of the wall plane.		• 70 linear feet.
Roof Plane Limits Maximum roof plane without offset of at least 2', complex planes, dormers, or gables		• 70 linear feet • Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline.
Transparency Minimum window and door openings per elevation (includes decorative trim, molding, and casing)		• *Front – 20%* • *Side – N/A* • *Street Side – 10%* • *Rear – 8%* • Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements
Materials		Building materials may make up to 100% of a style as long as no similar styles are adjacent to each other when fronting the same block.

- Section 24-505. Courtyard Pattern
  - This section shall not be applicable.

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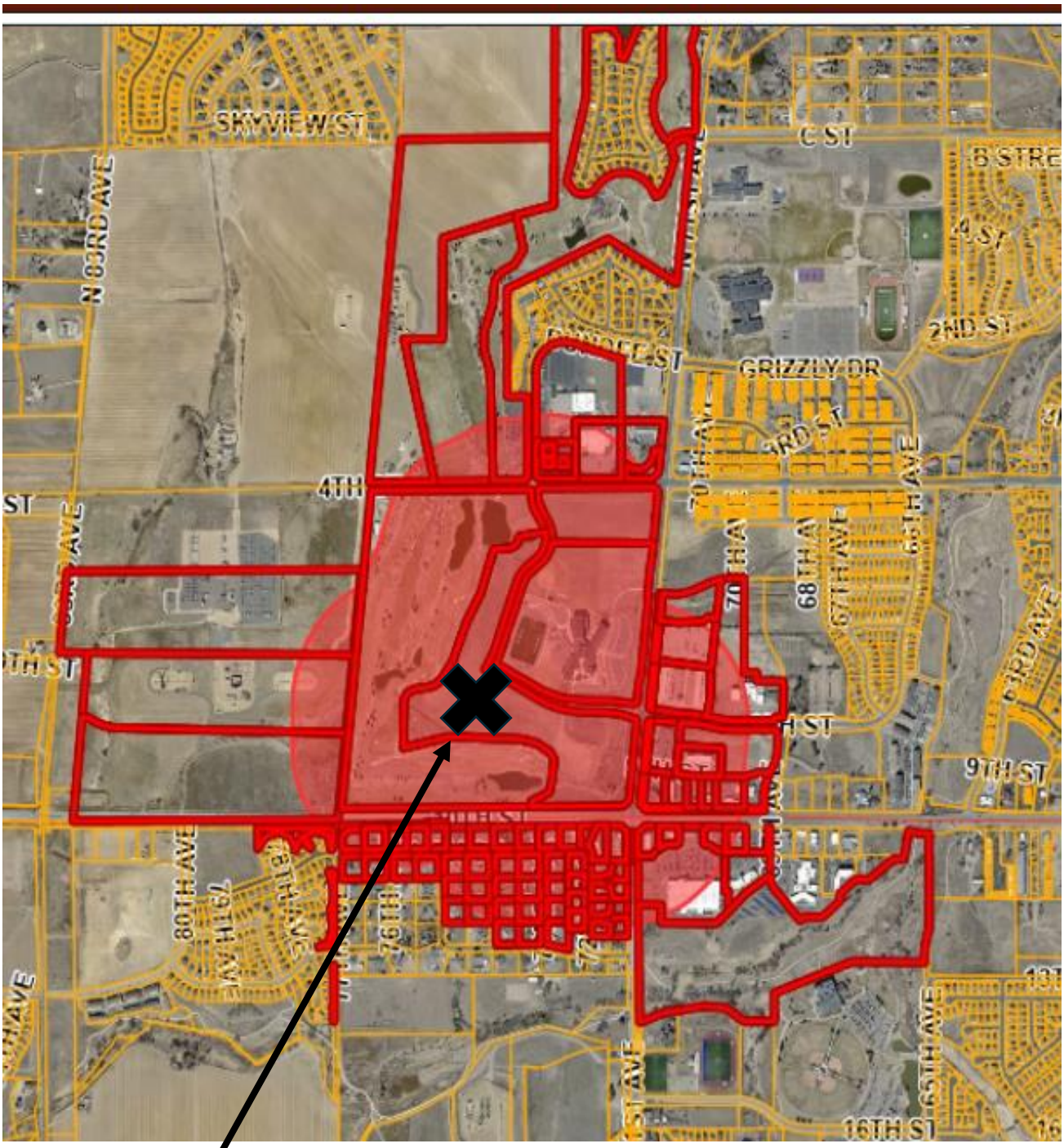
DATE:
SUB 01 06-27-2024
SUB 02 08-29-2024
SUB 03 10-09-2024

SHEET TITLE:
DEVELOPMENT STANDARDS

CHECKED BY:
DRAWN BY:

NOTICE BOUNDARY MAP, BOOMERANG PUD2024-0002



PUD Site Location

City of Greeley Colorado

Boomerang PUD PUD2024-0002

Planning Commission
November 12, 2024
Jeffrey Woeber, AICP | Planner III

Request & Site Background

- Request:
  - Rezone from R-L (Residential Low Density) and R-H (Residential Low Density) to PUD (Planned Unit Development)

- Background:
  - 42.5± acre parcel, currently undeveloped

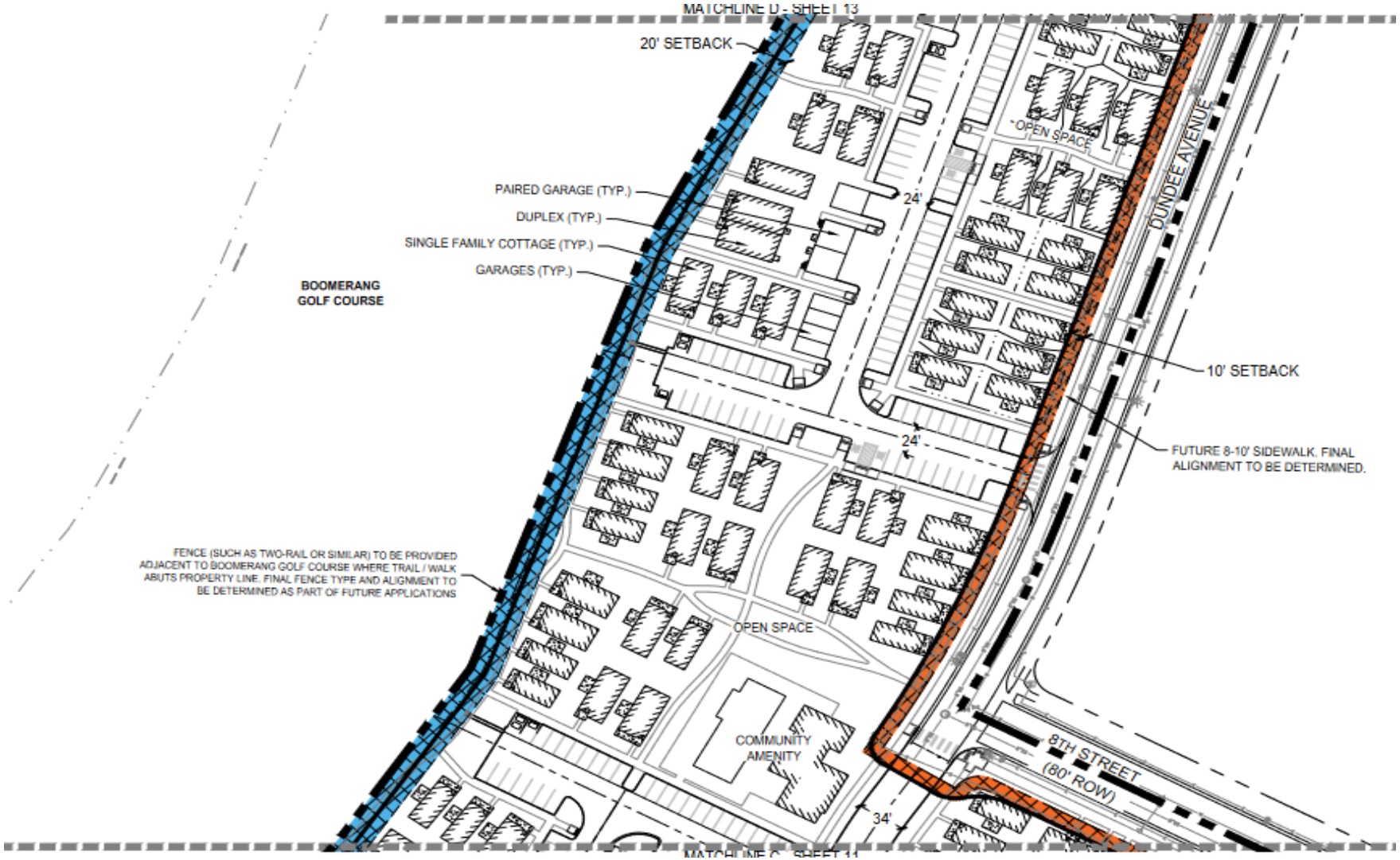
Location

- Northwest corner 71st Ave/10th St
- Surrounding Zoning and Land Uses:
  - North: R-H, C-D | Golf Course, Residential
  - East: R-H and R-L | School, Commercial
  - South: R-H, R-E | Golf Course, Residential
  - West: R-H | Golf Course

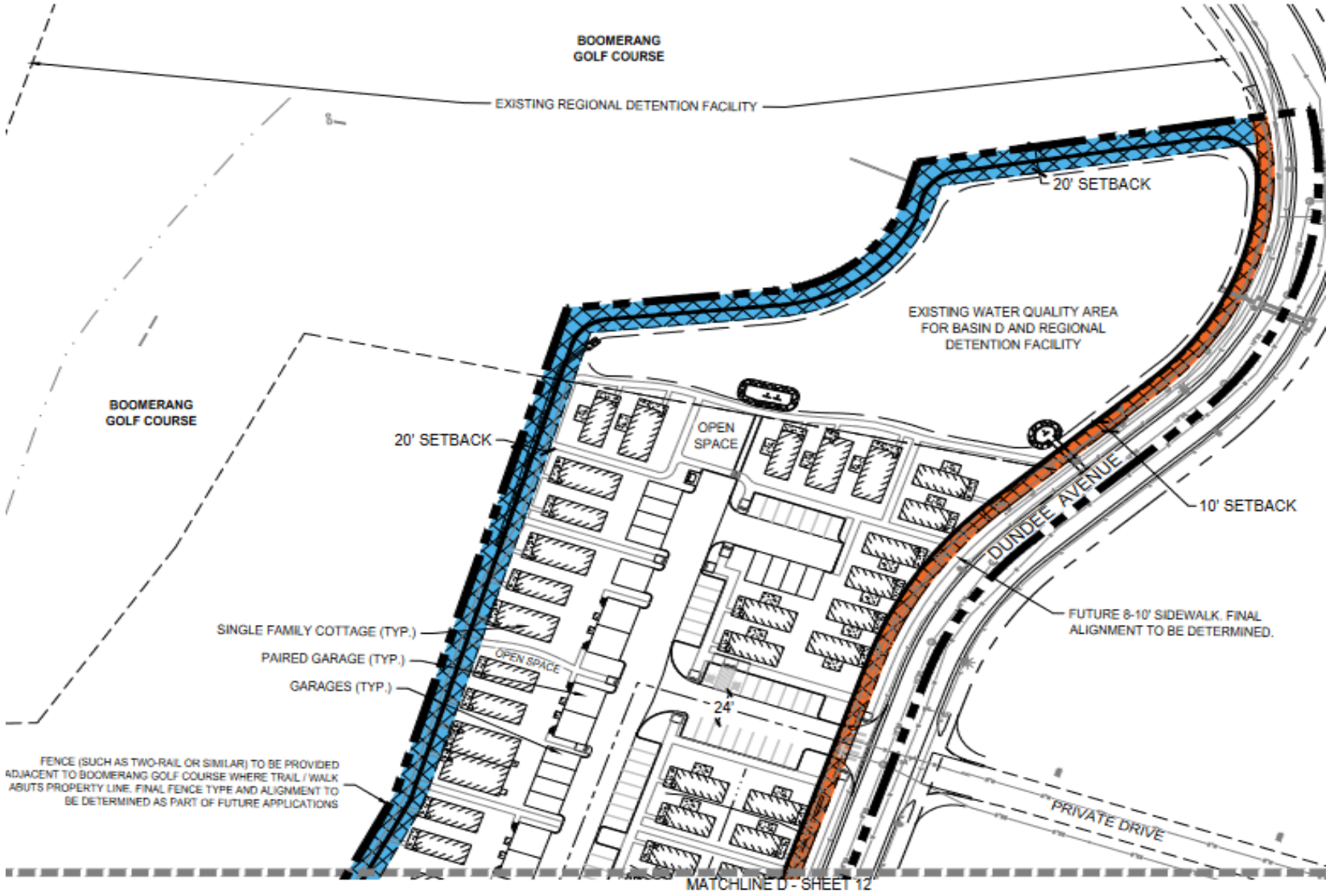
Boomerang PUD

Boomerang PUD

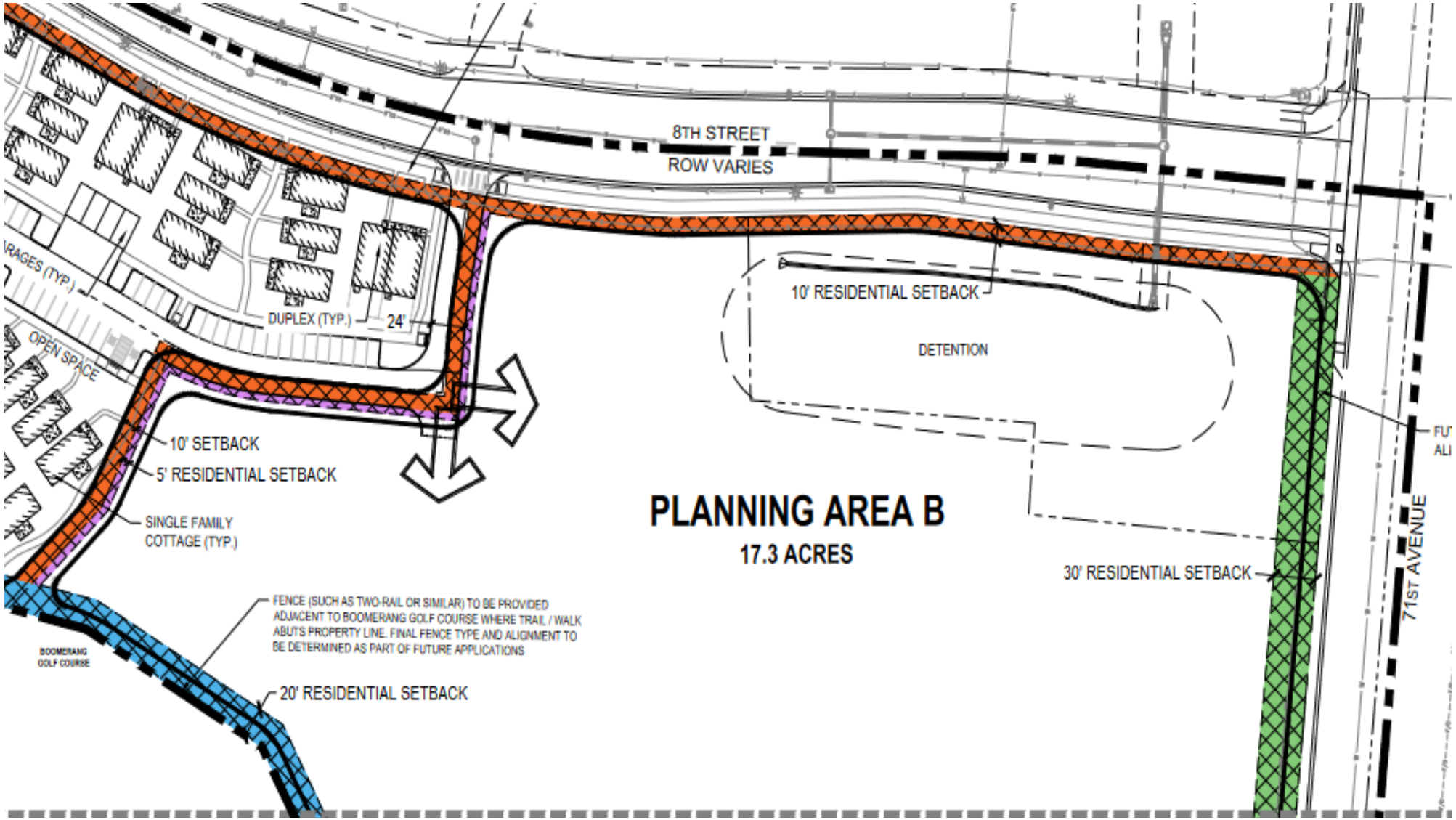
Boomerang PUD



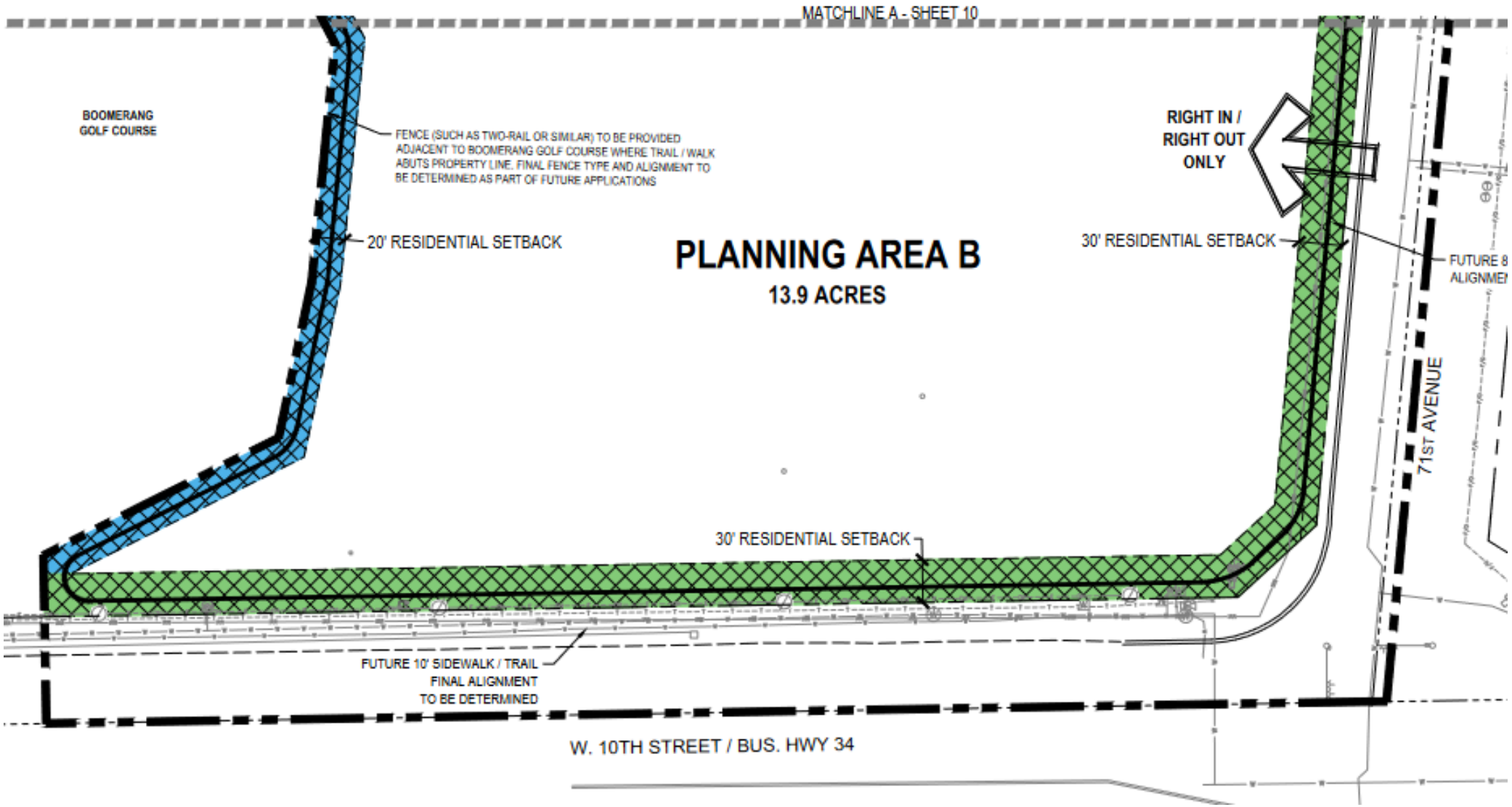
Boomerang PUD



Boomerang PUD



Boomerang PUD



Comparison of Allowed Uses

R-H Residential High Density and R-L Residential Low Density

- Residential Care – Group Home, Assisted Living, General, Institutional
- Single-family, Duplex
- Multi-Family
- Density up to 45 units/acre possible for “Apartment Complex, Large” (With Building Height up to 60 feet)

Proposed PUD

- Residential, Single-Family, Duplex, ADUs over Detached Garages
- Commercial (Planning Area B)
- Residential Density up to 15 units/acre (Planning Area A) and 25 units/acre (Planning Area B)

Considerations

Approval Criteria

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

Notification

- Neighborhood meeting held on October 11, 2024, no members of public attended
- Mailed notification to within 1000 feet of property boundary
- 74 notice letters
- Staff has received no inquiries and is aware of no opposition
- Sign posted on the property
- Web notice

Recommendation

Recommendation

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

Motions

Recommended (Approval)

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

Alternative (Denial)

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

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
1)	**The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**
	The subject area is categorized as “Mixed Use” on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. A “Neighborhood Center” is identified for the intersection of 10th Street at 71st Avenue, with Planning Area B being at the northwest corner of this intersection. Mixed Use, according to the Plan, includes “…higher density housing types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options.” The Plan recommends commercial, retail and service uses in the Mixed Use areas. A Neighborhood Center “offers opportunities for smaller scale commercial nodes that serve the surrounding neighborhood. They support a range of commercial, retail and service uses…”

Criterion 1, Continued

Goal ED-3: Attract and maintain employed, skilled, and adaptable workforce.
The Boomerang development would establish rental housing other than a high-density apartment scenario, adding housing options attractive to Greeley's existing and future workforce.

Goal GC-2: Promote a balanced mix and distribution of land uses.
The two proposed planning areas promote a mixture of various residential and potential commercial uses. One primary benefit of a PUD is the ability to allow a balanced mix and distribution of uses.

Goal HO-1: Improve access to housing for all income levels, ages, and physical abilities and Goal HO:2 Encourage a broad diversity of housing options
The residential development within the Boomerang PUD would provide options that are not widely available in Greeley at this time, with single-family and duplex rentals, as well as small apartments available over garages all in a centralized setting. This will provide a diversity of options, with access by various income levels, ages and physical abilities.

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
2)	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	• The intent of the Planned Unit Development is to provide a mixed use and suburban neighborhood that is compatible with the area. The proposal is consistent with other planned development in the vicinity.

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
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.**
	It is in the public interest to provide the uses that would be possible through the Boomerang PUD. This general area of Greeley has changed and developed significantly in recent years and the PUD will provide flexible and attractive options.
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.**
	The site has been zoned R-H and R-L, and was recently considered for residential development under that zoning as is now being proposed. The *Greeley Development Code* did not provide zoning standards under "straight" or non-PUD zoning to provide for the for-rent project. The PUD is seen by Planning staff as the best option to allow the development to move forward.

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
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.**
	The proposal would enable development compatible with character of the area. The conceptual plans in the PUD show streets, buildings, etc. are consistent with development in this area of the City. Comments by Greeley Parks indicate “cash in lieu” of a park within the PUD is appropriate for this project as it is within the service area of future, planned neighborhood parks.
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.**
	Services and facilities are available for anticipated uses. Staff has worked closely with City and other utilities, Public Works, the Greeley Fire Department and other agencies to ensure availability of services and facilities.

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
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.**
	Development of this site will help fulfill a need for rental housing, as well as mixed use development that is not feasible under the existing zoning. The PUD zoning is more appropriate for serving the community than the current zoning.
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.**
	Planning staff and review agencies have worked to minimize impacts from the proposed development, with access, traffic and drainage being considered. There will be fencing and buffering adjacent to the golf course to the west. These impacts have been considered at the PUD review stage, and staff notes a Site Plan Review will be required where specific landscaping and exterior lighting plans and architectural standards will be reviewed for compliance the Greeley Development Code standards.

Review Criteria

Rezoning Review Criteria, Section 24-204(b)	
9)	**The recommendations of professional staff or advisory review bodies.**
	Planning staff and the Administrative Review Team recommend approval.

Planned Unit Development Review Criteria, Section 24-205(c)	
1)	**The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.**
	Staff comment: The proposal allows a mix of uses to be incorporated into the area in a way that achieves greater consistency and more specificity than standard zones would allow.

Review Criteria

Planned Unit Development Review Criteria, Section 24-205(c)	
2)	**The benefits from any flexibility in the proposed plan:** **(1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;** **(2) involves innovative concepts that were not anticipated by the development code; or** **(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.**
	The proposed PUD plan provides flexibility that will not have potential negative impact on the community's health, safety and welfare. The residential for-rent concept is fairly innovative and unique in Greeley, and it appears likely this type of rental development will become more prevalent in the future. The PUD does have a design that is both innovative and fits with the purpose of the existing residential zoning districts. The PUD proposes at least four residential building types and will include single-family cottages (some with detached garages and some with an Accessory Dwelling Unit (ADU) above the garage, as well as paired home/duplexes.

Review Criteria

Planned Unit Development Review Criteria, Section 24-205(c)	
3)	**The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.**
	The request is consistent sound planning principles and is consistent with applicable goals and objectives of the Comprehensive Plan.
4)	**The plan meets all of the review criteria for zoning map amendments in Section 24-204.**
	The request complies with Section 24-204, Review Criteria for Rezoning as detailed above.

NORRIS DESIGN
PEOPLE + PLACEMAKING

City of Greeley - Planning Commission – November 12, 2024

Boomerang PUD

Boomerang PUD – PA-A Cottages

Images conceptual and subject to change per PUD

HARTFORD HOMES

NoCo hba Northern Colorado Home Builders Association

Habitat for Humanity®

What is "missing middle" housing?

Characteristics* of missing middle housing types/designs:

Neighborhood scale
Scale falling *between* single-family homes and mid-rise multifamily housing . . .
and generally compatible in *height and bulk* with housing in single-family neighborhoods

More than one dwelling unit per lot, such as
- a single-family home with accessory dwelling
- a duplex or "mansion home" with two or more units
- stacked townhomes
- small rental or condo building

Affordable
Smaller unit sizes + modest amenities ➜ potential to keep prices/rents down naturally ➜ feasible options for middle-income buyers/renters

Can be built incrementally
. . . on small or modest-sized lots without large land consolidation

Why is it missing?

Zoning codes restrict most residential neighborhoods to single-family homes or townhomes. Other small- and mid-scale types, like duplexes or four-plexes are very rarely allowed.

Many zones set **limits on units per acre**, but place restrictions on the size and bulk of what can be built. This creates an incentive for developers to maximize unit size and price per unit.

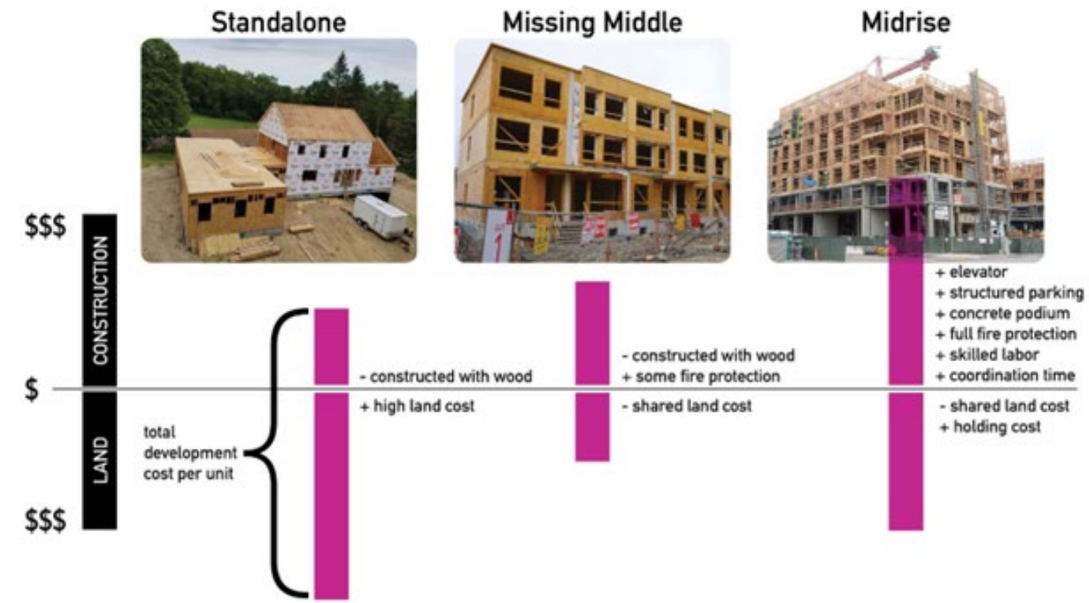
Off-street **parking requirements** make it difficult to fit a small- to mid-sized building *and* required parking on the same lot. Undergrounding parking can run $60,000/unit.

Residents often oppose any development that they think will affect neighborhood character, and may assume that multi-unit buildings would not blend in well with single-family homes.

*This working definition may adjust as we learn more about these housing options.

The Alliance for Housing Solutions

Missing Middle

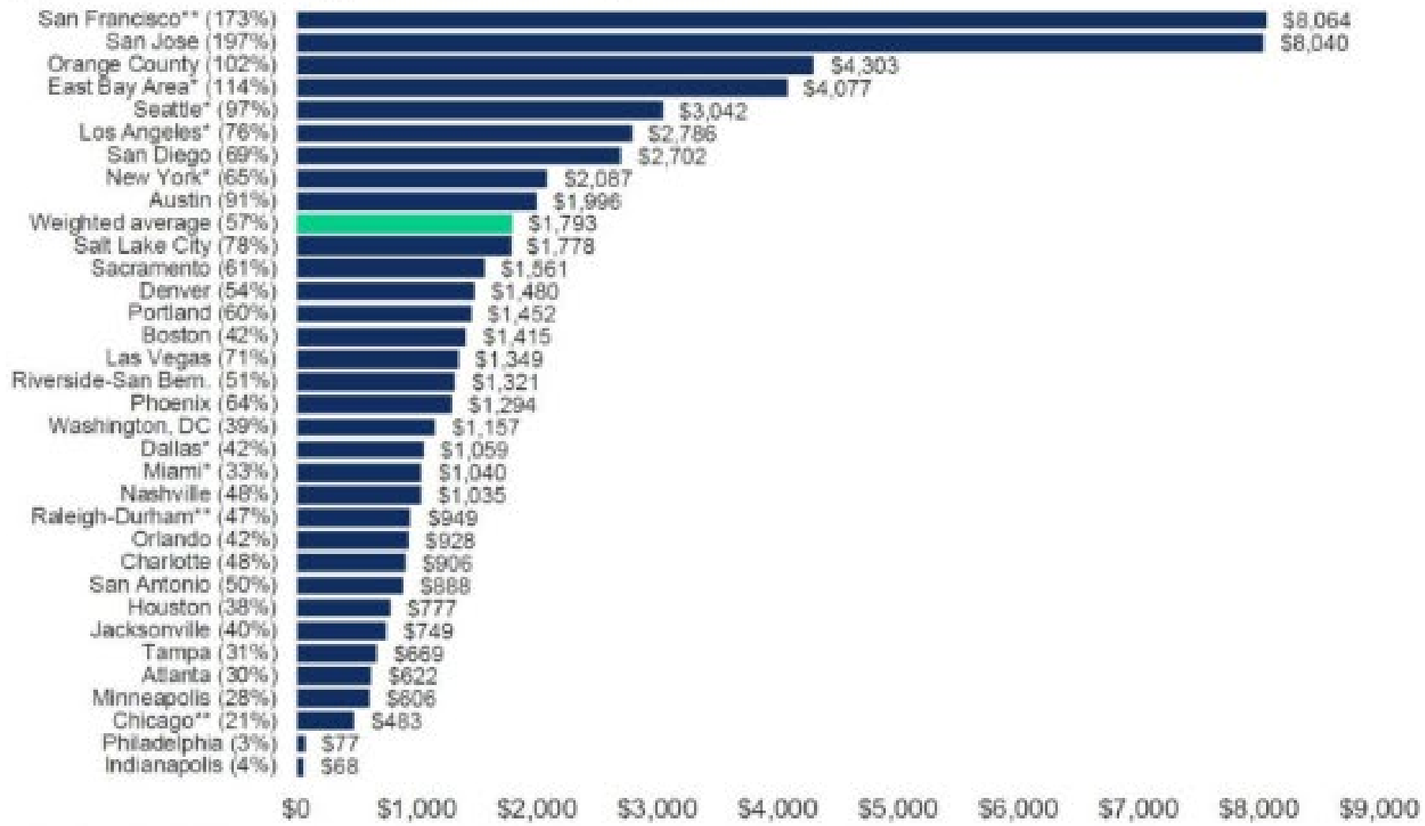


Missing Middle: Affordability

It's more affordable to rent a home than buy in all major markets.

Cost to Purchase vs. Single Family Rent, Entry-Level Home

(%) denotes homeownership premium versus renting, June-24



*Metro division **combination of metro divisions (except Raleigh-Durham, which is a combination of metros)

Home payment, entry-level home (mortgage): 5% down payment, 30-year fixed-rate mortgage, PITI payment, plus mortgage insurance payment. Housing costs: Monthly home payment plus annual maintenance costs ranging from 0.85% to 1.25% of the home price set in 2014 and historically adjusted for inflation, factored in monthly.

Source: John Burns Research and Consulting, LLC. (Data: Jun-24, Pub: Aug-24)

On average, in top metros, the cost to purchase and maintain an entry-level home is $1,793 more per month than renting a single-family home.

Housing payment (cost of purchasing): We base the housing costs on 80% of the market's median detached resale price, a 5% down payment, 30-year FRM, PITI payment plus mortgage insurance, and maintenance costs ranging from 0.85% to 1.25% of the home price set in 2014 and historically adjusted for inflation, factored in monthly. Our analysis assumes no tax deduction.

Single-family rent: We assume a home valued at 80% of the current median-priced existing home. We look for homes in current single-family for-rent listings at this valuation and then collect the asking rents.

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JOHN BURNS RESEARCH & CONSULTING

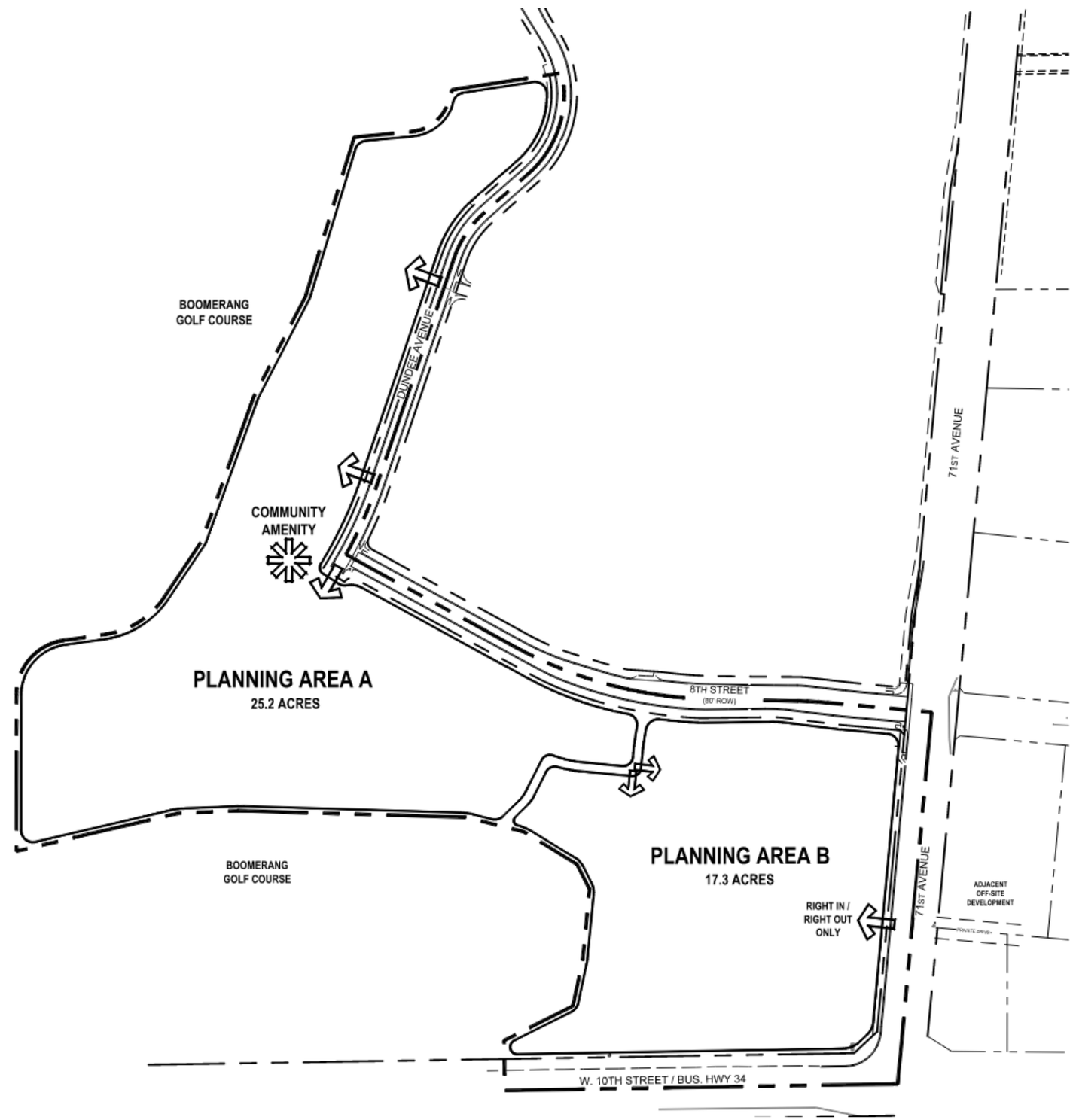
Boomerang PUD

Planning Area A

- 25.2 acres
- Max 15 du/ac
- Permitted Uses:
    - Residential – High Density (R-H)
    - Cottage Homes

Planning Area B

- 17.3 acres
- Max 25 du/ac
- Permitted Uses:
    - Commercial – High Intensity (C-H)
    - Residential:
        - Cottages
        - Row Houses
        - Multi-family



Not to Scale

Boomerang PUD - Why

- Clarifies uses and standards to accommodate unique housing option that doesn't fit neatly into a single code category.
    - Setbacks
    - Parking requirements
    - Design elements

- Not quire SFD or MF

- Permits mix of uses that code doesn't contemplate
    - A mix of common lot SFD, Paired, and Over Garage Units to be developed at a neighborhood scale.

Planning Area A

- Cottages Homes on shared lots, include:
  - Single-family homes
  - Paired Homes
  - Garage Apartments
  - Approx 250 units
- Central Amenity (Pool & Clubhouse)
- Parking – Garage and Surface
- Open Space and Trail/Walk Network
- Professionally Managed and Maintained

Planning Area B

- Future Development may include:
  - Commercial, or
    - Consistent with 10th street corridor
  - Residential, or
    - Cottages (continuation of PA-A)
    - Row Houses
    - Multi-family
  - Mix of Commercial and Residential

Image conceptual and subject to change per PUD

Not to Scale

Meets City of Greeley PUD Review Criteria:

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

b. The benefits from any flexibility in the proposed plan:
   1. Promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;
   2. Involves innovative concepts that were not anticipated by the Development Code; or
   3. Apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.

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

d. The plan meets all of the review criteria for zoning map amendments in section 24-204.Review Criteria (Section 24-204 b. 1.):

City of Greeley – Housing Objectives

- Allows for the development of missing middle housing
- Works to achieve objectives of recent Land Use Code Updates and Strategic Plan Housing Plan
- Reimagined PUD process with Land Use Code works!

HOW THE UPDATED CODE WOULD ADDRESS PUD'S

The new standards in *Section 24-205* would simplify the PUD process by:

- Creating a one-step PUD process and treating a PUD as a zone district.
- Including smaller lots and other housing types in some of the residential zone districts, along with adjusting the setback standards to account for the smaller lot sizes. These additional housing types would provide additional options in the standard zone districts to encourage options for a diverse housing mix.

(COG – PUD Quick Facts)

CITY OF GREELEY
STRATEGIC HOUSING PLAN

An Element of the Imagine Greeley Comprehensive Plan

1 STRATEGY I
Amend the Development Code to Promote Housing Choice

Rising cost of construction and development related costs

Costs for construction of all kinds are escalating for a variety of reasons including the increased scarcity of qualified labor, depletion of raw materials, impacts of international trade, and other factors.

Other land planning techniques and housing products such as zero lot line homes, tiny homes, or construction technology such as factory built housing, manufactured components, or other proven technology should be encouraged.

Encourage complete neighborhoods

4 STRATEGY IV
Improve the Product Housing Mix

Encourage diversity in housing types

Promote housing innovation

Large-scale master planning for complete neighborhoods

Encourage a range in housing choices

Boomerang PUD

Conclusion:

- Meets City of Greeley Land Use Code
- Conforms with Imagine Greeley Comprehensive Plan
- Helps meet objectives of Greeley Strategic Housing Plan
- Staff Recommends Approval
- Tonight: Applicant requests support of City of Greeley Planning Commission

Not to Scale

Images conceptual and subject to change per PUD

Thank You!

Development Standards

The following standards, as applicable, supersede those within those in the City of Greeley Land Use Code. Where this PUD falls silent the City of Greeley Land Use Code shall prevail.

Overall Standards

Section 24-502.d. Housing Diversity. This section shall be updated as follows:

- Housing diversity housing types may be satisfied across the entire area of the Boomerang PUD, regardless of the timing of development within Planning Areas A and B.

- Table 24-5-4: Housing Diversity, as applicable, shall be updated as follows:

Project Mix	Required Mix
151-300 units	▪ At Least 3 Building Types ▪ At least 20 % Category II: Missing Middle
301+ Units	▪ At least 4 Building Types ▪ At Least 30% from Category II: Missing Middle

As proposed per this Boomerang PUD, Planning Area A provides 3 Housing Types:

- Detached House – Compact/Small Lot (Single-Family Cottages (Category II: Missing Middle)
- Multi-Unit House – Small Lot (Paired Homes) (Category II: Missing Middle)
- Apartment – Small (Units over Garage) (Category II: Missing Middle)

If Residential Uses Develop within Planning Area B, only one housing type is required from any category, though more may be provided.

Residential Definition:
Per this PUD, the residential uses depicted in this PUD within Planning Area A shall be referred to "Cottage Homes." These "Cottage Homes" may be further described as follows:

- Cottage Homes may include any of the following housing types, or mix thereof:
  - Single-family homes with attached or detached garages (which may or may not be on the same lot)
  - Multi-unit home (2-4 units) with attached or detached garages (which may or may not be on the same lot)
  - Apartment (small) or units located above garages, also known as ADUs or carriage units
- Homes may grouped on common lots of any size
- Parking may be provided via attached garages, detached garages, surface parking or a mix thereof

Planning Area A Standards

Residential uses developed within Planning Area 'A' shall follow the applicable standards for R-H Residential High Density found within the City of Greeley Development Code with the following exception:

Residential Uses as depicted within this Boomerang PUD, shall develop per the following Development Standards:

Description		Proposed	
Permitted Uses		Cottage Homes as defined within this PUD	All residential uses as permitted within R-H Residential High Density zone district
Density (maximum)		15 du/ac (gross)	
Lot Area (minimum)		No Minimum Lot Area	All residential uses as permitted within R-H Residential High Density zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.
Building Coverage		N/A	
Drive, parking, and walks		N/A	
Open Space (minimum)		30%	
Maximum Lot Coverage		N/A	
Parking - Bicycle	1 bedroom/studio/efficiency	0.5 per unit	
	2+ bedroom	1.5 per unit	
Parking - Vehicular	Studio/Efficiency	1.25 /unit	
	1 bedroom	1.5 / unit	
	2 bedroom	1.75 / unit	
	3 bedroom	2 / unit	
	4+ bedroom	3 / unit	
	Guest	+ 1 space per 10 required spaces	
Minimum Setbacks*	Adjacent to Public ROW (8th St. & Dundee Ave.), and PA-B	10'	
	Internal to PA-A	0'	
	Adjacent to Golf Course	20'	
Accessory Structure Setbacks		Per standards found in section 24-502.c	
Encroachments		Per standards found in section 24-502.b	
Building Height	Principal Structure	35'	
	Accessory Structure	Per standards found in section 24-502.c	
Sign Standards		Per standards found in Chapter 9. - Sign Standards	
Other		See "Additional Development Standards" below	

*Notes:
1.) See Plan Sheets 9-13 for delineation of setback application for Cottage Homes.
2.) Minimum building separation shall be 10', excluding permitted encroachments.
3.) Detached Garages with or without attached residential units, amenity buildings, trash enclosures, and similar buildings associated with the development of residential uses shall follow the standards for "Minimum Setbacks" and are not considered "Accessory Structures".

Development Standards (cont.)

Planning Area A (cont.)

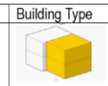
Additional Development Standards that apply to Cottage Homes depicted within this PUD.

- Section 24-503. Residential Design Standards
  - Table 24-5-7: Residential Frontage Types and Frontages Standards, as applicable, shall be updated as follows:
    - Shall follow "Terrace Frontage" Standards.
    - Frontage Standards shall only apply when adjacent to the public right-of-way (8th St. and Dundee Ave.)
    - Front Building Line shall be no less than 10'. There is no maximum.

  - Table 24-5-8: Front Entry Features, as applicable, "Porch" shall be updated as follows:

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	5' minimum	• If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.

  - Table 24-5-9: Building Design Standards, as applicable, shall be updated as follows:

Design Detail	Building Type	Residential Uses
Wall Plan Limits Maximum wall plane without a massing variation of 4'+ on at least 25% of the elevation		• 70 linear feet
Blank Wall Limits Maximum wall plane without modulation on at least 20% of the wall plane.		• 70 linear feet.
Roof Plane Limits Maximum roof plane without offset of at least 2', complex planes, dormers, or gables		• 70 linear feet • Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline.
Transparency Minimum window and door openings per elevation (includes decorative trim, molding, and casing)		• *Front – 20%* • *Side – N/A* • *Street Side – 10%* • *Rear – 8%* • Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements
Materials		Building materials may make up to 100% of a style as long as no similar styles are adjacent to each other when fronting the same block.

- Section 24-505. Courtyard Pattern
  - This section shall not be applicable.

Development Standards (cont.)

Planning Area B Standards

Planning Area B may develop as non-residential uses, limited residential uses or a mix thereof.

Description		Proposed		
		Residential Uses		Non-Residential Uses
Permitted Uses		Cottage Homes as defined within this PUD	Row House dwellings and Multifamily dwellings as defined per City of Greeley Land Use Code	All Commercial Uses as permitted within the C-H Commercial High Intensity zone district
Density (maximum)		25 du/ac (gross)		
Lot Area (minimum)		No Minimum Lot Area	All Row House and Multifamily dwelling uses as permitted within R-H Residential High Density zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.	All commercial / non-residential uses as permitted within C-H Commercial High Intensity zone district shall follow the development standards as found within Title 24 of the City of Greeley Development Code, as applicable.
Building Coverage		N/A		
Drive, parking, and walks		N/A		
Open Space (minimum)		30%		
Maximum Lot Coverage		N/A		
Parking - Bicycle	1 bedroom/studio/efficiency	0.5 per unit		
	2+ bedroom	1.5 per unit		
Parking - Vehicular	Studio/Efficiency	1.25 /unit		
	1 bedroom	1.5 / unit		
	2 bedroom	1.75 / unit		
	3 bedroom	2 / unit		
	4+ bedroom	3 / unit		
	Guest	+ 1 space per 10 required spaces		
Minimum Setbacks*	Adjacent to Public ROW - 8th St	10'		
	Adjacent to Public ROW 71st Ave and 10th St	30'		
	Adjacent PA-A	5'		
	Internal to PA-B Cottage Homes	0'		
	Adjacent to Golf Course	20'		
Accessory Structure Setbacks		Per standards found in section 24-502.c		
Encroachments		Per standards found in section 24-502.b		
Building Height	Principal Structure	35'		
	Accessory Structure	Per standards found in section 24-502.c		
Sign Standards		Per standards found in Chapter 9. - Sign Standards		
Other		See "Additional Residential Development Standards" below		

*Notes:
1.) See Plan Sheets 9-13 for delineation of setback application for Cottage Homes.
2.) Cottage Home minimum building separation shall be 10', excluding permitted encroachments.
3.) Detached Garages with or without attached residential units, amenity buildings, trash enclosures, and similar buildings associated with the development of residential uses shall follow the standards for "Minimum Setbacks" and are not considered "Accessory Structures".

Development Standards (cont.)

Planning Area B (cont.)

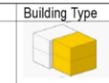
Additional Development Standards.

All permitted residential uses shall follow the applicable residential standards found within Title 24 of the City of Greeley Land Development Code with the exception of the development of Cottage Homes (as described within this PUD), in which the following standards shall supersede:

- Section 24-503. Residential Design Standards
  - Table 24-5-7: Residential Frontage Types and Frontages Standards, as applicable, shall be updated as follows:
    - Shall follow "Terrace Frontage" Standards.
    - Frontage Standards shall only apply when adjacent to the public right-of-way (8th St., 71st Ave. and 10th St.)
    - Front Building Line shall be no less than 10' along 8th Street; and no less than 30' along 71st Ave. and 10th St.. There is no maximum.
  - Table 24-5-8: Front Entry Features, as applicable, "Porch" shall be updated as follows:

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	5' minimum	• If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.

  - Table 24-5-9: Building Design Standards, as applicable, shall be updated as follows:

Design Detail	Building Type	Residential Uses
Wall Plan Limits Maximum wall plane without a massing variation of 4'+ on at least 25% of the elevation		• 70 linear feet
Blank Wall Limits Maximum wall plane without modulation on at least 20% of the wall plane.		• 70 linear feet.
Roof Plane Limits Maximum roof plane without offset of at least 2', complex planes, dormers, or gables		• 70 linear feet • Does not apply to flat roofs, provided there is a parapet, cornice or cther defined edge at the roofline.
Transparency Minimum window and door openings per elevation (includes decorative trim, molding, and casing)		• *Front – 20%* • *Side – N/A* • *Street Side – 10%* • *Rear – 8%* • Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements
Materials		Building materials may make up to 100% of a style as long as no similar styles are adjacent to each other when fronting the same block.

- Section 24-505. Courtyard Pattern
  - This section shall not be applicable.