

Planning Commission Agenda

Regular Meeting
Tuesday, January 14, 2025

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:
<https://greeleygov.zoom.us/j/86849675603>

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.

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:

<https://greeleyco.portal.civicclerk.com/>

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

January 14, 2025 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 November 12, 2024, Planning Commission Meeting Minutes
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EXPEDITED AGENDA

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

5. A public hearing to consider a request by ENFR Management, LLC to rezone 49.056 acres of land located at the northwest corner of the intersection of 71st Avenue and 25th Street from H-A (Holding Agriculture) zoning district to PUD (Planned Unit Development) zoning district (Case number PUD 2024-0001, The Village at Greeley PUD)
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END OF EXPEDITED AGENDA

6. A public hearing to consider a request by Ogilvie Properties, Inc. for a USR (Use by Special Review) to allow a multi-family residential development in the C-H (Commercial High Density) Zoning district on 7.879 ± acres of land located north of 10th Street, south of 8th Street and east of 69th Avenue (Case number USR2024-0003, Union Crossing Multifamily).
7. Staff Report
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

November 12, 2024
[Greeley Planning Commission- November 12, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

Chair Justin Yeater
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the October 08, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated October 08, 2024. Commissioner Modlin seconded the motion.

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

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).

Vice Chair Briscoe introduced the item as published and asked the Commission for a motion to continue this item as requested. Commissioner Franzen moved to continue this item to December 10th 2024. Commissioner Andersen seconded the motion.

Motion carried 5-0 (Chair Yeater and Commissioner Schulte absent).

6. A public hearing to consider a 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).

Vice Chair Briscoe introduced the item as published. He asked if there were any members of the Commission or the public that wished to see a presentation. Commissioner Andersen requested to see the presentation.

Jeff Woeber (Planner III) began his presentation by introducing himself and the case as published. He shared background information about the parcel as well as zoning and land use information for the lots surrounding the parcel. Mr. Woeber shared the proposed uses for the project and what the intent was for the project and its uses if approved. He shared that the packet included various plans for the PUD (Planned Unit Development) and shared the overview of them. He provided a comparison of allowable uses in various residential zone districts compared to what the proposed PUD would allow.

He continued, stating the proposal complies with Sections 24-204(b) and 24-205(c) of the Greeley municipal code. Proper notification has been made for the project and staff recommends approval. Mr. Woeber concluded his presentation, and he shared that the applicant was in attendance and available if needed. Some discussion took place between Mr. Woeber and the Commission regarding how it was selected that a PUD was the best zoning type for this district as well as traffic impacts for development in this area. Tina Close (City Engineer) provided more technical information regarding traffic and the study that was for this parcel.

Ryan McBreen (Norris Design) began his presentation by sharing information on the intent of the development is to allow for flexibility in design, particularly in the build to rent model. The neighborhood is designed to create a community orientated feel. He shared examples of other developments like the one being proposed and information on how it would benefit the community. Some discussion took place between the Commission and the applicant regarding the zoning and what different options were available for this project. There were concerns voiced for Planning Area B not being proposed with a plan like Planning Area A. The applicant agreed that they would be willing to bring a more defined plan before the Commission for approval before proceeding with construction for Planning Area B. Mr. McBryan introduced Dave Dervis (Hartford Homes), he is the head of multifamily development for Hartford Homes. He shared more information on the different Planning Areas and why only Planning Area A was fully designed at this point. They shared some slides that showed images of what the homes would look like. They answered further questions regarding build to rent, the garages and access points.

With no further questions for staff or the applicant Chair Briscoe opened the Public Hearing at 1:45 p.m., seeing no request for public comment he closed the Public Hearing at 1:45 p.m. and asked the Commission to take action.

Some discussion took place, the Commission was in overall support of Planning Area A they did not like the “blanket” approval for Planning Area B without a site plan being presented. They discussed approving the project with conditions put in place requiring Planning Area B to be required to have a Site Plan approved by the Commission before it could proceed with construction. Discussion continued regarding the process of both Planning Areas and what is needed for subsequent development to proceed.

Commissioner Carlson 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. Commissioner Andersen seconded the motion.

Motion carried 4-1 (Vice Chair Briscoe Opposed)

7. Staff Report

Brian McBroom (Community Development Director) began by sharing that the East Sub Area Plan, comprehensive planning work is planned to begin early next year, staff is providing City Council with an update in a work session regarding a proposed project on the northside of Highway 34. Concluding, he shared that there is a virtual meeting for property owners is scheduled for November 21, 2024 for the Downtown Overlay District expansion, there will also be a formal Public Hearing as part of the Code Amendment Process.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:20 p.m.

Erik Briscoe, Vice Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

January 14, 2025

Key Staff Contact: Jeff Woeber, Planner III

Title:

Case number PUD 2024-0001, The Village at Greeley PUD

Summary:

A public hearing to consider a request by ENFR Management, LLC to rezone 49.056 acres of land located at the northwest corner of the intersection of 71st Avenue and 25th Street from H-A (Holding Agriculture) zoning district to PUD (Planned Unit Development) zoning district (Case number PUD 2024-0001, The Village at Greeley PUD)

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Vicinity & Zoning Map
3. Project Narrative
4. Plan Set
5. Neighbor Notification Boundary Map
6. Neighbor Comment Letter
7. Staff Presentation
8. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEM: Rezone 49.056 acres from an H-A (Holding Agriculture) Zoning District to a PUD (Planned Unit Development)

FILE NUMBER: PUD2024-0001

PROJECT: The Village at Greeley PUD

LOCATION: Northwest corner of the intersection of 71st Avenue and 25th Street

APPLICANT: Todd Hager on behalf of ENFR Management LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: January 14, 2025

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. Two Planning Areas, both allowing for-lease single-family and duplex residential uses. The property is 49.056 acres in size and is located at the northwest corner of the intersection of 71st Avenue and 25th Street.

A. REQUEST

The applicant proposes to establish Planned Unit Development (PUD) zoning on 49.056 acres currently zoned H-A (Holding Agriculture). The Village at Greeley PUD includes two Planning Areas, to be on separate lots created by a future subdivision process. The Planning Areas will be bisected by a north-south extension of 74th Avenue. Planning Area 1 is 29.41 acres and Planning Area 2 is 17.18 acres in size. Both would allow residential uses, specifically single-family dwellings and duplexes. The project is a for-lease development, with residential units not on individual lots under separate ownership. The project will be managed and leased under a professional management company. The net density for Planning Area 1 is 9.9 dwelling units per acre, for Planning Area B is 10.47 units per acre.

Upon approval of the PUD, the development would require a Site Plan Review (SPR) and a subdivision process. An SPR involves review and approval of landscaping plans, outdoor lighting plans and other standards, required to comply with architectural and other specific

residential and nonresidential development standards as required by the PUD and *Greeley Development Code* as applicable.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning

North: R-L (Residential Low Density)
South: PUD (Planned Unit Development)
East: R-E (Residential Estate)
West: H-A (Holding Agriculture)

Abutting Land Uses

North: Residential
South: Residential
East: 71st Avenue, Residential
West: City of Greeley Open Space Area

Site Characteristics:

The subject property is currently two separate metes and bounds parcels, each containing a residence and outbuildings (to be removed for the Village at Greeley project). It is relatively flat and has previously been used for agricultural purposes.

D. BACKGROUND

The subject property is zoned H-A (Holding Agriculture) which according to the Greeley Development Code are properties that are "...either being used for agricultural purposes or have little or no immediate development potential." Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established.

Staff notes that under the current H-A zoning, the uses allowed in the Greeley Development Code are fairly limited, with very low density due to a minimum allowable lot area of 40 acres. Commercial type uses are extremely limited in H-A as well.

E. APPROVAL CRITERIA

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

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

Staff Comment: The subject area is identified as a "Suburban Neighborhood" on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. The PUD proposal supports the vision for a Suburban Neighborhood, which are "Neighborhoods and residential subdivisions primarily

made up of single-family detached homes.” Special Considerations for Suburban Neighborhood areas include “opportunities to create a wider range of housing options.” These Special Considerations also recommend single family, ADUs and rental housing.

The following are among the goals recommended by the *Imagine Greeley Comprehensive Plan* that support the proposed PUD:

Goal ED-2: Promote desired economic sectors and a diverse local economy.

The Village at Greeley is a development that provides a new approach for those desiring to live in Greeley, set up with a layout with amenities and an environment that can result in residents living and working in a varied and diverse local economy.

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

The Village at Greeley PUD and development provides a new approach to for lease residential development beyond the more typical multi-family apartment configuration. This provides a balance as far as the type of rental options within the significant areas of residential development within the City of Greeley.

Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

The Village at Greeley development, within the proposed PUD plan, does provide for a safe, aesthetically pleasing and livable community through planned and required public improvements, design standards, and careful compliance with development standards within the *Greeley Development Code* in the required Site Plan Review process.

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. The request complies with this criterion.

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

Staff Comment: The intent of the Planned Unit Development is to provide a residential, suburban neighborhood that is compatible with the area. The proposal is consistent with other 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 for-lease residential use that would be possible through the Village at Greeley 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: Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established.

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 plans in the PUD show streets, buildings, etc. are consistent with development in this area of the City.

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 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 landscape buffering required, in compliance with *Greeley Development Code* landscaping standards. 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 type of residential use 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 uniqueness and 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 proposes four different residential building type/models and will include detached single-family homes 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 with 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 has not been subdivided and is legally described as two metes and bounds parcels. A subdivision will be required upon PUD approval and would be required prior to approval of an SPR. These would need to be finalized and in place prior to submittal of building permits for the development.

2. HAZARDS

According to the City's GIS the subject property is not within or near any FEMA Flood Zones, nor are there any hazardous slopes according to the City's maps. Topography is fairly flat.

3. WILDLIFE

As the property is within an area that was predominantly farmland, with no forested areas or riparian corridors nearby, it does not appear to be particularly valuable wildlife habitat. It is not within an “Ecologically Sensitive Area” based on the available City map. Staff will address wildlife habitat in more detail with the required Site Plan Review process.

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 primary access to the Village at Greeley development is via 71st Avenue into 25th Street. A required extension of 74th Avenue within the PUD site would intersect with 25th Avenue to the south, and up to 22nd Street to the north which also connects back to 71st Avenue. 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 of a Site Plan Review, with improvements to be implemented with development of the PUD property.

G. SERVICES

1. WATER

Water mains exist in 71st Avenue, 74th Avenue, and 73rd Avenue to the north of the site. The applicant will be required to provide all necessary extensions and any infrastructure improvements to serve the site.

2. SANITATION

Sanitary sewer mains exist in 73rd Avenue to the north and south of the site. The applicant will be required to provide all necessary extensions and any infrastructure improvements to serve the site.

3. EMERGENCY SERVICES

The site is served by the Greeley Fire and Police Department. Fire Station #5 is on 47th Street approximately 2 miles east of the subject site.

4. PARKS AND OPEN SPACES

Comments by Greeley Parks indicate “cash in lieu” is appropriate for this project, payment of which will be required prior to recordation of the subdivision. A 27-acre City of Greeley community park is proposed directly west of the subject property, with the required extension of 25th Street providing access from the Village at Greeley development. The PUD proposes a system of sidewalk/trail connections, lawn areas, dog

park, and a large detention pond area that will involve landscaping to City standards with Site Plan Review.

5. SCHOOLS

The subject site is within the Greeley Evans School District 6 (D6). Frontier Academy High School and University Schools are to the northeast of the PUD site. Cash-in-lieu for schools would be required with required future subdivision of 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 December 11, 2024, to 367 surrounding property owners and residents located within 1000 feet of the subject 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 Greeley Family FunPlex on October 22, 2024. At that meeting, the applicant and staff answered numerous general questions regarding the proposed development. Concerns were raised for traffic increases, with assurance by staff that traffic impacts were being carefully considered in the PUD and any forthcoming subdivision and SPR process. Meeting attendees noted that rental properties often are not maintained to the same standards as owner occupied homes. The applicant stated that a professional management company would ensure that all units are well maintained. It was also noted that contracts and lease agreements for the rentals would not allow excessive numbers of people to occupy a unit, to avoid overcrowding and parking issues. Attendees did also voice support for the residential project, noting it is preferable to a commercial type development at this location.

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

Vicinity/Zoning Map

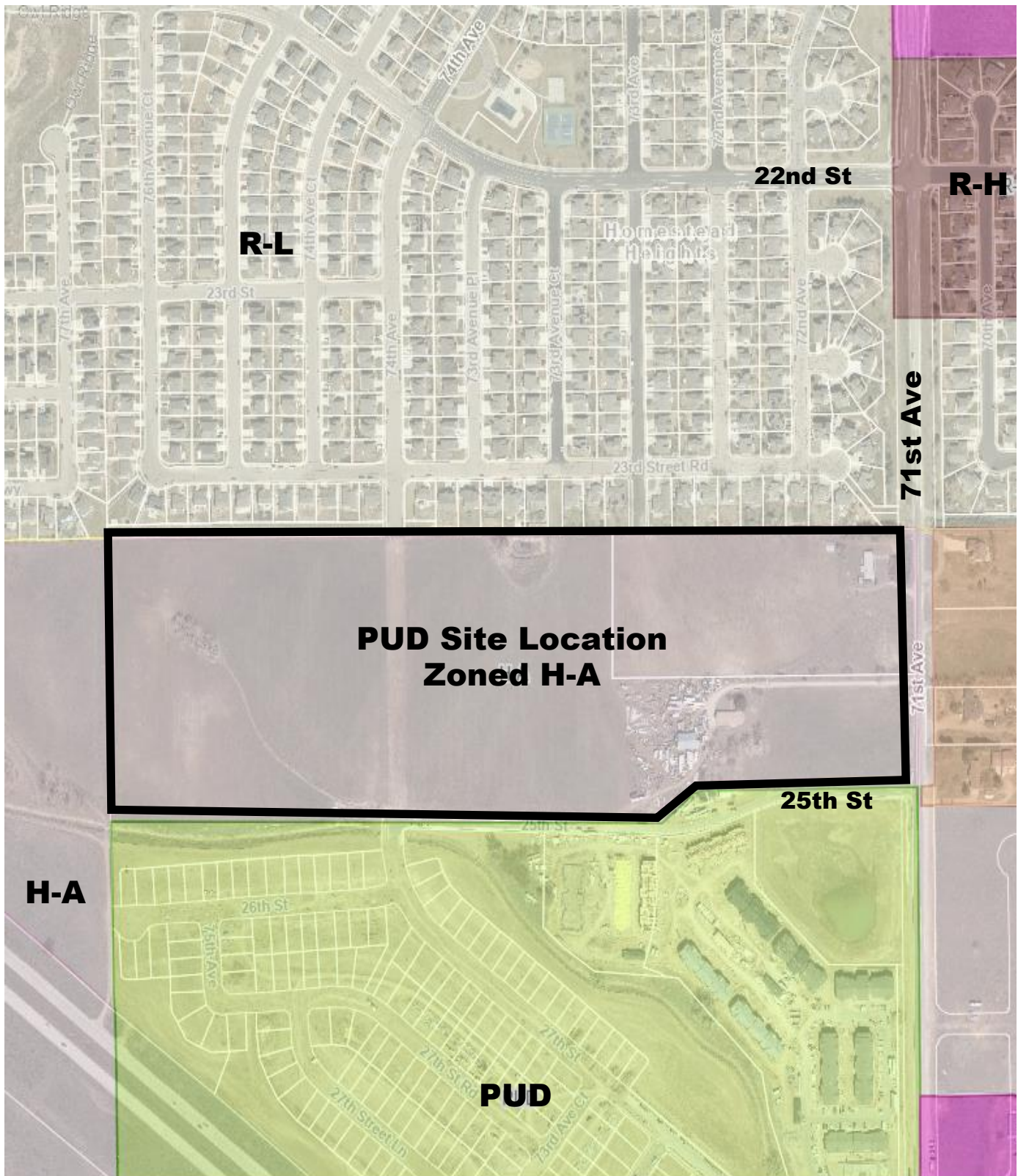
Project Narrative

PUD Plan Set

Neighborhood Notification Boundary Map

Staff PowerPoint Slides

VICINITY/ZONING MAP, VILLAGE AT GREELEY PUD2024-0001



To: City of Greeley
Planning and Zoning Department

From: Galloway & Company, Inc
Jessica Greenough, Civil Technical Project Manager

Date: June 26, 2024

Re: **Empire Group Rezoning Submittal for 49.58 Acres, SWC 23rd Street and 71st Avenue**

Project Description:

This is a proposed rezoning of land currently zoned Holding Agricultural to Planned Unit Development (PUD). The property is 49.58 acres at the Southwest Corner of 23rd Street and 71st Avenue.

The Parcel Nos. for the properties subject to the rezoning request are:

- 095917000024
- 095917000027

The Village at Greeley seeks to create a new residential community that offers for-lease, single family homes with private outdoor patio spaces to support the surrounding neighborhood and employment centers. This community provides a strongly desired housing option in a professionally managed community with luxury amenities. Village at Greeley will offer 1, 2, and 3-bedroom homes with floor plans ranging from 655 square feet to 1,313 square feet. The 2-bedroom and 3-bedroom homes within the community will be detached, and the 1-bedroom homes will be duplexes. Every home in the community will be single-story in a modern, open floor plan design with vaulted ceilings, abundant natural light, and a private outdoor patio and backyard. Village at Greeley will be developed in three phases with Phase IA constructing 150 units, Phase IB constructing 101 units, and Phase II constructing 173 units. A total of 424 units will be constructed.

The Village at Greeley is designed with a “neighborhood community” theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. This style includes a variety of pitched roofs complementing the architectural style to create enhanced massing, finishes, and textures. Each floor plan will feature three different architectural elevation styles, helping create the architecturally themed clusters. The clusters are laid out to prevent architectural themes from being adjacent to each other. The proposed building elevations incorporate design elements such as metal awnings, board and batten, various masonry veneers, and a variety of decorative elements to provide a unique and attractive detail to all elevations. Wherever possible, each cluster is designed with architectural features and colorization to provide differentiation, resident wayfinding, while also achieving a cohesive aesthetic.

The Village at Greeley distinguishes itself from other similar communities by offering a high quality of life through the extensive amenities such as resort-style community pools and spas, barbeque areas, a dog park, multiple community open areas for recreational activities and stand-alone community centers outfitted with state-of-the-art fitness centers and gathering spaces for community and/or private events. Most importantly, the developer (through its on-site representatives) will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash station, car-charging stations, pet grooming area and valet trash pickup service combined with trash compactors to minimize refuse container eyesores. Every home will include a doggy-door access to the backyard for those beloved family four-legged friends.



The Village at Greeley will implement interior project connectivity through various open spaces that are both active and passive and with careful consideration for both pedestrian and vehicular circulation within the project. Landscaped walkways connect the residents to the interior of the project where active amenities and the community center/pool are located. In addition to the common open space for all residents – each residence will have their private backyard with green space and patio to enjoy, all while maintaining keen focus on water conservation and xeriscape style landscaping. Parking throughout the community includes uncovered, covered, garage and accessible spaces. Garage structures are designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are designed at the ends of the garage buildings. Steel parking shade canopies are painted to complement the project color scheme.

The Village at Greeley luxury homes are a unique product that provide an alternative to typical large building multifamily structures by creating individual homes with private yards under a leasing structure with no resident maintenance requirements. This hybrid housing product will serve the growing pool of residents who are looking for an alternative to traditional multifamily housing that offers the benefits and function of private home ownership, but without the obligations attendant to ownership.

The developer will submit a Site Plan and Civil Construction Documents following approval of the rezoning. Included with this rezoning application are the following: (a) Concept Site Plan; (b) Existing Conditions Map; (c) Zoning Suitability Map; (d) Project Boundary Map; (e) Traffic Impact Study; (f) Preliminary Drainage Report; and (g) Preliminary Hydraulic Analysis.

The following is a description of how the application meets the criteria for PUDs:

Review Criteria:

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.

Per the general comments received during the first submittal of the rezoning (ZON2022-0024 2/16/2023) City Staff highly recommended proposing a PUD zone district as the proposed residential product type did not fit in with a straight zone district. The proposed PUD is consistent with the Comprehensive Plan as it is within the Long Range Expected Growth Area.

2. The benefits from any flexibility in the proposed plan:

- a. 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;

The general public health, safety, and welfare of the community will be upheld for the areas immediately near or within the proposed project. The PUD was created out of the necessity to fit the proposed residential product type into a zoning document that could capture all the necessary regulations and design criteria that was offered within existing zone districts.

- b. Involves innovative concepts that were not anticipated by the development code;
The innovative concept is built directly from the type of residential product the development proposes. The concept follows a multifamily/ high to medium density housing product typically seen with apartments, townhomes, or condominiums but as single family detached and duplex products. The existing city code does not have this housing type defined and therefore innovative concepts to introduce it are within the PUD document. or

- c. 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 design standard.

The project has used existing zone district regulations and code such as Residential High Density and Residential Medium Density zone districts while making its own unique context in the residential product it is developing.

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 PUD is designed to mitigate any potential adverse impacts while promoting sound planning and urban design principles. The limited additions that qualify this PUD are in line with the existing zone districts, especially the Residential High Density zone district. The PUD was crafted to complement the goals and objectives of the Comprehensive Plan. The PUD will offer a housing mix missing in the general area while promoting walkable neighborhoods as seen to the north of the subject property.*
4. The plan meets all of the review criteria for zoning map amendments in Section 24-204. *The review criteria for zoning map amendments are listed below with responses to how each criterion is being met.*

Review Criteria for Zoning Map Amendments in Section 24-204:

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 proposed for lease cottage style community is consistent with Growth and City Form Goal 2 to "Promote a balanced mix and distribution of land uses," as well as Objective GC 2.2 Jobs Housing Balance, which is to "support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa)." The project is also consistent with Growth and City Form Goal 6 to "Maintain and enhance the character and interconnectivity of Greeley's neighborhoods" as well as Objective GC-6.3 Neighborhood Character, which is to "Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs."*
2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. *The surrounding neighborhoods have been, and will be, developed as single family and multi-family residential and this rezoning to Planned Unit Development is consistent with the intent of the City to provide a diverse housing mix in residential neighborhoods.*
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. *The area is developing and rezoning from Holding Agricultural to residential zoning is consistent with the transition of this area to suburban development within Greeley City limits.*
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 existing zoning Holding Agricultural has been in place since this property was annexed. Given the development trends, it is appropriate to rezone this property to residential.*
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 proposed zoning to Planned Unit Development will be complementary to the surrounding residential neighborhoods with street connections and a diverse housing mix.*
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. *The proposed residential use of this*

property can be served by the adjacent street network as demonstrated in the submitted traffic study.

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. *The current zoning, Holding Agricultural, is a transition zoning put in place at the time of annexation until the property is ready for development. The proposed Planned Unit Development zoning will allow for development in a suburban residential land use pattern. The cottage style for lease product offers diversity to the housing products currently available in this part of the City, a need made evident by the incorporation of this new zoning classification by the City.*
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. *This proposed development associated with this rezoning request provides a diverse housing type in a well-planned master development. This housing product offers the community a unique opportunity that is not currently available in this part of the City. Given the product's design, layout and single-story nature, there are no foreseen negative impacts to the neighboring properties or the City as a whole.*
9. The recommendations of professional staff or advisory review bodies. *The planning staff recommended Planned Unit Development as being best suited for this housing type. This is a new zone district intended to provide smaller residential units and this project is specifically situated to serve the needs identified by the creation of this new zoning district.*

Statement of Commitments:

Area / Improvement	Plan Preparation And Approval	Construction	Maintenance Responsibility	Ownership
74 th Avenue	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
73 rd Avenue Utilities (Water And Sanitary Sewer)	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Partial Extension Of 73 rd Avenue From 25 th Street	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Right-Of-Way, Sidewalk, And Tree Lawn Along West Side Of 71 st Avenue	E ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
25 th Street Widening, Trail, And Tree Lawn	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Extend 25 th Street Full Section To West Property Boundary	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley
Detention Pond	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Trail From Phase 1a Through Phase 1b To Phase 2 (Along North Side Of Detention Pond)	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC	ENFR Management, LLC
Intersection At 74 th Avenue & 25 th Street (Includes Left Turn Lanes In East And West Travel Directions)	ENFR Management, LLC	ENFR Management, LLC	City Of Greeley	City Of Greeley

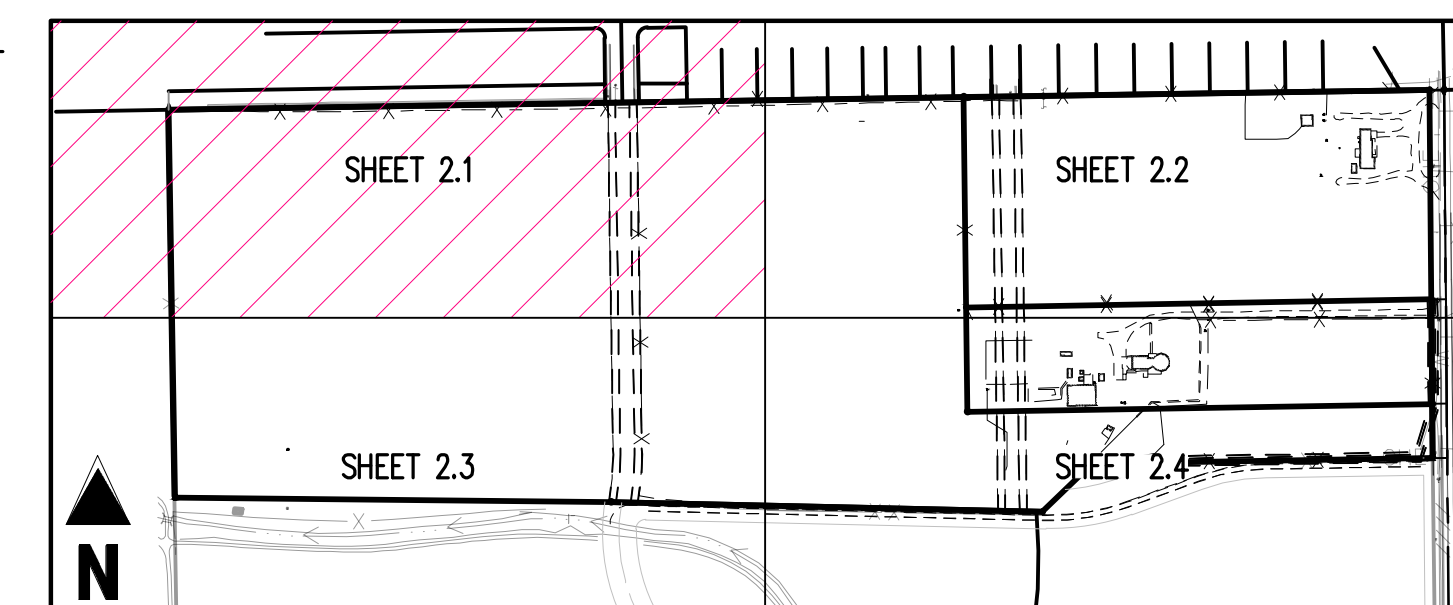
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: PUD2024-0001

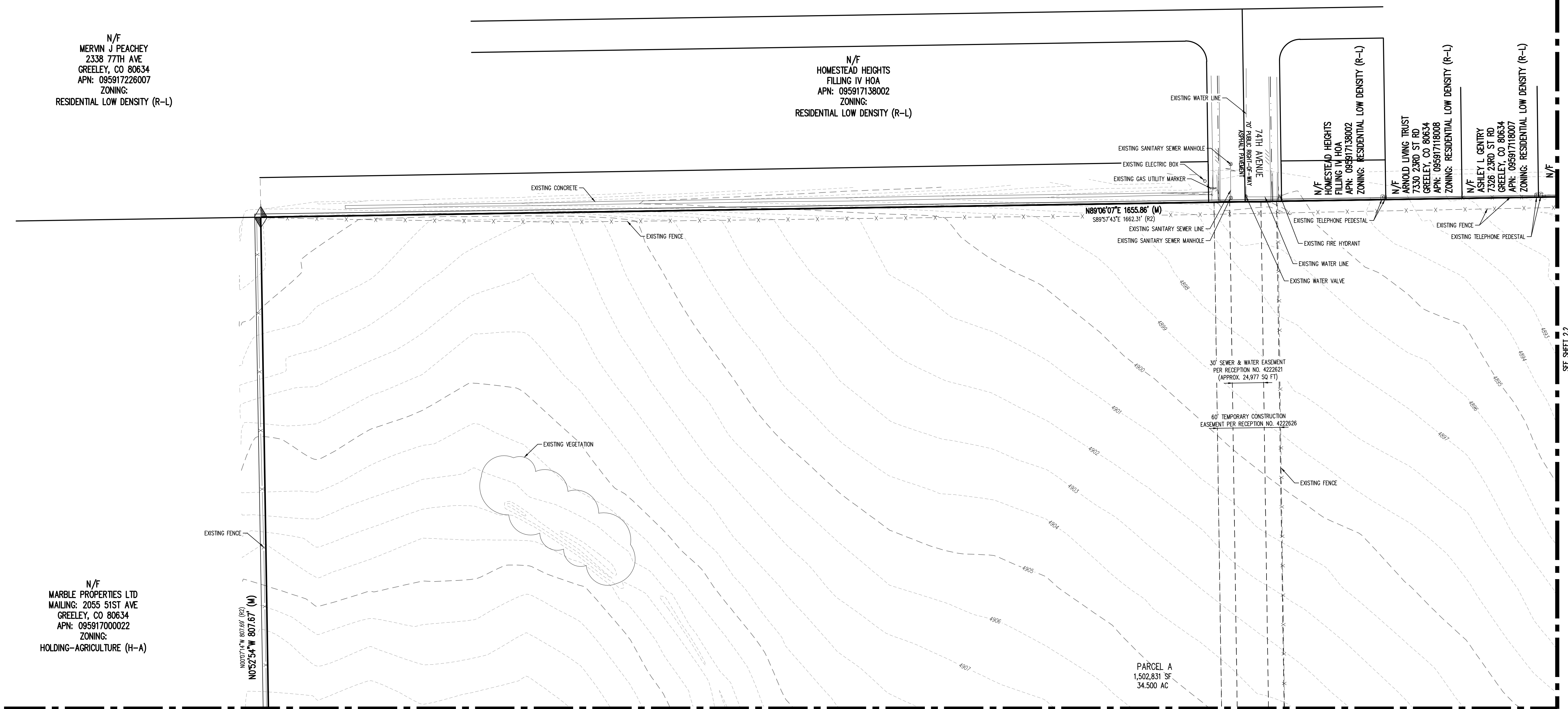
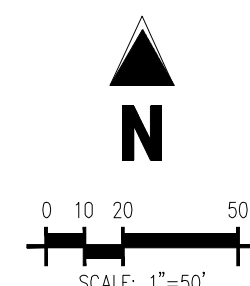
K&E/Murphy Group\CO. Goshpy- 23rd and 71st\OCM1-Concepts\UPL\MP01_Cover Sheet (TUP).dwg - Scott Brown - 12/19/2024

PROJECT NUMBER: PUD2024-0001

SITE LEGEND					
	EXISTING PROPERTY LINE		EXISTING FLARED END SECTION		ALLOT CORNER (AS DESCRIBED)
	ADJACENT PROPERTY LINE		EXISTING FIRE HYDRANT		FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169 UNLESS OTHERWISE NOTED
	RIGHT-OF-WAY		EXISTING WATER METER		SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SECTION LINE		EXISTING WATER VALVE		
	ROAD CENTERLINE		EXISTING WATER WELL		
	EXISTING EASEMENT		EXISTING WATER SPOGOT	REC. NO.	RECEPTION NUMBER
	EXISTING CURB AND GUTTER		EXISTING SANITARY SEWER MANHOLE	(M)	MEASURED
	EXISTING CULVERT		EXISTING SANITARY SEWER CLEANOUT	(R)	RECORDED = DEED RECORDED AT REC. NO. 4972411
	EXISTING STORM DRAIN LINE		EXISTING ELECTRIC BOX	(R1)	RECORDED = WESTGATE FIRST FLUNG RECORDED AT REC. NO. 4789621
	EXISTING WATER LINE		EXISTING UTILITY POLE	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739
	EXISTING SANITARY SEWER LINE		EXISTING GUY WIRE		
	EXISTING OVERHEAD ELECTRIC LINE		EXISTING TELEPHONE PEDESTAL		
	EXISTING FIBER OPTIC LINE		EXISTING FIBER OPTIC MANHOLE		
	EXISTING GAS LINE		EXISTING FIBER OPTIC MARKER		
	EXISTING SIGN		EXISTING GAS UTILITY MARKER		
	EXISTING GATE POST		EXISTING MISCELLANEOUS MANHOLE		
	EXISTING STORM DRAIN INLET		ECOLOGICALLY SENSITIVE AREAS		



KEY MAP
SCALE: 1"=400'

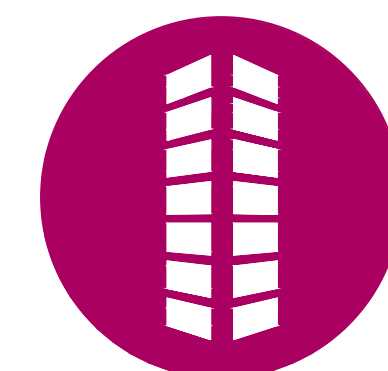


BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17.
BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

[illegible]

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

2.1

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

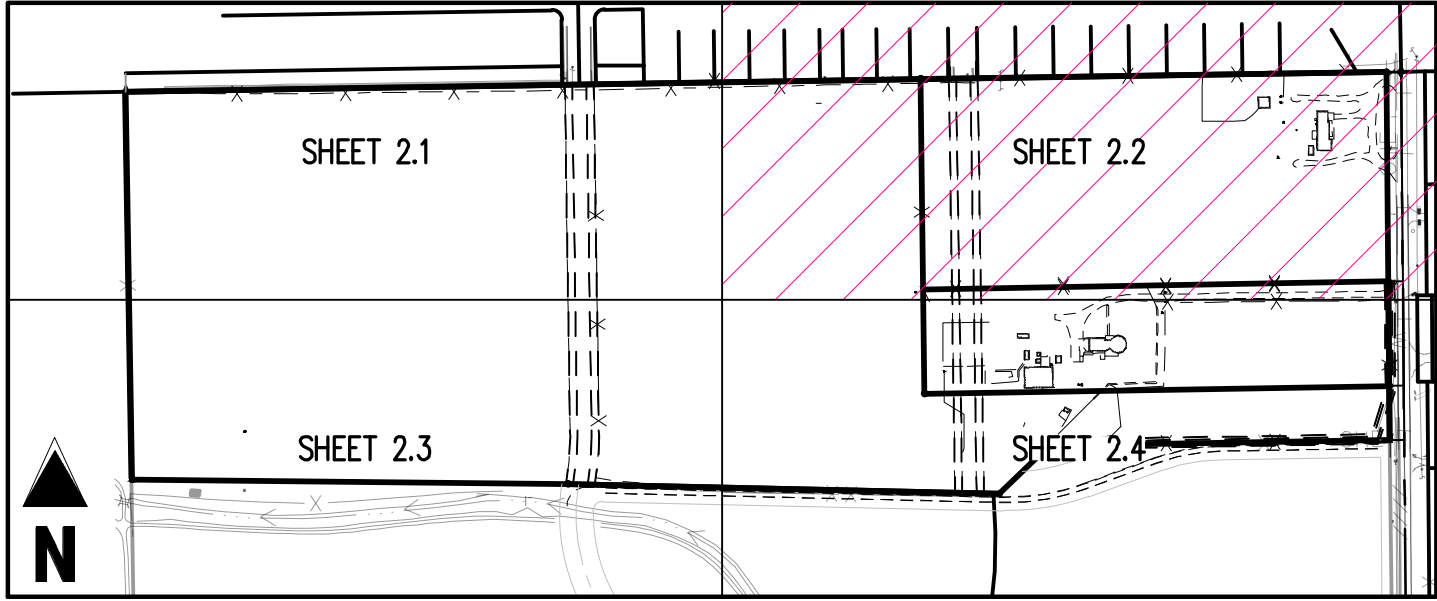
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

49.056 ACRES

PROJECT NUMBER: PUD2024-0001

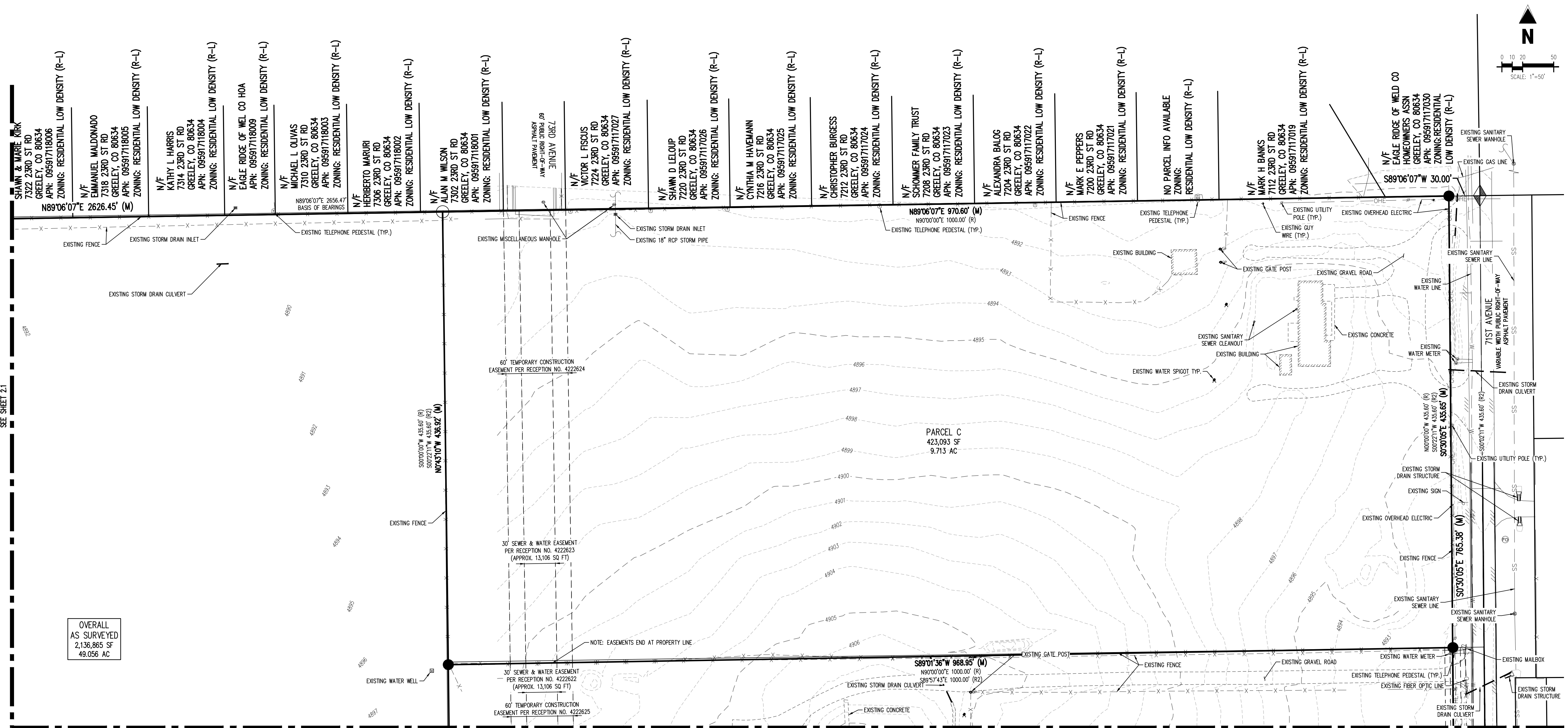
SITE LEGEND

EXISTING PROPERTY LINE	EXISTING FLARED END SECTION	ALLOT CORNER (AS DESCRIBED)
ADJACENT PROPERTY LINE	EXISTING FIRE HYDRANT	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
RIGHT-OF-WAY	EXISTING WATER METER	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
SECTION LINE	EXISTING WATER VALVE	RECEIPTION NUMBER
ROAD CENTERLINE	EXISTING WATER WELL	MEASURED
EXISTING EASEMENT	EXISTING WATER SPOOT	RECORDED = DEED RECORDED AT REC. NO. 4812411
EXISTING CURB AND GUTTER	EXISTING SANITARY SEWER MANHOLE	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
EXISTING CULVERT	EXISTING SANITARY SEWER CLEANOUT	RECORDED = DEED RECORDED AT REC. NO. 2460739
EXISTING STORM DRAIN LINE	EXISTING ELECTRIC BOX	
EXISTING WATER LINE	EXISTING UTILITY POLE	
EXISTING SANITARY SEWER LINE	EXISTING GUY WIRE	
EXISTING OVERHEAD ELECTRIC LINE	EXISTING TELEPHONE PEDESTAL	
EXISTING FIBER OPTIC LINE	EXISTING FIBER OPTIC MANHOLE	
EXISTING GAS LINE	EXISTING FIBER OPTIC MARKER	
EXISTING SIGN	EXISTING GAS UTILITY MARKER	
EXISTING GATE POST	EXISTING MISCELLANEOUS MANHOLE	
EXISTING STORM DRAIN INLET	ECOLOGICALLY SENSITIVE AREAS	



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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY
SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

#	Date	Issue / Description	Init.
A	12/12/23	1ST PUD SUBMITTAL	JKG
B	06/05/24	2ND PUD SUBMITTAL	JKG
C	08/28/24	3RD PUD SUBMITTAL	JKG
D	10/11/24	4TH PUD SUBMITTAL	JKG
E	12/19/24	5TH PUD SUBMITTAL	SMB

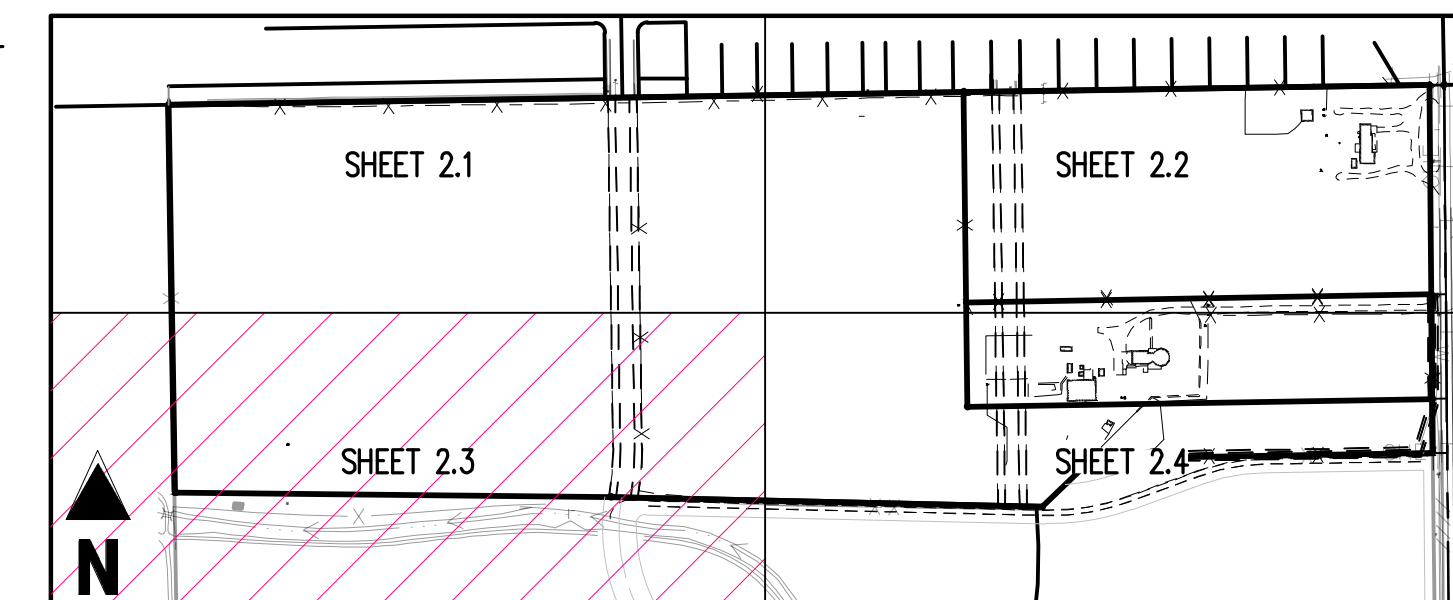
Project No: EMP000001
Drawn By: MNS
Checked By: JKG
Date: NOVEMBER 2024

EXISTING CONDITIONS
MAP

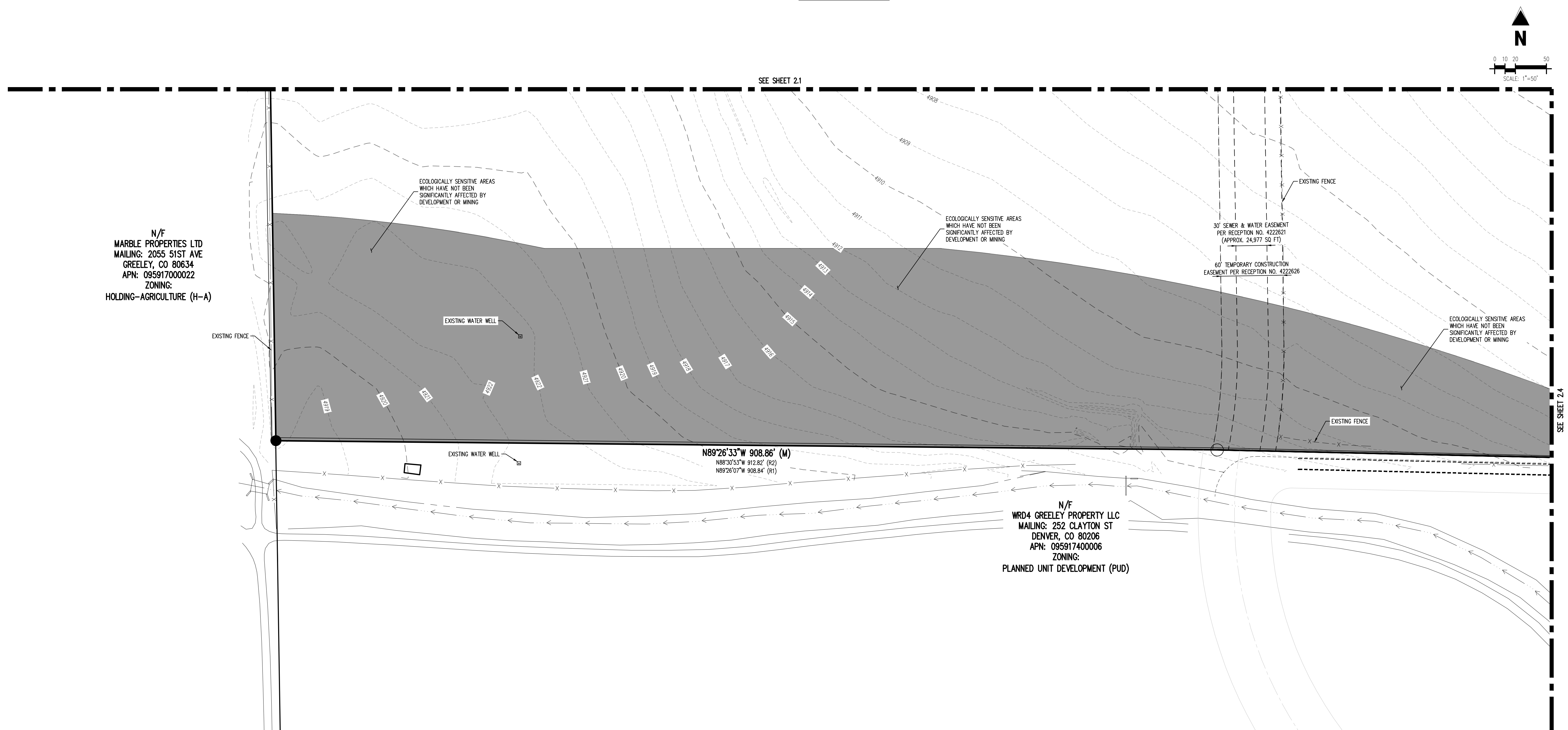
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17.
BEARING IS ASSIGNED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

PROJECT NUMBER: PUD2024-0001

SITE LEGEND				
=====	EXISTING PROPERTY LINE	==	EXISTING FLARED END SECTION	◆
=====	ADJACENT PROPERTY LINE	==	EXISTING FIRE HYDRANT	●
-----	RIGHT-OF-WAY	==	EXISTING WATER METER	○
-----	SECTION LINE	==	EXISTING WATER VALVE	○
-----	ROAD CENTERLINE	==	EXISTING WATER WELL	○
-----	EXISTING EASEMENT	==	EXISTING WATER SPOUT	REC. NO.
=====	EXISTING CURB AND GUTTER	==	EXISTING SANITARY SEWER MANHOLE	(M)
=====	EXISTING CULVERT	==	EXISTING SANITARY SEWER CLEANOUT	(R)
-----SD-----	EXISTING STORM DRAIN LINE	==	EXISTING ELECTRIC BOX	(R1)
-----W-----	EXISTING WATER LINE	==	EXISTING UTILITY POLE	(R2)
-----SS-----	EXISTING SANITARY SEWER LINE	==	EXISTING GUY WIRE	
-----OHE-----	EXISTING OVERHEAD ELECTRIC LINE	==	EXISTING TELEPHONE PEDESTAL	
-----FO-----	EXISTING FIBER OPTIC LINE	==	EXISTING FIBER OPTIC MANHOLE	
-----G-----	EXISTING GAS LINE	==	EXISTING FIBER OPTIC MARKER	
-----SIGN-----	EXISTING SIGN	==	EXISTING GAS UTILITY MARKER	
-----GATE-----	EXISTING GATE POST	==	EXISTING MISCELLANEOUS MANHOLE	
=====	EXISTING STORM DRAIN INLET	==	ECOLOGICALLY SENSITIVE AREAS	



KEY MAP
SCALE: 1"=400'



BASIS OF BEARING

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EMPIRE GROUP
EENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

[illegible]

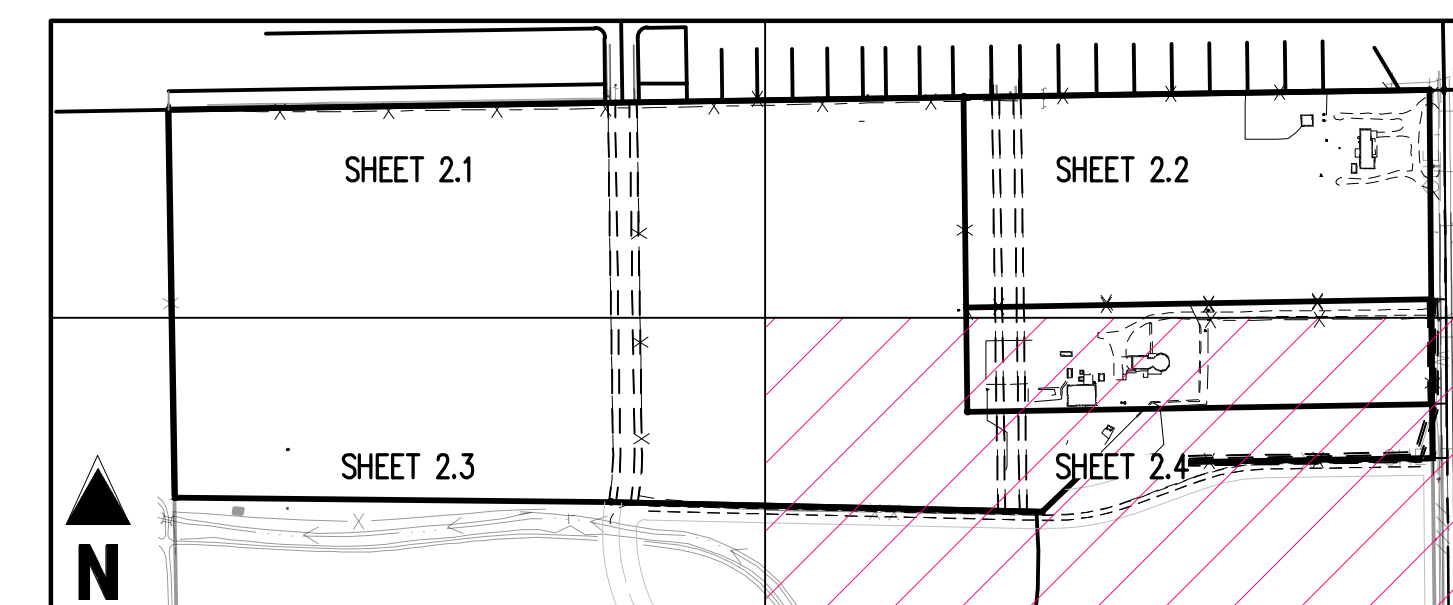
Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

EXISTING CONDITIONS MAP

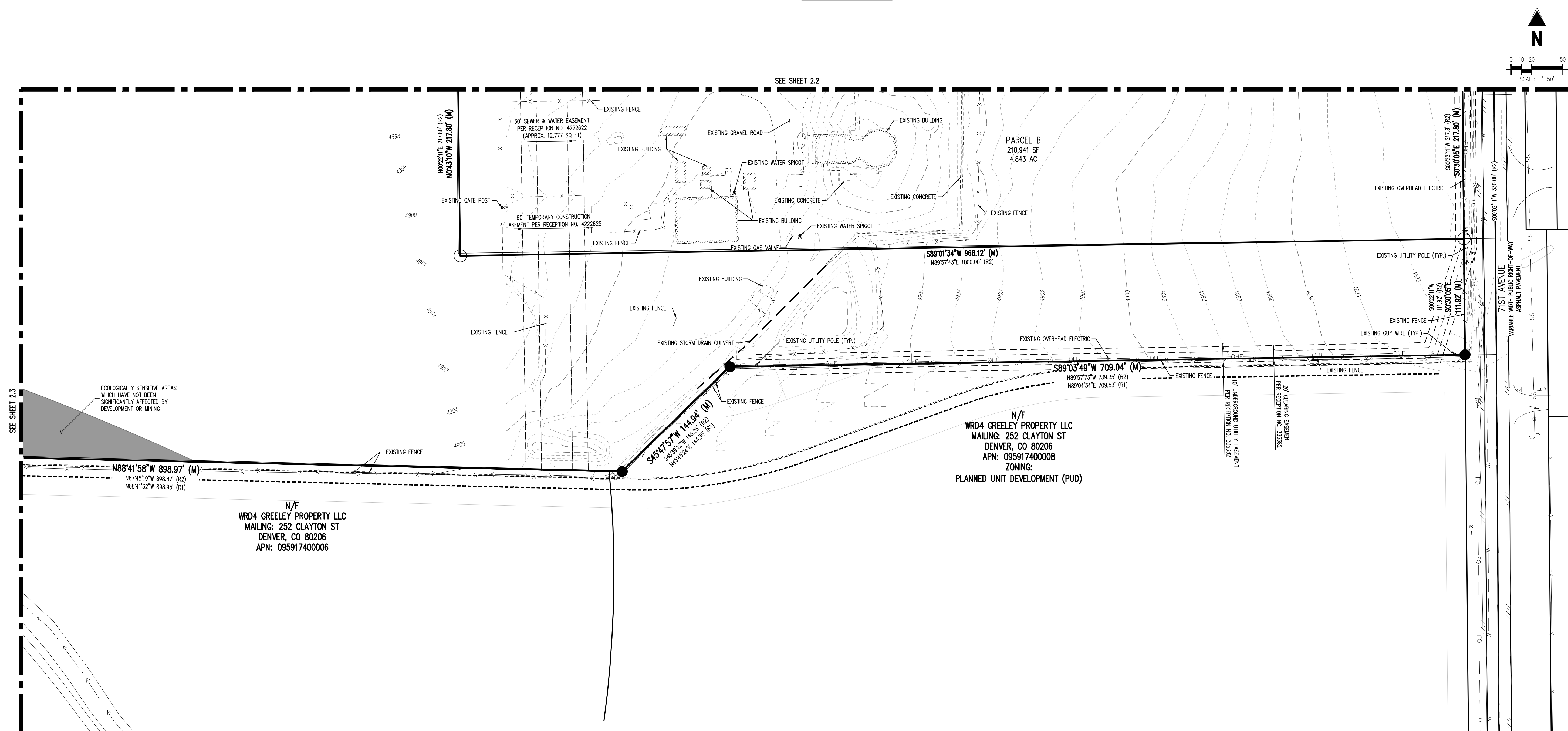
2.3

PROJECT NUMBER: PUD2024-0001

SITE LEGEND					
---	EXISTING PROPERTY LINE	==	EXISTING FLARED END SECTION	◆	ALIQUOT CORNER (AS DESCRIBED)
---	ADJACENT PROPERTY LINE	==	EXISTING FIRE HYDRANT	●	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 3169" UNLESS OTHERWISE NOTED
---	RIGHT-OF-WAY	==	EXISTING WATER METER	○	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
---	SECTION LINE	==	EXISTING WATER VALVE	○	
---	ROAD CENTERLINE	==	EXISTING WATER WELL	○	
---	EXISTING EASEMENT	==	EXISTING WATER SPOUT	○	
---	EXISTING CURB AND GUTTER	==	EXISTING SANITARY SEWER MANHOLE	REC. NO.	RECEPTION NUMBER
---	EXISTING CULVERT	==	EXISTING SANITARY SEWER CLEANOUT	(M)	MEASURED
---SD---	EXISTING STORM DRAIN LINE	==	EXISTING ELECTRIC BOX	(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411
---W---	EXISTING WATER LINE	==	EXISTING UTILITY POLE	(R1)	RECORDED = INVESTIGATE FIRST FLUNG RECORDED AT REC. NO. 4789821
---SS---	EXISTING SANITARY SEWER LINE	==	EXISTING GUY WIRE	(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460379
---OHE---	EXISTING OVERHEAD ELECTRIC LINE	==	EXISTING TELEPHONE PEDESTAL		
---FO---	EXISTING FIBER OPTIC LINE	==	EXISTING FIBER OPTIC MANHOLE		
---G---	EXISTING GAS LINE	==	EXISTING FIBER OPTIC MARKER		
---CS---	EXISTING SIGN	==	EXISTING GAS UTILITY MARKER		
GOPT	EXISTING GATE POST	==	EXISTING MISCELLANEOUS MANHOLE		
==	EXISTING STORM DRAIN INLET	==	ECOLOGICALLY SENSITIVE AREAS		



KEY MAP
SCALE: 1"=400'



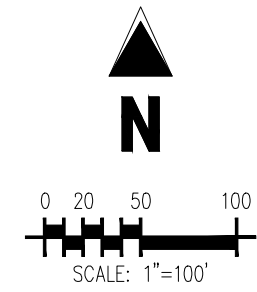
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BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF
UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

THE VILLAGE AT GREELEY COMMUNITY PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

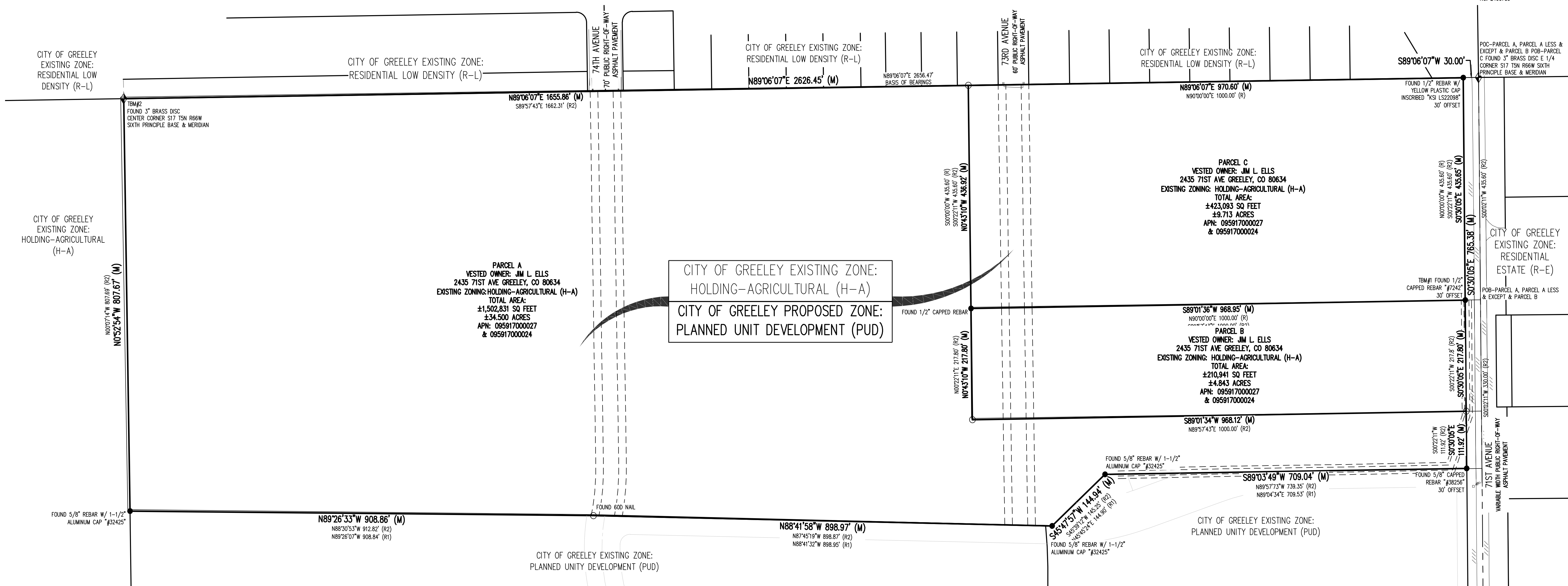
49.056 ACRES

PROJECT NUMBER: PUD2024-0001



SITE LEGEND

BOUNDARY LINE	ALLOT CORNER (AS DESCRIBED)
EXISTING PROPERTY LINE	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
ADJACENT PROPERTY LINE	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
RIGHT-OF-WAY	RECEPTION NUMBER
SECTION LINE	MEASURED
ROAD CENTERLINE	RECORDED = DEED RECORDED AT REC. NO. 4812411
EXISTING EASEMENT	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
EXISTING EDGE OF PAVEMENT	RECORDED = DEED RECORDED AT REC. NO. 2460739
EXISTING CURB AND GUTTER	



LEGAL DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 3-1/4" ALUMINUM CAP;
THENCE S89°06'07"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE, MONUMENTED BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP STAMPED KSI LS 23098 AND POINT OF BEGINNING;
THENCE S00°30'05"E, A DISTANCE OF 765.38 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF WESTGATE FIRST FILING, RECORDED AT RECEPTION NO. 4789621 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED WITH A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1-1/4" RED PLASTIC CAP STAMPED AZTEC PLS 38258;
THENCE ON THE NORTHERLY LINES OF SAID WESTGATE FIRST FILING FOR THE FOLLOWING FOUR (4) COURSES:
1. S89°03'49"W, A DISTANCE OF 709.04 FEET TO A NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" PURPLE CAP STAMPED NORTHERN PLS 38232;
2. S45°47'57"W, A DISTANCE OF 144.94 FEET TO A BENT NO. 4 REBAR OF UNKNOWN LENGTH;
3. N88°41'59"W, A DISTANCE OF 898.97 FEET TO A SET 24" NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
4. N89°26'33"W, A DISTANCE OF 908.86 FEET TO NO. 5 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED D.B. & CO PLS 32435;
THENCE N00°52'54"W, A DISTANCE OF 807.67 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED PLS 10855, 1997;
THENCE N89°06'07"E, A DISTANCE OF 2626.45 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING.
PARCEL CONTAINS 2,136,865 SQUARE FEET OR 49.056 ACRES, MORE OR LESS.

ZONING SUMMARY

EXISTING ZONING	PROPOSED ZONING	AREA (S.F. AND ACREAGE)
HOLDING-AGRICULTURAL	PUD	±2,163,991 S.F. (±2,159,957 S.F., MEASURED) ±49.678 ACRES (±49.586 ACRES, MEASURED)
TOTALS		±2,163,991 S.F. (±2,159,957 S.F., MEASURED) ±49.678 ACRES (±49.586 ACRES, MEASURED)

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17. BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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EMPIRE GROUP
ENR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

#	Date	Issue / Description	Init.
A	12/12/23	1ST PUD SUBMITTAL	JKG
B	06/05/24	2ND PUD SUBMITTAL	JKG
C	08/28/24	3RD PUD SUBMITTAL	JKG
D	10/11/24	4TH PUD SUBMITTAL	JKG
E	12/19/24	5TH PUD SUBMITTAL	SMB

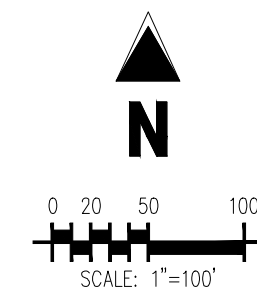
Project No: EMP000001
Drawn By: MNS
Checked By: JKG
Date: NOVEMBER 2024

ZONING SUITABILITY MAP

3.0

PAGE 6 OF 13

49.056 ACRES
PROJECT NUMBER: PUD2024-0001



SITE LEGEND			
---	BOUNDARY LINE	⬆	ALIQUOT CORNER (AS DESCRIBED)
---	EXISTING PROPERTY LINE	●	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
---	ADJACENT PROPERTY LINE	○	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
---	RIGHT-OF-WAY		
---	SECTION LINE		
---	ROAD CENTERLINE	REC. NO.	RECEPTION NUMBER
---	EXISTING EASEMENT	(M)	MEASURED
---	EXISTING EDGE OF PAVEMENT	(R)	RECORDED = DEED RECORDED AT REC. NO. 481241
---	EXISTING CURB AND GUTTER	(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
		(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460739

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

[illegible]

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

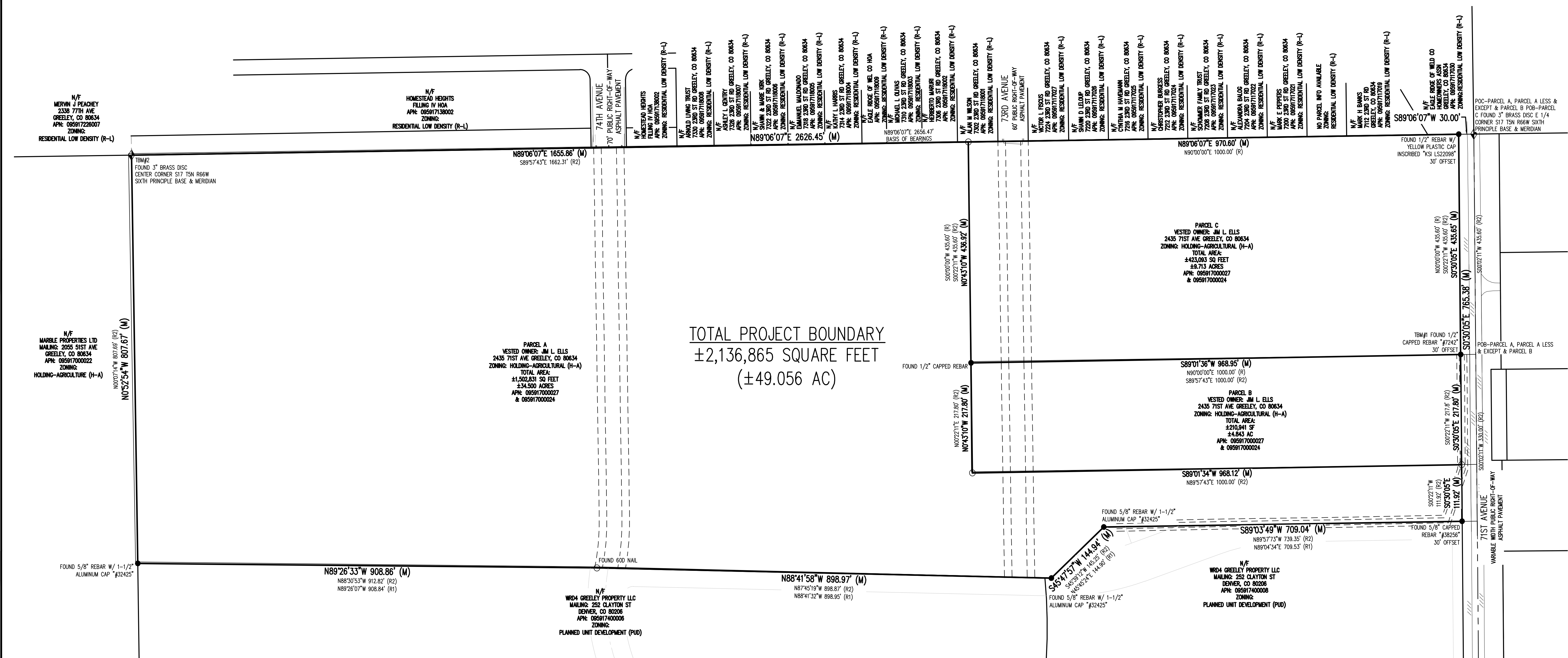
PROJECT BOUNDARY MAP

4.0

PAGE 7 OF 13

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17.
BEARING IS ASSUMED TO BEAR N89°06'07"E, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP AND WITH ALL BEARINGS RELATIVE THERETO.

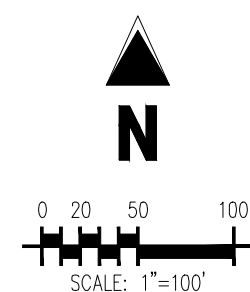


© 2024 Empire Group CO. Geology: 22nd and 71st CIVIL CONGRESS (PUD) dwg - Scott Brown - 12/18/2024

PROJECT NUMBER: PUD2024-0001

UNITS	TYPE	QTY
PLANNING AREA 1		
MODEL 1	DUPLEX/1 BR	40 BLDGS/80 UNITS
MODEL 2	SINGLE FAMILY/2 BR	113
MODEL 3	SINGLE FAMILY/3 BR	30
MODEL 4	SINGLE FAMILY/1 BR	32
PLANNING AREA 2		
MODEL 1	DUPLEX/1 BR	26 BLDGS/52 UNITS
MODEL 2	SINGLE FAMILY/2 BR	75
MODEL 3	SINGLE FAMILY/3 BR	20
MODEL 4	SINGLE FAMILY/1 BR	22

AMENITY LEGEND	
①	CLUBHOUSE/COMMUNITY POOL
②	DOG PARK
③	BARBEQUE AREA
④	PAVILLION
⑤	CAR AND DOG WASH
⑥	FIRE PIT
⑦	LAWN AMENITY AREAS
⑧	TRASH/RECYCLING
⑨	LEASING OFFICE



SITE LEGEND			
—————	BOUNDARY LINE		EXISTING EDGE OF PAVEMENT
—————	EXISTING PROPERTY LINE		EXISTING CURB AND GUTTER
—————	PROPOSED PROPERTY LINE/ROW BOUNDARY		CURB AND GUTTER BY OTHERS
—————	ADJACENT PROPERTY LINE		PROPOSED UNIT TYPE 1
—————	RIGHT-OF-WAY		PROPOSED UNIT TYPE 2
—————	SECTION LINE		PROPOSED UNIT TYPE 3
—————	ROAD CENTERLINE		PROPOSED UNIT TYPE 4
—————	EXISTING EASEMENT		PROPOSED OPEN SPACE
			ALIQUOT CORNER (AS DESCRIBED)
			FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "S 31169" UNLESS OTHERWISE NOTED
			SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
		REC. NO.	RECEPTION NUMBER
		(M)	MEASURED
		(R)	RECORDED = DEED RECORDED AT REC. NO. 4812411
		(R1)	RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789621
		(R2)	RECORDED = DEED RECORDED AT REC. NO. 2460778

PAGE 8 OF 13

PLAN 1	# OF BUILDINGS	PLAN 2	# OF BUILDINGS	PLAN 3	# OF BUILDINGS	PLAN 4	# OF BUILDINGS
1A	24	2A	64	3A	17	4A	18
1B	19	2B	63	3B	15	4B	19
1C	23	2C	61	3C	18	4C	17
GARAGE W/STORAGE GA	18	COMMUNITY CENTER A	2	LEASING OFFICE LA	1	OVERSIZED GARAGE OGA	1



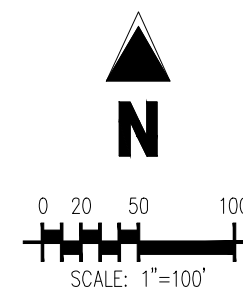
SITE PLAN
NTS

SITE DISTRIBUTION PLAN | VILLAGE AT GREELEY | GREELEY, COLORADO

8-12-2024

PROJECT NUMBER: PUD2024-0001

AMENITY LEGEND	
①	CLUBHOUSE/COMMUNITY POOL
②	DOG PARK
③	BARBEQUE AREA
④	PAVILLION
⑤	CAR AND DOG WASH
⑥	FIRE PIT
⑦	LAWN AMENITY AREAS
⑧	TRASH/RECYCLING
⑨	LEASING OFFICE



SITE LEGEND				
—————	BOUNDARY LINE		PLANNING AREA 1	
—————	EXISTING PROPERTY LINE		PLANNING AREA 2	
—————	PROPOSED PROPERTY LINE/ROW BOUNDARY		PROPOSED UNIT TYPE 1	
—————	ADJACENT PROPERTY LINE		PROPOSED UNIT TYPE 2	
—————	RIGHT-OF-WAY		PROPOSED UNIT TYPE 3	
—————	SECTION LINE		PROPOSED UNIT TYPE 4	
—————	ROAD CENTERLINE			REC. NO.
—————	EXISTING EASEMENT			(M)
—————	EXISTING EDGE OF PAVEMENT			(R)
—————	EXISTING CURB AND GUTTER			(R1)
—————	CURB AND GUTTER BY OTHERS			(R2)
				ALQUOT CORNER (AS DESCRIBED)
				FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 31169" UNLESS OTHERWISE NOTED
				SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
				RECEPTION NUMBER
				MEASURED
				RECORDED = DEED RECORDED AT REC. NO. 4812411
				RECORDED = WESTGATE FIRST FILING RECORDED AT REC. NO. 4789821
				RECORDED = DEED RECORDED AT REC. NO. 2460730

PRELIMINARY
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NOT FOR CONSTRUCTION

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

[illegible]

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

PLANNING AREA PLAN

6.0

PAGE 10 OF 13

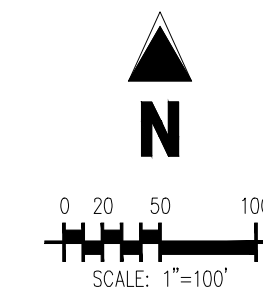
PLANNING AREA PHASING COMMITMENTS

- PLANNING AREA 1 PHASE:
 - CONSTRUCT ALL INTERIOR ROADWAYS, UTILITIES, AND PERMETER FENCING BETWEEN 71ST AVENUE AND 74TH AVENUE.
 - CONSTRUCT THE NEW ACCESS POINT ON 21ST AVENUE.
 - CONSTRUCT UTILITY MAIN EXTENSIONS FROM 73RD AVENUE TO 25TH STREET UNDER THE NEW 73RD AVENUE EXTENSION.
 - CONSTRUCT UTILITY MAIN EXTENSIONS FROM 74TH AVENUE TO 25TH STREET UNDER THE NEW 74TH AVENUE EXTENSION.
 - CONSTRUCT 73RD AVENUE AND 74TH AVENUE SURFACE IMPROVEMENTS, INCLUDING PAVEMENT, CURB AND GUTTER, SIDEWALK, AND STRIPING.
 - CONSTRUCT ACCESS DRIVES TO PLANNING AREA 1 OF THE DEVELOPMENT FROM 73RD AVENUE AND 74TH AVENUE.
 - CONSTRUCT ACCESS DRIVES UP TO PC TO PLANNING AREA 1 OF THE DEVELOPMENT FROM 73RD AVENUE AND 74TH AVENUE.
 - CONSTRUCT UTILITY MAIN STUBS FROM 74TH AVENUE TO PLANNING AREA 2 (WATER, SANITARY SEWER). STUB WATER MAIN TO NEW ACCESS DRIVE IN PLANNING AREA 2 ACROSS 74TH AVENUE.
 - CONSTRUCT STORM SEWER OUTFALL FROM PLANNING AREA 1 TO THE PROPOSED DETENTION POND.
 - CONSTRUCT THE REGIONAL DETENTION POND, INSTALL PLANNING AREA 1 PLATES (ORIFICE, RESTRICTOR) BASED ON PLANNING AREA 1 DRAINAGE CALCULATIONS.
 - CONSTRUCT IRRIGATION MAIN FROM IRRIGATION POND AT THE SOUTHWEST CORNER OF 25TH STREET AND 73RD AVENUE THROUGH PLANNING AREA 1 DEVELOPMENT.

- **PLANNING AREA 2 PHASE:**
- CONSTRUCT ACCESS DRIVES TO PLANNING AREA 2 OF THE DEVELOPMENT FROM 74TH AVENUE.
- CONSTRUCT THE REGIONAL DETENTION POND, INSTALL PLATES (ORIFICE, RESTRICTOR) BASED ON DRAINAGE CALCULATIONS FOR THE ENTIRE DEVELOPMENT.
- CONSTRUCT IRRIGATION MAIN FROM PLANNING AREA 1 SUBD THROUGH PLANNING AREA 2 DEVELOPMENT.
- CONNECT TO WATER MAIN SUBD FROM 74TH AVENUE, LOOP WATER MAIN THROUGH PLANNING AREA 2. SUBD WATER TO NEW ACCESS DRIVE IN PLANNING AREA 2 ACROSS 74TH AVENUE.

	LOT WIDTH (E-W)	LOT LENGTH (N-S)	BLOCK SIZE (SF, AC)
PLANNING AREA 1	1,652'	863'	1,281,369 SF 29.41 AC
PLANNING AREA 2	915'	832'	748,584 SF 17.18 AC

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
49.056 ACRES
PROJECT NUMBER: PUD2024-0001



SITE LEGEND

	BOUNDARY LINE		EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE		EXISTING CURB AND GUTTER
	PROPOSED PROPERTY LINE/ROW BOUNDARY		CURB AND GUTTER BY OTHERS
	ADJACENT PROPERTY LINE		PROPOSED UNIT TYPE 1
	RIGHT-OF-WAY		PROPOSED UNIT TYPE 2
	SECTION LINE		PROPOSED UNIT TYPE 3
	ROAD CENTERLINE		PROPOSED UNIT TYPE 4
	EXISTING EASEMENT		PROPOSED OPEN SPACE

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EMPIRE GROUP
ENFR MANAGEMENT, LLC
VILLAGE AT GREELEY

SWC 23RD STREET ROAD AND 71ST AVENUE
GREELEY, COLORADO

[illegible]

Project No:	EMP000001
Drawn By:	MNS
Checked By:	JKG
Date:	NOVEMBER 2024

TRAFFIC PLAN

7.0

PAGE 11 OF 13

PROJECT NUMBER: PUD2024-0001

The image displays three architectural elevation drawings of a single-story house, showing front, side, and rear views. Each drawing includes dimensions and a list of materials and features.

Front Elevation:

- Dimensions:** Overall Height: 18'-0"; T.O. PLATE: 8'-0"; FIN. FLR: 0'-0".
- Materials and Features:**
 - SHIP LUG BRICKS
 - DECORATIVE CHALK PICTURE
 - DOORS & BATTEN DOOR
 - DECORATIVE FRONT DOOR
 - WOOD COLUMN
 - TRIM BOARD
 - MASSIVE CAP
 - MASSIVE FLOOR

Side Elevation:

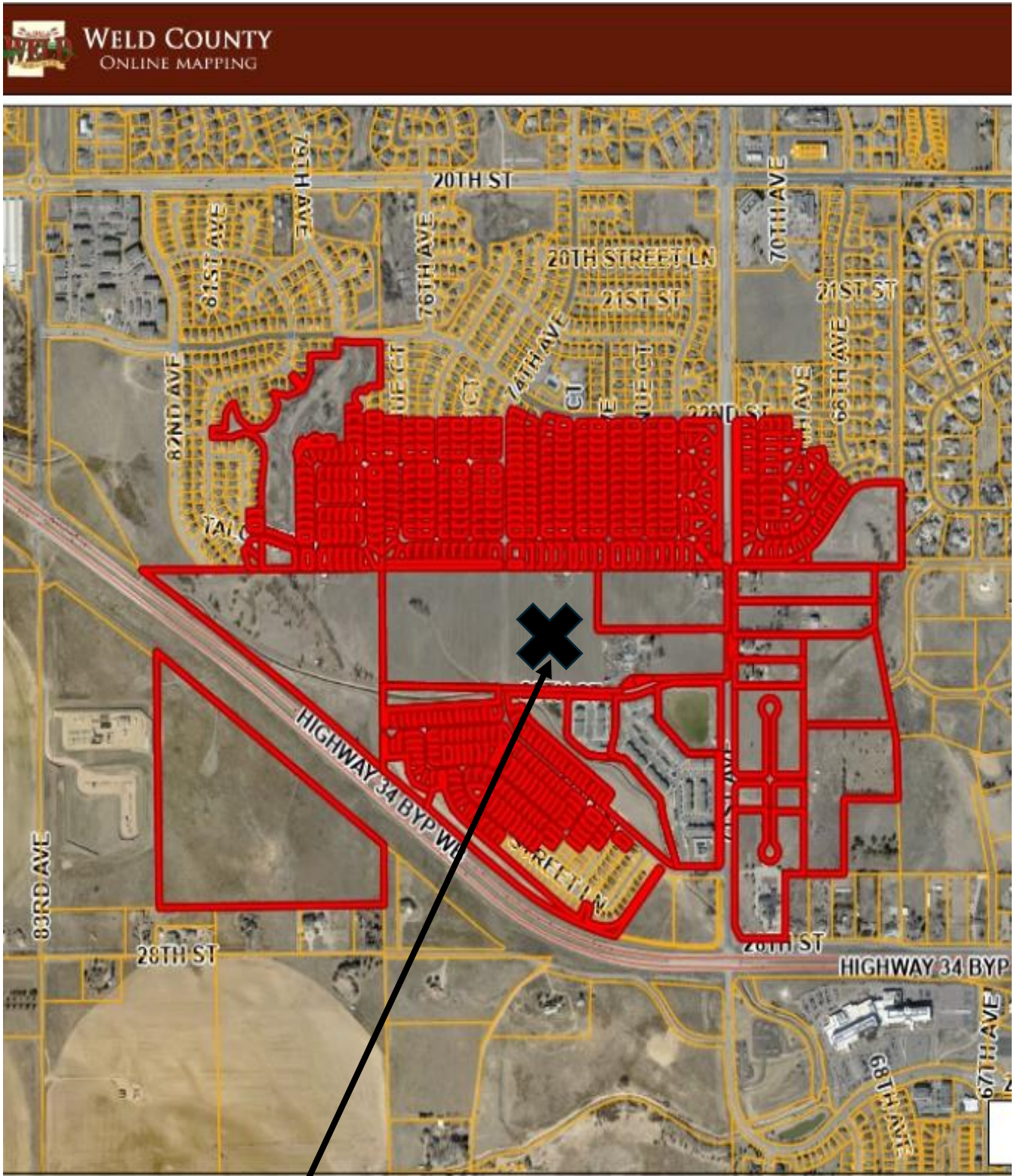
- Dimensions:** Overall Height: 18'-0"; T.O. PLATE: 8'-0"; FIN. FLR: 0'-0".
- Materials and Features:**
 - SHIP LUG BRICKS
 - DECORATIVE CHALK PICTURE
 - DOORS & BATTEN DOOR
 - DECORATIVE FRONT DOOR
 - WOOD COLUMN
 - TRIM BOARD
 - MASSIVE CAP
 - MASSIVE FLOOR

Rear Elevation:

- Dimensions:** Overall Height: 18'-0"; T.O. PLATE: 8'-0"; FIN. FLR: 0'-0".
- Materials and Features:**
 - SHIP LUG BRICKS
 - DECORATIVE CHALK PICTURE
 - DOORS & BATTEN DOOR
 - DECORATIVE FRONT DOOR
 - WOOD COLUMN
 - TRIM BOARD
 - MASSIVE CAP
 - MASSIVE FLOOR



Page 33 of 145



PUD Site Location

December 24, 2024

Jeffrey Woeber, The Greeley Planning Division

1001 11th Av

Greeley, Co 80631

RE: Planning Commission Hearing January 14, 2025

Mr. Woeber and The Greeley Planning Division

In response to the document I received regarding any responses reference the Village of Greeley PUD. What is the plan for additional water runoff from the Village of Greeley PUD. I don't believe building so many dwellings on fifty acres will not be adding to the property values of us long term residences.

I live at 2530 71st Av, Greeley and in the spring of 2023 experienced firsthand damage to my property and home due to the poor planning. The City of Greeley allowed construction of the Authentix Greeley Apartments with an overflow that was grossly undersized. There was no plan for the overflow that occurred. The water flooded 71st Av to the south and north of my residence causing flooding to at least one neighbor's property. When I was able to make contact with someone from the city a worker from the Public Works department came out. Long story short, I did not get any help with repairs or loss on my property.

This all leads to my concerns about the future building of such a large complex. Will I unnecessary expenses as a result of the poor planning like I have delt with previously from the City of Greeley.

Regards,

A handwritten signature in cursive script that reads "Patricia Bethel".

Patricia Bethel



Village at Greeley PUD PUD2024-0001

Planning Commission
January 14, 2025
Jeffrey Woerber, AICP | Planner III

Request & Site Background

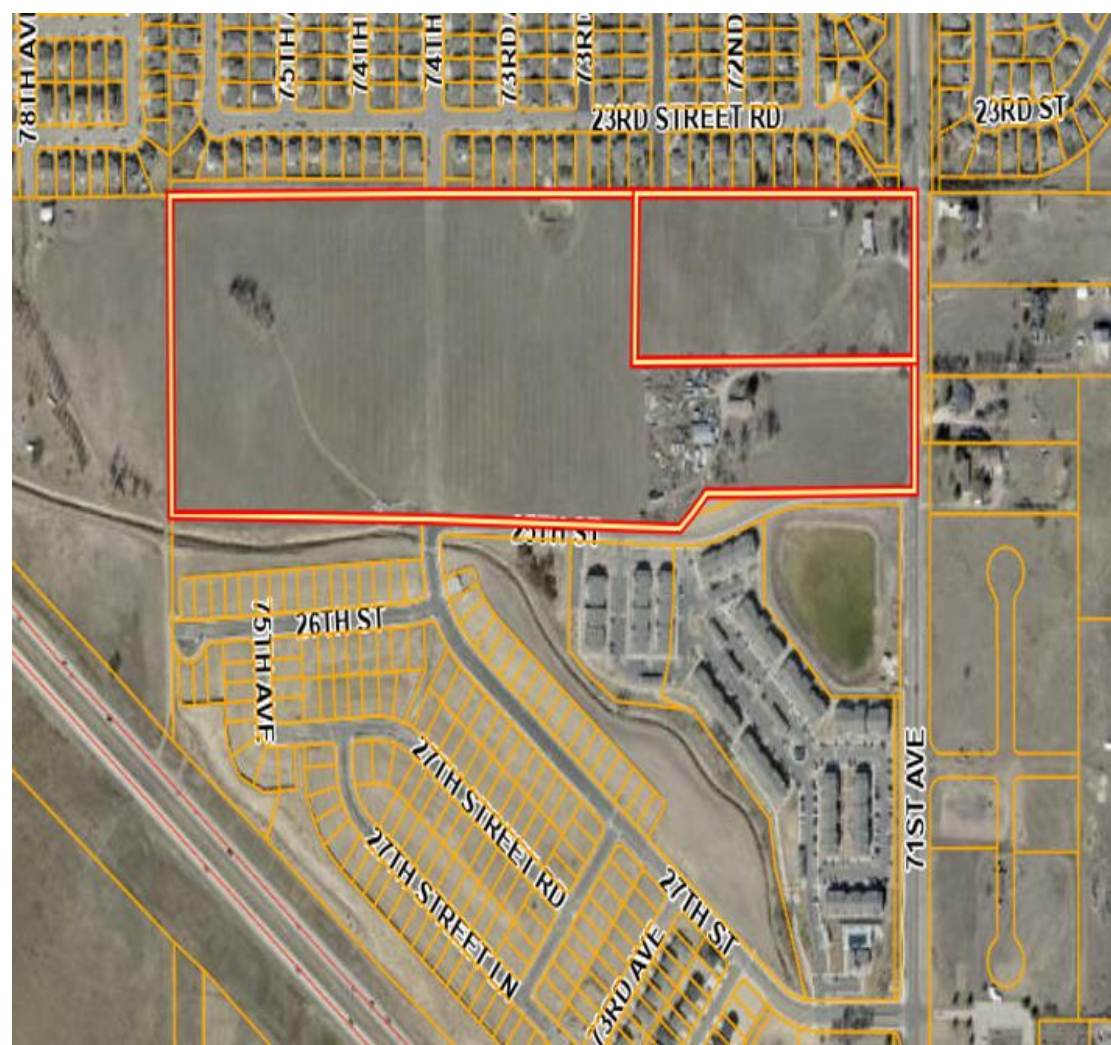
➤ Request:

- Rezone from H-A (Holding Agriculture) to PUD (Planned Unit Development)

➤ Background:

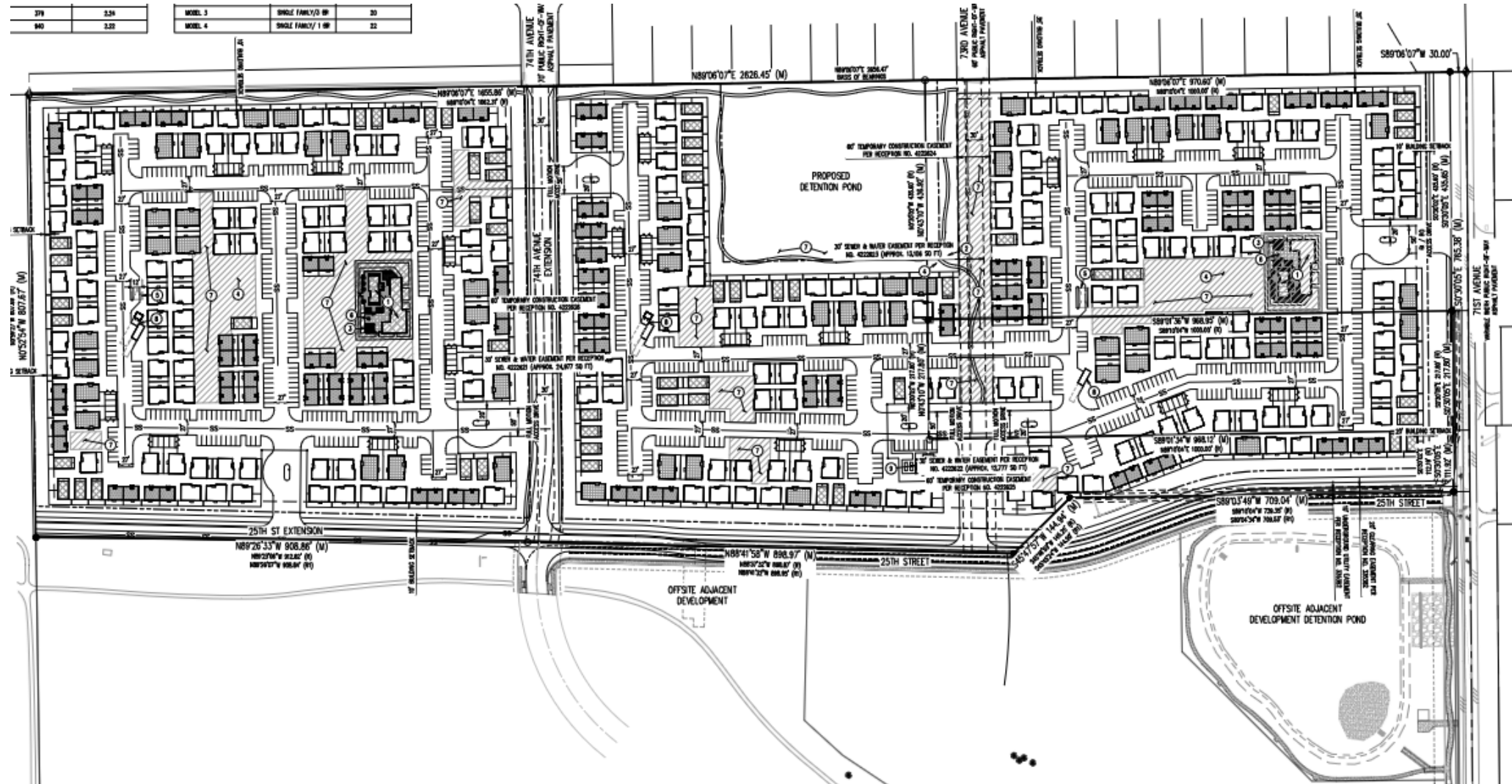
- 49.06± acre parcel, currently undeveloped

Location



- Northwest corner 71st Ave/25th St
- Surrounding Zoning and Land Uses:
 - North: R-L | Residential
 - East: R-E | Residential
 - South: PUD | Residential
 - West: H-A | Open Space/Park

Boomerang PUD



Comparison of Allowed Uses

H-A (Holding Agriculture)

- Single-family dwelling
- Farming
- Animal care – stables
- Lodging – short term rental

Proposed PUD

- Residential including Single-Family, Duplex
- Various residential amenities
- Residential Density allowed at approximately 10.5 dwelling units/acre

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 22, 2024 discussion with some concerns raised and some voicing support
- Mailed notification to within 1000 feet of property boundary
- 367 notice letters
- 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) | <p>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.</p> |
| | <p>The subject area is identified as a “Suburban Neighborhood” on the Land Use Guidance Map in the <i>Imagine Greeley Comprehensive Plan</i>. The PUD proposal supports the vision for a Suburban Neighborhood, which are “Neighborhoods and residential subdivisions primarily made up of single-family detached homes.” Special Considerations for Suburban Neighborhood areas include “opportunities to create a wider range of housing options.” These Special Considerations also recommend single family, ADUs and rental housing.</p> |
| | |
| | |

Criterion 1, Continued



Goal ED-2: Promote desired economic sectors and a diverse local economy.

The Village at Greeley is a development that provides a new approach for those desiring to live in Greeley, set up with a layout with amenities and an environment that can result in residents living and working in a varied and diverse local economy.

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

The Village at Greeley PUD and development provides a new approach to for lease residential development beyond the more typical multi-family apartment configuration. This provides a balance as far as the type of rental options within the significant areas of residential development within the City of Greeley.

Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

The Village at Greeley development, within the proposed PUD plan, does provide for a safe, aesthetically pleasing and livable community through planned and required public improvements, design standards, and careful compliance with development standards within the *Greeley Development Code* in the required Site Plan Review process.

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 residential, suburban neighborhood that is compatible with the area. The proposal is consistent with other 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 for-lease residential use that would be possible through the Village at Greeley 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.**

Staff notes that with the development to the north (Homestead Heights, subdivided in 2015) and to the south (Westgate, subdivided in 2021), the potential for development has changed significantly since the H-A zoning was established.

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 plans in the PUD show streets, buildings, etc. are consistent with development in this area of the City. |
| 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 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 landscape buffering required, in compliance with *Greeley Development Code* landscaping standards. 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) | <p>The benefits from any flexibility in the proposed plan:</p> <ul style="list-style-type: none">(1) promote the general public health, safety and welfare of the community, and in particular, that of the areas immediately near or within the proposed project, and is not strictly to benefit the applicant or a single project;(2) involves innovative concepts that were not anticipated by the development code; or(3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards. |
| | <p>The proposed PUD plan provides uniqueness and 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 proposes four different residential building type/models and will include detached single-family homes as well as paired home/duplexes.</p> |

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. |

The Village Communities Planning Commission Hearing



The Village at Boomerang Ditch Project Team

Project Team

- Bryan Freel; Managing Director of Development, The Empire Group
- Scott Brown; Senior Civil Technical Project Manager (Consultant)
- Jessica Greenough; Civil Technical Project Manager (Consultant)
- Tasha Bolivar; Development Services Team Manager (Consultant)
- Todd Hager; Development Services Manager (Consultant)
- Brian Horan; Transportation Team Manager (Consultant)

The Village at Boomerang Ditch Neighborhood Meeting – 10/21/24

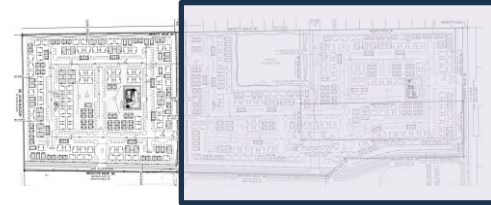
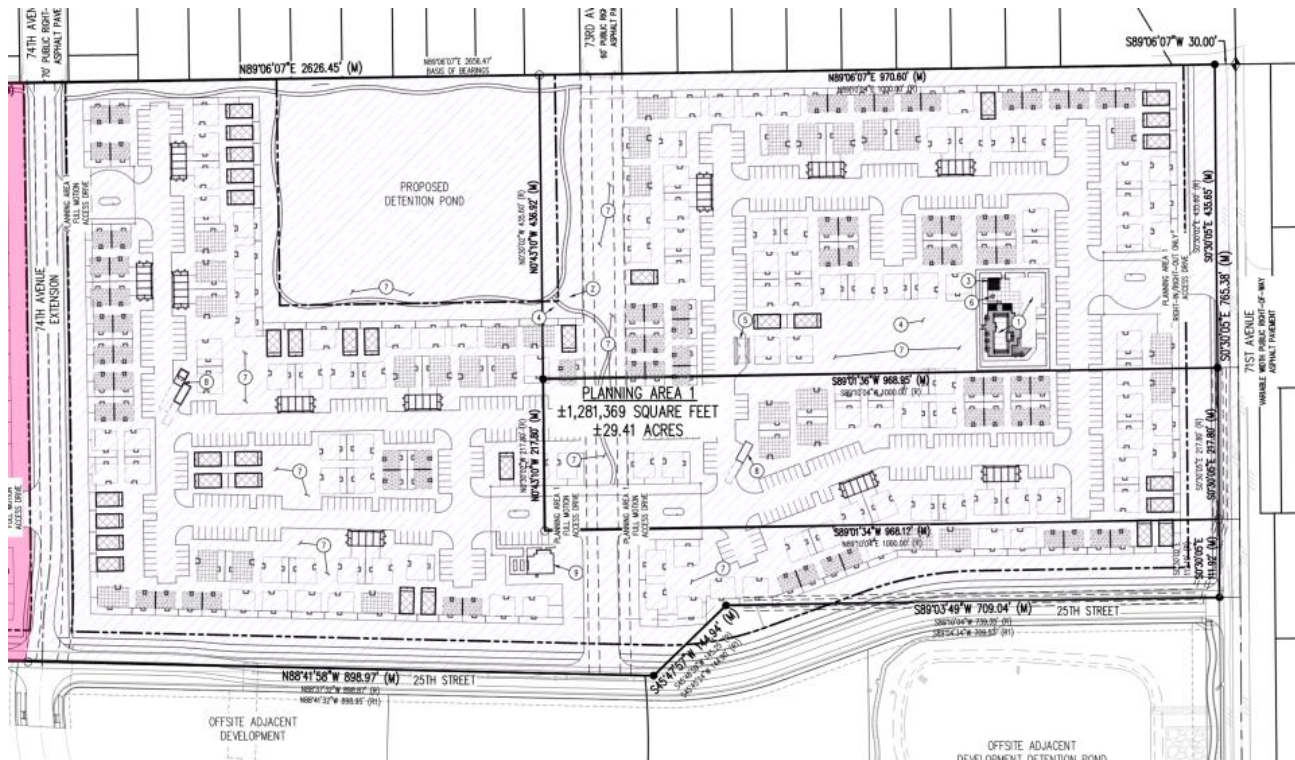
- Topics and Concerns Discussed
 - Traffic
 - Detention Pond
 - Housing Product Type
 - Setbacks From Existing Residential
 - Maintenance of Property

The Village at Boomerang Ditch Planned Unit Development (PUD)

- Proposed rezoning of land currently zoned Holding Agricultural to PUD
- Located at the Southwest Corner of 23rd Street and 71st Avenue
- Property is 49.58 acres
- Phased development: Total of 424 Units
 - Phase I 251 Units
 - Phase II 173 Units
- Cottage Style Build-to-Rent Community

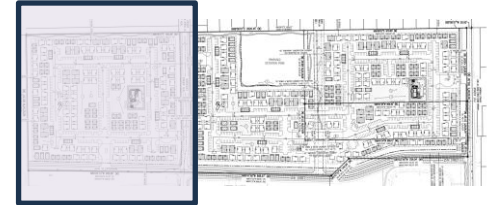
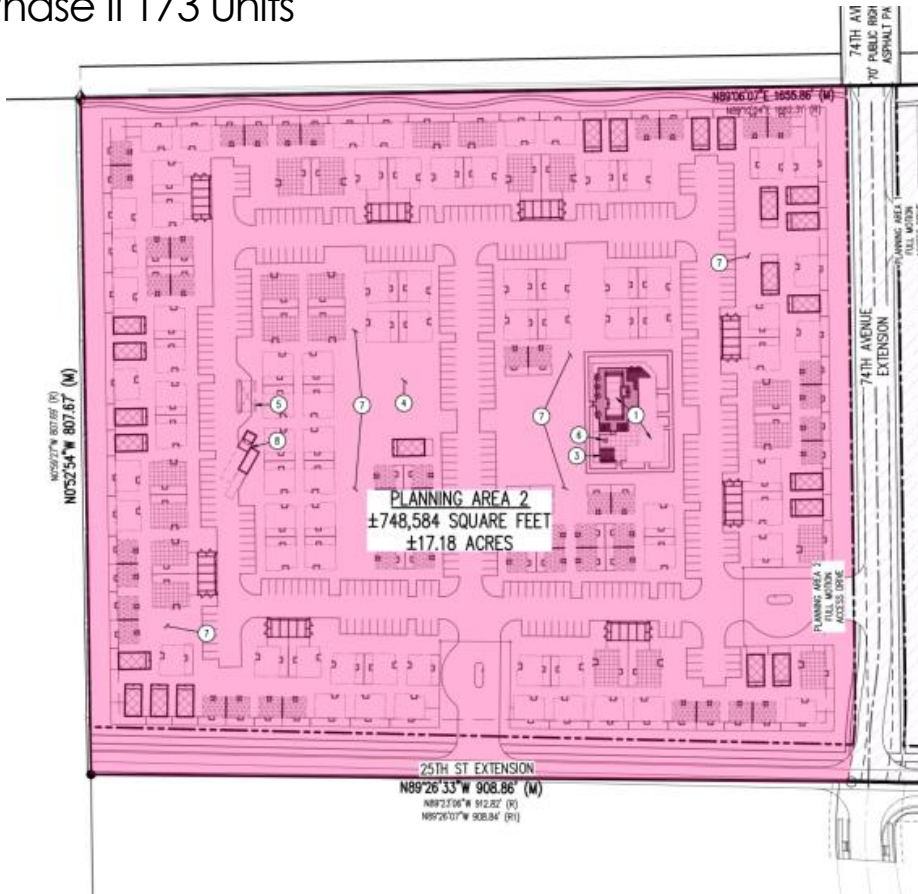
The Village at Boomerang Ditch Phase I

Phase I 252 Units

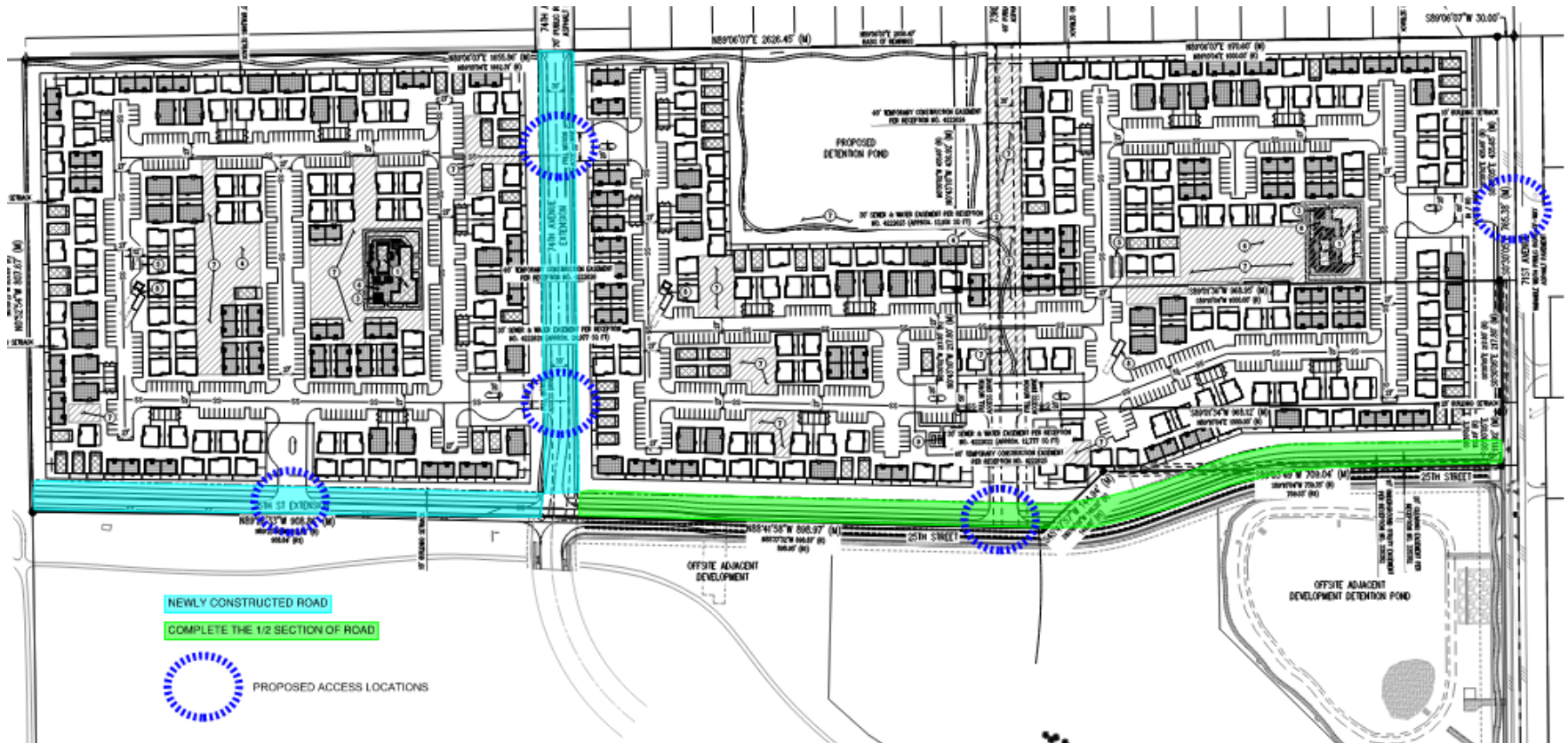


The Village at Boomerang Ditch Phase II

Phase II 173 Units



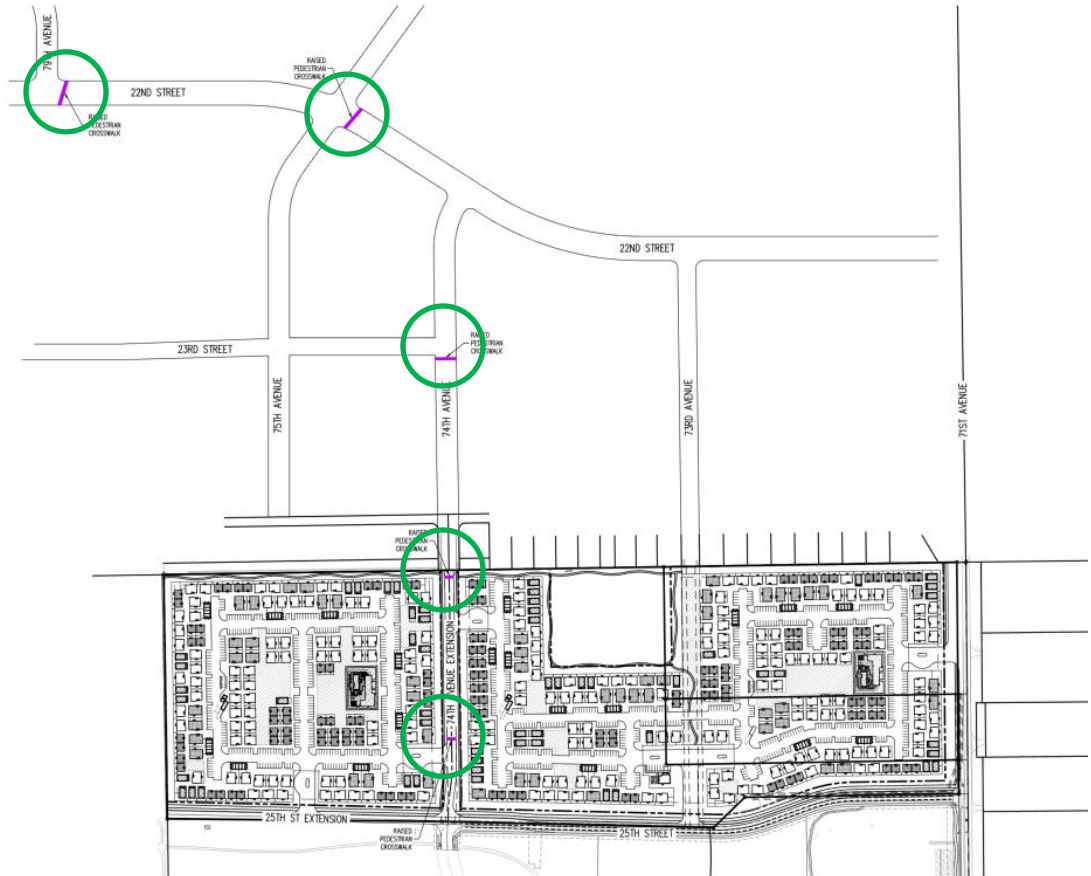
The Village at Boomerang Ditch Access Locations



8

The Village at Boomerang Ditch Traffic Plan

- Raised Pedestrian Crosswalks (Green Circles)
- 74th Avenue will intersect the development connecting North to South
- 74th Avenue to connect directly to Westgate Development and provide access to 71st Avenue through 25th Street expansion



The Village at Boomerang Ditch Development Highlights

- Community with One and Two story detached and duplex cottage style homes on a single platted lot that are exclusively for lease
- Clubhouse with Fitness Center, Pool, Spa, Car Wash station and electric car charging stations
- Localized greenspace and outdoor amenity activities and gathering spaces
- Dog Park and pet grooming stations
- Private backyards and patios
- Maintenance Free Living – full time on-site maintenance and property management
- Lifestyle Choice – Our residents are families and individuals with other housing options available, but choose a Village Community for the privacy, quality, convenience and luxury they provide

10

Galloway


VILLAGE



The Village Communities – Our Typical Residents

- Single professionals
- Dual income couples
- Young families with few children
- Empty Nesters
- Seniors and pre-seniors
- Pet owners
- Majority of residents over 35 years old; many have previously owned a single-family home
- Average resident household income is over \$85,000
- Average lease term is over two years

11

The Village at Boomerang Ditch – Home Options



1 Bedroom

- 1 Bedroom / 1 Bath – 680 SF
- Projected Monthly Rent - \$1,700

2 Bedroom

- 2 Bedroom / 2 Bath – 1,011- 1,260 SF
- Projected Monthly Rent - \$2,450- \$2,700

3 Bedroom

- 3 Bedroom / 2 Bath – 1,282 SF
- Projected Monthly Rent - \$2,700

12

The Village Community – Clubhouse



The Village Community – Amenities



Clubhouse with community pool and spa



Outdoor gathering space



State-of-the-art fitness center

The Village at Boomerang Ditch – Typical Elevations



The Village at Boomerang Ditch – Perspective Elevations



The Village at Boomerang Ditch – Perspective Elevations





Planning Commission Agenda Summary

January 14, 2025

Key Staff Contact: Michael Franke, Planner II

Title:

Case number USR2024-0003, Union Crossing Multifamily

Summary:

A public hearing to consider a request by Ogilvie Properties, Inc. for a USR (Use by Special Review) to allow a multi-family residential development in the C-H (Commercial High Density) Zoning district on 7.879 ± acres of land located north of 10th Street, south of 8th Street and east of 69th Avenue (Case number USR2024-0003, Union Crossing Multifamily).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Vicinity & Zoning Map
3. Project Narrative
4. Plan Set
5. Site Development Plan
6. Neighborhood Notification Boundary Map
7. Landscape Plan
8. Architectural Building Elevations
9. Citizen Comment Cards from Neighborhood Meeting
10. Staff Presentation
11. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for a 192-unit Multifamily development in the C-H (Commercial High Intensity) Zoning District.

FILE NUMBER: USR2024-0003

PROJECT: Union Crossing Multifamily

LOCATION: North of 10th Street, south of 8th Street, east of 69th Avenue.

APPLICANT: Dustin Jones, Ogilvie Properties, Inc.

CASE PLANNER: Michael Franke, AICP, Planner III

PLANNING COMMISSION HEARING DATE: January 14, 2025

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-206 b.1-8, Use by Special Review, Review Criteria of the City of Greeley Development Code and either approve, approve with conditions, deny, or table the consideration for future consideration.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Ogilvie Properties, Inc. (applicant), for approval of a USR (Use by Special Review) to allow a 192-unit multifamily residential development, with both apartment and townhome building types, community club house, pool, and necessary infrastructure in the C-H (Commercial High Intensity) Zoning district.

A. REQUEST

The Applicant is requesting approval of a USR for a Multifamily Residential Development.

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

North of 10th Street, south of 8th Street, and east of 69th Avenue.

Zoning:

C-H (Commercial High Intensity)

Abutting Zoning:

North: R-H (Residential High Density)

South: C-H (Commercial High Intensity)

East: R-H (Residential High Density)

West: C-H (Commercial High Intensity)

Surrounding Land Uses:

North: Vacant Land (east of Westridge Academy, west of the existing single-family homes)

South: Various Commercial Development yet to be constructed (Proposed bank, quick service auto repair, quick serve restaurant, retail).

East: Multifamily Residential (10West Apartments).

West: 69th Avenue, Vacant, Undeveloped land.

Site Characteristics:

Currently the site is undeveloped, however the site has been graded with other infrastructure work initiated, including construction of a private roadway, to improve the site for future development. This work was reviewed and approved through the H-P Greeley Subdivision, 8th Replat (rec. no. 4947938). The greater vicinity surrounding the site contains development of Fire Station #7 to the south, various commercial development to the west, and institutional use (Westridge Academy) to the northwest of the site.

D. BACKGROUND

Historically, the site used to serve as part of the H-P (Hewlett Packard) business site as part of their parking lot. Since H-P shut down their operations in Greeley, the site was left as a vacant parking lot for some time, until the H-P building site and associated parking lots were demolished in 2022. Since the demolition of the H-P business, the site has remained as vacant land ready for development. In 2023, the current applicant underwent a minor subdivision process to create a new lot for the proposed multifamily development and four commercial lots to the south for separate commercial development.

The 7.879 ± acre subject property will be legally described as Lot 5, H-P Greeley Subdivision, 8th Replat (rec. no. 4947938). The subdivision (SUB2023-0016) was approved and recorded on 3/6/2024. The Replat reconfigured lots to better allow for the development of this proposed project. The site has no significant slopes, and there do not appear to be any development constraints due to the layout and topography. Lots 1-4 created through the H-P Greeley Subdivision, 8th Replat, are reserved for future commercial development.

The *Greeley Development Code* lists “Multifamily Dwellings” as a Use by Special Review (USR) in the C-H Zoning District. The Planning Commission is the Decision-Making Authority for a USR.

E. APPROVAL CRITERIA

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

Section 24-206.b of the Development Code contains eight criteria that are used to evaluate Uses by Special Review:

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

Staff Comment: The proposed project satisfies the requirements of Section 24-207 of the Development Code. The applicant has addressed all staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project, with it meeting Code requirements.

The proposal complies with this criterion.

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

Staff Comment: Although the proposal is not commercial development, the proposed facility would be consistent with the C-H (Commercial High Intensity) Zoning and does not conflict with abutting zoning districts. The *Imagine Greeley Comprehensive Plan's* "Land Use Guidance Map" designates the subject property as being within a "Mixed Use High Intensity" area. The neighborhood has seen mixed use development with the inclusion of single-family, townhome, multifamily residential, various commercial uses from quick serve food to storage, and institutional uses, such as the Fire Station and Westridge Academy. The proposed multifamily development would further the intent of the Comprehensive Plan by offering a mix of residential options to support the surrounding commercial businesses. The C-H zoning district offers residential as use by special review to accommodate when the market for commercial development is suffering, but the residential market is still in demand. The Plan's recommendations for this category include higher intensity development, where "...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 for residents... different housing types should be integrated throughout the neighborhood rather than segregated". The proposed facility is consistent with the recommendations of the Comprehensive Plan.

The proposal complies with this criterion.

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

Staff Comment: The proposed project complies with all development code requirements for site development and construction standards. Various city departments and external agencies have reviewed the project proposal and are satisfied with the proposal as it meets all requirements for site design. Planning has accepted a request for alternative compliance per the *Greeley Development Code*, for a “parking reduction” requirement for on-site parking. This project requests the use of the Transit Credit parking reduction strategy in accordance with Sec. 24-703.c(6). The site is conveniently served by two bus stops at 10th Street & 69th Avenue located within 1,320ft of the project. Two routes serve each bus stop (Poudre Express and Route 1). The Transit Credit parking reduction strategy allows for a maximum reduction of 25% of the required spaces. This project’s parking is provided onsite through a combination of surface and garage spaces for a total of 315 stalls, a reduction of 9.48% from the required parking amount of 348 spaces per Table 24-7-3. This was seen as appropriate given the existing transportation and mobility infrastructure available near the site. The proposal is consistent with requirements of the Development Code, including any conditions and/or additional requirements for the proposed use.

The proposal complies with this criterion.

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

Staff Comment: The proposed use and the operating characteristics are compatible with this area of Greeley, where there are predominantly established commercial, institutional, and residential type uses. Hours of operation will not create a negative impact to the area as the proposed use is residential. Traffic has been carefully considered by City staff, and a new access road for the development has been constructed part of the subdivision. Other impacts have been considered and mitigated through the review process.

The proposal complies with this criterion.

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

Staff Comment: The property is zoned, platted and designed for the proposed use. Appropriate infrastructure, access roads, etc. have been, or will be, constructed to accommodate the proposed development. No environmental factors impact or restrict the development either. The site for the proposed development is suitable.

The proposal complies with this criterion.

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

Staff Comment: No such limitations are necessary or applicable for the proposed facility.

The proposal complies with this criterion.

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

Staff Comment: The City, as discussed above, has a Land Use Guidance Map within the Comprehensive Plan that discusses the general development pattern and uses for this subject area. The proposed development advances the intention of the mixed-use neighborhood for the site neighborhood and provides Greeley residents with housing options other than for-sale single-family homes. The proposed development snaps into the overall development intention of this neighborhood by offering a variety of uses and mix of residential uses available within the neighborhood. The proposed facility will not negatively impact any existing or planned uses and will not change the character of the area.

The proposal complies with this criterion.

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

Staff Comment: Staff completed a thorough review of the proposed project and has ensured compliance with recommendations of all applicable review agencies.

The proposal complies with this criterion

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject lot is part of a replat; H-P Greeley Subdivision, 8th Replat (rec. no. 4947938, case no. SUB2023-0016), recorded in the records of the Weld County Clerk and Recorder on 3/6/2024 (SUB2023-0016). The lot was platted within a commercial zoning district and was planned and intended to be used for multifamily development purposes.

2. HAZARDS

Staff is unaware of any potential hazards.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife with the proposed facility.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

The USR application has been reviewed by Engineers from the City's Engineering Development Review Division (EDR), as well as staff from the City's Stormwater team. Drainage improvements have been constructed during the subdivision land use case. Improvements to the detention pond onsite will be constructed with this development. The proposed development is in compliance with all applicable City drainage and erosion control standards.

6. TRANSPORTATION

Vehicular access will be provided through two main roadways: a full-movement access road at 69th Avenue/Private Drive and a right-in/left-out driveway at W. 8th Street.. This will provide an efficient and safe access to the facility. Full build-out of the site is anticipated to produce a total of 3,600 daily trips with 282 AM Peak Hour Trips and 362 PM Peak Hour Trips. This proposed USR accounts for 1,332 total, 84 AM, and 105 PM peak hour trips, which is 36% (peak), 29% (AM), and 29% (PM) of the overall site generated traffic. For context, the proposed fast-food restaurant accounts for 32% (total), 40% (AM), and 23% (PM) of the overall site generated traffic. Level of Service (LOS) for the surrounding intersections and accesses are anticipated to operate with acceptable City of Greeley Standards.

G. SERVICES

1. WATER

The City of Greeley will provide water service to the area via the main under the private drive.

2. SANITATION

The City of Greeley will provide sanitation service to the area via the main under the private drive.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police.

4. PARKS/OPEN SPACES

No public parks or open space areas are proposed with this request. The proposed development will be executing cash-in-lieu for parkland dedication. The Park Department has accepted the dollar amount provided by the applicant for the cash in lieu of parkland dedication. The payment for the cash in lieu parkland dedication will be executed at the time of the USR approval and recording. The Parks Department will utilize the cash payment provided by the applicant to build parks elsewhere throughout the City of Greeley. There is a park dedicated for the neighborhood to the north of this site that will hopefully be constructed by the Parks Department between now and 2027.

5. SCHOOLS

Schools are not impacted by or proposed with the facility. District 6 is accepting cash in lieu of school land dedication on site for the development. The applicant shall pay the school district the cash in lieu amount at the time of building permit issuance. The school district will use the funds provided by the applicant to build a new school within Greeley once appropriate.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development plan application for the property has been reviewed for compliance with the City's Development Code requirements regarding visual impacts. Elevation drawings of the proposed facility are included within the USR site plan submittal. The landscape plan, also within the USR plan set, details a proposed landscaping that is consistent with Code requirements and will sufficiently mitigate any visual impact to surrounding properties and rights-of-way by providing the appropriate buffer yard. Landscaping in accordance with the *Greeley Development Code* standards, consistent with the use and the C-H zoning, will be established on the attached USR plan set.

2. NOISE

Minimal noise impacts are anticipated with the USR request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

A neighborhood meeting was held on July 10th, 2024, at Westridge Academy. Approximately 30 residents of the neighborhood attended the meeting. Concerns from residents were expressed at the neighborhood meeting, mostly pertaining to traffic impacts, multifamily development within Greeley, and neighborhood safety. These concerns have been addressed by the applicant throughout the design review process. Neighborhood notices for the

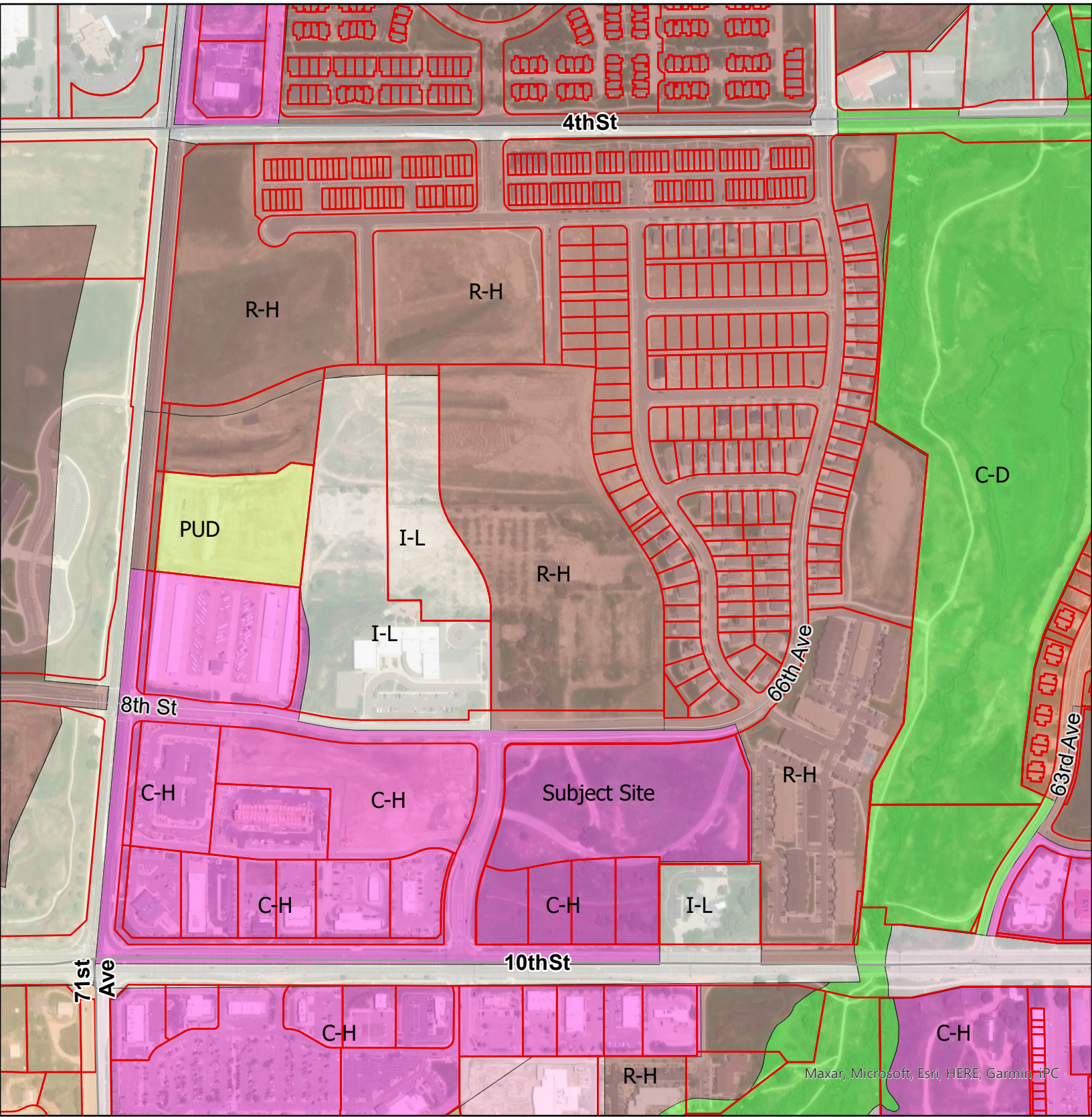
Planning Commission public hearing were mailed to surrounding property owners within 1,000 feet of the subject site on December 13, 2024, per Development Code requirements. A sign was posted on the site on December 17, 2024. As of January 3, 2024, three (3) letters of opposition have been received. The concerns expressed are regarding traffic. Any comments from residents received after January 3, 2024, shall be provided to Commissioners at the public hearing.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a 192-unit multifamily development, in the C-H (Commercial High Intensity) Zone District is consistent with the Development Code criteria of Section 24-206 b. (1-8), and therefore approves the Use by Special Review as submitted.

K. ATTACHMENTS

- Zoning/Vicinity Map
- Project Narrative
- Site Development Plan
- Landscape Plan
- Architectural Building Elevations
- Subdivision Plat
- Neighborhood Notification Boundary
- Citizen Comment Cards from Neighborhood Meeting
- Staff Presentation



Maxar, Microsoft, Esri, HERE, Garmin, ITC

Legend

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





Updated: November 14, 2024

City of Greeley – Planning & Zoning
Mr. Michael Franke
1100 10th Street – 2nd Floor
Greeley, CO 80631

Re: Union Crossing USR – Letter of Intent

Dear Mr. Franke:

On behalf of the applicant, Union Crossing LLC, Norris Design is pleased to provide the required submittal materials for a Use by Special Review of a property located at the northeast corner of 10th Street and 69th Avenue within the City of Greeley. This Use by Special Review request proposes a new multi-family residential development within the Commercial with DCMP Overlay zoning district.

This application has been prepared by and for the following parties to the benefit of the residents of Greeley:

Developer

Union Crossing, LLC
2601 Blake Street #200
Denver, CO 80205
dustin@ogprops.com
Contact: Dustin Jones

Planning/Landscape Architecture

Norris Design
244 North College Avenue, #165
Fort Collins, CO 80524
sbwelch@norris-design.com
Contact: Savannah Benedick-Welch

Civil Engineer

Harris Kocher Smith
1120 Lincoln Street, Suite 1000
Denver, CO 80203
kkennedy@hkseng.com
Contact: Kevin Kennedy

Architect

KTGY
3660 Blake St #500
Denver, CO 80205
sherrmann@ktgy.com
Contact: Sean Herrmann

The following items are included in this Use by Special Review submittal package:

- Land Use Application
- Letter of Intent/Project Narrative
- Letter of Authorization from Property Owner
- Title Commitment
- Project Narrative
- Materials Board
- Site Plan Set
- Drainage Report
- Traffic Impact Study
- Civil Construction Drawings
- Hydraulic Analysis
- Geotechnical Report
- Utility Report
- Biological Report
- Market Study



INTRODUCTION

Project Overview

The Union Crossing Use by Special Review proposes a new multi-family residential development along a major gateway corridor in Greeley, located at the northeast corner of 10th Street and 69th Avenue. The proposed multi-family site was recently re-platted as Lot 5 of the H-P Greeley Subdivision, 8th Replat, signed and recorded in March 2024. The proposed development plans a 192-dwelling unit community containing six three-story apartment buildings and two townhome buildings containing a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom dwelling units. The proposal also includes a 3,200 square-foot clubhouse at the southwest corner of the property containing internal amenities such as a clubroom, fitness area and yoga studio, co-working spaces, and leasing lobby. A pool amenity containing a 3,200 square-foot pool for resident use is also proposed directly north of the clubhouse. The requirements outlined in Tables 24-5-10 and 24-5-11 of the Greeley Development Code requires 3 feature points for the number of units proposed. Table 24-5-11 states that a minimum 2,000 square-foot community building and a minimum 800 square-foot community pool is equivalent to 3 feature points. Therefore, the proposed amenities meet the requirements set forth in the Greeley Development Code.

Site Design and Engineering

This project has been thoughtfully laid out and designed to ensure a complete user experience is provided for all residents of this community as well as accounting for maintenance needs that every community encounters. The site has been designed to complement the existing and planned development in the area. Features such as internal trash collection, screening of unsightly facilities, and utilization of drainage infrastructure, all mitigate potential nuisance impacts. Vehicular access is planned to come off 69th Avenue via a 30' access drive, and a right-in, left-out access onto 8th Street. Sidewalks will be provided along 8th Street and 69th Avenue adjacent to this development, as well as along the north edge of the internal access drive as it runs east-west, and the west edge as it runs north-south. Internal sidewalks will be provided for pedestrian access to the proposed apartment buildings.

The applicant team will coordinate with the City of Greeley Water Department to relocate the existing pressure regulating valve (PRV).

Landscape and Open Space

Public realm improvements will include landscape and pedestrian enhancements throughout the site, including centralized landscaped pedestrian connections and an 8' sidewalk between parking areas and entrances. Enhanced landscaping is proposed within the pool amenity (for resident use) adjacent to the clubhouse. Other landscape amenities include a fenced dog run, seating nodes, landscape planting for buffering and aesthetic enhancement, street trees, trash receptacles, pet pick-up stations and a mix of covered and uncovered bike spaces. A total of 100 uncovered bike spaces are provided at convenient locations throughout the site, as illustrated on the landscape plans. Covered bike spaces are described further in the building design description.

Building Design

Proposed buildings include six 3-story residential apartment buildings and two townhome buildings containing 196 residential units comprised of 1, 2, & 3 bedroom units, as well as the clubhouse. The apartment buildings comprise a total of 96 1-bedroom, 75 2-bedroom, and 9 3-bedroom units while the townhome buildings contain 16 three-bedroom units. As illustrated by the elevations and materials provided with this submittal, building design will include high-quality, well-thought-out architecture that will be contextually sensitive to the surrounding neighborhood and natural environment. This proposal also includes 48 garage spaces for residents throughout the site in 5 detached garage buildings. Each garage stall will also contain 2 covered bike spaces (total of 100) for secure and convenient access for residents to store bikes long-term in an all-weather environment.



Parking Reduction

This project requests the use of the Transit Credit parking reduction strategy in accordance with Sec. 24-703.c(6). The site is conveniently served by two bus stops at 10th Street & 69th Avenue located within 1,320ft of the project. Two routes serve each bus stop (Poudre Express and Route 1). The Poudre Express route is a regional commuter route serving Greeley, Windsor and Fort Collins. The route stops at the site Monday through Friday, 7 times a day. Route 1 provides access throughout the City, and serves the site every 30 minutes, 26 times a day, from 6:00 am to 7:00 pm Monday through Friday. On Saturday, Route 1 stops at this site every hour, 10 times a day, from 7:00 am to 6:00 pm. The Transit Credit parking reduction strategy allows for a maximum reduction of 25% of the required spaces. This project's parking is provided onsite through a combination of surface and garage spaces for a total of 315 stalls, a reduction of 9.48% from the required parking amount of 348 spaces per Table 24-7-3.

Conformance with the City of Greeley

Site Plan Approval Criteria

A use by special review shall be reviewed according to the following criteria:

1. Generally.
 - (a) The plan meets all applicable standards or the criteria for any discretionary approvals.
Response: This application is meeting all applicable City of Greeley criteria.
 - (b) The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or to the specific project.
Response: As outlined in this letter, this application is in conformance and carries forward the goals and objectives of the Comprehensive Plan.
 - (c) The plan does not present any other apparent risks to the public health, safety, or welfare of the community.
Response: This application does not present any apparent risks to the public health, safety, or welfare of the community.
2. Site Design and Engineering.
 - (a) The plan provides safe access and internal circulation considering the site, the block, and other surrounding connections, and appropriately balances vehicle, bicycle, and pedestrian needs for the context.
Response: Improvements internal to the site as well as along 8th Street and 69th Avenue will enhance pedestrian safety as well as provide protection from adjacent traffic. Improvements such as repairing damage, additional lighting, and street trees, will be provided to enhance the pedestrian experience.
 - (b) The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
Response: This community has provisions to ensure that adequate services are provided for this new development and not at the expense of the nearby community. All services are provided at the standards established by the City of Greeley.
 - (c) The plan provides adequate management of storm water runoff.
Response: This community meets all requirements for storm water runoff.
 - (d) The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
Response: The proposed community fits in seamlessly with the adjacent properties, not causing any undue grading burdens.



3. Landscape and Open Space Design.

- (a) The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.

Response: This community provides for an attractive streetscape that carries forward the design strategy being developed throughout the city.

- (b) The plan enhances the environmental and ecological functions of un-built portions of the site and makes effective use and conservation of water resources.

Response: The proposed landscape plan take strong consideration of the environmental and ecological functions of the site, and considers native plantings that align with existing vegetation found in this area. Low to moderate water use plants are proposed throughout the site in an effort to conserve water resources.

- (c) The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.

Response: Sidewalk and landscape improvements will provide for safe access throughout and adjacent to this site.

4. Building Design

- (a) The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.

Response: The proposed building is designed such to fit in with the scale and massing of the surrounding properties.

- (b) The selection and application of materials will promote proper maintenance and quality appearances over time.

Response: As proposed, the community will be comprised of high quality, durable materials that consider the existing context and also promote sustainable durability into the future.

- (c) The location, fixtures and types of building and site lighting promotes creates aesthetic enhancements, promotes safety and security, and accounts for sensitive borders with the right-of-way or adjacent property

Response: Site lighting provides for a warm, inviting presence while providing for a safe environment for residents and passersby, alike.

The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

Response: The architectural character is comprised of quality, durable materials that provide a contextually sensitive aesthetic, while also providing a modern approach that will continue to build on the architectural interest in the area.

Use By Special Review Approval Criteria

Review Criteria. A use by special review shall be reviewed according to the following criteria:

1. All criteria for site plan review in Section 24-207. are met
Response: Per the previous section, all Site Plan criteria approval have been addressed.
2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.
Response: We believe this community will meet many of the goals and objectives of the Imagine Greeley Comprehensive Plan, below are a few of the examples of areas of conformance:
 - Chapter 2 – Vision and Core Values



- Core Value 4: Sustainable patterns of growth and development
 - Chapter 3 – Goals and Objectives
 - Objective G-1.2 Form of Growth; Encourage a compact urban form over sprawl or leap-frog development.
 - GC-2.2 Jobs/Housing Balance: Support zoning and development patterns that expand the opportunities for people who live in Greeley to also work in Greeley (or vice versa)
 - GC-2.3 Pedestrian and Bicycle-Oriented Development
 - GC-4: Prioritize Infill and Redevelopment
 - GC-4.3 Infill Compatibility
 - GC-5.4 Residential Development
 - Support the viability of future residential development
 - HO-2.2 Rental Housing
 - Foster the development of attractive, safe, and well-maintained rental properties.
- 3. Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.
Response: All site development and construction does and will comply, as applicable, with City of Greeley requirements.
- 4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.
Response: Currently there is a mix of existing, established uses and new development occurring in this area. The intention is for this new community to provide additional housing options in this area as well as complement and provide compatibility with the existing uses. Overall, this project is going to further enhance this important corridor and the future commercial sites to the south of this site will provide additional amenities to this community.
- 5. The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.
Response: This site is suitable for the proposed use. No environmental factors impact or restrict development.
- 6. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.
Response: Due to the fact that we are proposing to develop multi-family residential, we do not believe that a time limit on the requested residential use would be appropriate or beneficial for its future success.

Neighborhood Meeting

In concordance with the requirements for a Use by Special Review application, on July 10, 2024 at 6 pm, a neighborhood meeting was held at West Ridge Academy in Greeley. Approximately 22 members of the community attended, along with 7 members of the Applicant Team and 3 representatives from the City of Greeley. The Applicant and Applicant Team provided information on the proposed site plan, architecture, engineering and traffic design, the application process, and answered questions posed by the community. During discussions, feedback from the community generally centered around vehicular traffic, specifically current levels of traffic in the nearby neighborhood and 66th and 67th Streets. Parking, particularly on 8th Ave., was also a prominent concern. Supposedly, local residents park along 8th Ave. where



parking is prohibited, directly adjacent to this property; neighbors voiced their concerns over street parking along 8th Avenue. The meeting lasted approximately one hour.

We look forward to working with the City of Greeley on the review and approval of this exciting development. Feel free to contact me directly 970.541.1841 or at sbwelch@norris-design.com should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design

Ryan McBreen

Ryan McBreen
Principal

H-P GREELEY SUBDIVISION, EIGHTH REPLAT

BEING A RESUBDIVISION OF H-P GREELEY SUBDIVISION, FIRST REPLAT, LOT 1, BLOCK 1
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
11.88 ACRES
PROJECT NUMBER: SUB2023-0016

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BANNER HEALTH, AN ARIZONA NON-PROFIT CORPORATION, BEING THE SOLE OWNER IN FEE OF CERTAIN LANDS IN WELD COUNTY COLORADO, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE PLAT OF H-P GREELEY SUBDIVISION, FIRST REPLAT AS RECORDED AT RECEPTION NO. 3802237 OF THE CLERK AND RECORDER'S OFFICE FOR THE COUNTY OF WELD, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 87°07'24" EAST, A DISTANCE OF 1,312.58 FEET TO FOUND NUMBER 4 REBAR WITH A BROKEN ORANGE CAP STAMPED "KSI 33642" AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 ON THE EAST RIGHT-OF-WAY OF SIXTY-NINTH AVENUE AS DEDICATED BY SAID PLAT OF H-P GREELEY SUBDIVISION, FIRST REPLAT, AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY OF SIXTY-NINTH AVENUE THE FOLLOWING SIX (6) COURSES:

- NORTH 00°23'56" EAST, A DISTANCE OF 115.68 FEET TO A FOUND NUMBER FOUR REBAR WITH A BROKEN ORANGE CAP STAMPED "KSI 33642" AT POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 132.01 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 18°54'35", AND A CHORD WHICH BEARS NORTH 09°51'14" EAST A CHORD DISTANCE OF 131.42 FEET TO A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO";
- NORTH 19°18'31" EAST, A DISTANCE OF 151.17 FEET TO A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO" AT POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 165.94 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°00'55", AND A CHORD WHICH BEARS NORTH 09°48'04" EAST A CHORD DISTANCE OF 165.18 FEET TO A FOUND NAIL/TAG STAMPED "KSI 33642";
- NORTH 00°17'36" EAST, A DISTANCE OF 102.48 FEET TO A FOUND NUMBER FOUR REBAR WITH A BROKEN ORANGE CAP STAMPED "KSI 33642" AT POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.12 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 45°17'36" EAST A CHORD DISTANCE OF 42.43 FEET TO A FOUND NUMBER FIVE WITH AN ILLEGIBLE YELLOW PLASTIC CAP AT POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF EIGHTH STREET OF SAID H-P GREELEY SUBDIVISION, FIRST REPLAT;

THENCE CONTINUING EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF EIGHTH STREET THE FOLLOWING THREE (3) COURSES:

- SOUTH 86°42'24" EAST, A DISTANCE OF 527.59 FEET A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO";
- NORTH 86°24'43" EAST, A DISTANCE OF 123.67 FEET TO A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO" AT POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 106.74 FEET, SAID CURVE HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 16°05'37", AND A CHORD WHICH BEARS NORTH 78°21'55" EAST A CHORD DISTANCE OF 106.39 FEET TO A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO";

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF EIGHTH STREET ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 19°40'54" EAST, A DISTANCE OF 134.04 FEET A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO";

THENCE SOUTH 00°23'43" WEST, A DISTANCE OF 314.70 FEET A FOUND NUMBER FIVE REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28285 CO";

THENCE NORTH 89°36'04" WEST, A DISTANCE OF 304.18 FEET TO A FOUND NUMBER FOUR REBAR WITH A YELLOW PLASTIC CAP STAMPED "KSI 22098";

THENCE SOUTH 00°23'56" WEST, A DISTANCE OF 275.00 FEET TO A FOUND NUMBER FOUR REBAR WITH AN ILLEGIBLE BROKEN PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTH RIGHT-OF-WAY OF TENTH STREET, ALSO KNOWN AS U.S. HIGHWAY 34 - BUSINESS;

THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY OF TENTH STREET NORTH 89°36'04" WEST, A DISTANCE OF 624.18 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 517,469 SQUARE FEET OR 11.879 ACRES, MORE OR LESS

HAS SUBDIVIDED THE SAME INTO FOUR LOTS AND ONE BLOCK AS SHOWN ON THE ATTACHED MAP; AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME H-P GREELEY SUBDIVISION, EIGHTH REPLAT AS A SUBDIVISION IN THE CITY OF GREELEY, WELD COUNTY, COLORADO, AND DOES DEDICATE TO THE PUBLIC THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DOES FURTHER CERTIFY THAT THE DIMENSIONS OF THE LOTS AND BLOCK, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

EXECUTED THIS 27 DAY OF February, A.D., 2024.

UNION CROSSING, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: OGILVIE HUMBOLDT, LLC, A COLORADO LIMITED LIABILITY COMPANY, IT'S MANAGER

BY: OGILVIE PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, IT'S MANAGER

NAME: DUSTIN JONES
TITLE: MANAGER

NOTARY CERTIFICATE:

STATE OF COLORADO
CITY OF GREELEY
COUNTY OF WELD

} SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2024.

BY: Dustin Jones AS manager

WITNESS MY HAND AND OFFICIAL SEAL [Signature] NOTARY PUBLIC

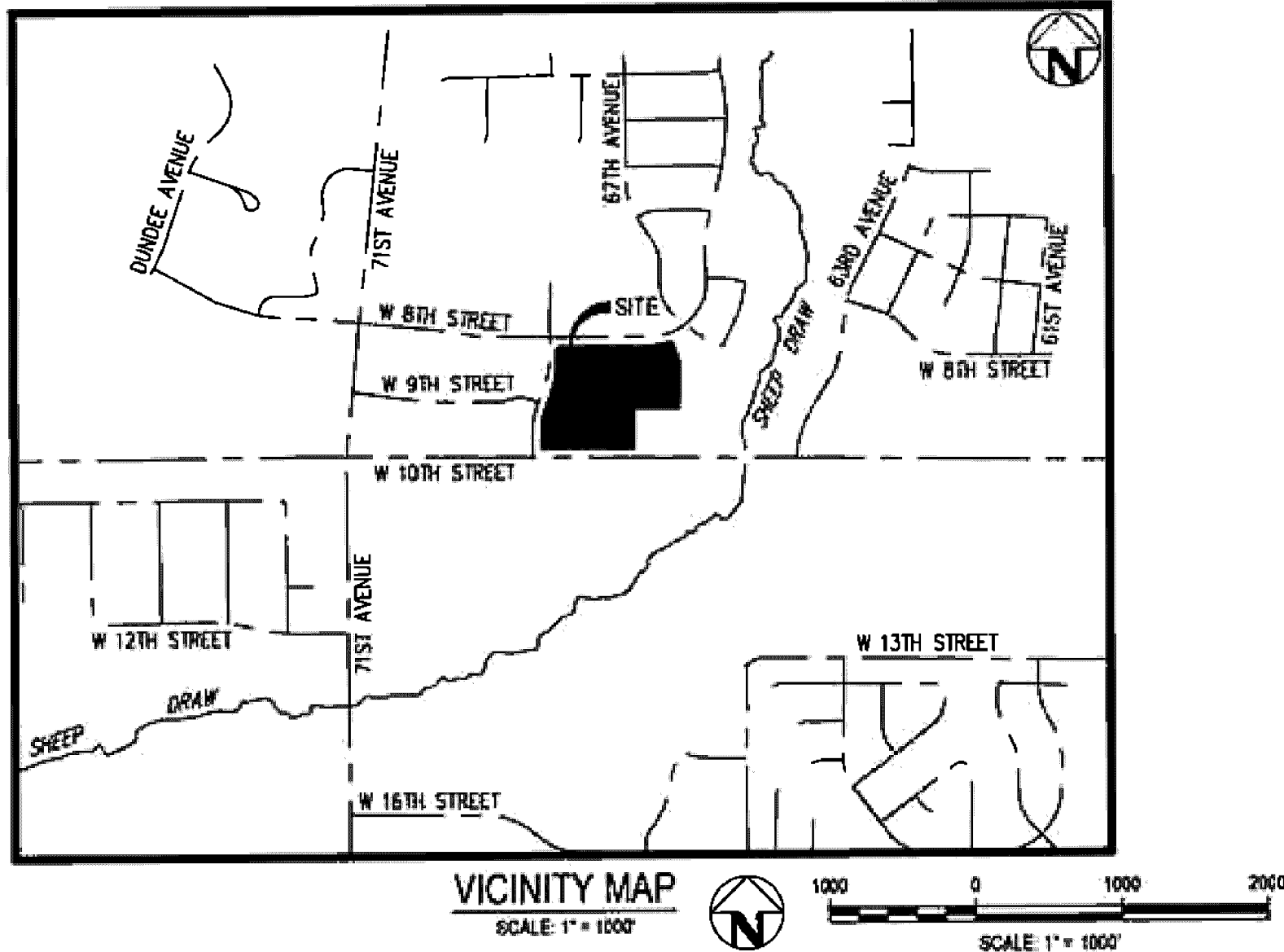
MY COMMISSION EXPIRES: 9/15/2025

EMILY ELIZABETH SCHWARTZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214036660
MY COMMISSION EXPIRES 09/15/2025

APPLICANT/OWNER
UNION CROSSING, LLC
2601 BLAKE STREET, #200
DENVER, CO 80205

DEVELOPER
OGILVIE PARTNERS, LLC
2601 BLAKE ST, #200
DENVER, CO 80205
TEL: 303-559-5500

ENGINEER/SURVEYOR
HARRIS KOCHER SMITH
1100 LINCOLN ST., SUITE 1000
DENVER, CO 80203
TEL: 303-623-6300



PURPOSE

THE INTENT OF THIS MINOR SUBDIVISION IS TO DIVIDE 11.88 ACRES OF VACANT LAND INTO FIVE (5) TOTAL LOTS.

CITY OF GREELEY STANDARD NOTES:

- PUBLIC SAFETY: ACCESS, WHETHER FOR EMERGENCY OR NON-EMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE, AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- WATER OR SEWER MAIN EASEMENTS: THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE (3) FEET TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
- WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS: FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.
- ZONING: THE PROPERTY IS WITH A DEVELOPMENT CONCEPT MASTER PLAN. THE PROPERTY IS IN ZONE: COMMERCIAL HIGH INTENSITY (C-H).
- DRAINAGE LIABILITY: THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- LANDSCAPE MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT DISTANCE: THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
- DRAINAGE MAINTENANCE: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED IN ACCORDANCE WITH CITY OF GREELEY STANDARDS AND THE ACCEPTED CONSTRUCTION PLANS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORMWATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- MAINTENANCE EASEMENTS: A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS. IF ONE STRUCTURE IS BUILT ON THE LOT LINE, IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.
- DRAINAGE MASTER PLAN: THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
 - DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER PAGE 4 OF 13 SUBDIVISION MANAGEMENT PLAN.
 - DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
 - EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORMWATER MANAGEMENT PLAN.
- DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
- STREET LIGHTING: ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 100-00039158-010-102 ISSUED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES AND HAVING AN EFFECTIVE DATE OF AUGUST 29, 2022.
- ALL DIMENSIONS AS SHOWN HEREON ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED OR SHOWN.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE FIELD WORK WAS COMPLETED ON JUNE 22, 2023.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25-INCH ALUMINUM CAP STAMPED 72007 TEN 866W 5854/5859 JONES LS 22098 KING SURVEYORS INC., AND AT THE EAST END BY A FOUND ILLEGIBLY-MARKED 3.25-INCH ALUMINUM CAP AT ROAD SURFACE, BEARING SOUTH 89°36'04" EAST AS DETERMINED FROM GPS OBSERVATIONS OF SAID CORNERS USING A TRANSVERSE MERCATOR PROJECTION BASED ON THE NGS84 ELLIPSOID WITH A SCALE FACTOR OF 1.0002251479.
- SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08123C 1516E, LAST REVISED JANUARY 20, 2016. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

COMMUNITY DEVELOPMENT DIRECTOR

Designated by: Brian E. McElroy 3/6/2024
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DEVELOPMENT REVIEW MANAGER

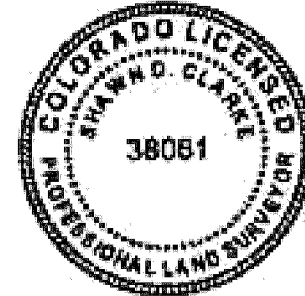
Designated by: Brittany Hathaway 3/1/2024
DEVELOPMENT REVIEW MANAGER DATE

SURVEYOR CERTIFICATION BLOCK

CERTIFICATE AND SEAL OF REGISTERED LAND SURVEYOR:

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

SHAWN D. CLARKE, PLS 38061
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
SCLARKE@HKS.COM



LAND USE SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
LOT 1	44,384	1.019	8.58%
LOT 2	40,834	0.937	7.89%
LOT 3	44,052	1.011	8.51%
LOT 4	44,961	1.033	8.69%
LOT 5	343,218	7.879	66.33%
TOTAL	517,469	11.879	100.00%

EASEMENT TABLE			
EASEMENT TYPE	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
VARIABLE-WIDTH EMERGENCY ACCESS AND UTILITY EASEMENT (A.U.E.)	ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT	CITY OF GREELEY/UTILITY PROVIDER	PROPERTY OWNER
VARIABLE-WIDTH UTILITY, DRAINAGE AND ACCESS EASEMENT (U.D.A.E.)	ACCESS, DRAINAGE FACILITIES AND/OR CONVEYANCE	CITY OF GREELEY	PROPERTY OWNER
VARIABLE-WIDTH SIDEWALK EASEMENT (S.E.)	PUBLIC USE	CITY OF GREELEY	PROPERTY OWNER
VARIABLE-WIDTH STORM SEWER EASEMENT (S.T.E.)	STORM RUNOFF COLLECTION	CITY OF GREELEY	PROPERTY OWNER

SHEET NUMBER

1

1 OF 3

PREPARED BY:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PROJECT #: 230522

REVISED - 09/29/2023
REVISED - 10/31/2023
REVISED - 02/12/2024

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Page 2 of 3

H-P GREELEY SUBDIVISION, EIGHTH REPLAT

BEING A RESUBDIVISION OF H-P GREELEY SUBDIVISION, FIRST REPLAT, LOT 1, BLOCK 1
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
11.88 ACRES
PROJECT NUMBER: SUB2023-0016

LINE	BEARING	LENGTH
L1	S70°41'28"E	30.34'
L2	N79°30'48"E	103.88'
L3	S00°23'56"W	25.01'
L4	S70°41'28"E	21.78'
L5	N70°41'28"W	32.25'
L6	S19°18'32"W	10.14'
L7	S36°31'45"W	29.65'
L8	S79°30'48"W	58.83'
L9	N87°26'16"E	28.33'
L10	S89°36'04"E	70.91'
L11	S02°33'44"E	6.56'
L12	S89°36'04"E	23.00'
L13	S00°23'56"W	30.00'
L14	S00°23'43"W	20.00'
L15	S89°57'47"W	22.99'

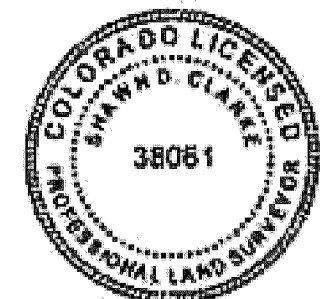
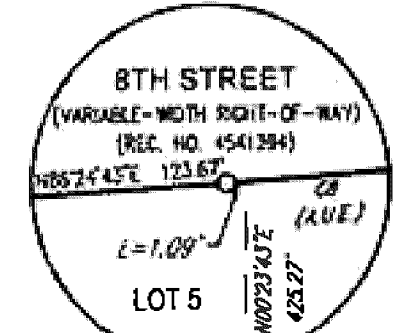
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	150.00'	29°47'45"	78.00'	S85°35'20"E	77.13'
C2	1000.00'	7°55'28"	138.31'	N83°28'32"E	138.20'
C3	1000.00'	2°57'40"	51.68'	N88°55'06"E	51.68'
C4	985.00'	2°57'40"	50.91'	S88°55'06"W	50.90'
C6	1020.00'	0°56'07"	16.65'	N87°54'19"E	16.65'
C7	1020.00'	1°27'51"	26.06'	N89°40'01"E	26.06'
C8	380.00'	3°56'37"	26.15'	N84°16'31"E	26.15'
C9	380.00'	3°30'58"	23.32'	N80°32'44"E	23.32'
C10	380.00'	8°28'09"	56.17'	N74°33'11"E	56.12'

LEGEND

- FOUND MONUMENT, AS DESCRIBED
- SET NO. 5 REBAR WITH RED PLASTIC CAP PLS 38061
- ⊕ PLSS SECTION CORNER
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- OTHER PROPERTY LINE
- RIGHT-OF-WAY LINE
- PLSS SECTION LINE
- - - EXISTING UTILITY EASEMENT
- - - DEDICATED ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT
- (P) PLATTED DIMENSION
- (M) MEASURED DIMENSION
- (R1) RECORD DIMENSION
- (AUE) ACCESS AND UTILITY EASEMENT
- (U.D.A.E) UTILITY, DRAINAGE, AND ACCESS EASEMENT
- (S.E.) SIDEWALK EASEMENT
- (S.T.E.) STORM SEWER EASEMENT
- ▨ EASEMENT TO BE VACATED

DETAIL

1 INCH = 10 FEET



SHEET NUMBER

2

2 OF 3

PREPARED BY:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PROJECT # 230522

REVISED - 09/29/2023
REVISED - 10/31/2023
REVISED - 02/12/2024

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Page 3 of 3

H-P GREELEY SUBDIVISION, EIGHTH REPLAT

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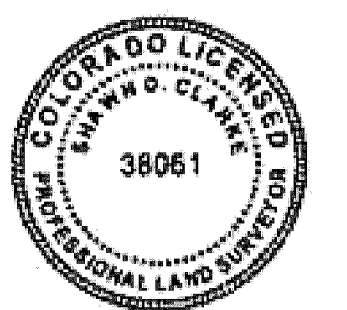
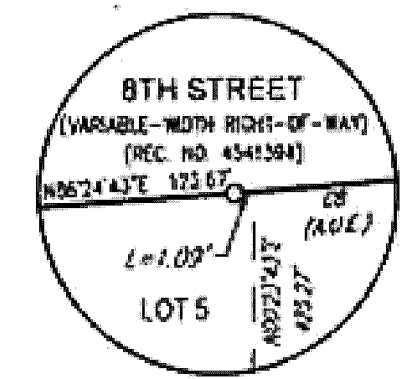
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C7	1020.00'	1°27'51"	26.06'	N89°40'01"E	26.06'
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LEGEND

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- SET NO. 5 REBAR WITH RED PLASTIC CAP
- ◆ PLSS SECTION CORNER
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- OTHER PROPERTY LINE
- RIGHT-OF-WAY LINE
- PLSS SECTION LINE
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- DEDICATED ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT
- (P) PLATTED DIMENSION
- (M) MEASURED DIMENSION
- (RI) RECORD DIMENSION
- (AUE) ACCESS AND UTILITY EASEMENT
- (U.D.A.E.) UTILITY, DRAINAGE, AND ACCESS EASEMENT
- (S.E.) SIDEWALK EASEMENT
- (S.T.E.) STORM SEWER EASEMENT
- EASEMENT TO BE VACATED

DETAIL

1 INCH = 10 FEET



SHEET NUMBER

3

3 OF 3

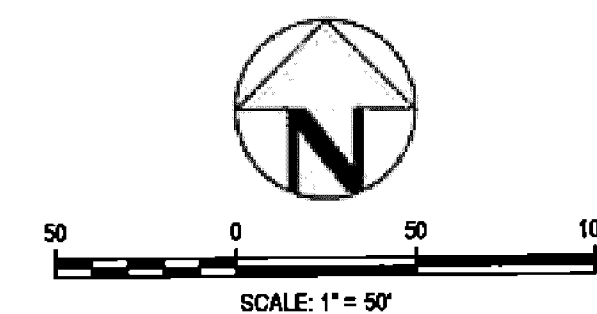
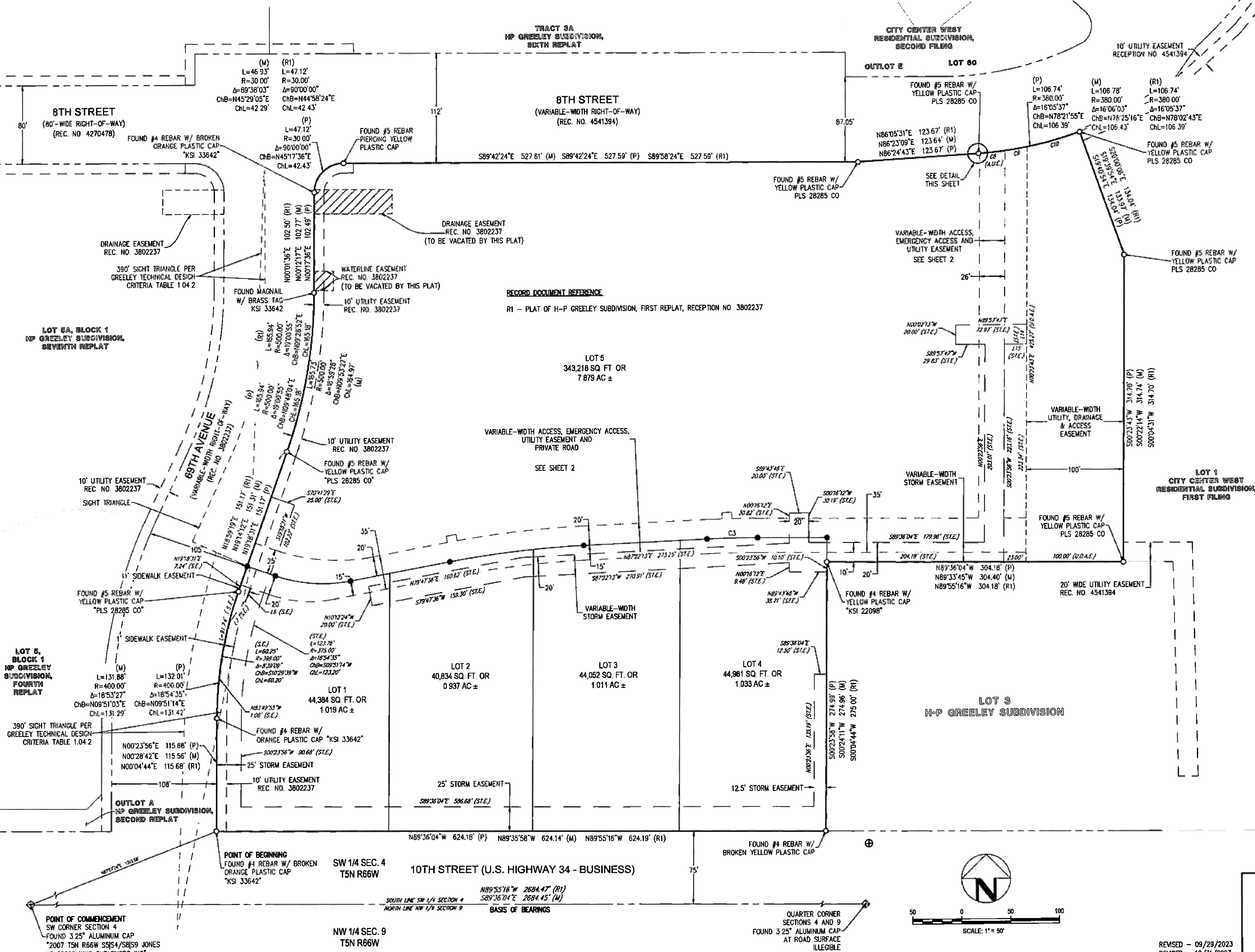
PREPARED BY:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
harris@harriskochersmith.com

REVISED - 09/29/2023
REVISED - 10/31/2023
REVISED - 02/12/2024

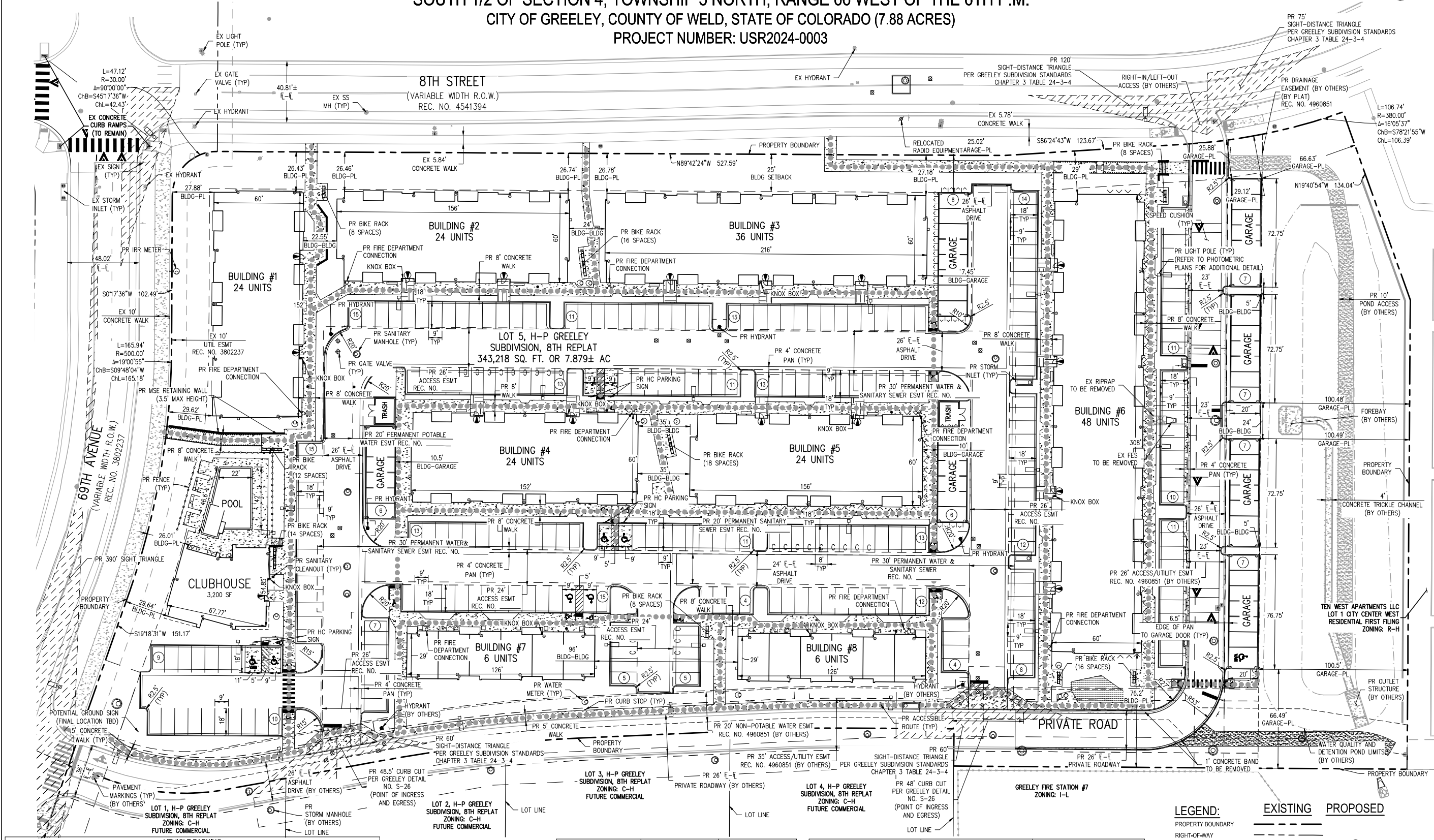
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UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

HKS HARRIS KOCHER SMITH
1100 Lincoln Street, Suite 1000
Denver, Colorado 80202
P: 303.423.4300 F: 303.423.4311
harris@hks.com
244 NORTH COLLEGE AVENUE
#165
FORT COLLINS, CO 80524
P 970.409.3414



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80206
303-550-8500

NOT FOR
CONSTRUCTION

DATE:
08/15/23 SUBMITTAL
03/21/24 SUBMITTAL
07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
SITE PLAN

2 OF 43
Page 89 of 145

VEHICLE PARKING					
	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	GUEST
REQUIRED	1.25	1.5	1.75	2	1 PER 10
PROVIDED					
TOTAL UNITS	6	90	75	21	N/A
STANDARD PARKING	8	135	131	42	32
COMPACT PARKING					
ADA PARKING					
GARAGE PARKING					
TOTAL					
BICYCLE SPACES - INDOOR					
BICYCLE SPACES - OUTDOOR					
TOTAL					

PARKING REDUCTION TABLE	
REQUIRED PARKING	348
PROVIDED PARKING	315
PROPOSED REDUCTION	9.48%

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
SIDE (INTERNAL)	0'-0"	N/A
SIDE (CORNER)	25'-0"	25'-0"
REAR	0'-0"	25'-0"
PARKING	N/A	N/A

SITE DATA	
ZONING	C-H
PRIMARY LAND USE	MULTI-FAMILY DWELLINGS
ACCESSORY LAND USE	N/A
SITE AREA	343,216.96 SQ FT (7.88 AC)

BUILDING DESIGN ELEMENTS	REQUIRED	PROVIDED
DENSITY		24.88 UNITS/ACRE
MAXIMUM BUILDING HEIGHT		37'-10 1/2"
TRANSPARENCY	REFER TO ARCH SHEETS	REFER TO ARCH SHEETS
HOURS OF OPERATION		N/A
NUMBER OF EMPLOYEES		N/A

SITE AREA	REQUIRED	PROVIDED
BUILDING COVERAGE		75,842.00 SQ. FT. 22.68%
DRIVE, PARKING, AND WALKS		156,066.00 SQ. FT. 46.68%
ELIGIBLE OPEN SPACE	20%	81,167.00 SQ. FT. 23.65%

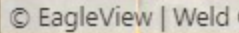
LEGEND:

PROPERTY BOUNDARY
RIGHT-OF-WAY
PARKING COUNT
STORM SEWER MANHOLE
STORM SEWER INLET
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER METER
ACCESSIBLE PATH

EXISTING
PROPOSED

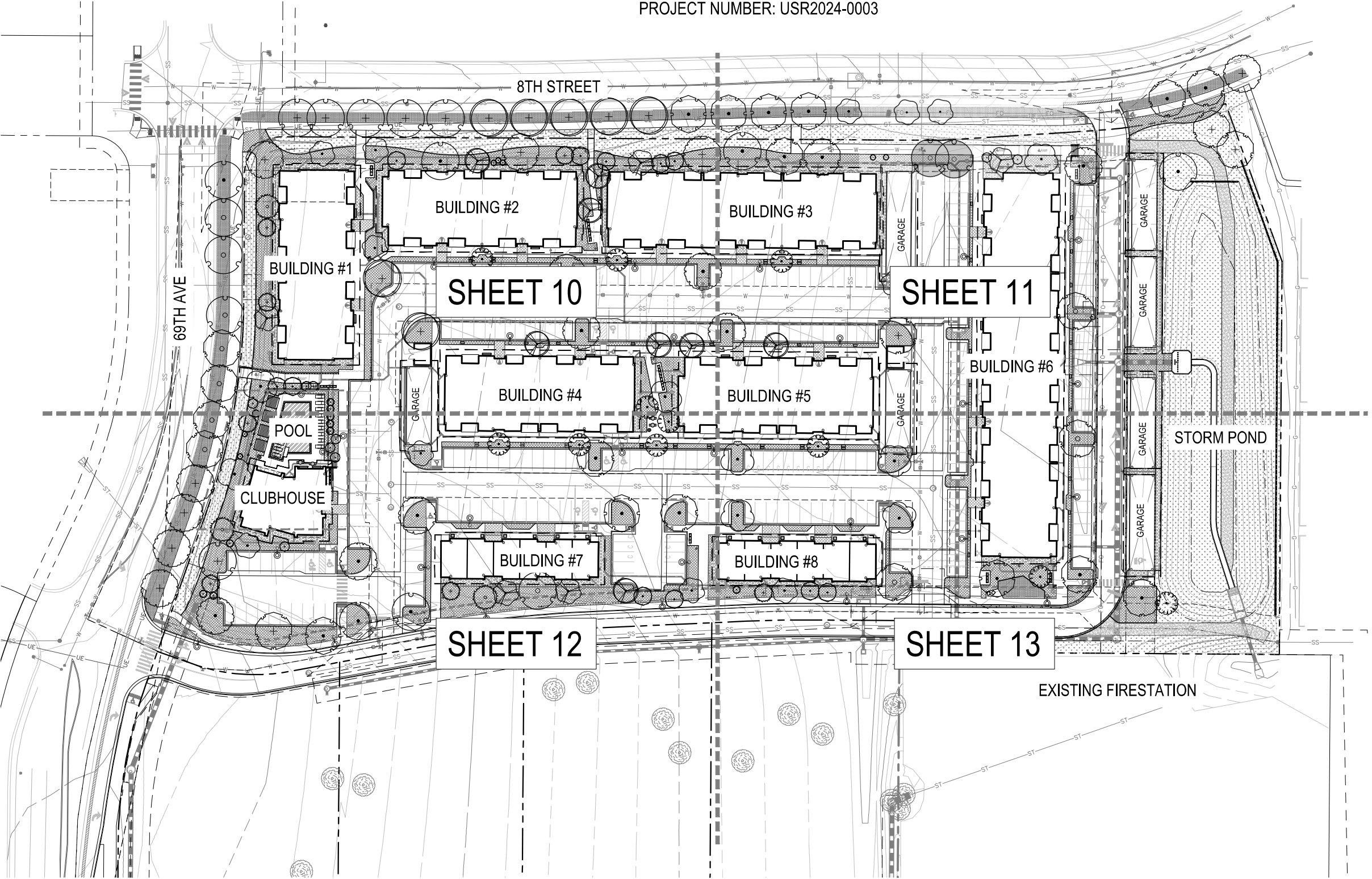
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SCALE: 1" = 30'



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
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69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
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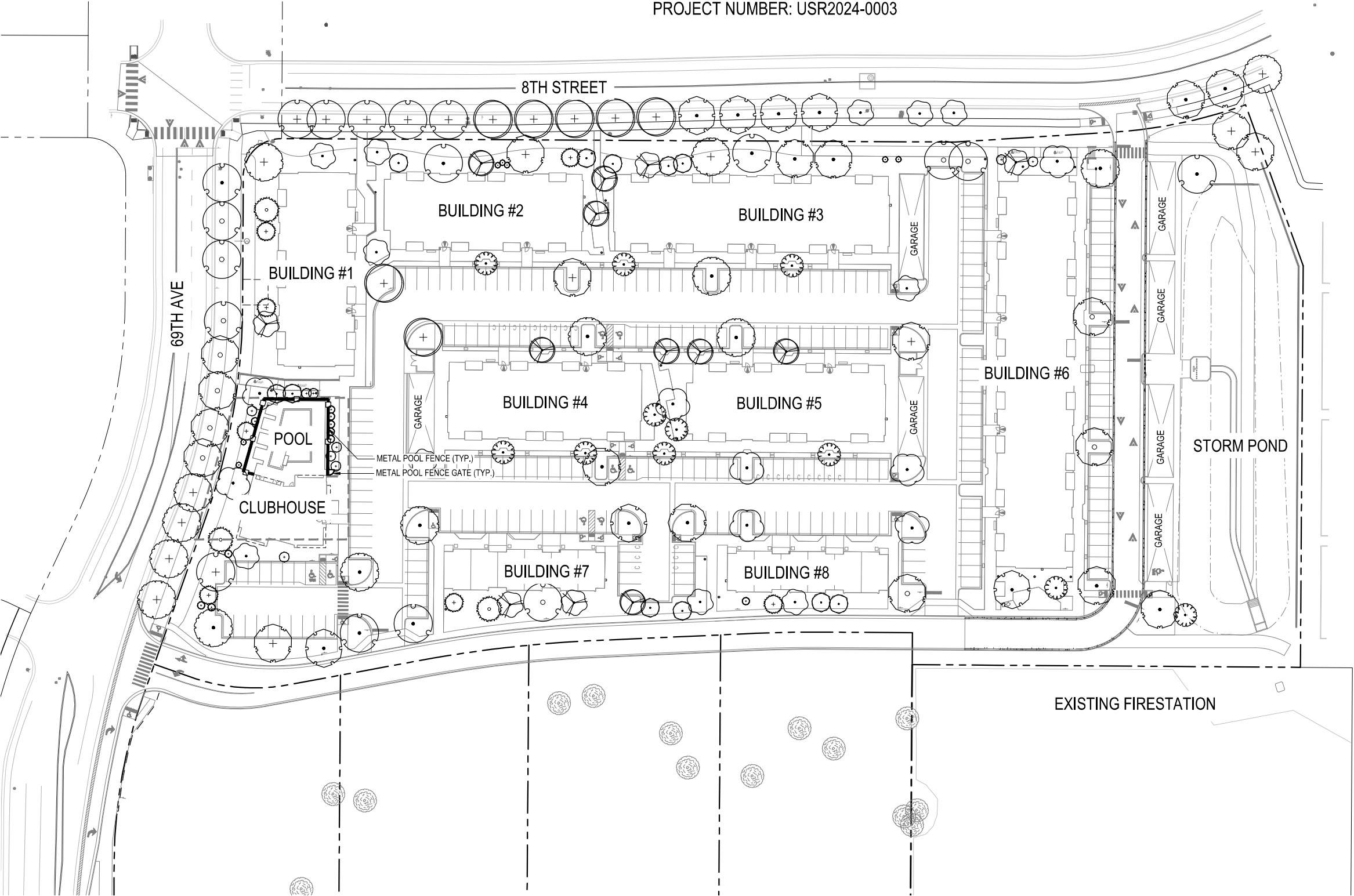
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07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
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LEGEND

- METAL POOL FENCE, RE: DETAIL 5 / SHEET 16
- METAL POOL FENCE GATE, RE: DETAIL 6 / SHEET 16

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
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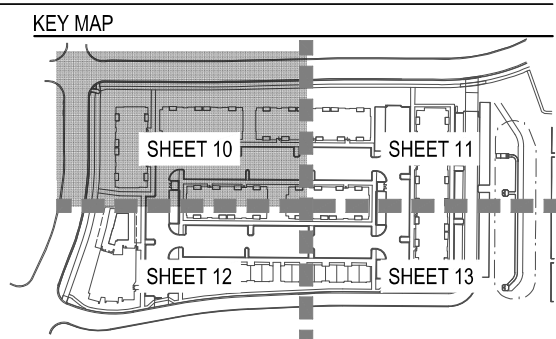
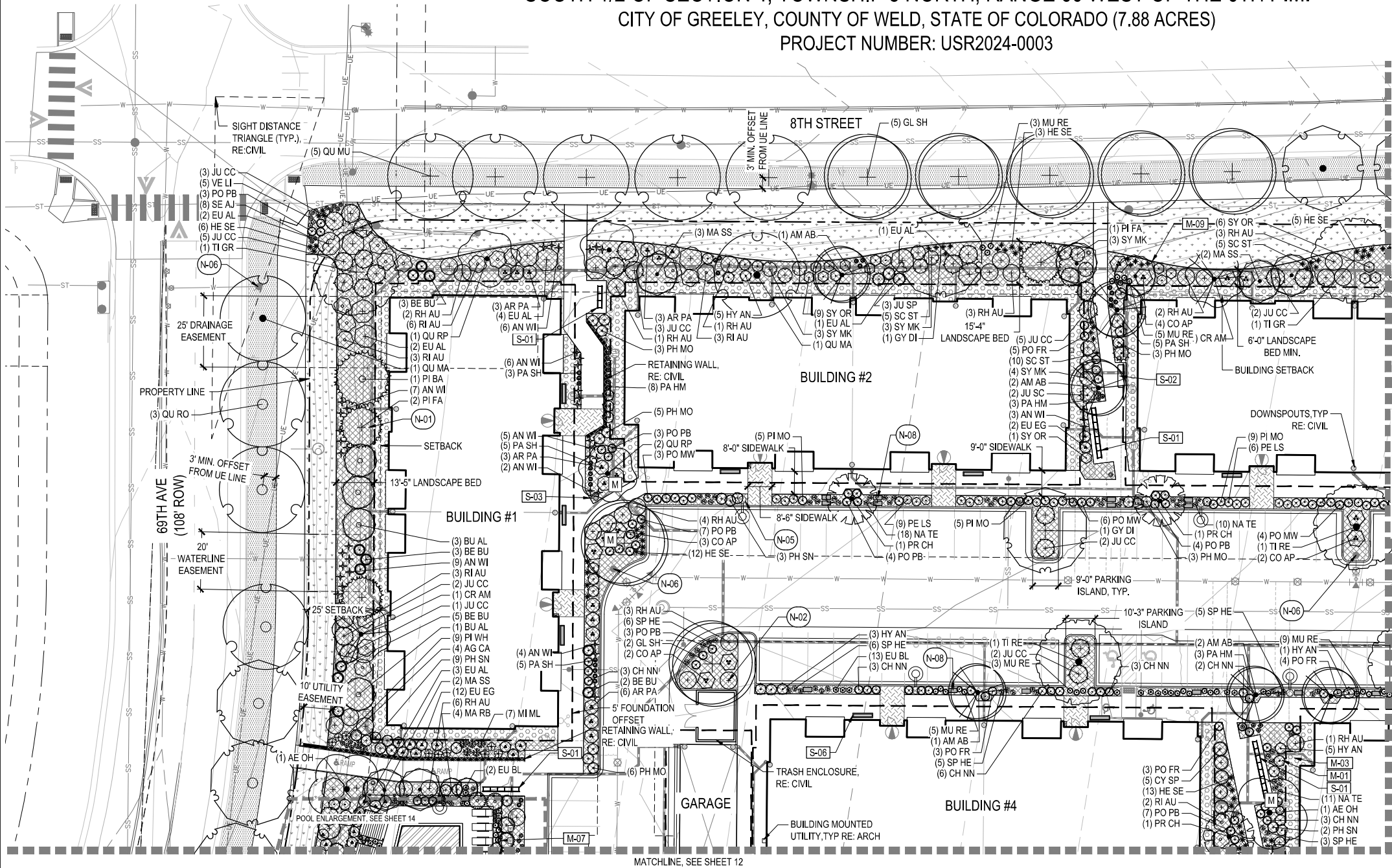
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11/13/24 SUBMITTAL

SHEET TITLE:
FENCING PLAN

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



LEGEND

MATCHLINE

EXISTING GRADING

PROPOSED GRADING

PROPERTY LINE

RIGHT OF WAY

5' FOUNDATION OFFSET

RETAINING WALL

NATIVE LAWN - PBSI NATIVE LAWN MIX

EXISTING TREE (TO REMAIN)

CODE

DESCRIPTION

P-01

ACCENT PAVING

CODE

DESCRIPTION

M-01

PLANTING AREA

M-02

NATIVE SEED - PBSI NATIVE PRAIRIE MIX

M-03

COBBLE

M-07

POOL FENCE

M-08

DOG PARK FENCE

M-09

METAL EDGER

SYMBOL

DESCRIPTION

S-01

'U' ON RAIL BIKE RACK

S-02

BENCH

S-03

PET WASTE STATION

S-04

WASTE RECEPTACLE

S-05

FURNITURE, BY OWNER

S-06

MOVABLE PLANTER - A

S-07

MOVABLE PLANTER - B

CODE

DESCRIPTION

DETAIL

N-01

TREE PLANTING

1/SHEET 13

N-02

SHRUB PLANTING

2/SHEET 13

N-05

LIGHT POLE

RE: ELECTRICAL

N-06

FIRE HYDRANT (TYP)

RE: CIVIL

N-08

CONCRETE STEPPERS

5/SHEET 16

PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES
DECIDUOUS CANOPY TREES		
UL PR	AMERICAN ELM	AM AB AUTUMN BRILLIANCE SERVICEBERRY
QU MA	BURR OAK	MA RB RED BARRON CRAB APPLE
QU MU	CHINKAPIN OAK	CR AM RUSSIAN HAWTHORN
CE OC	COMMON HACKBERRY	MA SS SPRING SNOW CRAB APPLE
QU RO	ENGLISH OAK	PR CH SUCKER PUNCH CANADA CHOKECHERRY
TI GR	GREENSPICE LITTLELEAF LINDEN	DECIDUOUS SHRUBS
GY DI	KENTUCKY COFFEETREE	HY AN ANNABELLE HYDRANGEA
CA SP	NORTHERN CATALPA	FA PA APACHE PLUME
AE OH	OHIO BUCKEYE	RH AU AUTUMN AMBER SUMAC
TI RE	REDMOND AMERICAN LINDEN	CH NN BABY BLUE RABBITBRUSH
QU RP	REGAL PRINCE ENGLISH OAK	BE BU BURGUNDY CAROUSEL BARBERRY
GL SH	SHADEMASTER LOCUST	PO FR BUSH CINQUEFOIL
EVERGREEN TREES		
PI BA	BAKERI BLUE SPRUCE	EU AL COMPACT BURNING BUSH
PI FA	FASTIGIATE COLORADO SPRUCE	PR PB CREEPING WESTERN SAND CHERRY
PI IS	FASTIGIATE SPRUCE	RI AU GOLDEN CURRANT
JU SP	SPARTAN JUNIPER	PE LS LITTLE SPIRE RUSSIAN SAGE
		PO MW MCKAY'S WHITE BUSH CINQUEFOIL
		PI IS MISS KIM LILAC
		PH MO MOUNTAIN NINEBARK
		SY OR MOUNTAIN SNOWBERRY
		PO PB PINK BEAUTY POTENTILLA
		BU AL SILVER FOUNTAIN BUTTERFLY BUSH
		PH SN SNOWBELL MOCK ORANGE

REFER TO SHEET 5 FOR FULL PLANT PALETTE INFORMATION

PERENNIALS	
SE AJ	AUTUMN JOY SEDUM
RU FU	BLACK-EYED SUSAN
SA MN	MAY NIGHT SALVIA
AG CA	SONORAN SUNSET® HUMMINGBIRD MINT
VE LI	TURKISH VERONICA

HYDROZONE CALCULATIONS						
	DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
	VERY LOW WATER USE	51,011 SF	14.86%	50.02%	0.9 GALLONS PER SF/YR	45,909.9
	LOW WATER USE	10,593 SF	3.1%	10.39%	9 GALLONS PER SF/YR	95,337
	MODERATE WATER USE	40,370 SF	11.76%	39.59%	14 GALLONS PER SF/YR	565,180

ORNAMENTAL GRASSES	
BO BA	BLOND AMBITION BLUE GRAMA GRASS
FE EB	BLUE FESCUE
HE SE	BLUE OAT GRASS
PA HM	BLUE SWITCH GRASS
NA TE	MEXICAN FEATHER GRASS
MI ML	MORNING LIGHT MAIDEN GRASS
SP HE	PRAIRIE DROPSEED
SC ST	STANDING OVATION BLUESTEM GRASS
PA SH	SWITCH GRASS
MU RE	UNDAUNTED MUHLY
AN WI	WINDWALKER BIG BLUE STEM

NOTES:

- ALL GROUND-MOUNTED UTILITY AND MECHANICAL EQUIPMENT SHALL BE SHOWN ON THE LANDSCAPE PLAN AND SHALL BE FULLY SCREENED.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE USE BY SPECIAL REVIEW, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
- REFER TO OPEN SPACE EXHIBIT FOR ON-SITE OPEN SPACE AREA CALCULATIONS, PERCENTAGES, AND MORE INFORMATION.
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- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU. YDS OF ORGANIC MATERIAL PER 1000 SQ. FT.
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NORRIS DESIGN
PEOPLE + PLACEMAKING
244 NORTH COLLEGE AVENUE
#165
FORT COLLINS, CO 80524
P 970.409.3414
NORRIS-DESIGN.COM

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-650-8500

NOT FOR
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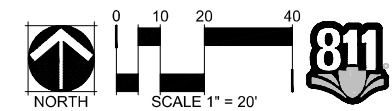
SHEET TITLE:

LANDSCAPE PLAN

10 OF 43

Page 93 of 145

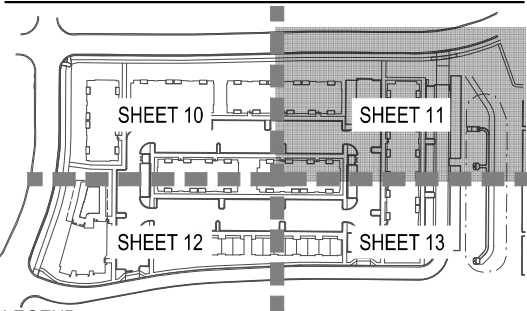
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UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

KEY MAP



LEGEND

- MATCHLINE
EXISTING GRADING
PROPOSED GRADING
PROPERTY LINE
RIGHT OF WAY
5' FOUNDATION OFFSET
RETAINING WALL

- NATIVE LAWN - PBSI NATIVE LAWN MIX
EXISTING TREE (TO REMAIN)

- CODE DESCRIPTION
P-01 ACCENT PAVING

- CODE DESCRIPTION
M-01 PLANTING AREA
M-02 NATIVE SEED - PBSI NATIVE PRAIRIE MIX

- CODE DESCRIPTION
M-03 COBBLE
M-07 POOL FENCE
M-08 DOG PARK FENCE
M-09 METAL EDGER

- SYMBOL DESCRIPTION
S-01 'U' ON RAIL BIKE RACK
S-02 BENCH
S-03 PET WASTE STATION

- SYMBOL DESCRIPTION
S-04 WASTE RECEPTACLE
S-05 FURNITURE, BY OWNER
S-06 MOVABLE PLANTER - A
S-07 MOVABLE PLANTER - B

- CODE DESCRIPTION
N-01 TREE PLANTING
N-02 SHRUB PLANTING
N-05 LIGHT POLE
N-06 FIRE HYDRANT (TYP)
N-08 CONCRETE STEPPERS

- DETAIL
1/SHEET 13
2/SHEET 13
RE: ELECTRICAL
RE: CIVIL
5/SHEET 16

NORRIS
DESIGN

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244 NORTH COLLEGE AVENUE
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11/13/24 SUBMITTAL

SHEET TITLE:

LANDSCAPE PLAN

11 OF 43

Page 94 of 145

PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES	CY SP	SPANISH GOLD BROOM	PERENNIALS
DECIDUOUS CANOPY TREES		AM AB AUTUMN BRILLIANCE SERVICEBERRY	AM SO	STANDING OVATION SERVICEBERRY	SE AJ AUTUMN JOY SEDUM
UL PR AMERICAN ELM		MA RB RED BARRON CRAB APPLE			RU FU BLACK-EYED SUSAN
QU MA BURR OAK		CR AM RUSSIAN HAWTHORN			SA MN MAY NIGHT SALVIA
QU MU CHINKAPIN OAK		MA SS SPRING SNOW CRAB APPLE			AG CA SONORAN SUNSET® HUMMINGBIRD MINT
CE OC COMMON HACKBERRY		PR CH SUCKER PUNCH CANADA CHOKECHERRY			VE LI TURKISH VERONICA
QU RO ENGLISH OAK		DECIDUOUS SHRUBS			
TI GR GREENSPIRE LITTLELEAF LINDEN		HY AN ANNABELLE HYDRANGEA			
GY DI KENTUCKY COFFEETREE		FA PA APACHE PLUME			
CA SP NORTHERN CATALPA		RH AU AUTUMN AMBER SUMAC			
AE OH OHIO BUCKEYE		CH NN BABY BLUE RABBITBRUSH			
TI RE REDMOND AMERICAN LINDEN		BE BU BURGUNDY CAROUSEL BARBERRY			
QU RP REGAL PRINCE ENGLISH OAK		PO FR BUSH CINQUEFOIL			
GL SH SHADEMASTER LOCUST		EU AL COMPACT BURNING BUSH			
EVERGREEN TREES		PR PB CREEPING WESTERN SAND CHERRY			
PI BA BAKERI BLUE SPRUCE		RI AU GOLDEN CURRANT			
PI FA FASTIGIATE COLORADO SPRUCE		PE LS LITTLE SPIRE RUSSIAN SAGE			
PI IS FASTIGIATE SPRUCE		PO MW MCKAY'S WHITE BUSH CINQUEFOIL			
JU SP SPARTAN JUNIPER		SY MK MISS KIM LILAC			
		PH MO MOUNTAIN NINEBARK			
		SY OR MOUNTAIN SNOWBERRY			
		PO PB PINK BEAUTY POTENTILLA			
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		PH SN SNOWBELL MOCK ORANGE			

REFER TO SHEET 5 FOR FULL PLANT PALETTE INFORMATION

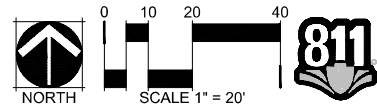
CODE	COMMON NAME	ORNAMENTAL TREES	CY SP	SPANISH GOLD BROOM	PERENNIALS
EVERGREEN SHRUBS		EU BL BLONDY EUNONYMUS			
JU CC CALGARY CARPET JUNIPER		CO AP CRANBERRY COTONEASTER			
EU EG EMERALD GAITY EUNONYMUS		PI MO MUGO PINE			
EU EG EMERALD GAITY EUNONYMUS		PA PA PANCHITO MANZANITA			
JU SC SCANDIA JUNIPER		PI WH WHITE BUD MUGO PINE			

DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
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HYDROZONE CALCULATIONS

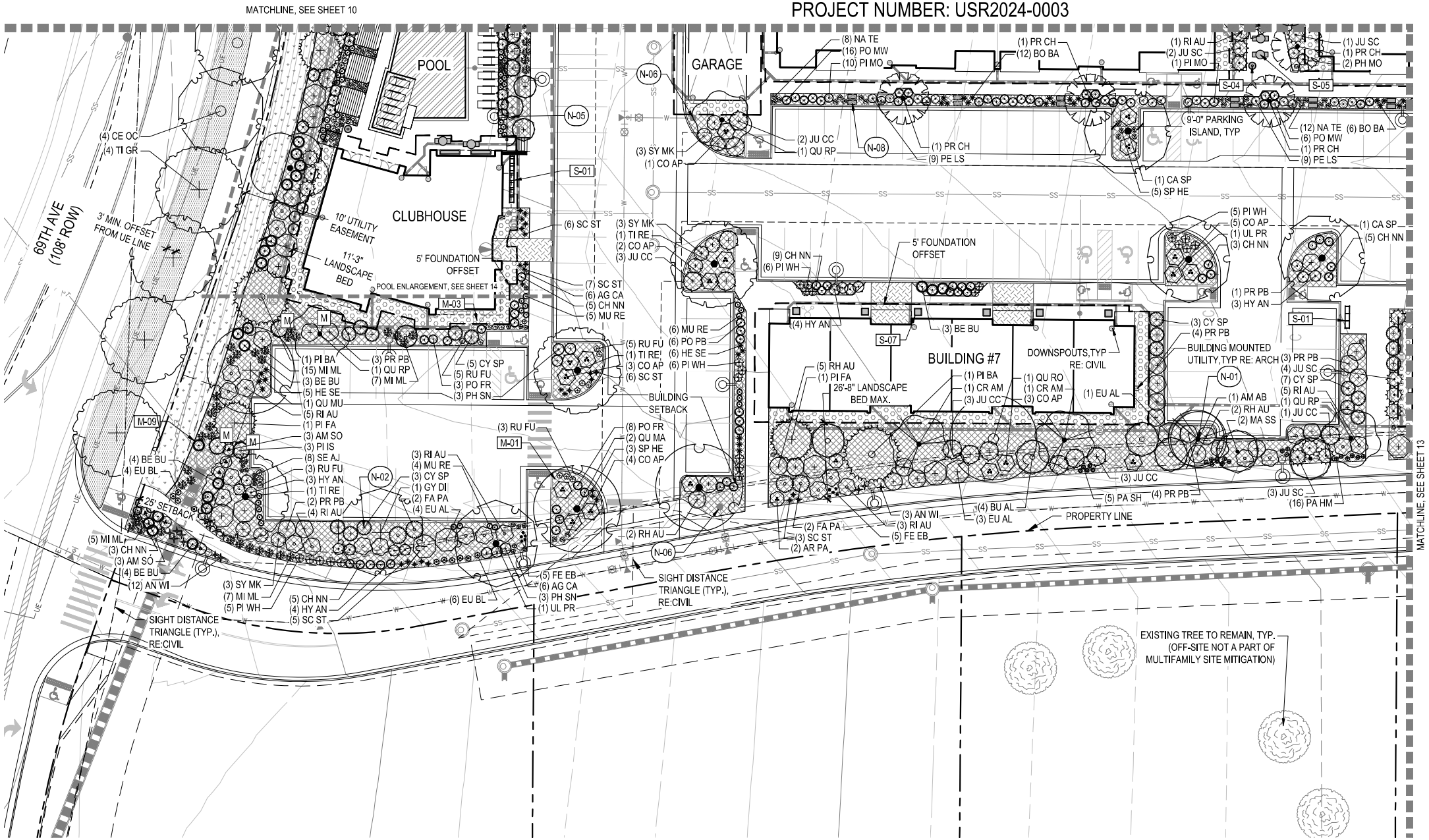
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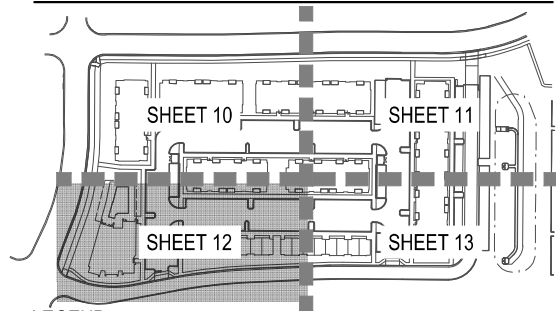


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



KEY MAP



LEGEND

- MATCHLINE
EXISTING GRADING
PROPOSED GRADING
PROPERTY LINE
RIGHT OF WAY
5' FOUNDATION OFFSET
RETAINING WALL

NATIVE LAWN - PBSI NATIVE LAWN MIX

EXISTING TREE (TO REMAIN)

CODE DESCRIPTION

P-01 ACCENT PAVING

CODE DESCRIPTION

M-01 PLANTING AREA

M-02 NATIVE SEED - PBSI NATIVE PRAIRIE MIX

M-03 COBBLE

M-07 POOL FENCE

M-08 DOG PARK FENCE

M-09 METAL EDGER

SYMBOL DESCRIPTION

S-01 'U' ON RAIL BIKE RACK

S-02 BENCH

S-03 PET WASTE STATION

S-04 WASTE RECEPTACLE

S-05 FURNITURE, BY OWNER

S-06 MOVABLE PLANTER - A

S-07 MOVABLE PLANTER - B

CODE DESCRIPTION DETAIL

N-01 TREE PLANTING 1/SHEET 13

N-02 SHRUB PLANTING 2/SHEET 13

N-05 LIGHT POLE RE: ELECTRICAL

N-06 FIRE HYDRANT (TYP) RE: CIVIL

N-08 CONCRETE STEPPERS 5/SHEET 16

PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES	EVERGREEN TREES
CE OC	COMMON HACKBERRY	MA SS SPRING SNOW CRAB APPLE	PI BA BAKERI BLUE SPRUCE
QU RO	ENGLISH OAK	PR CH SUCKER PUNCH CANADA CHOKECHERRY	PI FA FASTIGIATE COLORADO SPRUCE
TI GR	GREENSPIRE LITTLELEAF LINDEN		PI IS FASTIGIATE SPRUCE
GY DI	KENTUCKY COFFEETREE		JU SP SPARTAN JUNIPER
CA SP	NORTHERN CATALPA		
AE OH	OHIO BUCKEYE		
TI RE	REDMOND AMERICAN LINDEN		
QU RP	REGAL PRINCE ENGLISH OAK		
GL SH	SHADEMASTER LOCUST		

REFER TO SHEET 5 FOR FULL PLANT PALETTE INFORMATION

CODE	COMMON NAME	PERENNIALS
SE AJ	AUTUMN JOY SEDUM	
RU FU	BLACK-EYED SUSAN	
SA MN	MAY NIGHT SALVIA	
AG CA	SONORAN SUNSET® HUMMINGBIRD MINT	
VE LI	TURKISH VERONICA	

HYDROZONE CALCULATIONS

	DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
	VERY LOW WATER USE	51,011 SF	14.86%	50.02%	0.9 GALLONS PER SF/YR	45,909.9
	LOW WATER USE	10,593 SF	3.1%	10.39%	9 GALLONS PER SF/YR	95,337
	MODERATE WATER USE	40,370 SF	11.76%	39.59%	14 GALLONS PER SF/YR	565,180

NOTES:

- ALL GROUND-MOUNTED UTILITY AND MECHANICAL EQUIPMENT SHALL BE SHOWN ON THE LANDSCAPE PLAN AND SHALL BE FULLY SCREENED.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE USE BY SPECIAL REVIEW, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
- REFER TO OPEN SPACE EXHIBIT FOR ON-SITE OPEN SPACE AREA CALCULATIONS, PERCENTAGES, AND MORE INFORMATION.
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- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU. YDS OF ORGANIC MATERIAL PER 1000 SQ. FT.
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
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UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-650-8500

NOT FOR CONSTRUCTION

DATE:
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11/13/24 SUBMITTAL

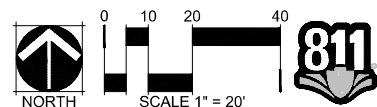
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LANDSCAPE PLAN

12 OF 43

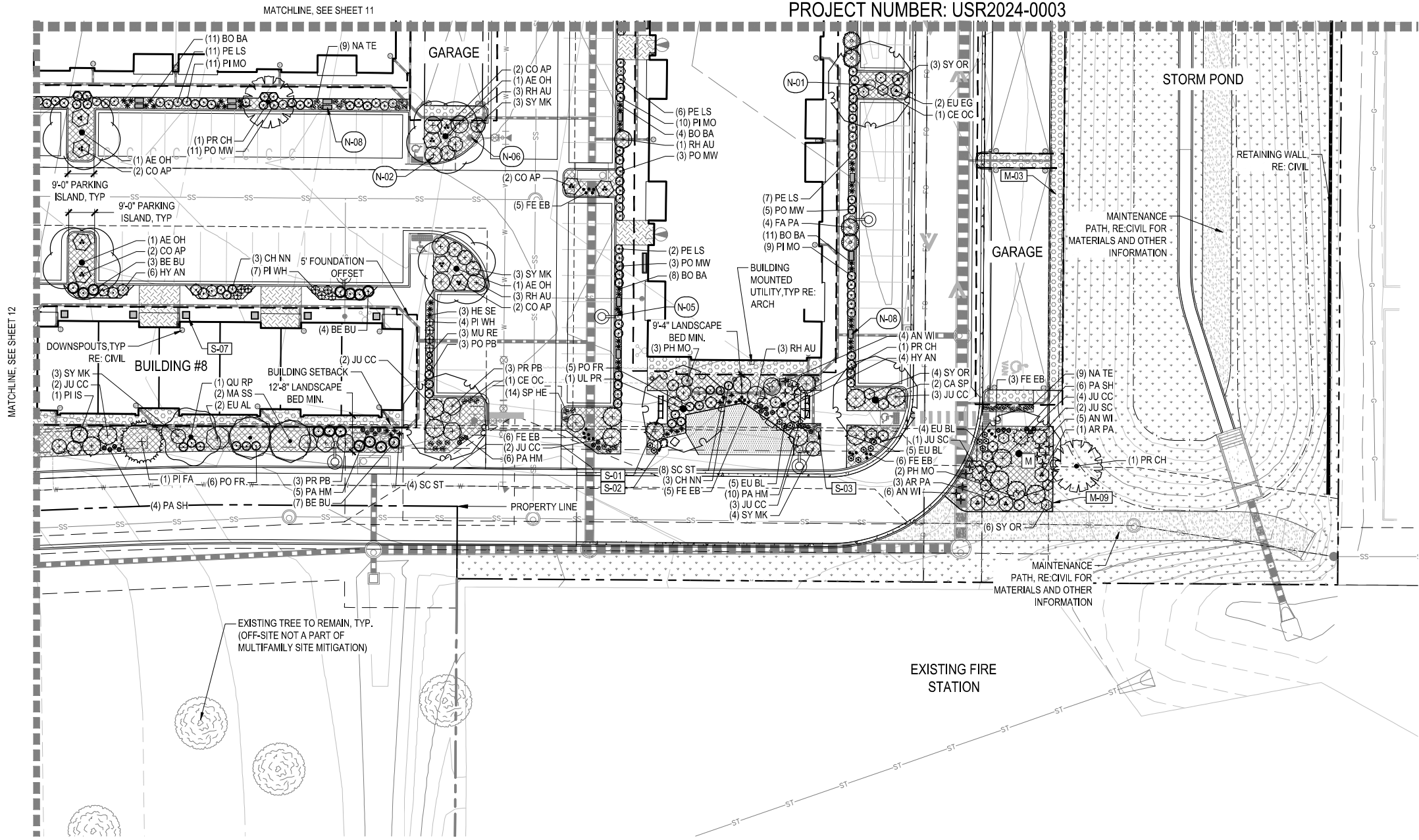
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DRAWN BY: NJ

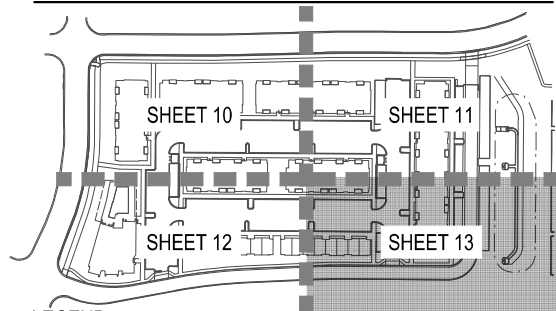


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



KEY MAP



LEGEND

- MATCHLINE
- EXISTING GRADING
- PROPOSED GRADING
- PROPERTY LINE
- RIGHT OF WAY
- 5' FOUNDATION OFFSET
- RETAINING WALL

NATIVE LAWN - PBSI NATIVE LAWN MIX

EXISTING TREE (TO REMAIN)

CODE DESCRIPTION
P-01 ACCENT PAVING

CODE DESCRIPTION
M-01 PLANTING AREA
M-02 NATIVE SEED - PBSI NATIVE PRAIRIE MIX

CODE DESCRIPTION
M-03 COBBLE
M-07 POOL FENCE
M-08 DOG PARK FENCE
M-09 METAL EDGER

SYMBOL DESCRIPTION
S-01 'U' ON RAIL BIKE RACK
S-02 BENCH
S-03 PET WASTE STATION
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S-06 MOVABLE PLANTER - A
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CODE DESCRIPTION DETAIL
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N-06 FIRE HYDRANT (TYP) RE: CIVIL
N-08 CONCRETE STEPPERS 5/SHEET 16

PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES	CY SP	SPANISH GOLD BROOM	PERENNIALS
DECIDUOUS CANOPY TREES		AM AB AUTUMN BRILLIANCE SERVICEBERRY	AM SO	STANDING OVATION SERVICEBERRY	SE AJ AUTUMN JOY SEDUM
UL PR AMERICAN ELM		MA RB RED BARRON CRAB APPLE			RU FU BLACK-EYED SUSAN
QU MA BURR OAK		CR AM RUSSIAN HAWTHORN			SA MN MAY NIGHT SALVIA
QU MU CHINKAPIN OAK		MA SS SPRING SNOW CRAB APPLE			AG CA SONORAN SUNSET® HUMMINGBIRD MINT
CE OC COMMON HACKBERRY		PR CH SUCKER PUNCH CANADA CHOKECHERRY			VE LI TURKISH VERONICA
QU RO ENGLISH OAK					
TI GR GREENSPIRE LITTLELEAF LINDEN		DECIDUOUS SHRUBS			
GY DI KENTUCKY COFFEETREE		HY AN ANNABELLE HYDRANGEA			
CA SP NORTHERN CATALPA		FA PA APACHE PLUME			
AE OH OHIO BUCKEYE		RH AU AUTUMN AMBER SUMAC			
TI RE REDMOND AMERICAN LINDEN		CH NN BABY BLUE RABBITBRUSH			
QU RP REGAL PRINCE ENGLISH OAK		BE BU BURGUNDY CAROUSEL BARBERRY			
GL SH SHADEMASTER LOCUST		PO FR BUSH CINQUEFOIL			
		EU AL COMPACT BURNING BUSH			
		PR PB CREEPING WESTERN SAND CHERRY			
		RI AU GOLDEN CURRANT			
		PE LS LITTLE SPIRE RUSSIAN SAGE			
		PO MW MCKAY'S WHITE BUSH CINQUEFOIL			
		SY MK MISS KIM LILAC			
		PH MO MOUNTAIN NINEBARK			
		SY OR MOUNTAIN SNOWBERRY			
		PO PB PINK BEAUTY POTENTILLA			
		BU AL SILVER FOUNTAIN BUTTERFLY BUSH			
		PH SN SNOWBELL MOCK ORANGE			

REFER TO SHEET 5 FOR FULL PLANT PALETTE INFORMATION

HYDROZONE CALCULATIONS

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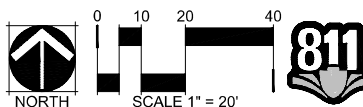
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DATE:

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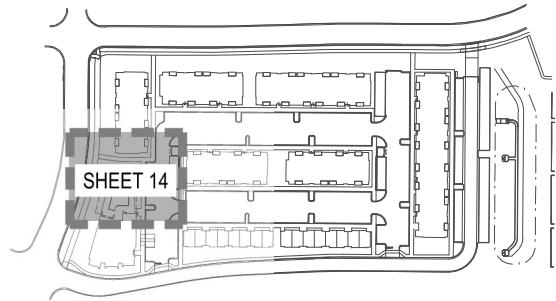
LANDSCAPE PLAN



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

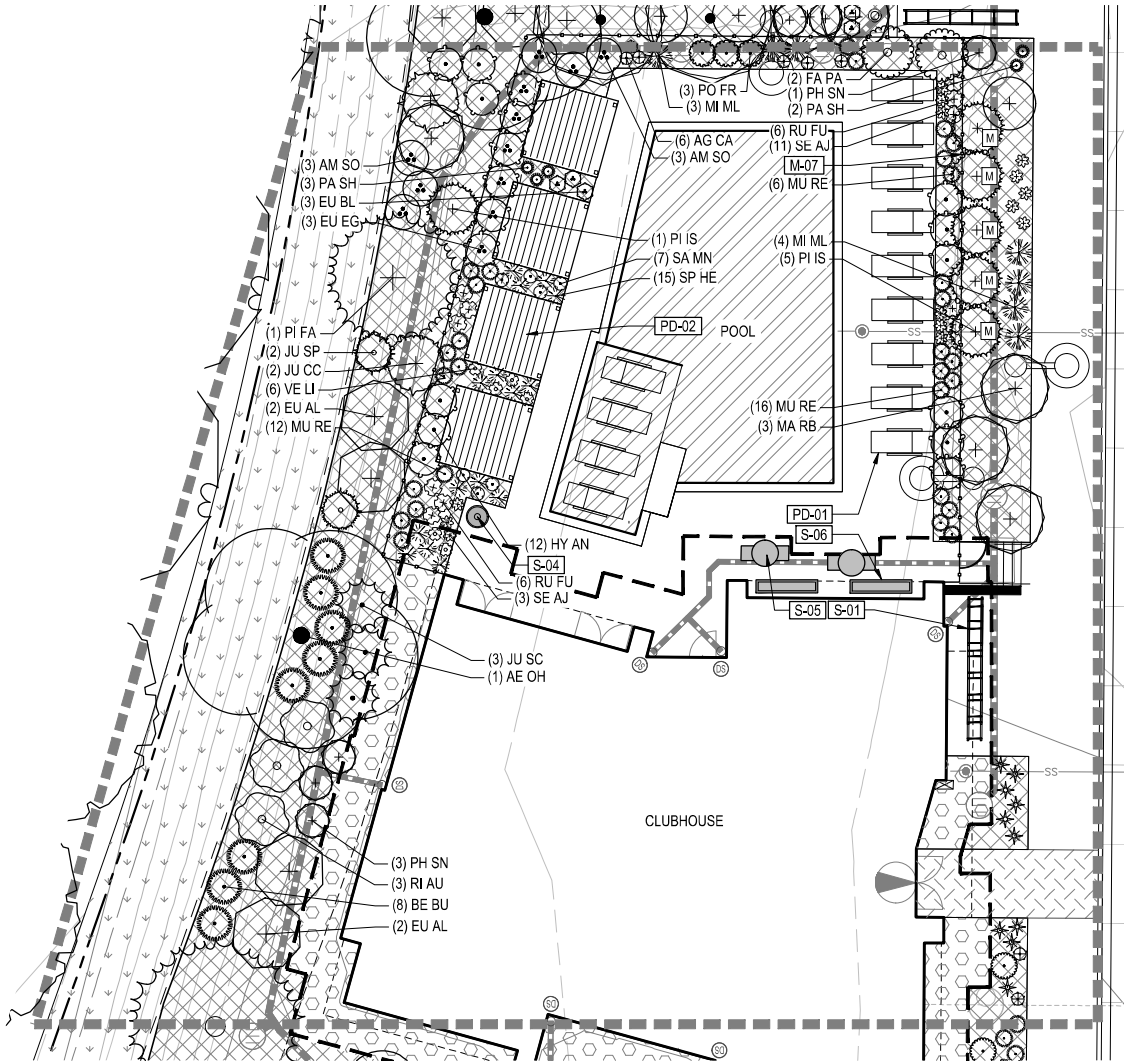
KEY MAP



SHEET 14

LEGEND

	MATCHLINE
	EXISTING GRADING
	PROPOSED GRADING
	SOD
	SITE LIGHTING (REFERENCE LIGHTING PLANS)
	SYMBOL DESCRIPTION
PD-01	CHAISE LOUNGE, BY OWNER
	PD-02 WOOD TRELLIS
	CODE DESCRIPTION
M-01	PLANTING AREA
	M-03 COBBLE
	M-07 POOL FENCE
	S-01 'U' ON RAIL BIKE RACK
	S-04 WASTE RECEPTACLE
	S-05 FURNITURE, BY OWNER
	S-06 MOVABLE PLANTER - A



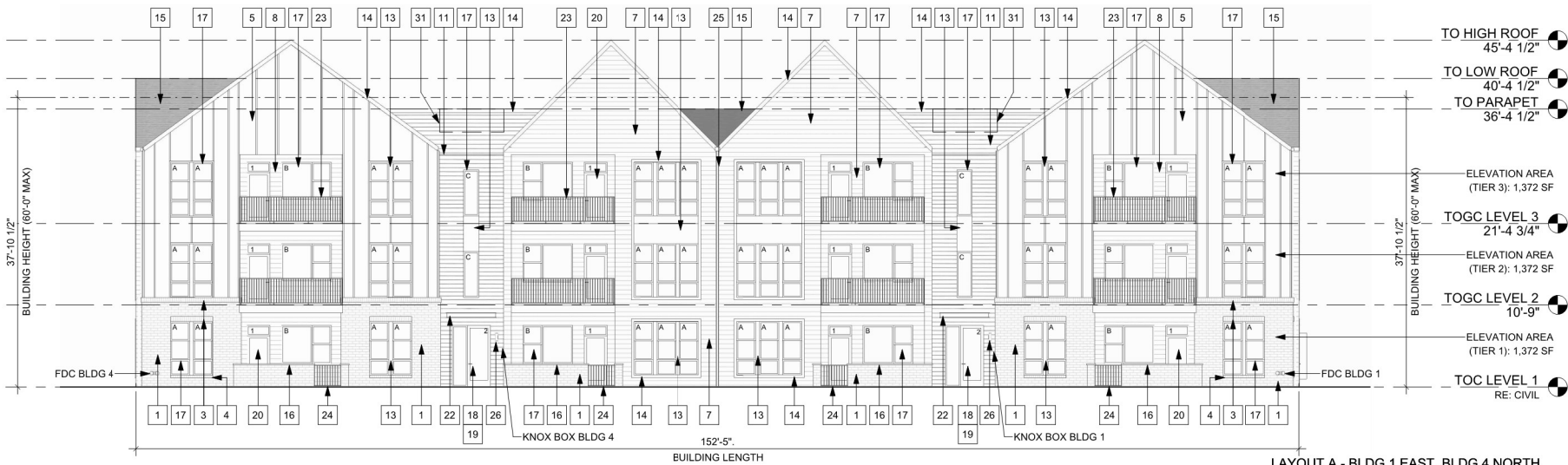
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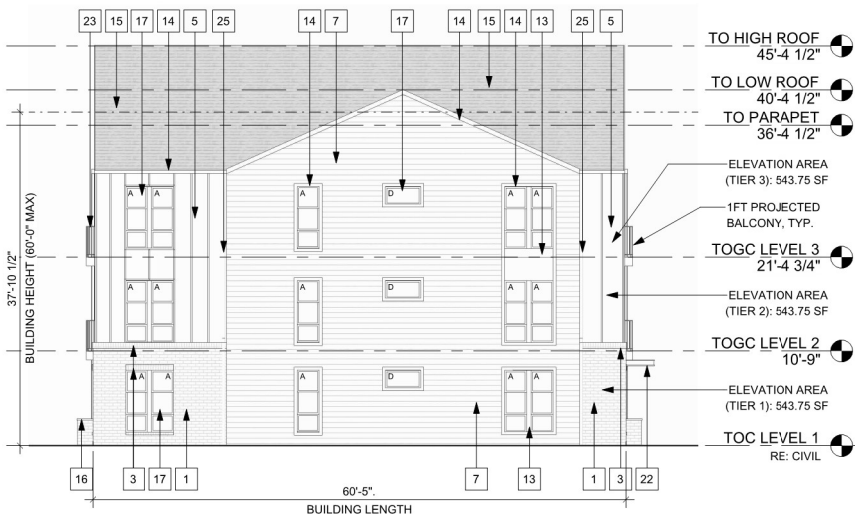
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UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

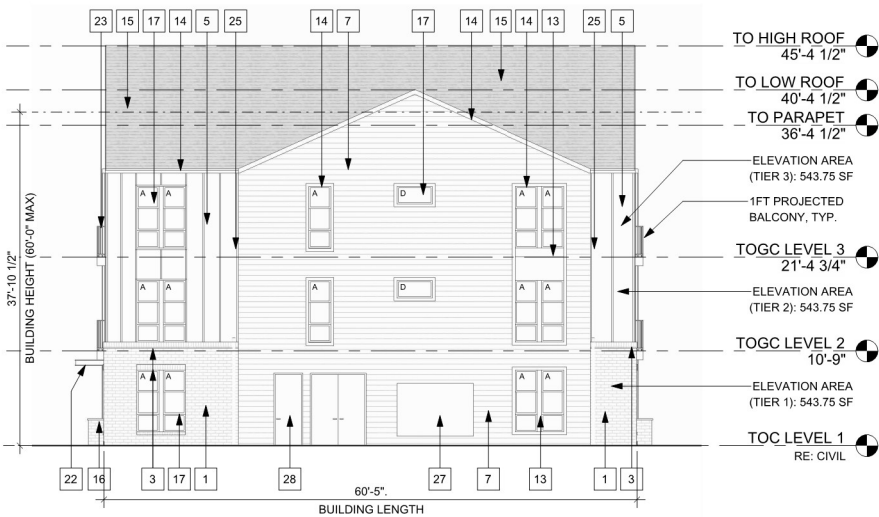
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



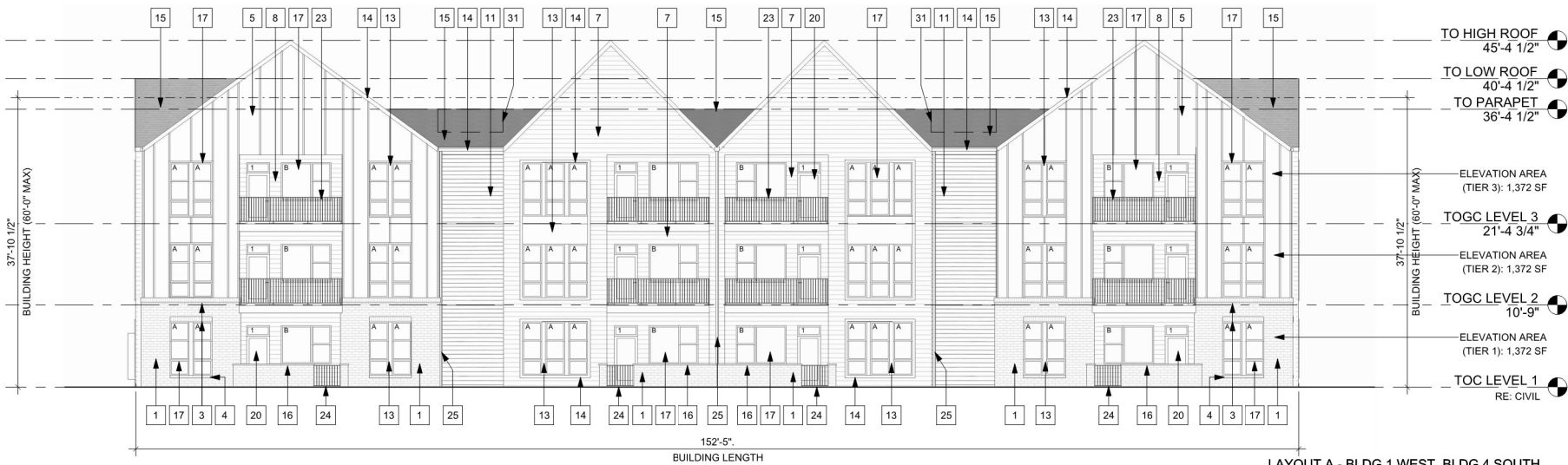
LAYOUT A - BLDG 1 EAST, BLDG 4 NORTH
1" = 10'-0"



LAYOUT A - BLDG 1 SOUTH, BLDG 4 EAST
1" = 10'-0"



LAYOUT A - BLDG 1 NORTH, BLDG 4 WEST
1" = 10'-0"



LAYOUT A - BLDG 1 WEST, BLDG 4 SOUTH
1" = 10'-0"

ELEVATION LEGEND	
	BRICK - RUNNING - COLOR 01
	BRICK - STACKED - COLOR 01
	BOARD & BATTEN - COLOR PER KEYNOTE
	LAP SIDING - COLOR PER KEYNOTE
	PANEL - COLOR FOR KEYNOTE
	ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

MATERIAL DISTRIBUTION - LAYOUT A

CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	4050	26.47%	80 / 90	81.58%
	LAP SIDING	8433	55.11%		
	MASONRY	1866	12.19%		
SECONDARY	FIBER CEMENT PANEL / TRIM	953	6.23%	10 / 20	18.42%
TOTAL		15302	100.00%		100.00%

TRANSPARENCY - LAYOUT A

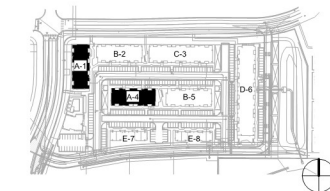
ELEVATION	REQUIRED*	PROVIDED
BLDG 1 EAST BLDG 4 NORTH	FRONT 20%	1,541 SF / 4,116 SF = 37.43%
BLDG 1 SOUTH BLDG 4 EAST	SIDE-STREET 10%	286.50 SF / 1,631.25 SF = 17.56%
BLDG 1 NORTH BLDG 4 WEST	SIDE-STREET 10%	261 SF / 1,631.25 SF = 16.00%
BLDG 1 WEST BLDG 4 SOUTH	REAR 8%	1,413 SF / 4,116 SF = 34.43%

* PER GREELEY DEVELOPMENT CODE TABLE 24-5-9

TRANSPARENCY SIZING

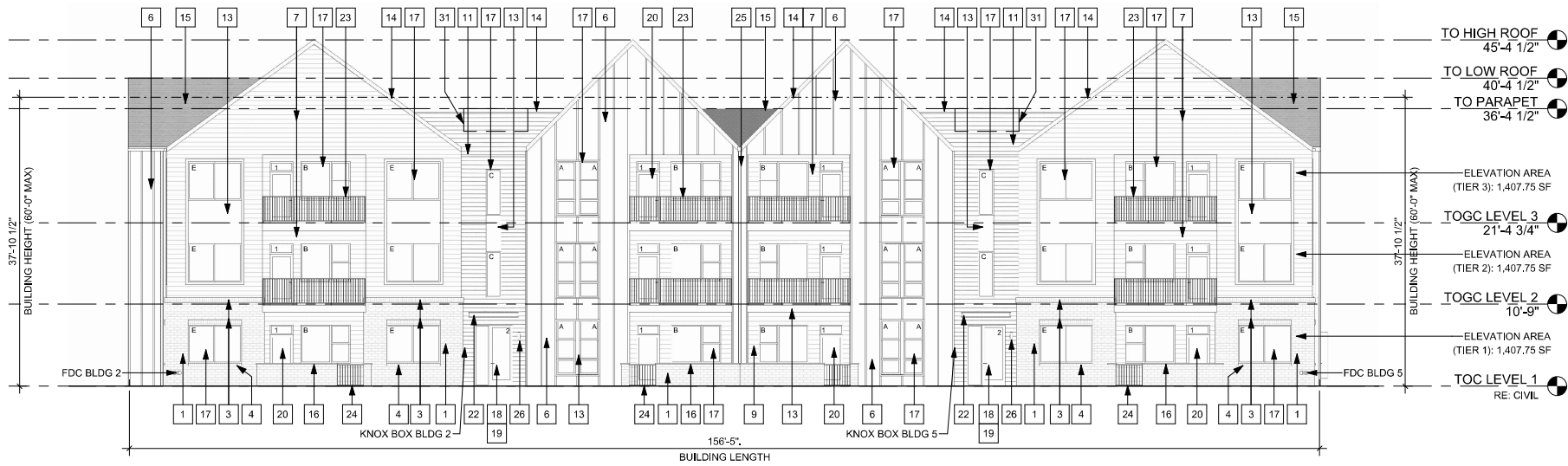
TYPE	WIDTH / HEIGHT	AREA (SF)
WINDOW A:	2'-6" x 7'-0"	17.5 SF
WINDOW B:	6'-6" x 5'-0"	32.5 SF
WINDOW C:	2'-0" x 6'-0"	12 SF
WINDOW D:	4'-0" x 2'-0"	8 SF
DOOR 1:	3'-0" x 8'-0"	24 SF
DOOR 2:	5'-0" x 8'-0"	40 SF

SITE KEY MAP

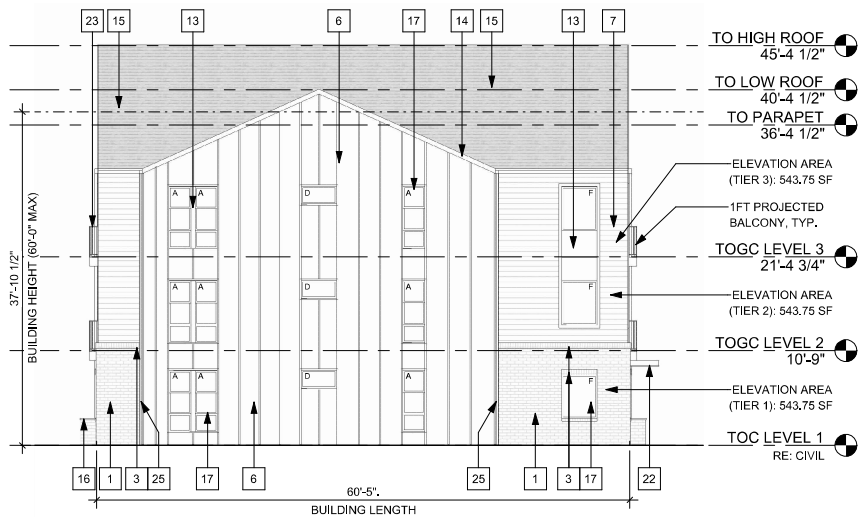


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

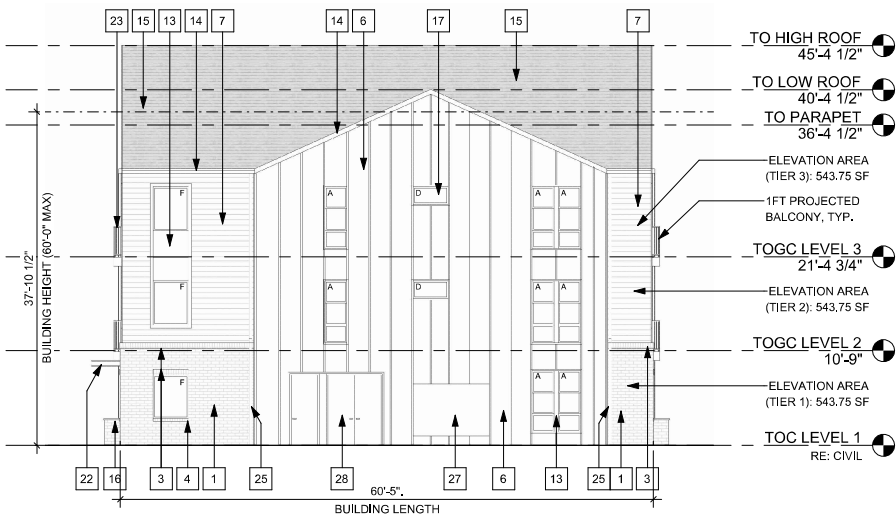
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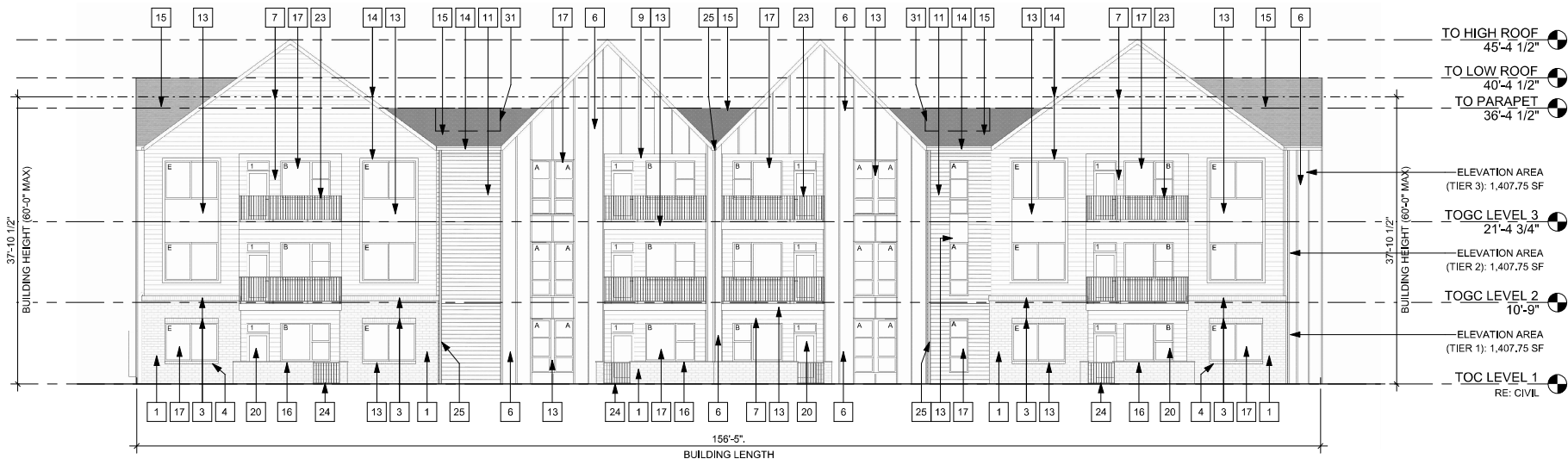
LAYOUT B - BLDG 2 SOUTH, BLDG 5 NORTH
1" = 10'-0"



LAYOUT B - BLDG 2 WEST, BLDG 5 EAST
1" = 10'-0"



LAYOUT B - BLDG 2 EAST, BLDG 5 WEST
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LAYOUT B - BLDG 2 NORTH, BLDG 5 SOUTH
1" = 10'-0"

ELEVATION LEGEND

- BRICK - RUNNING - COLOR 01
- BRICK - STACKED - COLOR 01
- BOARD & BATTEN - COLOR PER KEYNOTE
- LAP SIDING - COLOR PER KEYNOTE
- PANEL - COLOR FOR KEYNOTE
- ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

MATERIAL DISTRIBUTION - LAYOUT B

CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	6557	41.63%	80 / 90	81.45%
	LAP SIDING	6273	39.82%		
	MASONRY	1931	12.26%		
SECONDARY	FIBER CEMENT	991	6.29%	10 / 20	18.55%
	PANEL / TRIM				
TOTAL		15752	100.00%		100.00%

TRANSPARENCY - LAYOUT B

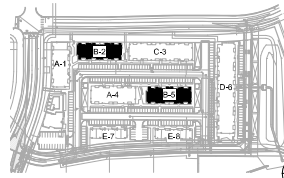
ELEVATION	REQUIRED*	PROVIDED
BLDG 2 SOUTH BLDG 5 NORTH	FRONT 20%	1,436 SF / 4,223.25 SF = 34.00%
BLDG 2 WEST BLDG 5 EAST	SIDE-STREET 10%	241.5 SF / 1,631.25 SF = 14.80%
BLDG 2 EAST BLDG 5 WEST	SIDE-STREET 10%	216 SF / 1,631.25 SF = 13.24%
BLDG 2 NORTH BLDG 5 SOUTH	REAR 8%	1,360.5 SF / 4,223.25 SF = 32.21%

* PER GREELEY DEVELOPMENT CODE TABLE 24-5-9

TRANSPARENCY SIZING

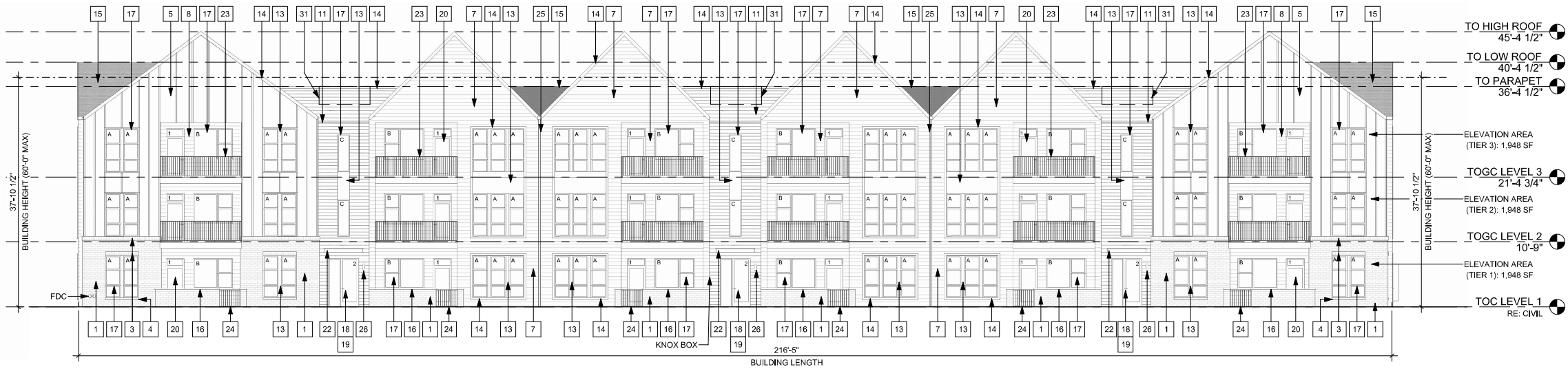
TYPE	WIDTH / HEIGHT	AREA (SF)
WINDOW A:	2'-6" x 7'-0"	17.5 SF
WINDOW B:	6'-0" x 5'-0"	32.5 SF
WINDOW C:	2'-0" x 6'-0"	12 SF
WINDOW D:	4'-0" x 2'-4"	8 SF
WINDOW E:	7'-0" x 5'-0"	35 SF
WINDOW F:	4'-0" x 5'-0"	20 SF
DOOR 1:	3'-0" x 8'-0"	24 SF
DOOR 2:	5'-0" x 8'-0"	40 SF

SITE KEY MAP

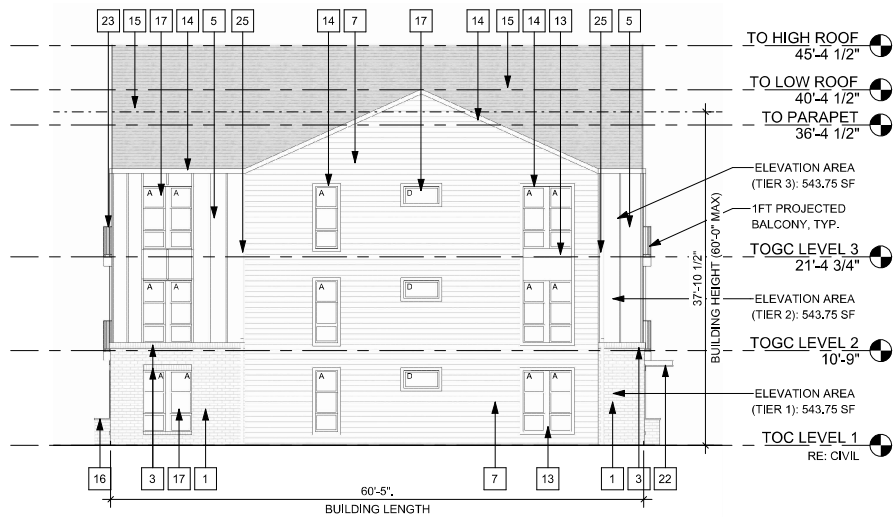


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

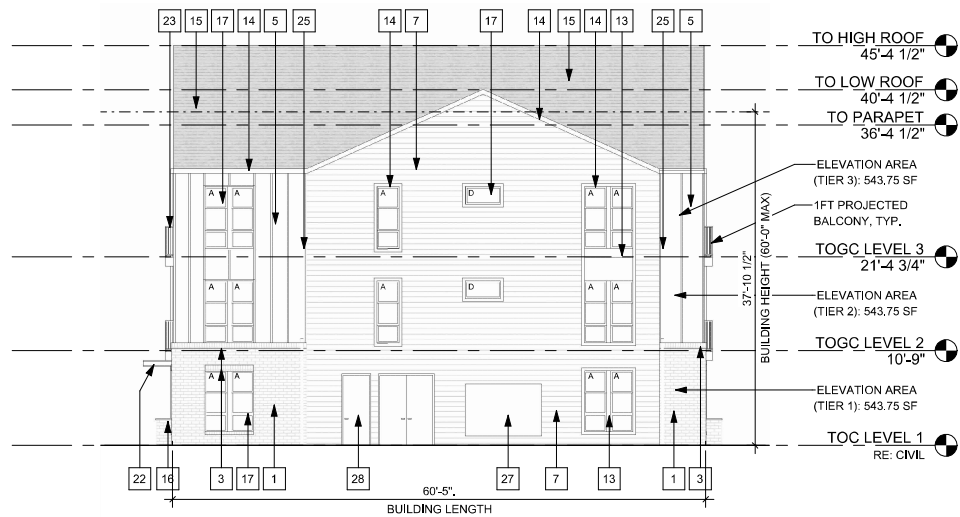
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



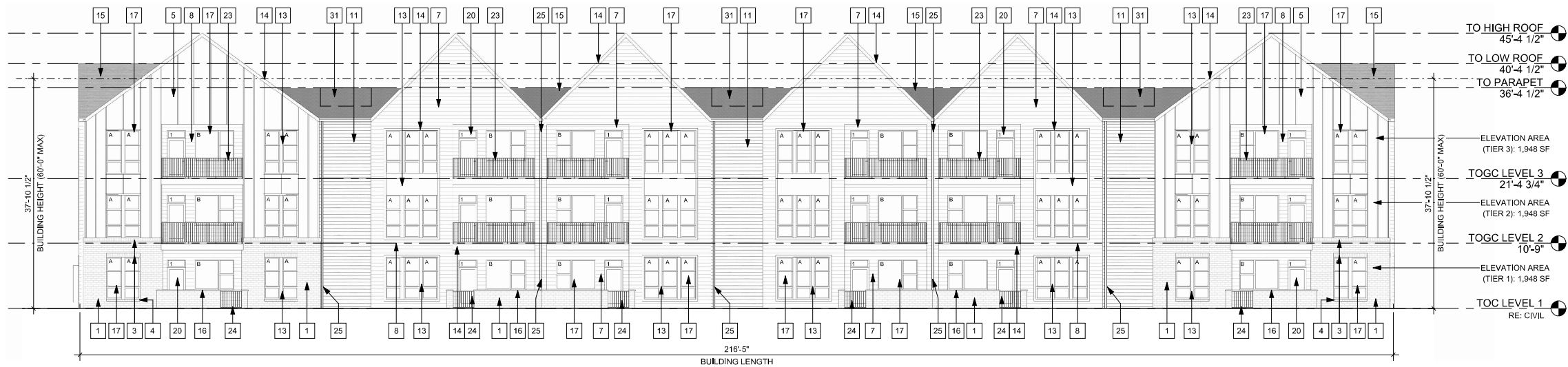
LAYOUT C - BLDG 3 SOUTH ELEVATION
1" = 10'-0"



LAYOUT C - BLDG 3 WEST ELEVATION
1" = 10'-0"



LAYOUT C - BLDG 3 EAST ELEVATION
1" = 10'-0"



LAYOUT C - BLDG 3 NORTH ELEVATION
1" = 10'-0"

ELEVATION LEGEND

- BRICK - RUNNING - COLOR 01
- BRICK - STACKED - COLOR 01
- BOARD & BATTEN - COLOR PER KEYNOTE
- LAP SIDING - COLOR PER KEYNOTE
- PANEL - COLOR FOR KEYNOTE
- ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASHPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

MATERIAL DISTRIBUTION - LAYOUT C

CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	4050	19.96%	80 / 90	83.53%
	LAP SIDING	12896	63.56%		
	MASONRY	1866	9.20%		
SECONDARY	FIBER CEMENT PANEL / TRIM	1476	7.28%	10 / 20	16.47%
	TOTAL	20288	100.00%		100.00%

TRANSPARENCY - LAYOUT C

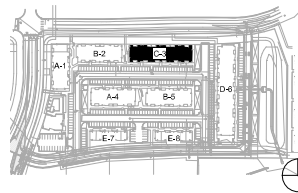
ELEVATION	REQUIRED*	PROVIDED
BLDG 3 SOUTH	FRONT 20%	2,258 SF / 5,844 SF = 38.66%
BLDG 3 WEST	SIDE-STREET 10%	286.50 SF / 1,631.25 SF = 17.56%
BLDG 3 EAST	SIDE-STREET 10%	261 SF / 1,631.25 SF = 16.00%
BLDG 3 NORTH	REAR 8%	2,067 SF / 5,844 SF = 35.37%

* PER GREELEY DEVELOPMENT CODE TABLE 24-5-9

TRANSPARENCY SIZING

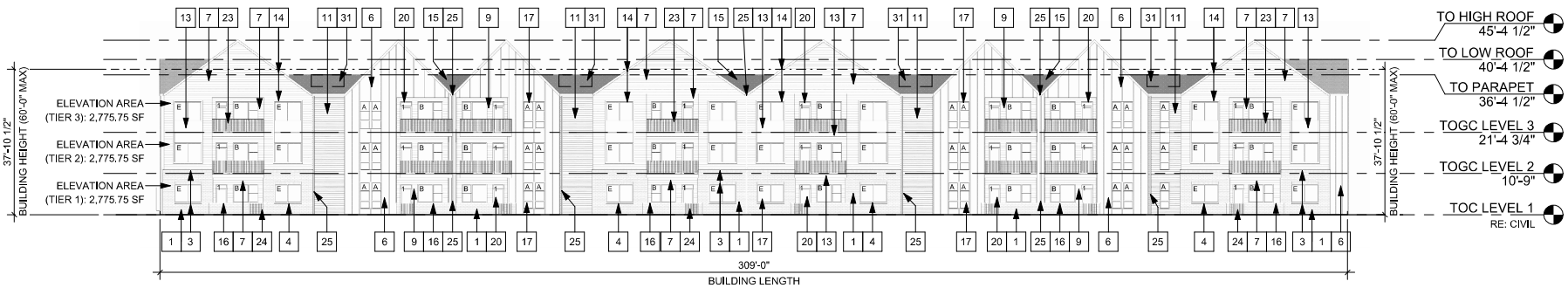
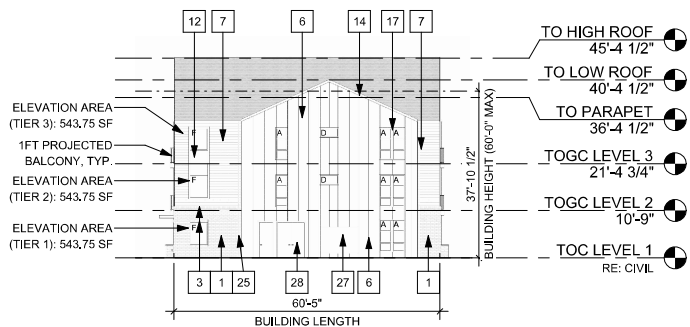
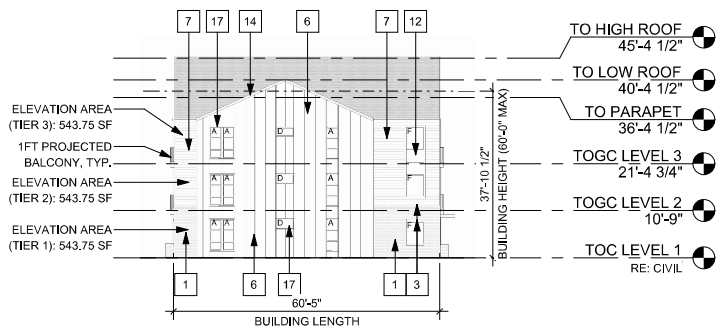
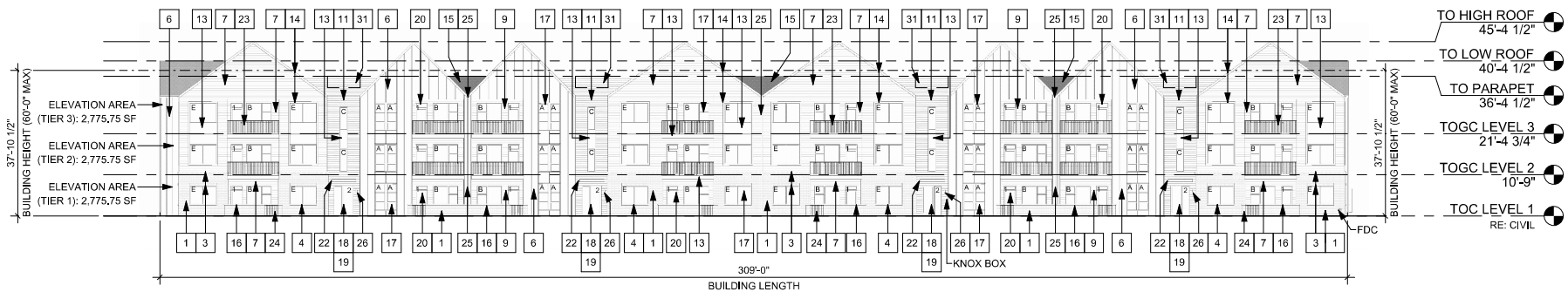
TYPE	WIDTH / HEIGHT	AREA (SF)
WINDOW A:	2'-6" x 7'-0"	17.5 SF
WINDOW B:	6'-6" x 5'-0"	32.5 SF
WINDOW C:	2'-0" x 6'-0"	12 SF
WINDOW D:	4'-0" x 2'-0"	8 SF
DOOR 1:	3'-0" x 8'-0"	24 SF
DOOR 2:	5'-0" x 8'-0"	40 SF

SITE KEY MAP



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

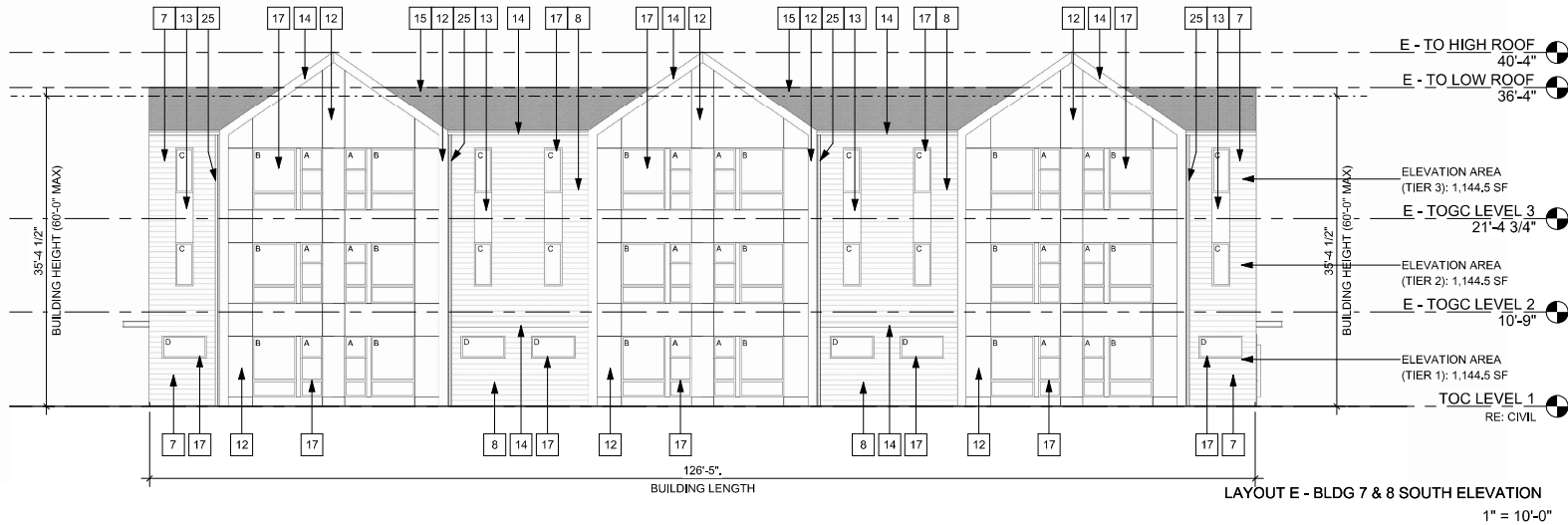
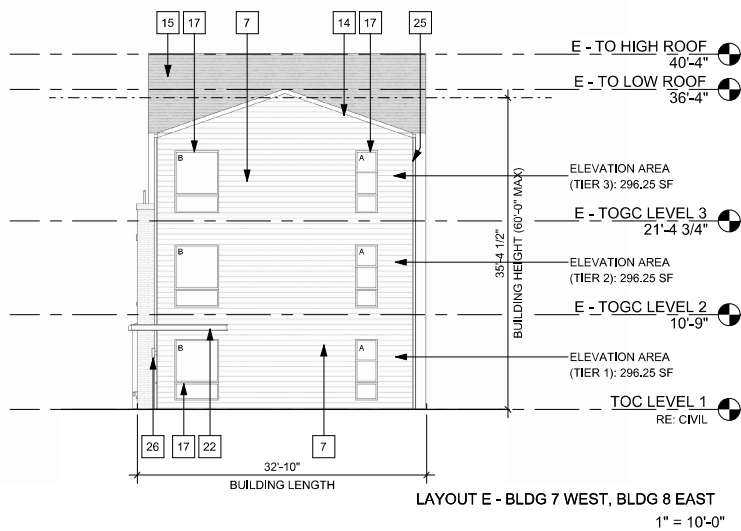
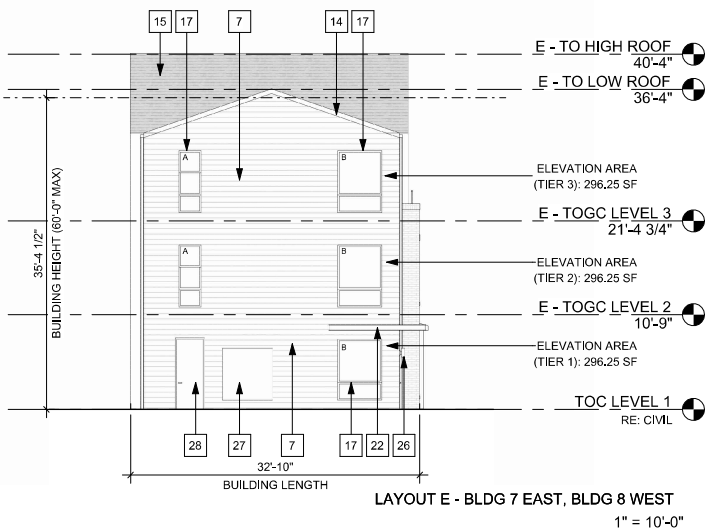
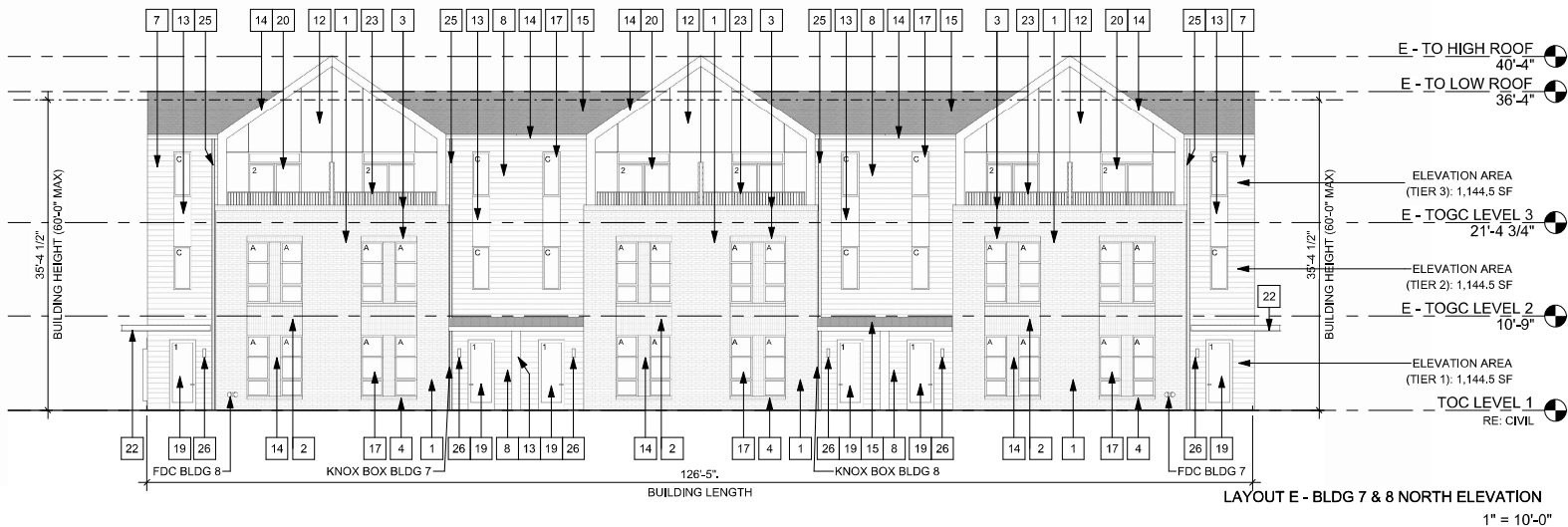


ELEVATION LEGEND					
	BRICK - RUNNING - COLOR 01				
	BRICK - STACKED - COLOR 01				
	BOARD & BATTEN - COLOR PER KEYNOTE				
	LAP SIDING - COLOR PER KEYNOTE				
	PANEL - COLOR FOR KEYNOTE				
	ROOF SHINGLES - COLOR 01				
ELEVATION NOTES					
1. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS. REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES, FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.					
KEYNOTES - ELEVATION					
#	DESCRIPTION				
1	BRICK - RUNNING - COLOR 01				
2	BRICK - STACKED - COLOR 01				
3	BRICK - SOLDIER COURSE - COLOR 01				
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5	FIBER CEMENT BOARD AND BATTEN - COLOR 02				
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03				
7	FIBER CEMENT LAP SIDING - COLOR 01				
8	FIBER CEMENT LAP SIDING - COLOR 02				
9	FIBER CEMENT LAP SIDING - COLOR 03				
10	FIBER CEMENT LAP SIDING - COLOR 04				
11	FIBER CEMENT LAP SIDING - COLOR 05				
12	FIBER CEMENT PANEL - COLOR 01				
13	FIBER CEMENT PANEL - COLOR 04				
14	FIBER CEMENT TRIM BOARD - COLOR 04				
15	ASPHALT ROOF SHINGLES				
16	PRECAST CONCRETE CAP				
17	VINYL WINDOW - COLOR: WHITE				
18	STOREFRONT - COLOR: DARK BRONZE				
19	BUILDING ENTRY				
20	BALCONY DOOR - COLOR 01				
21	OVERHEAD GARAGE DOOR - COLOR 04				
22	METAL AWNING - POWDER COAT, COLOR 04				
23	METAL GUARDRAIL - POWDER COAT, COLOR 04				
24	METAL GATE - POWDER COAT, COLOR 04				
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION				
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS				
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION				
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION				
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION				
30	BUILDING SIGNAGE				
31	RTU - BEYOND, SCREENED BY PARAPET				
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE				
MATERIAL DISTRIBUTION - LAYOUT D					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	10281	37.11%	80 / 90	80.90%
	LAP SIDING	12133	43.79%		
	MASONRY	3436	12.40%		
SECONDARY	FIBER CEMENT PANEL / TRIM	1855	6.70%	10 / 20	19.10%
TOTAL		27705	100.00%		100.00%
TRANSPARENCY - LAYOUT D					
ELEVATION	REQUIRED*	PROVIDED			
BLDG 6 WEST	FRONT 20%	2,872 SF / 8,327.25 SF = 34.49%			
BLDG 6 NORTH	SIDE-STREET 10%	241.5 SF / 1,631.25 SF = 14.80%			
BLDG 6 SOUTH	SIDE-STREET 10%	216 SF / 1,631.25 SF = 13.24%			
BLDG 6 EAST	REAR 8%	2,688.5 SF / 8,327.25 SF = 32.05%			
* PER GREELEY DEVELOPMENT CODE TABLE 24-5-9					
TRANSPARENCY SIZING					
TYPE	WIDTH / HEIGHT	AREA (SF)			
WINDOW A:	2'-6" x 7'-0"	17.5 SF			
WINDOW B:	6'-0" x 5'-0"	32.5 SF			
WINDOW C:	2'-0" x 6'-0"	12 SF			
WINDOW D:	4'-0" x 2'-0"	8 SF			
WINDOW E:	7'-0" x 5'-0"	35 SF			
WINDOW F:	4'-0" x 5'-0"	20 SF			
DOOR 1:	3'-0" x 8'-0"	24 SF			
DOOR 2:	5'-0" x 8'-0"	40 SF			
SITE KEY MAP					

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



ELEVATION LEGEND

- BRICK - RUNNING - COLOR 01
- BRICK - STACKED - COLOR 01
- BOARD & BATTEN - COLOR PER KEYNOTE
- LAP SIDING - COLOR PER KEYNOTE
- PANEL - COLOR FOR KEYNOTE
- ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

MATERIAL DISTRIBUTION - LAYOUT E

CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	FIBER CEMENT PANEL	3839	39.65%	80 / 90	81.77%
	LAP SIDING	4079	42.13%		
	MASONRY	1670	17.25%	10 / 20	18.23%
SECONDARY	FIBER CEMENT TRIM	95	0.98%		
TOTAL		9683	100.00%		100.00%

TRANSPARENCY - LAYOUT E

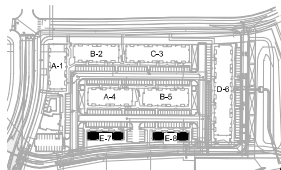
ELEVATION	REQUIRED*	PROVIDED
BLDG 7 & 8 NORTH	FRONT 20%	972 SF / 3,433.5 SF = 28.31%
BLDG 7 EAST BLDG 8 WEST	SIDE-STREET 10%	140 SF / 888.75 SF = 15.75%
BLDG 7 WEST BLDG 8 EAST	SIDE-STREET 10%	157.5 SF / 888.75 SF = 17.72%
BLDG 7 & 8 SOUTH	REAR 8%	1,140 SF / 3,433.5 SF = 33.20%

* PER GREELEY DEVELOPMENT CODE TABLE 24-5-9

TRANSPARENCY SIZING

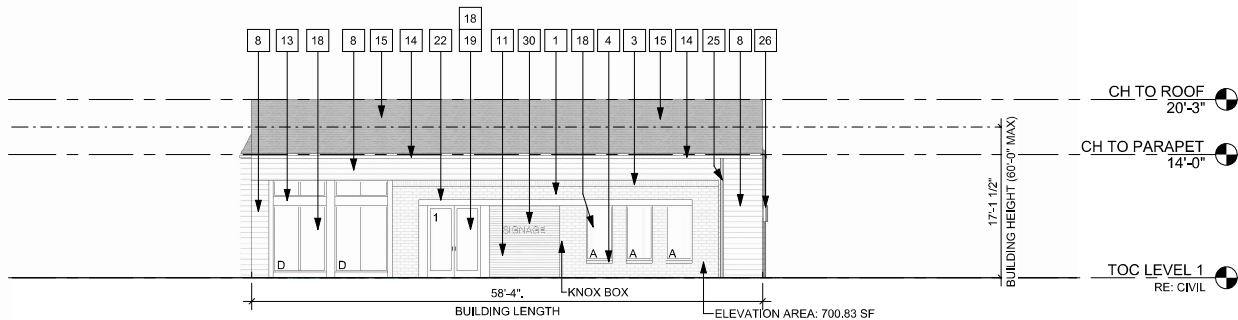
TYPE	WIDTH / HEIGHT	AREA (SF)
WINDOW A:	2'-6" x 7'-0"	17.5 SF
WINDOW B:	5'-0" x 7'-0"	35 SF
WINDOW C:	2'-0" x 5'-0"	10 SF
WINDOW D:	5'-0" x 2'-6"	12.5 SF
DOOR A:	3'-0" x 8'-0"	24 SF
DOOR B:	6'-0" x 8'-0"	48 SF

SITE KEY MAP

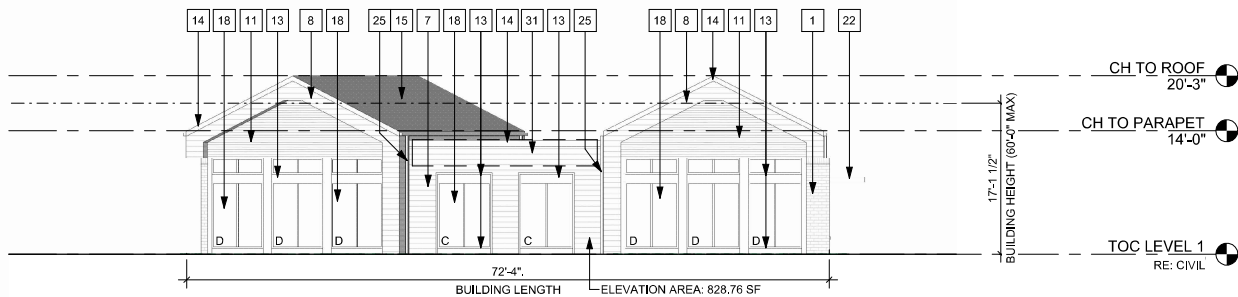


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

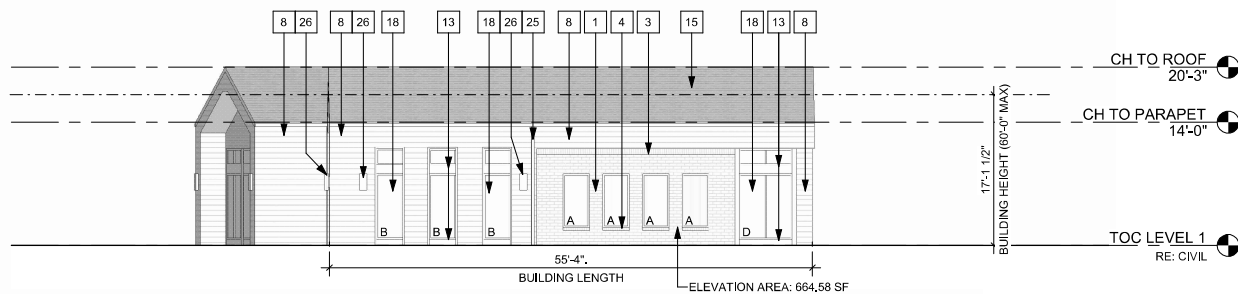
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



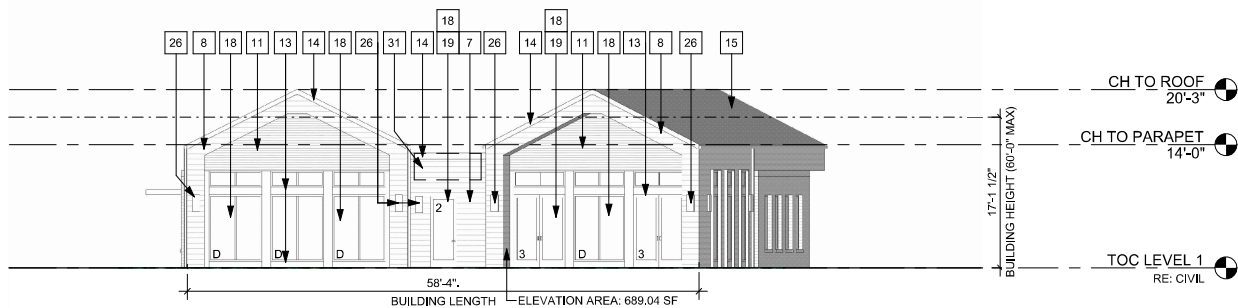
CLUBHOUSE - EAST ELEVATION
1" = 10'-0"



CLUBHOUSE - SOUTH ELEVATION
1" = 10'-0"



CLUBHOUSE - WEST ELEVATION
1" = 10'-0"



CLUBHOUSE - NORTH ELEVATION
1" = 10'-0"

ELEVATION LEGEND

- BRICK - RUNNING - COLOR 01
- BRICK - STACKED - COLOR 01
- BOARD & BATTEN - COLOR PER KEYNOTE
- LAP SIDING - COLOR PER KEYNOTE
- PANEL - COLOR FOR KEYNOTE
- ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASHPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

MATERIAL DISTRIBUTION - CLUBHOUSE

CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	LAP SIDING	2035	66.94%	80 / 90	83.82%
	MASONRY	513	16.88%		
SECONDARY	FIBER CEMENT	492	16.18%	10 / 20	16.18%
	PANEL / TRIM		0.00%		
TOTAL		3040	100.00%		100.00%

TRANSPARENCY - CLUBHOUSE

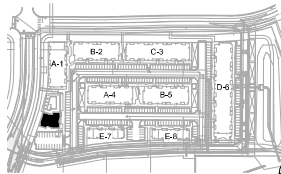
ELEVATION	REQUIRED*	PROVIDED
WEST - 69TH AVE	FRONT 20%	222 SF / 664.58 SF = 33.40%
NORTH	SIDE-STREET 10%	396 SF / 689.04 SF = 57.47%
SOUTH	SIDE-STREET 10%	450 SF / 828.76 SF = 54.30%
EAST	SIDE-STREET 10%	522 SF / 700.83 SF = 31.68%

* PER DEVELOPMENT CODE TABLE 24-5-9

TRANSPARENCY SIZING

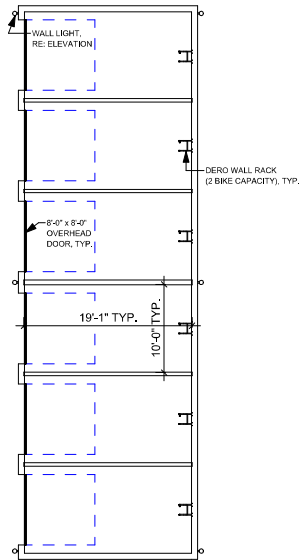
TYPE	WIDTH / HEIGHT	AREA (SF)
WINDOW A:	3'-0" x 6'-0"	18 SF
WINDOW B:	3'-0" x 10'-0"	30 SF
WINDOW C:	6'-0" x 7'-6"	45 SF
WINDOW D:	6'-0" x 10'-0"	60 SF
DOOR 1:	6'-0" x 8'-0"	48 SF
DOOR 2:	3'-0" x 8'-0"	24 SF
DOOR 3:	6'-0" x 11'-0"	66 SF

SITE KEY MAP

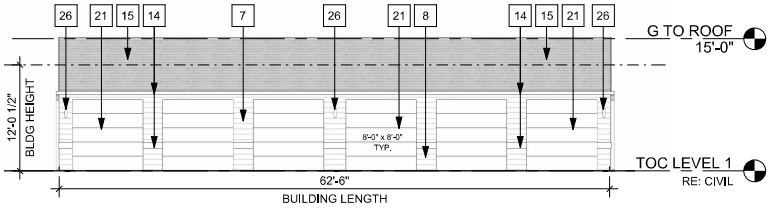
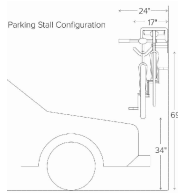


UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

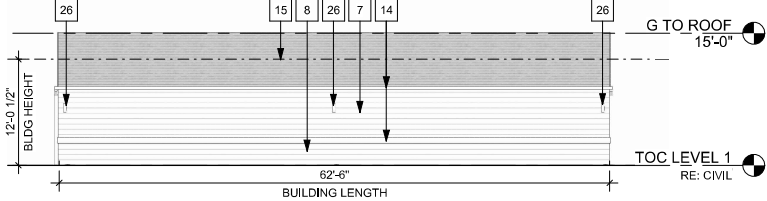
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



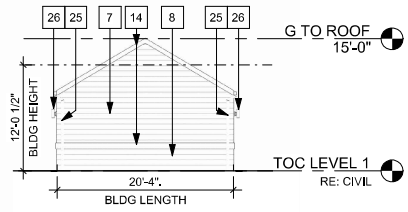
GARAGE A - PLAN
1" = 10'-0"



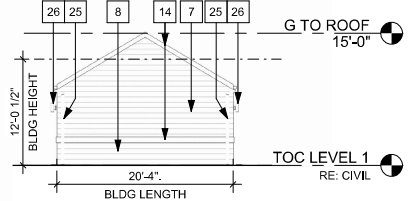
GARAGE A - GA-1 WEST, GA-2 EAST
1" = 10'-0"



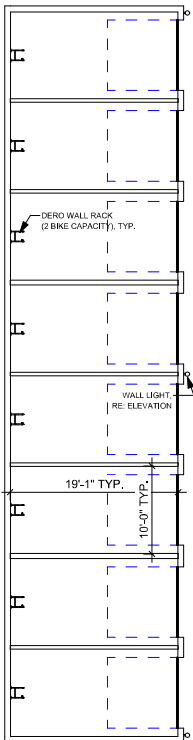
GARAGE A - GA-1 EAST, GA-2 WEST
1" = 10'-0"



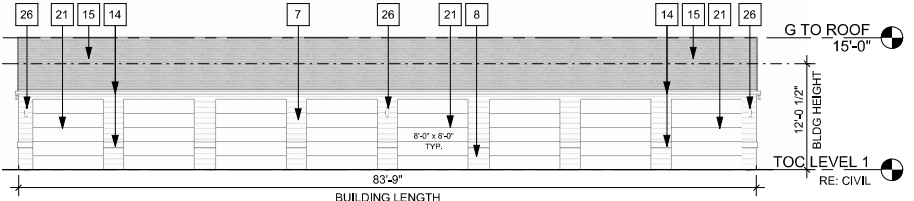
GARAGE A - GA-1 NORTH, GA-2 SOUTH
1" = 10'-0"



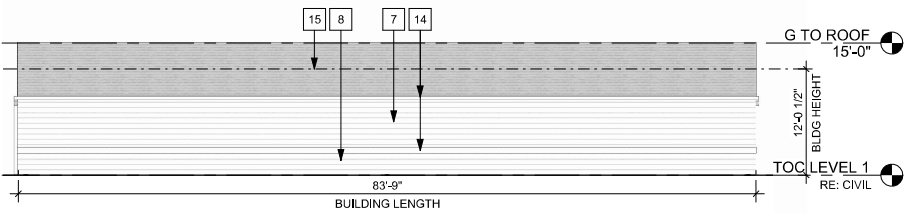
GARAGE A - GA-1 SOUTH, GA-2 NORTH
1" = 10'-0"



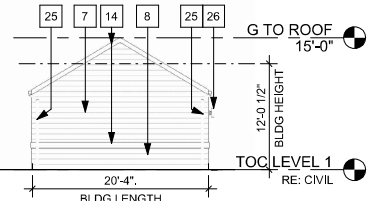
GARAGE B - PLAN
1" = 10'-0"



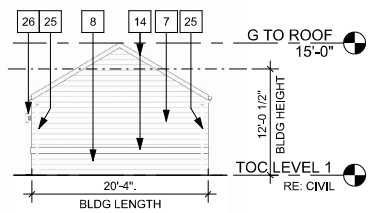
GARAGE B - EAST ELEVATION
1" = 10'-0"



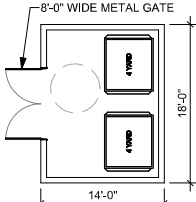
GARAGE B - WEST ELEVATION
1" = 10'-0"



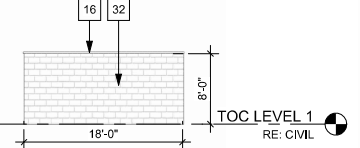
GARAGE B - SOUTH ELEVATION
1" = 10'-0"



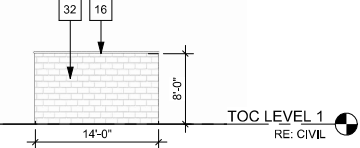
GARAGE B - NORTH ELEVATION
1" = 10'-0"



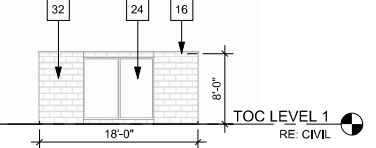
TRASH ENCLOSURE - PLAN
1" = 10'-0"



TRASH ENCLOSURE - TR-1 EAST, TR-2 WEST
1" = 10'-0"



TRASH ENCLOSURE - SIDE ELEVATION
1" = 10'-0"



TRASH ENCLOSURE - TR-1 WEST, TR-2 EAST
1" = 10'-0"

ELEVATION LEGEND

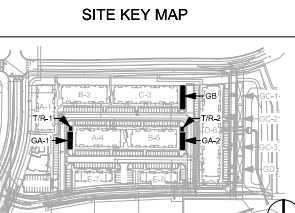
	BRICK - RUNNING - COLOR 01
	BRICK - STACKED - COLOR 01
	BOARD & BATTEN - COLOR PER KEYNOTE
	LAP SIDING - COLOR PER KEYNOTE
	PANEL - COLOR FOR KEYNOTE
	ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION

#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE

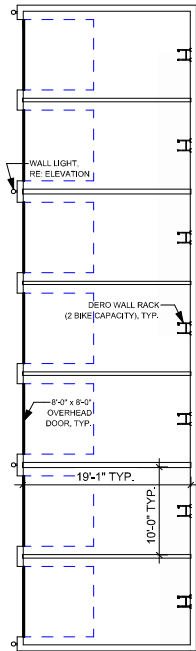


DATE:

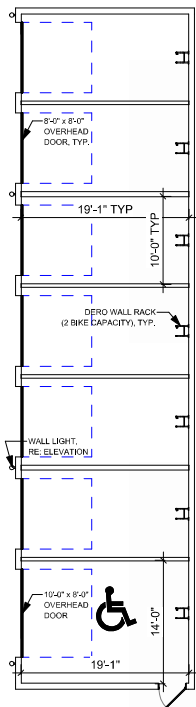
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03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

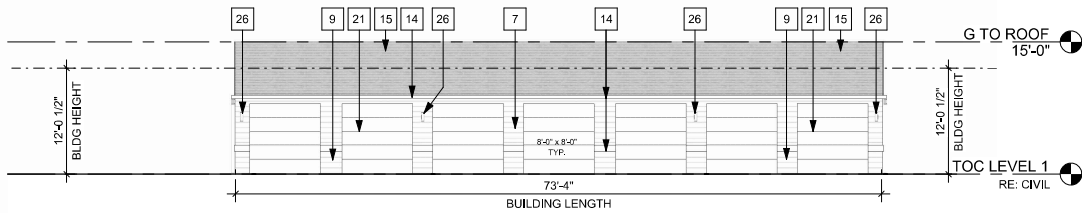
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



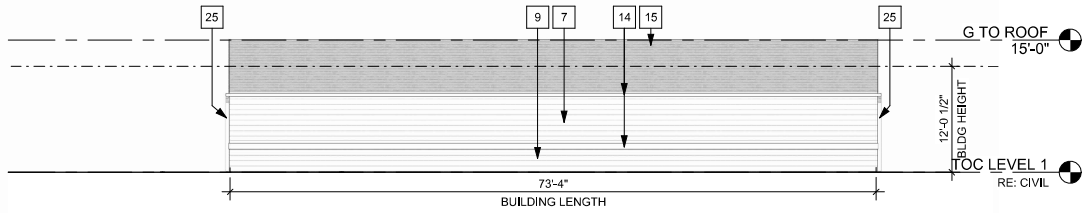
GARAGE C - PLAN
1" = 10'-0"



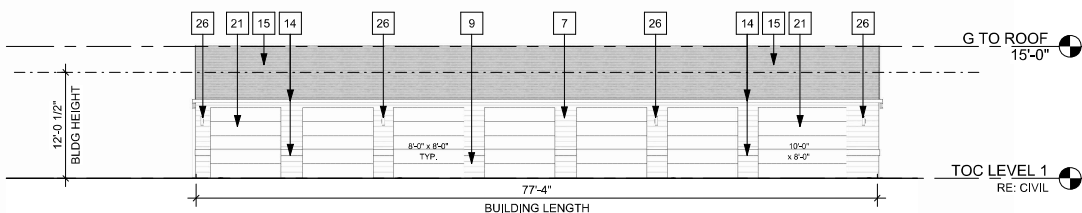
GARAGE D - PLAN
1" = 10'-0"



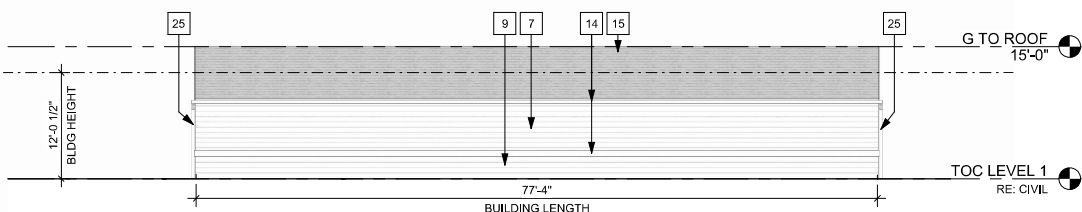
GARAGE C - WEST ELEVATION
1" = 10'-0"



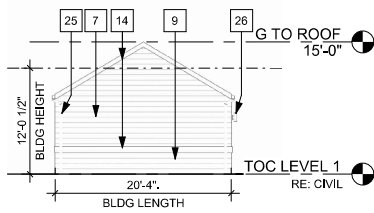
GARAGE C - EAST ELEVATION
1" = 10'-0"



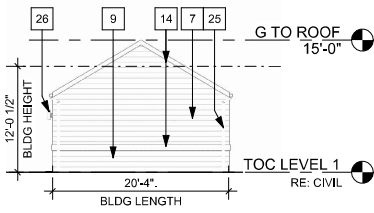
GARAGE D - WEST ELEVATION
1" = 10'-0"



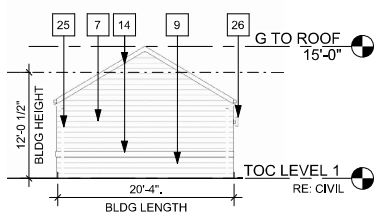
GARAGE D - EAST ELEVATION
1" = 10'-0"



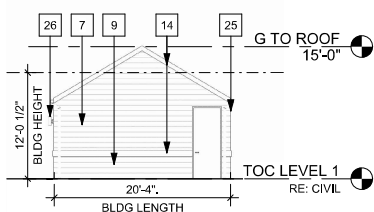
GARAGE C - NORTH ELEVATION
1" = 10'-0"



GARAGE C - SOUTH ELEVATION
1" = 10'-0"



GARAGE D - NORTH ELEVATION
1" = 10'-0"



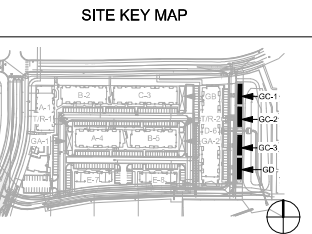
GARAGE D - SOUTH ELEVATION
1" = 10'-0"

ELEVATION LEGEND	
	BRICK - RUNNING - COLOR 01
	BRICK - STACKED - COLOR 01
	BOARD & BATTEN - COLOR PER KEYNOTE
	LAP SIDING - COLOR PER KEYNOTE
	PANEL - COLOR FOR KEYNOTE
	ROOF SHINGLES - COLOR 01

ELEVATION NOTES

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

KEYNOTES - ELEVATION	
#	DESCRIPTION
1	BRICK - RUNNING - COLOR 01
2	BRICK - STACKED - COLOR 01
3	BRICK - SOLDIER COURSE - COLOR 01
4	BRICK - ROWLOCK - COLOR 01
5	FIBER CEMENT BOARD AND BATTEN - COLOR 02
6	FIBER CEMENT BOARD AND BATTEN - COLOR 03
7	FIBER CEMENT LAP SIDING - COLOR 01
8	FIBER CEMENT LAP SIDING - COLOR 02
9	FIBER CEMENT LAP SIDING - COLOR 03
10	FIBER CEMENT LAP SIDING - COLOR 04
11	FIBER CEMENT LAP SIDING - COLOR 05
12	FIBER CEMENT PANEL - COLOR 01
13	FIBER CEMENT PANEL - COLOR 04
14	FIBER CEMENT TRIM BOARD - COLOR 04
15	ASPHALT ROOF SHINGLES
16	PRECAST CONCRETE CAP
17	VINYL WINDOW - COLOR: WHITE
18	STOREFRONT - COLOR: DARK BRONZE
19	BUILDING ENTRY
20	BALCONY DOOR - COLOR 01
21	OVERHEAD GARAGE DOOR - COLOR 04
22	METAL AWNING - POWDER COAT, COLOR 04
23	METAL GUARDRAIL - POWDER COAT, COLOR 04
24	METAL GATE - POWDER COAT, COLOR 04
25	DOWNSPOUT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
26	EXTERIOR WALL MOUNTED LIGHT - RE: LUMINAIRE SCHEDULE FOR MOUNTING HEIGHTS
27	GAS/ELECTRIC/TELECOM EQUIPMENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
28	UTILITY CLOSET - COLOR: PAINT TO MATCH ADJACENT ELEVATION
29	EXTERIOR MECHANICAL VENT - COLOR: PAINT TO MATCH ADJACENT ELEVATION
30	BUILDING SIGNAGE
31	RTU - BEYOND, SCREENED BY PARAPET
32	ARCHITECTURAL CMU - BASALITE 852WR GROUND FACE



DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT A (BLDG 1 & 4, 3-STORY WALKUP)



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

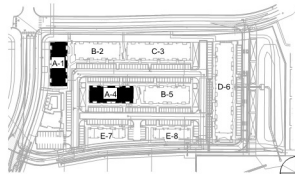
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

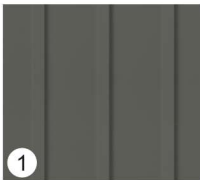
DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

MATERIAL DISTRIBUTION - LAYOUT A					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	4050	26.47%	80 / 90	81.58%
	LAP SIDING	8433	55.11%		
SECONDARY	MASONRY	1866	12.19%	10 / 20	18.42%
	FIBER CEMENT PANEL / TRIM	953	6.23%		
TOTAL		15302	100.00%		100.00%

SITE KEY MAP



SHEET TITLE:
MATERIAL
BOARD



BOARD & BATTEN
JAMES HARDIE HARDIE PANEL
SELECT CEDARMILL FINISH
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 02:
NIGHT OWL - SW 7061



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8\"/>

COLOR 01:
MINDFUL GRAY - SW 7016



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8\"/>

COLOR 02:
NIGHT OWL - SW 7061



FIBER CEMENT PANEL
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
4\"/>

COLOR 05:
WOODTONE SUMMER WHEAT



TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674

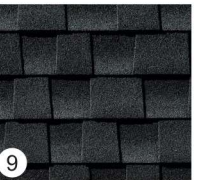


METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674



MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN
RUNNING BOND



ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT B (BLDG 2 & 5, 3-STORY WALKUP)



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

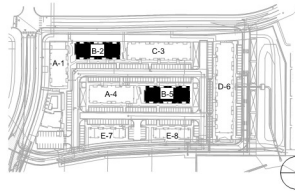
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

MATERIAL DISTRIBUTION - LAYOUT B					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	6557	41.63%	80 / 90	81.45%
	LAP SIDING	6273	39.82%		
SECONDARY	MASONRY	1931	12.26%	10 / 20	18.55%
	FIBER CEMENT PANEL / TRIM	991	6.29%		
TOTAL		15752	100.00%		100.00%

SITE KEY MAP



SHEET TITLE:
MATERIAL
BOARD

1

BOARD & BATTEN
JAMES HARDIE HARDIE PANEL
SELECT CEDARMILL FINISH
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 03:
GRANITE PEAK - SW 6250

2

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 01:
MINDFUL GRAY - SW 7016

3

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 03:
GRANITE PEAK - SW 6250

4

FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674

5

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
4" EXPOSURE

COLOR 05:
WOODTONE SUMMER WHEAT

6

TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674

7

METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674

8

MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN
RUNNING BOND

9

ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT C (BLDG 3, 3-STORY WALKUP)



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

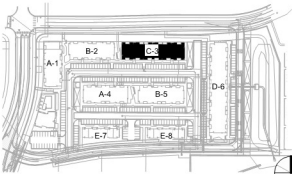
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

MATERIAL DISTRIBUTION - LAYOUT C					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	4050	19.96%	80 / 90	83.53%
	LAP SIDING	12896	63.56%		
SECONDARY	MASONRY	1866	9.20%	10 / 20	16.47%
	FIBER CEMENT PANEL / TRIM	1476	7.28%		
TOTAL		20288	100.00%		100.00%

SITE KEY MAP



SHEET TITLE:
MATERIAL
BOARD

1

BOARD & BATTEN
JAMES HARDIE HARDIE PANEL
SELECT CEDARMILL FINISH
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 02:
NIGHT OWL - SW 7061

2

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 01:
MINDFUL GRAY - SW 7016

3

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 02:
NIGHT OWL - SW 7061

4

FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674

5

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
4" EXPOSURE

COLOR 05:
WOODTONE SUMMER WHEAT

6

TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674

7

METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674

8

MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN
RUNNING BOND

9

ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT D (BLDG 6, 3-STORY WALKUP)



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

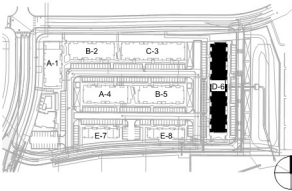
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

MATERIAL DISTRIBUTION - LAYOUT D					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	BOARD / BATTEN	10281	37.11%	80 / 90	80.90%
	LAP SIDING	12133	43.79%		
SECONDARY	MASONRY	3436	12.40%	10 / 20	19.10%
	FIBER CEMENT PANEL / TRIM	1855	6.70%		
TOTAL		27705	100.00%		100.00%

SITE KEY MAP



SHEET TITLE:
MATERIAL
BOARD

1

BOARD & BATTEN
JAMES HARDIE HARDIE PANEL
SELECT CEDARMILL FINISH
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 03:
GRANITE PEAK - SW 6250

2

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 01:
MINDFUL GRAY - SW 7016

3

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 03:
GRANITE PEAK - SW 6250

4

FIBER CEMENT PANEL
JAMES HARDIE HARDIE PLANK
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674

5

FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
4" EXPOSURE

COLOR 05:
WOODTONE SUMMER WHEAT

6

TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674

7

METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674

8

MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN
RUNNING BOND

9

ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT E (BLDG 7 & 8, 3-STORY TOWNHOME)



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 01:
MINDFUL GRAY - SW 7016



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 02:
NIGHT OWL - SW 7061



FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674



FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 01:
MINDFUL GRAY - SW 7016



TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674



METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674



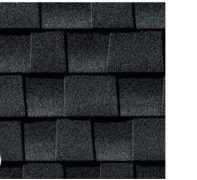
MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN

RUNNING BOND



MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN

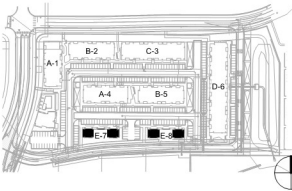
VERTICAL STACKED



ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

MATERIAL DISTRIBUTION - LAYOUT E					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	FIBER CEMENT PANEL	3839	39.65%	80 / 90	81.77%
	LAP SIDING	4079	42.13%		
SECONDARY	MASONRY	1670	17.25%	10 / 20	18.23%
	FIBER CEMENT TRIM	95	0.98%		
TOTAL		9683	100.00%		100.00%

SITE KEY MAP



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

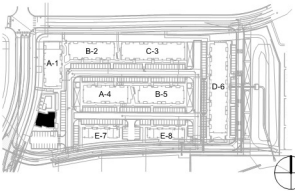
UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

DATE:	
08/15/23	SUBMITTAL
03/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

MATERIAL DISTRIBUTION - CLUBHOUSE					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	LAP SIDING	2035	66.94%	80 / 90	83.82%
	MASONRY	513	16.88%		
SECONDARY	FIBER CEMENT PANEL / TRIM	492	16.18%	10 / 20	16.18%
			0.00%		
TOTAL		3040	100.00%		100.00%

SITE KEY MAP



CLUBHOUSE



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 01:
MINDFUL GRAY - SW 7016



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
8" EXPOSURE

COLOR 02:
NIGHT OWL - SW 7061



FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
V/ REVEAL SYSTEM
SMOOTH FINISH

COLOR 04:
PEPPERCORN - SW 7674



FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARMILL FINISH
4" EXPOSURE

COLOR 05:
WOODTONE SUMMER WHEAT



TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/4 RUSTIC FINISH

COLOR 04:
PEPPERCORN - SW 7674



METAL AWNING/ RAILING
POWDER COAT

COLOR 04:
PEPPERCORN - SW 7674



MASONRY
SUMMIT BRICK
LIGHT PEWTER
TEXTURE: GRAIN

RUNNING BOND



ROOF SHINGLES
DIMENSIONAL ASPHALT
GAF - TIMBERLINE HD
CHARCOAL

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Wayne Midcap

Email (optional): _____

Comment: Our concern is all the parking on the streets and traffic it brings.

COMMENT CARD

Please let us know if you have any questions or comments.

Name: James Powers

Email (optional): jim.jcpowers@gmail.com

Comment: What will be done to 100% prevent additional traffic from traveling north on 66th Ave? Traffic MUST remain out of our neighborhood!

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Laura Taylor

Email (optional): LAUTAYLO@GMAIL.COM

Comment: I am concerned about the parking density and potential for illegal street parking. I am also concerned about the potential for traffic congestion and safety for pedestrians. This seems counter to the city's new traffic safety initiative.

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Langham

Email (optional): Langham.crew@gmail.com

Comment: I am concerned about school hour traffic in this area. The city is looking to make the town more pedestrian friendly but the bike lanes are filled → (back) with parked cars

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Taylor Wikum

Email (optional): taylorwikum@yahoo.com

Comment: Opposed for traffic & safety concerns.



Union Crossing Multifamily

Michael Franke, AICP, Planner III

michael.franke@greeleygov.com (970) 350-9782

Planning Commission – January 14, 2025



Community Vitality

Agenda



- Request:
 - 192-unit Multifamily Development within the C-H zoning district
 - Parcel is currently vacant. Was formerly a portion of the H-P Greeley site
- Background:
 - Formerly part of the H-P Greeley site location – served as parking for H-P
 - Site was scraped of previous development when H-P building was demolished
 - A minor subdivision was approved in 2023 for new lots and infrastructure development
 - Site is now known as Lot 5 of the H-P Greeley Subdivision, 8th Replat
- Planning Commission to make final decision on land use case

Location & Aerial Overview

- North of 10th Street, south of 8th Street, east of 69th Avenue
- City Center West/Northridge Trails neighborhood

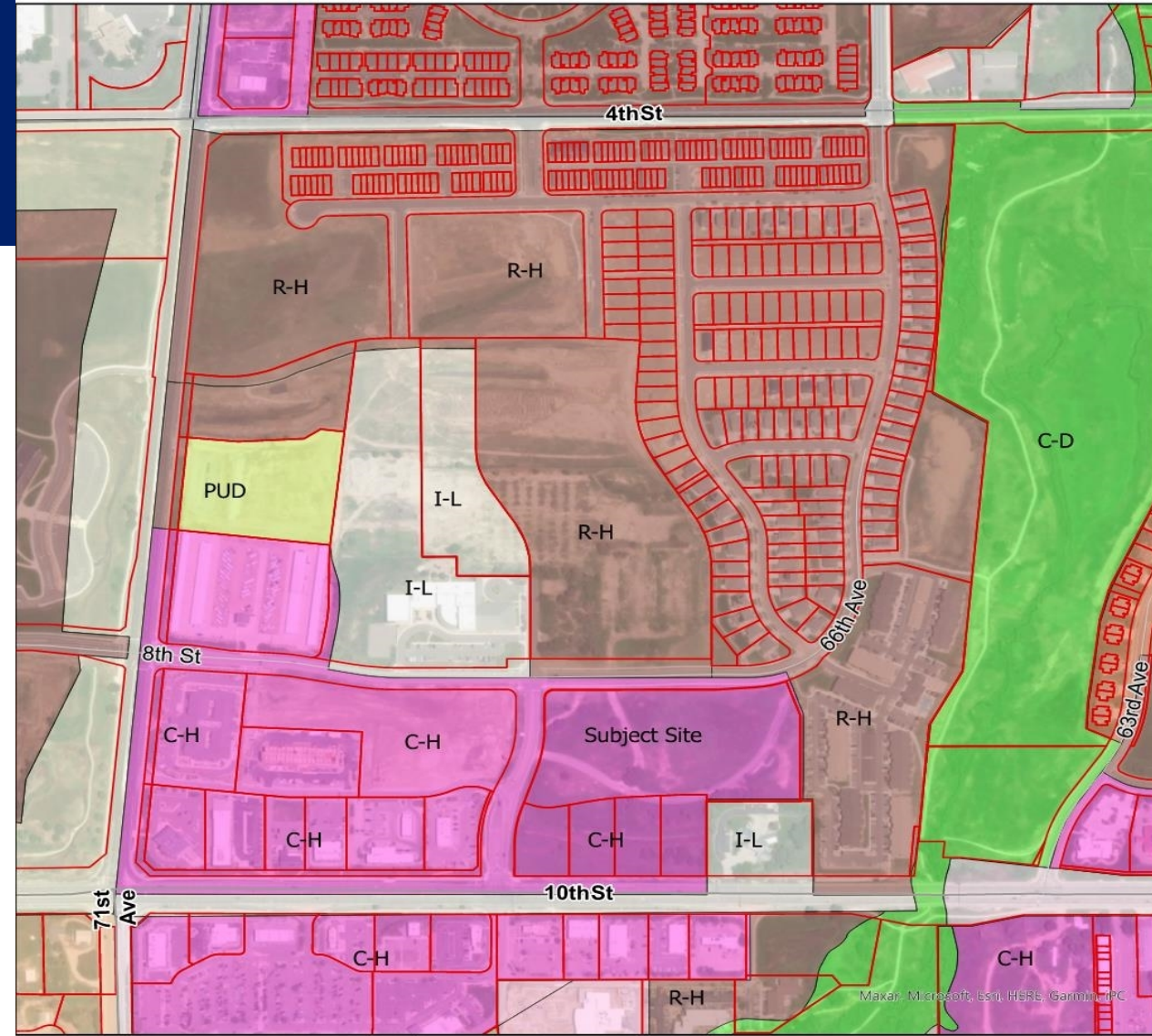


Zoning Map and Surrounding Area

Vicinity & Zoning Map - Union Crossing Multifamily
USR2024-0003
Planning Commission January 14, 2025



- Surrounding Zoning:
 - North: R-H (Residential High Intensity)
 - East: R-H (Residential High Intensity)
 - South: C-H (Commercial High Intensity)
 - West: C-H (Commercial High Intensity)
- Surrounding Land Uses:
 - North: Undeveloped Residential Land
 - East: Multifamily – 10West Development
 - South: Undeveloped Commercial Land
 - West: 69th Avenue, Undeveloped Commercial Land

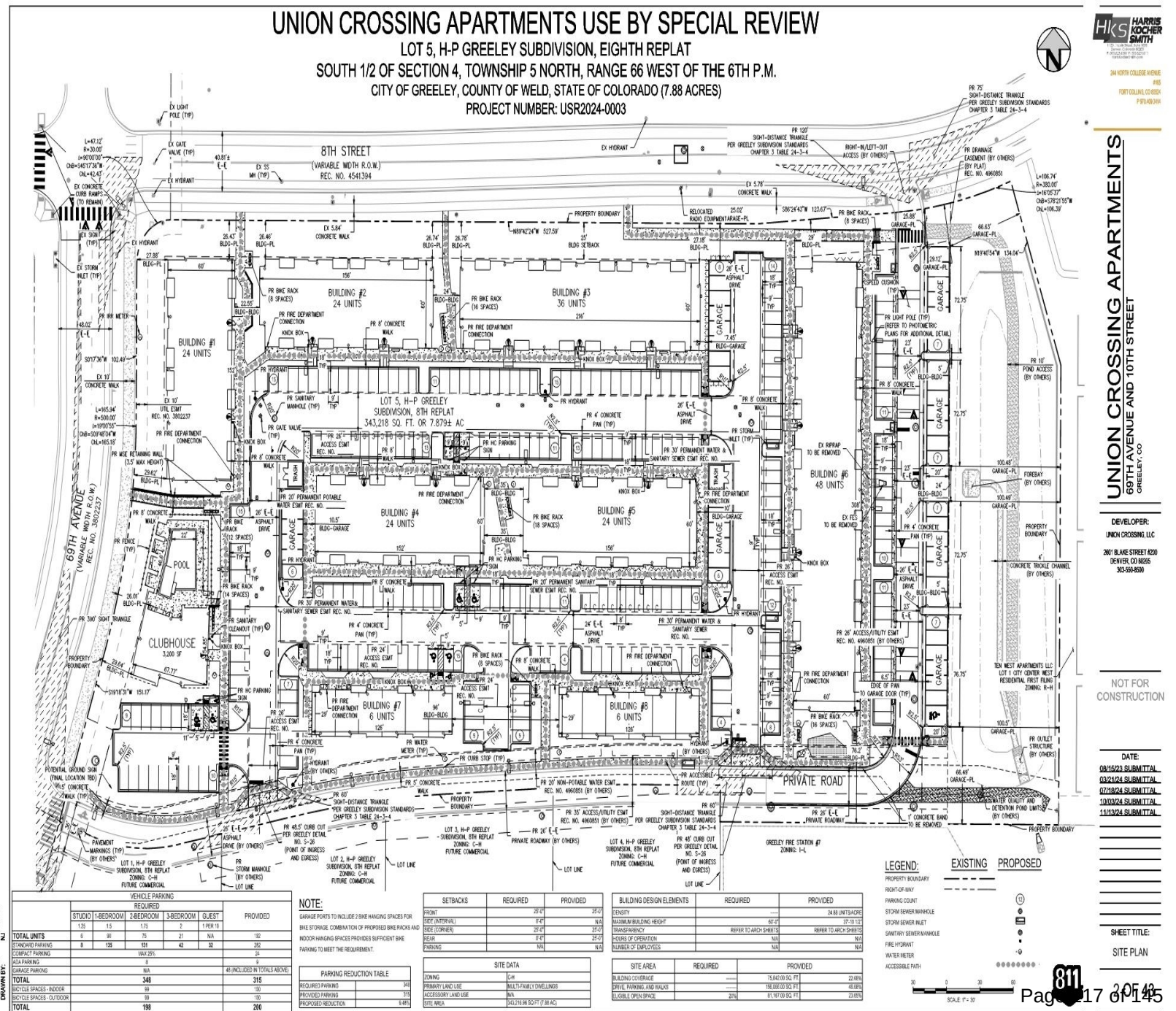


Legend

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

Union Crossing Site Plan

- 192 Units on +/- 7.88 acres
- Apartment & Townhome Product
- Units range from Studio – 3 Bedroom
- Clubhouse and Pool Amenities
- Surface and Garage Parking Provided
- Site Landscaping Provided
- Adequate Infrastructure Provided



Considerations

- **Approval Criteria**

- Rezone Criteria – 24-206.b (1-8) – Criteria to evaluate Use by Special Review applications
- The proposed Use by Special Review is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-206.b (1-8)
- Recommend approval

- **Notification**

- A total of 180 notice letters were mailed to property owners within 1,000 feet
- Signs posted on the property
- Neighborhood Meeting hosted on July 10, 2024. +/-30 citizens in attendance. Discussion from citizens included:
 - Traffic, parking, multifamily development in Greeley, safety, and property values
- As of January 3, 2025, 3 opposition letters have been received by City Staff
- Other noticing requirements met per the City of Greeley Development Code

Motions

Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a 192-unit multifamily development, in the C-H (Commercial High Intensity) Zone District is consistent with the Development Code criteria of Section 24-206 b. (1-8), and therefore approves the Use by Special Review as submitted.

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a 192-unit multifamily development, in the C-H (Commercial High Intensity) Zone District is not consistent with the Development Code criteria of Section 24-206 b. (1-8), and therefore denies the Use by Special Review as submitted.

Thank you



Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

1) **All criteria for site plan review in Section 24-207**

The proposed project satisfies the requirements of Section 24-207 of the Development Code. The applicant has addressed all staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project, with it meeting Code requirements.

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

Although the proposal is not commercial development, the proposed facility would be consistent with the C-H (Commercial High Intensity) Zoning and does not conflict with abutting zoning districts. The *Imagine Greeley Comprehensive Plan's* "Land Use Guidance Map" designates the subject property as being within a "Mixed Use High Intensity" area. The neighborhood has seen mixed use development with the inclusion of single-family, townhome, multifamily residential, various commercial uses from quick serve food to storage, and institutional uses, such as the Fire Station and Westridge Academy. The proposed multifamily development would further the intent of the Comprehensive Plan by offering a mix of residential options to support the surrounding commercial businesses. The C-H zoning district offers residential as use by special review to accommodate when the market for commercial development is suffering, but the residential market is still in demand. The Plan's recommendations for this category include higher intensity development, where "...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 for residents... different housing types should be integrated throughout the neighborhood rather than segregated". The proposed facility is consistent with the recommendations of the Comprehensive Plan.

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

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

The proposed project complies with all development code requirements for site development and construction standards. Various city departments and external agencies have reviewed the project proposal and are satisfied with the proposal as it meets all requirements for site design. Planning has accepted a request for alternative compliance per the *Greeley Development Code*, for a “parking reduction” requirement for on-site parking. This project requests the use of the Transit Credit parking reduction strategy in accordance with Sec. 24-703.c(6). The site is conveniently served by two bus stops at 10th Street & 69th Avenue located within 1,320ft of the project. Two routes serve each bus stop (Poudre Express and Route 1). The Transit Credit parking reduction strategy allows for a maximum reduction of 25% of the required spaces. This project’s parking is provided onsite through a combination of surface and garage spaces for a total of 315 stalls, a reduction of 9.48% from the required parking amount of 348 spaces per Table 24-7-3. This was seen as appropriate given the existing transportation and mobility infrastructure available near the site. The proposal is consistent with requirements of the Development Code, including any conditions and/or additional requirements for the proposed use.

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

The proposed use and the operating characteristics are compatible with this area of Greeley, where there are predominantly established commercial, institutional, and residential type uses. Hours of operation will not create a negative impact to the area as the proposed use is residential. Traffic has been carefully considered by City staff, and a new access road for the development has been constructed part of the subdivision. Other impacts have been considered and mitigated through the review process.

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

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

The property is zoned, platted and designed for the proposed use. Appropriate infrastructure, access roads, etc. have been, or will be, constructed to accommodate the proposed development. No environmental factors impact or restrict the development either. The site for the proposed development is suitable.

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

No such limitations are necessary or applicable for the proposed facility.

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

- | | |
|----|--|
| 7) | The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area. |
| | The City, as discussed above, has a Land Use Guidance Map within the Comprehensive Plan that discusses the general development pattern and uses for this subject area. The proposed development advances the intention of the mixed-use neighborhood for the site neighborhood and provides Greeley residents with housing options other than for-sale single-family homes. The proposed development snaps into the overall development intention of this neighborhood by offering a variety of uses and mix of residential uses available within the neighborhood. The proposed facility will not negatively impact any existing or planned uses and will not change the character of the area. |
| 8) | The recommendations of professional staff or other technical reviews associated with the application. |
| | Staff completed a thorough review of the proposed project and has ensured compliance with recommendations of all applicable review agencies. |

Landscape Plan



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

**NORRIS
DESIGN**

244 NORTH COLLEGE AVENUE
FORT COLLINS, CO 80524
970.458.3814

NORRIS-DESIGN.COM

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY CO

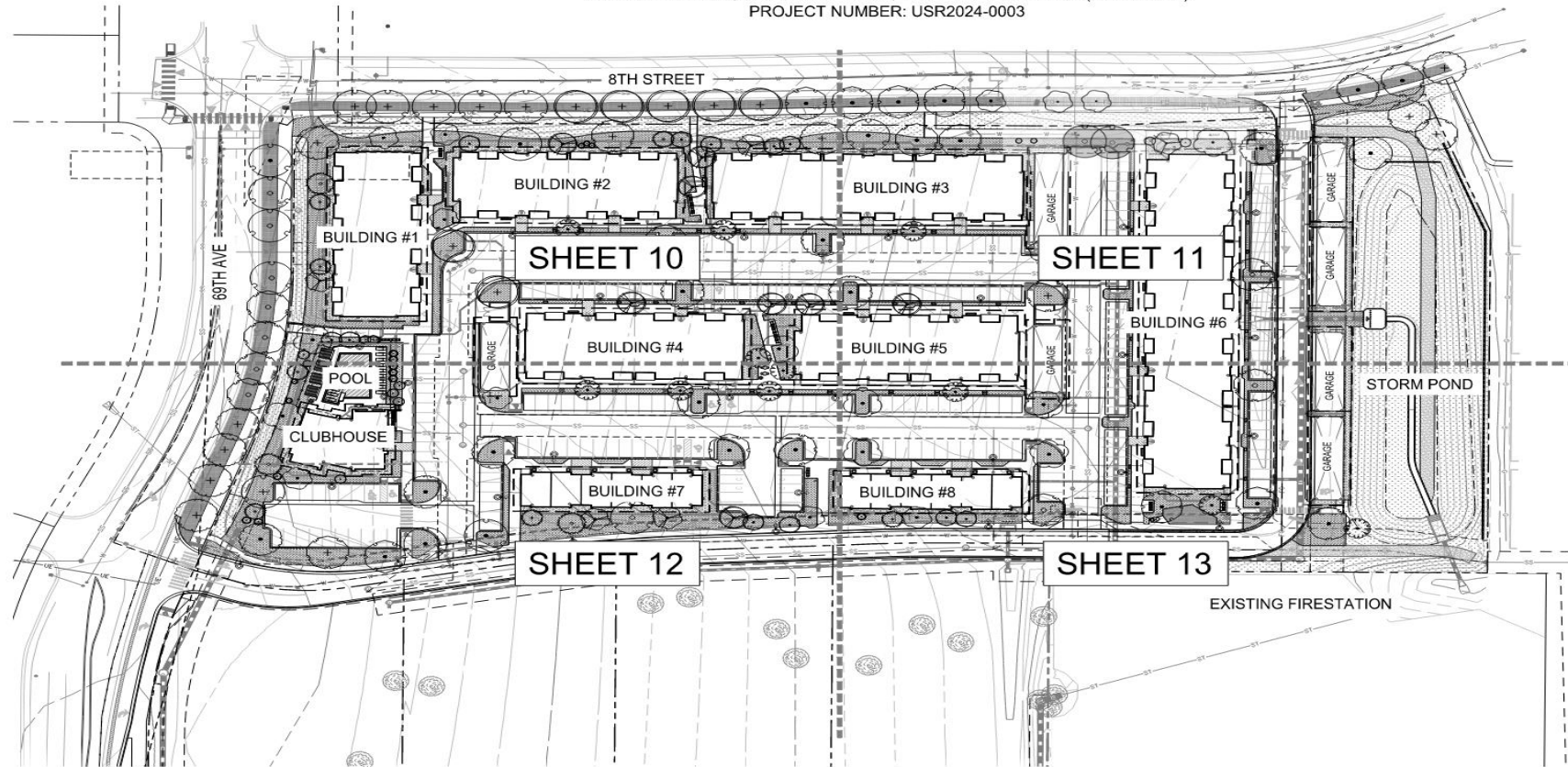
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-650-8500

NOT FOR
CONSTRUCTION

DATE:
06/15/23 SUBMITTAL
02/21/24 SUBMITTAL
07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

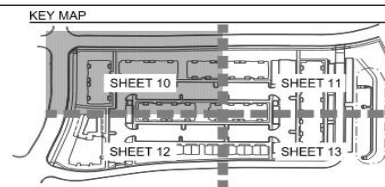
SHEET TITLE:
OVERALL
LANDSCAPE PLAN

CHECKED BY: JN B/C/P
DRAWN BY: N



City of Greeley Colorado

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



LEGEND

	MATCHLINE
	EXISTING GRADING
	PROPOSED GRADING
	PROPERTY LINE
	RIGHT OF WAY
	5' FOUNDATION OFFSET

NATIVE LAWN - PBSI NATIVE LAWN MIX		
	NATIVE LAWN - PBSI NATIVE LAWN MIX	
	EXISTING TREE (TO REMAIN)	
<u>CODE</u>	<u>DESCRIPTION</u>	
P-01	ACCENT PAVING	
<u>CODE</u>	<u>DESCRIPTION</u>	
M-01	PLANTING AREA	
M-02	NATIVE SEED - PBSI NATIVE PRAIRIE MIX	
M-03	COBBLE	
M-07	POOL FENCE	
M-08	DOG PARK FENCE	
M-09	METAL EDGER	
<u>SYMBOL</u>	<u>DESCRIPTION</u>	
S-01	1" ON RAIL BIKE RACK	
S-02	BENCH	
S-03	PET WASTE STATION	
S-04	WASTE RECEPTACLE	
S-05	FURNITURE, BY OWNER	
S-06	MOVABLE PLANTER - A	
S-07	MOVABLE PLANTER - B	
<u>CODE</u>	<u>DESCRIPTION</u>	<u>DETAIL</u>
N-01	TREE PLANTING	1/5 SHEET K3
N-02	SHRUB PLANTING	1/5 SHEET K3
N-05	LIGHT POLE	RE. ELECTRIC
N-06	POLE PLANTING (TYP)	RE. CIVIL
N-08	CONCRETE STEPPERS	5/6 SHEET K1

**NORRIS
DESIGN**

244 NORTH COLLEGE AVENUE
Ft. Collins, CO 80521
815
815 232-4083

NORTH-DENON.COM

UNION CROSSING APARTMENTS

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

PLANT SCHEDULE

[illegible]

PERENNIALS

SE AJ	AUTUMN JOY SEDUM
RU FU	BLACK-EYED SUSAN
SA MN	MAY NIGHT SALVIA
AG CA	SONORAN SUNSET® HUMMINGBIRD MINT
VE LI	TURKISH VERONICA

HYDROZONE CALCULATIONS						
	DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
VERY LOW WATER USE	51,911 SF	14.66%	50.02%	0.9 GALLONS PER SF/YR	45,909.9	
LOW WATER USE	10,593 SF	3.1%	10.39%	9 GALLONS PER SF/YR	95,337	
MODERATE WATER USE	40,370 SF	11.76%	39.59%	14 GALLONS PER SF/YR	565,180	

NOTES

- | | |
|--|--|
| <p>1) ALL GROUND-MOUNTED UTILITY AND MECHANICAL EQUIPMENT SHALL BE SHOWN ON THE LANDSCAPE PLAN AND SHALL BE FULLY</p> <p>IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE HINT-SHOWN ON THE USE OF THE ROW, ROW-TO-ROW DISTANCE SHALL BE MAINTAINED AS REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR IMPOUNDMENT DETECTION.</p> <p>REFER TO OPEN SPACE EXHIBIT FOR ON-SITE OPEN SPACE AREA REQUIREMENTS.</p> <p>TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED TO HAVE A MINIMUM CANOPY CLEARANCE OF 8'4" PER FORESTRY MANAGEMENT STANDARDS.</p> <p>NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION MAINS.</p> <p>NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.</p> | <p>7) SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4% C.V.O. OF ORGANIC MATERIAL, PER 1000 SG.FT.</p> <p>AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.</p> <p>A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ANY LAWN AREA, SG.FT. OR MORE. PROOF OF COMPOST AND SEED OR SOO INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREYLEAF WATER CONSERVATION.</p> <p>NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.</p> <p>NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.</p> |
|--|--|

DATE:
08/15/23 SUBMITTAL
03/21/24 SUBMITTAL
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10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE PLAN

Page 126 of 145

Landscape Plan

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

NORRIS DESIGN
LANDSCAPE ARCHITECTS

244 NORTH COLLEGE AVENUE
GREELEY, CO 80639
P: 970.438.3414

NORRIS-DESIGN.COM

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

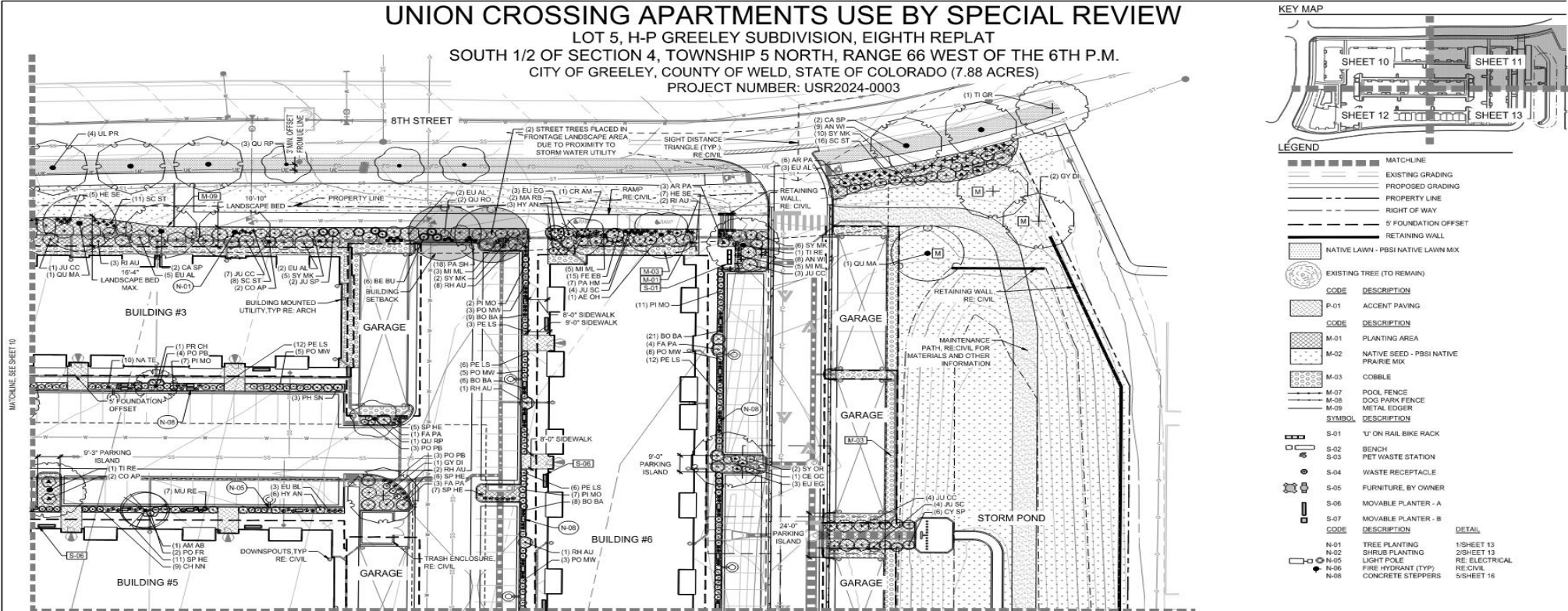
DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-450-4500

NOT FOR CONSTRUCTION

DATE:
06/15/23 SUBMITTAL
03/12/24 SUBMITTAL
07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE PLAN

Page 127 of 145



PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES	CY SP	SPANISH GOLD BROOM
DECIDUOUS CANOPY TREES		AM AB AUTUMN BRILLIANCE SERVICEBERRY	AM SO	STANDING OVATION SERVICEBERRY
UL PR AMERICAN ELM		MA RB RED BARRON CRAB APPLE		
QU MA BURR OAK		CR AM RUSSIAN HAWTHORN		
QU MU CHINKAPI OAK		MA SS SPRING SNOW CRAB APPLE		
CE CC COMMON HACKBERRY		PR CH SUCKER PUNCH CANADA CHOKECHERRY		
QU RO ENGLISH OAK				
TI GR GREENSPRINT LITTLE LEAF LINDEN		DECIDUOUS SHRUBS		
QY DI KENTUCKY COFFEE TREE		HY AN ANNABELLE HYDRANGEA		
CA SP NORTHERN CATALPA		FA PA APACHE PLUME		
AE OH OHIO BUCKEYE		RU AU AUTUMN AMBER SUMAC		
QU RP REDMOND AMERICAN LINDEN		CH NN BABY BLUE RABBITBUSH		
QU RP REGAL PRINCE ENGLISH OAK		BE BU BURGUNDY CAROUSEL BARBERRY		
GL SH SHADENMASTER LOCUST		PO FR BUSH CINQUEFOIL		
		EU AL COMPACT BURNING BUSH		
		PR PB CREEPING WESTERN SAND CHERRY		
		RI AU GOLDEN CURRANT		
		PE LS LITTLE SPIRE RUSSIAN SAGE		
		PO MW JACKAY'S WHITE BUSH CINQUEFOIL		
		SY MY MISS KIM LILAC		
		PH MO MOUNTAIN NINEBARK		
		SY OR MOUNTAIN SNOWBERRY		
		PO PB PINK BEAUTY POTENTILLA		
		BU AL SILVER FOUNTAIN BUTTERFLY BUSH		
		PH SN SNOWBELL MOCK ORANGE		

REFER TO SHEET 5 FOR FULL PLANT PALETTE INFORMATION

PERENNIALS	
SE AJ	AUTUMN JOY SEDUM
RU FU	BLACK-EYED SUSAN
SA MN	MAY NIGHT SALVIA
AG CA	SONORAN SUNSET® HUMMINGBIRD MINT
VE LI	TURKISH VERONICA

HYDROZON			
	DESCRIPTION	QTY	%

	VERY LOW WATER USE	51,011 SF	14.
	LOW WATER USE	10,593 SF	3.
	MODERATE WATER USE	40,370 SF	11.

HYDROZONE CALCULATIONS

DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
VERY LOW WATER USE	51,011 SF	14.66%	80.02%	0.9 GALLONS PER SF/YR	45,909.9
LOW WATER USE	10,593 SF	3.1%	10.39%	9 GALLONS PER SF/YR	95,337
MODERATE WATER USE	40,379 SF	11.76%	39.99%	14 GALLONS PER SF/YR	565,180

NOTES:

- ALL GROUND-MOUNTED UTILITY AND MECHANICAL EQUIPMENT SHALL BE SHOWN ON THE LANDSCAPE PLAN AND SHALL BE FULLY SCREENED.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HYAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE USE, BY SPECIAL REVIEW, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
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Landscape Plan

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW

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SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

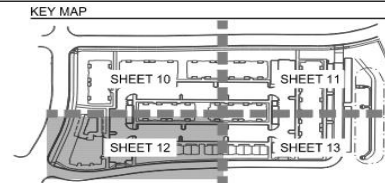
UNION CROSSING APARTMENTS
68TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

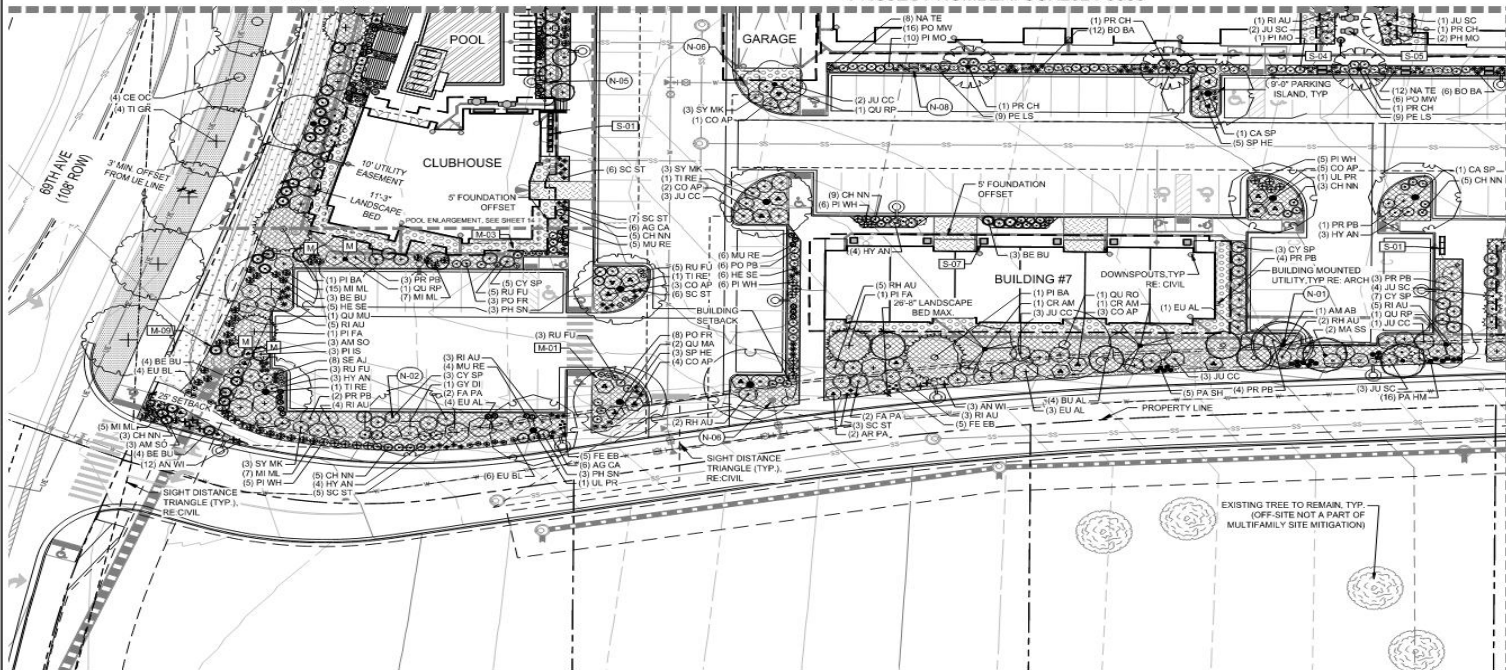
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11/13/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE PLAN



CODE	DESCRIPTION
---	MATCHLINE
---	EXISTING GRADING
---	PROPOSED GRADING
---	PROPERTY LINE
---	RIGHT OF WAY
---	5' FOUNDATION OFFSET
---	RETAINING WALL
---	NATIVE LAWN - PBSI NATIVE LAWN MIX
---	EXISTING TREE (TO REMAIN)
P-01	ACCENT PAVING
M-01	PLANTING AREA
M-02	NATIVE SEED - PBSI NATIVE PRAIRIE MIX
M-03	COBBLE
M-07	POOL FENCE
M-08	DOG PARK FENCE
M-09	METAL EDGER
S-01	1" ON RAIL BIKE RACK
S-02	BENCH
S-03	PET WASTE STATION
S-04	WASTE RECEPTACLE
S-05	FURNITURE, BY OWNER
S-06	MOVABLE PLANTER - A
S-07	MOVABLE PLANTER - B
N-01	TREE PLANTING
N-02	SHRUB PLANTING
N-05	LIGHT POLE
N-06	FIRE HYDRANT (TYP)
N-08	CONCRETE STEPPERS



CODE	COMMON NAME	ORNAMENTAL TREES	CY SP	SPANISH GOLD BROOM	PERENNIALS
DECIDUOUS CANOPY TREES		AM AB AUTUMN BRILLIANCE SERVICEBERRY	AM SO	STANDING OVATION SERVICEBERRY	SE AJ AUTUMN JOY SEDUM
UL PR AMERICAN ELM		MA RS RED BARRON CRAB APPLE			RU RU BLACK-EYED SUSAN
QU MA BURR OAK		CR AM RUSSIAN HAWTHORN			SA MN MAY NIGHT SALVIA
QU MU CHINKAPIN OAK		MA SS SPRING SNOW CRAB APPLE			AG CA SONORAN SUNSET® HUMMINGBIRD MINT
CE CC COMMON HACKBERRY		PR CH SUCKER PUNCH CANADA CHOKECHERRY			VE LI TURKISH VERONICA
QU RO ENGLISH OAK					
TI GR GREENSPRING LITTLE LEAF LINDEN		DECIDUOUS SHRUBS			
QY DI KENTUCKY COFFEE TREE		HY AN ANNABELLE HYDRANGEA			
CA SP NORTHERN CATALPA		FA PA APACHE PLUME			
AE OH OHIO BUCKEYE		RH AU AUTUMN AMBER SUMAC			
RE DM REDMOND AMERICAN LINDEN		CH NN BABY BLUE RABBITRUSS			
QU RP REGAL PRINCE ENGLISH OAK		BUR UN BURGUNDY CAROUSEL BARBERRY			
QL SH SHADEMASTER LOCUST		PO FR BUSH CINQUEFOIL			
EVERGREEN TREES		EU AL COMPACT BURNING BUSH			
PI BA BAKER BLUE SPRUCE		CR WP CREEPING WESTERN SAND CHERRY			
PI FA FASTIGIATE COLORADO SPRUCE		RI AU GOLDEN CURRANT			
PI IS FASTIGIATE SPRUCE		PE LS LITTLE SPIRE RUSSIAN SAGE			
JU SP SPARTAN JUNIPER		PO MW MCKAY'S WHITE BUSH CINQUEFOIL			
		SY MK MISS KIM LILAC			
		PH MO MOUNTAIN NINEBARK			
		ST OR MOUNTAIN SNOWBERRY			
		PO PB PINK BEAUTY POTENTILLA			
		BU AL SILVER FOUNTAIN BUTTERFLY BUSH			
		PH SN SNOWBELL MOCK ORANGE			

HYDROZONE CALCULATIONS

DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
VERY LOW WATER USE	51,011 SF	14.86%	50.02%	0.9 GALLONS PER SF/YR	45,900.9
LOW WATER USE	10,593 SF	3.1%	10.39%	9 GALLONS PER SF/YR	95,337
MODERATE WATER USE	40,370 SF	11.76%	39.59%	14 GALLONS PER SF/YR	565,190

NOTES:

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Landscape Plan

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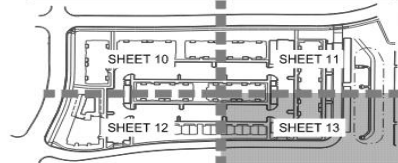
244 NORTH COLLEGE AVENUE
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NORRIS-DESIGN.COM

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
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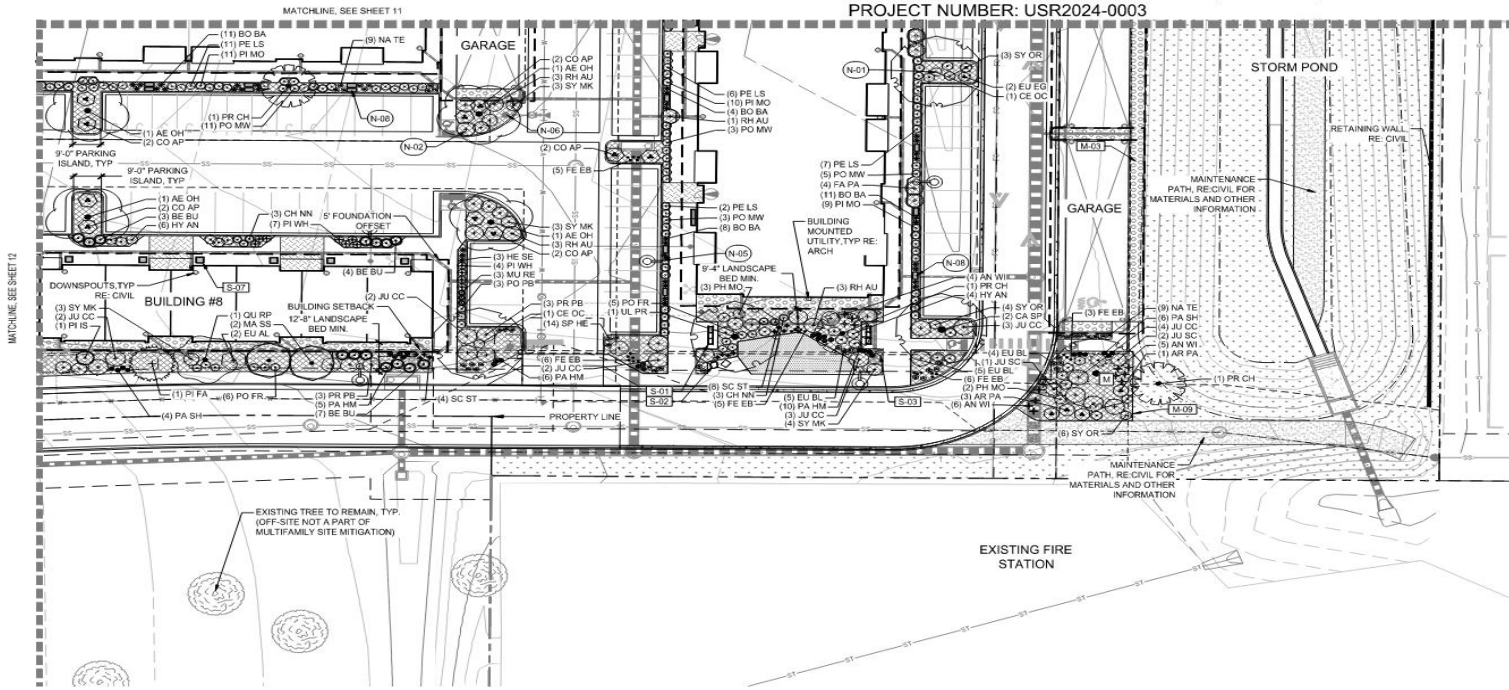
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CONSTRUCTION

KEY MAP



LEGEND

	MATCHLINE	
	EXISTING GRADING	
	PROPOSED GRADING	
	PROPERTY LINE	
	RIGHT OF WAY	
	5' FOUNDATION OFFSET	
	RETAINING WALL	
	NATIVE LAWN - PBSI NATIVE LAWN MIX	
	EXISTING TREE (TO REMAIN)	
CODE DESCRIPTION		
	P-01 ACCENT PAVING	
CODE DESCRIPTION		
	M-01 PLANTING AREA	
	M-02 NATIVE SEED - PBSI NATIVE PRAIRIE MIX	
	M-03 COBBLE	
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	M-08 DOG PARK FENCE	
	M-09 METAL EDGER	
SYMBOL DESCRIPTION		
	S-01 1" ON RAIL BIKE RACK	
	S-02 BENCH	
	S-03 PET WASTE STATION	
	S-04 WASTE RECEPTACLE	
	S-05 FURNITURE, BY OWNER	
	S-06 MOVABLE PLANTER - A	
	S-07 MOVABLE PLANTER - B	
CODE DESCRIPTION DETAIL		
	N-01 TREE PLANTING	1/SHEET 13
	N-02 SHRUB PLANTING	2/SHEET 13
	N-05 LIGHT POLE	RE: ELECTRICAL
	N-06 FIRE HYDR (TYP)	RE: CIVIL
	N-08 CONCRETE STEPPERS	5/SHEET 16



PLANT SCHEDULE

CODE	COMMON NAME	ORNAMENTAL TREES
UL PR	AMERICAN ELM	AM AB AUTUMN BRILLIANCE SERVICEBERRY
QU MA	BURR OAK	MA RB RED BARRON CRAB APPLE
QU MU	CHINKAPI OAK	CR AM RUSSIAN HAWTHORN
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TI GR	KENTUCKY COFFEE TREE	
GY DI	KENTUCKY COFFEE TREE	
CA SP	NORTHERN CATALPA	
AE OH	OHIO BUCKEYE	
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QL SH	SHADEMASTER LOCUST	
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DESCRIPTION	QTY	% OF SITE	% OF LANDSCAPE AREA	WATER NEEDED (GALLONS PER SF PER YEAR)	ANNUAL WATER USE (GALLONS)
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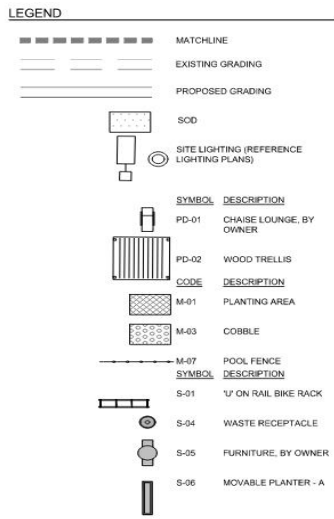
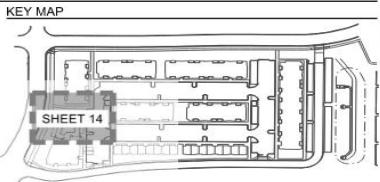
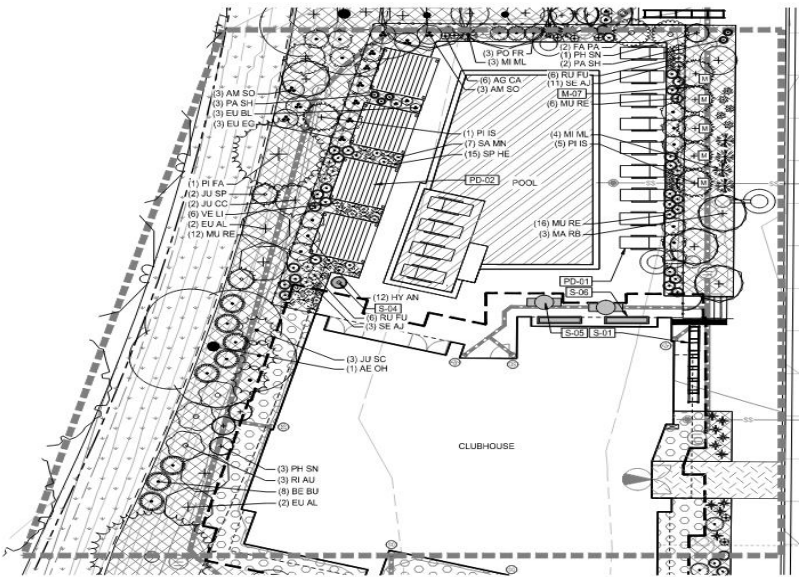
SHEET TITLE:
LANDSCAPE PLAN

13 OF 43
Page 129 of 145

Landscape Plan



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SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
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HYDROZONE CALCULATIONS					
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[Symbol]	MODERATE WATER USE	40,370 SF	11.76%	39.59%	14 GALLONS PER SF/YR

- NOTES:
- ALL GROUND-MOUNTED UTILITY AND MECHANICAL EQUIPMENT SHALL BE SHOWN ON THE LANDSCAPE PLAN AND SHALL BE FULLY SCREENED.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE SHOWN ON THE USE BY SPECIAL REVIEW, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - REFER TO OPEN SPACE EXHIBIT FOR ON-SITE OPEN SPACE AREA CALCULATIONS, PERCENTAGES, AND MORE INFORMATION.
 - TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED TO HAVE A MINIMUM CANOPY CLEARANCE OF 8' PER FORESTRY DEPARTMENT STANDARDS.
 - NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.
 - NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.
 - SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU. YDS OF ORGANIC MATERIAL PER 1000 SQ. FT.
 - AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
 - A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION, REPLACEMENT, PATCHING, OR RENOVATION OF ANY LAWN AREA 250 SQ.FT. OR MORE. PROOF OF COMPOST AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.
 - NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.
 - NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER SANITARY SEWER, NON-POTABLE IRRIGATION MAINS AND SERVICES.



DATE:
06/15/23 SUBMITTAL
02/21/24 SUBMITTAL
07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
POOL DECK
ENLARGEMENT PLAN

18

Landscape Plan



UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

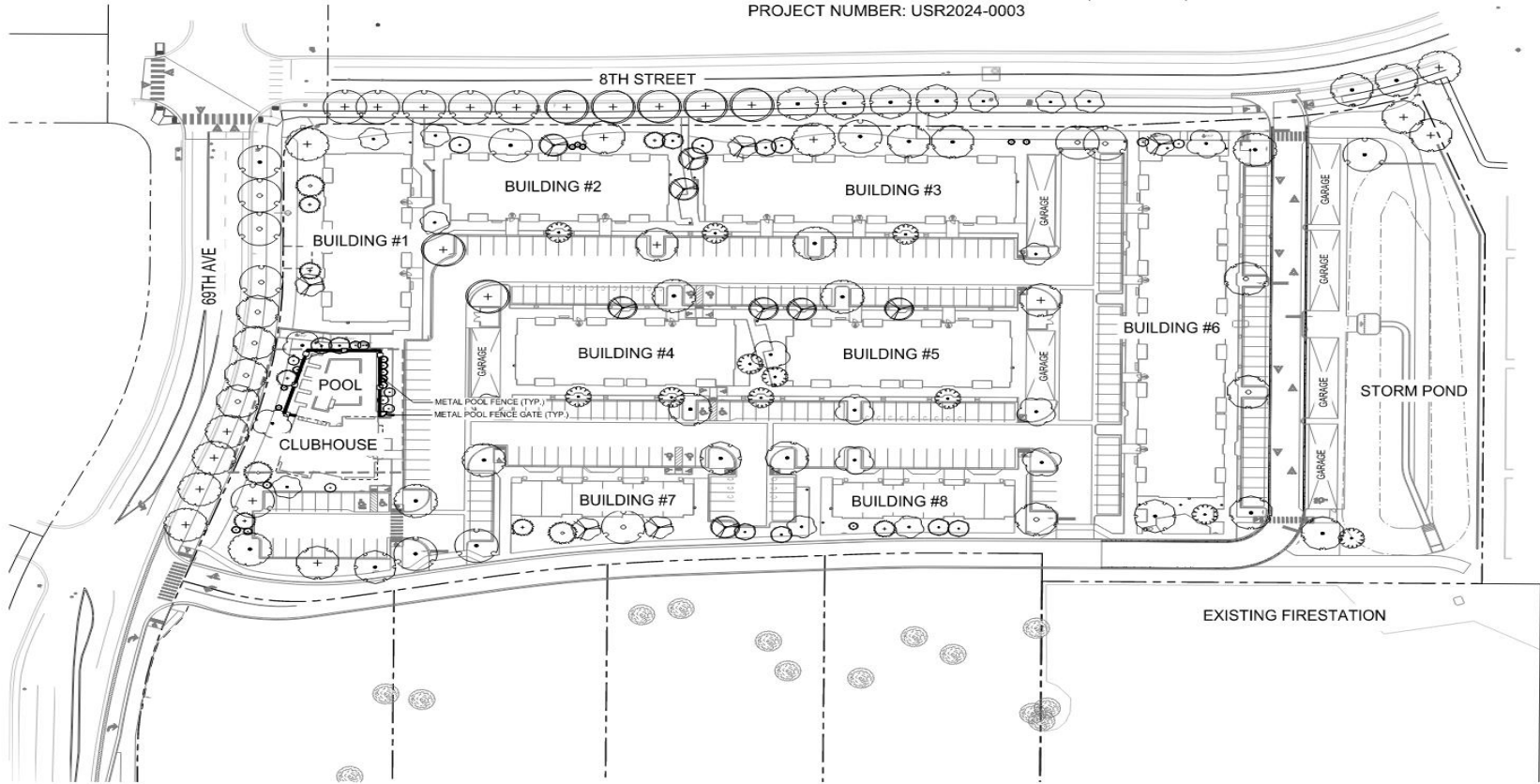
DEVELOPER:
UNION CROSSING, LLC
2001 BLAKE STREET #200
DENVER, CO 80205
303-555-8500

NOT FOR
CONSTRUCTION

DATE:
06/15/23 SUBMITTAL
03/21/24 SUBMITTAL
07/18/24 SUBMITTAL
10/03/24 SUBMITTAL
11/13/24 SUBMITTAL

SHEET TITLE:
FENCING PLAN

UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



LEGEND
METAL POOL FENCE
RE: DETAIL 5 / SHEET 15
METAL POOL FENCE GATE
RE: DETAIL 6 / SHEET 16



CHECKED BY: [signature]
DRAWN BY: [signature]

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

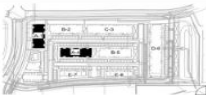
ktgy
WHERE DESIGN LIVES
ARCHITECTURAL DESIGN GROUP
3840 BLAKE STREET
SUITE 400
DENVER, CO 80205
303.825.8400

KTGY Project Number: 230209

LAYOUT A (BLDG 1 & 4, 3-STORY WALKUP)



 1 BOARD & BATTEN JAMES HARDIE HARDIE PANEL SELECT CEDARNILL FINISH JAMES HARDIE TRIM BOARD 5/4 RUSTIC FINISH COLOR 02: NIGHT OWL - SW 7061	 2 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNILL FINISH 8" EXPOSURE COLOR 01: MINDFUL GRAY - SW 7036	 3 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNILL FINISH 8" EXPOSURE COLOR 02: NIGHT OWL - SW 7061	 4 FIBER CEMENT PANEL JAMES HARDIE HARDIE PLANK W/ REVEAL SYSTEM SMOOTH FINISH COLOR 04: PEPPERCORN - SW 7674	 5 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNILL FINISH 4" EXPOSURE COLOR 05: WOODSTONE SUMMER WHEAT	 6 TRIM/FASCIA/GUTTER JAMES HARDIE TRIM BOARD 5/4 RUSTIC FINISH COLOR 04: PEPPERCORN - SW 7674	 7 METAL AWNING/ RAILING POWDER COAT COLOR 04: PEPPERCORN - SW 7674	 8 MASONRY SUMMIT BRICK LIGHT REVEAL TEXTURE: GRAIN RUNNING BOND	 9 ROOF SHINGLES DIMENSIONAL ASPHALT SHAF - TIMBERLINE HD CHARCOAL
--	---	--	---	--	---	---	---	--

MATERIAL DISTRIBUTION - LAYOUT A				
CATEGORY	MATERIAL	SF	%	PROVIDED SQ
PRIMARY	BOARD / BATTEN	4856	26.47%	80 / 90
	LAP SIDING	8433	55.11%	81.58%
	MASONRY	1895	12.33%	
SECONDARY	FIBER CEMENT PANEL / TRIM	893	6.23%	10 / 20
	TOTAL	15002	100.00%	100.00%
SITE KEY MAP				
				

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
02/21/24	SUBMITTAL
07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



KTGY Project Number: 230205

LAYOUT B (BLDG 2 & 5, 3-STORY WALKUP)



1
BOARD & BATTEN
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
JAMES HARDIE TRIM BOARD
S4 PLASTIC FINISH
COLOR 03:
GRANITE PEAK - SW 6250

2
FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
8" EXPOSURE
COLOR 01:
MINDFUL GRAY - SW 7016

3
FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
8" EXPOSURE
COLOR 03:
GRANITE PEAK - SW 6250

4
FIBER CEMENT PANEL
JAMES HARDIE HARDIE PLANK
W/ REVEAL SYSTEM
SMOOTH FINISH
COLOR 04:
PEPPERCORN - SW 7674

5
FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
8" EXPOSURE
COLOR 05:
WOODTONE SUMMER WHEAT

6
TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
S4 PLASTIC FINISH
COLOR 04:
PEPPERCORN - SW 7674

7
METAL AWNING/ RAILING
POWDER COAT
COLOR 04:
PEPPERCORN - SW 7674

8
MASONRY
SUMMIT BRICK
LIGHT POWDER
TEXTURE: GRAIN
RUNNING BOND

9
ROOF SHINGLES
DIMENSIONAL ASPHALT
CAF - TIMBERLINE HD
CHARCOAL

MATERIAL DISTRIBUTION - LAYOUT B				
CATEGORY	MATERIAL	SF	%	PROVIDED SQ
PRIMARY	BOARD & BATTEN	8557	41.82%	
	LAP SIDING	6173	29.81%	
	MASONRY	1931	9.25%	
SECONDARY	FIBER CEMENT PANEL / TRIM	961	4.59%	
		10252	100.00%	100.00%



UNION CROSSING APARTMENTS
68TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-4500

NOT FOR
CONSTRUCTION

DATE:	
08/15/23	SUBMITTAL
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07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



KTGY Project Number: 230205

LAYOUT C (BLDG 3, 3-STORY WALKUP)



1 BOARD & BATTEN
JAMES HARDIE HARDIE PANEL
SELECT CEDAR/MILL FINISH
JAMES HARDIE TRIM BOARD
S4 PLASTIC FINISH
COLOR 02: NIGHT OWL - SW 7061

2 FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDAR/MILL FINISH
8" EXPOSURE
COLOR 01: MINDFUL GRAY - SW 7016

3 FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDAR/MILL FINISH
8" EXPOSURE
COLOR 02: NIGHT OWL - SW 7061

4 FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH
COLOR 04: PEPPERCORN - SW 7674

5 FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDAR/MILL FINISH
4" EXPOSURE
COLOR 05: WOODTONE SUMMER WHEAT

6 TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
S4 PLASTIC FINISH
COLOR 04: PEPPERCORN - SW 7674

7 METAL AWNING/ RAILING
POWDER COAT
COLOR 04: PEPPERCORN - SW 7674

8 MASONRY
SUMMIT BRICK
LIGHT PINK/TAN
TEXTURE: GRAIN
RUNNING BOND

9 ROOF SHINGLES
DIMENSIONAL ASPHALT
CAF - TIMBERLINE HD
CHARCOAL

MATERIAL DISTRIBUTION - LAYOUT C				
CATEGORY	MATERIAL	SF	%	PROVIDED (SQ)
PRIMARY	BOARD & BATTEN	4000	10.00%	80 / 80
	LAP SIDING	17000	85.54%	81.53%
	MASONRY	1800	0.35%	
SECONDARY	FIBER CEMENT	1410	3.08%	10 / 20
	PANEL / TRIM	20200	101.00%	\$4.47%
TOTAL				100.00%



UNION CROSSING APARTMENTS
68TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-4500

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07/17/24	SUBMITTAL
10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003



KTGY Project Number: 230205

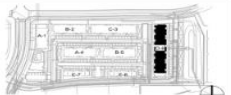
LAYOUT D (BLDG 6, 3-STORY WALKUP)



								
1 BOARD & BATTEN JAMES HARDIE HARDIE PANEL SELECT CEDARNAIL FINISH JAMES HARDIE TRIM BOARD S4 PLASTIC FINISH COLOR 03: GRANITE PEAK - SW 6250	2 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNAIL FINISH 8" EXPOSURE COLOR 01: MINDFUL GRAY - SW 7016	3 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNAIL FINISH 8" EXPOSURE COLOR 03: GRANITE PEAK - SW 6250	4 FIBER CEMENT PANEL JAMES HARDIE HARDIE PANEL W/ REVEAL SYSTEM SMOOTH FINISH COLOR 04: PEPPERCORN - SW 7674	5 FIBER CEMENT LAP SIDING JAMES HARDIE HARDIE PLANK SELECT CEDARNAIL FINISH 4" EXPOSURE COLOR 05: WOODTONE SUMMER WHEAT	6 TRIM/FASCIA/GUTTER JAMES HARDIE TRIM BOARD S4 PLASTIC FINISH COLOR 04: PEPPERCORN - SW 7674	7 METAL AWNING/ RAILING POWDER COAT COLOR 04: PEPPERCORN - SW 7674	8 MASONRY SUMMIT BRICK LIGHT PINK/TAN TEXTURE: GRAB RUNNING BOND	9 ROOF SHINGLES DIMENSIONAL ASPHALT CAF - TIMBERLINE HD CHARCOAL

MATERIAL DISTRIBUTION - LAYOUT D				
CATEGORY	MATERIAL	SF	%	PROVIDED [SQ]
PRIMARY	BOARD & BATTEN	5528L	21.11%	80 / 80
	LAP SIDING	2713L	10.79%	80 / 80
	MASONRY	3435	12.40%	80 / 80
SECONDARY	FIBER CEMENT	1465	5.70%	10 / 20
	PANEL / TRIM	2720L	10.60%	100 / 100
TOTAL		2720L	100.00%	

SITE KEY MAP



UNION CROSSING APARTMENTS
68TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-4500

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11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

LAYOUT E (BLDG 7 & 8, 3-STORY TOWNHOME)



1
FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
8" EXPOSURE
COLOR 01:
MINDFUL GRAY - SW 7016

2
FIBER CEMENT LAP SIDING
JAMES HARDIE HARDIE PLANK
SELECT CEDARNAIL FINISH
8" EXPOSURE
COLOR 02:
NIGHT OWL - SW 7061

3
FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH
COLOR 04:
PEPPERCORN - SW 7674

4
FIBER CEMENT PANEL
JAMES HARDIE HARDIE PANEL
W/ REVEAL SYSTEM
SMOOTH FINISH
COLOR 01:
MINDFUL GRAY - SW 7016

5
TRIM/FASCIA/GUTTER
JAMES HARDIE TRIM BOARD
5/8" RUSTIC FINISH
COLOR 04:
PEPPERCORN - SW 7674

6
METAL AWNING/RAILING
POWDER COAT
COLOR 04:
PEPPERCORN - SW 7674

7
MASONRY
SUMMIT BRICK
LIGHT REVEAL
TEXTURE: GRAIN
RUNNING BOND

8
MASONRY
SUMMIT BRICK
LIGHT REVEAL
TEXTURE: GRAIN
VERTICAL STACKED

9
ROOF SHINGLES
DIMENSIONAL ASPHALT
SHALE - THUNDERLINE HD
CHARCOAL

CATEGORY	MATERIAL	SF	%	MIN / MAX	PROVIDED
PRIMARY	FIBER CEMENT PANEL	3839	59.00%	80 / 90	\$3.77%
	LAP SIDING	4070	63.33%		
SECONDARY	MASONRY	1670	25.72%	30 / 30	\$8.20%
	FIBER CEMENT TRIM	65	0.98%		
TOTAL		6444	100.00%		100.00%

SITE KEY MAP

ktgy
WHERE DESIGN LIVES
10000 PINE STREET, SUITE 100
DENVER, CO 80231
303.825.8400

UNION CROSSING APARTMENTS
69TH AVENUE AND 10TH STREET
GREELEY, CO

DEVELOPER:
UNION CROSSING, LLC
2601 BLAKE STREET #200
DENVER, CO 80205
303-550-8500

NOT FOR
CONSTRUCTION

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11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Architectural Renderings



UNION CROSSING APARTMENTS USE BY SPECIAL REVIEW
LOT 5, H-P GREELEY SUBDIVISION, EIGHTH REPLAT
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (7.88 ACRES)
PROJECT NUMBER: USR2024-0003

ktgy
WHERE DESIGN LIVES
ARCHITECTURAL DESIGN GROUP
3840 BLAKE STREET
SUITE 400
DENVER, CO 80205
303.823.8400

KTGY Project Number: 230209

CLUBHOUSE



MATERIAL DISTRIBUTION - CLUBHOUSE					
CATEGORY	MATERIAL	SF	%	MIN / MAX (%)	PROVIDED (%)
PRIMARY	LAP SIDING	2015	56.34%	80 / 90	83.82%
	MASONRY	313	16.85%		
SECONDARY	FIBER CEMENT	492	16.18%	10 / 20	34.18%
	PANEL / TRIM		0.00%		
TOTAL		3540	100.00%		100.00%



UNION CROSSING APARTMENTS
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DENVER, CO 80205
303-550-8500

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10/03/24	SUBMITTAL
11/13/24	SUBMITTAL

SHEET TITLE:
MATERIAL
BOARD

Comment Cards from NHM



COMMENT CARD

Please let us know if you have any questions or comments.

Name: Wayne Midcap
Email (optional): _____
Comment: Our concern is all the parking on the streets and traffic it brings.

COMMENT CARD

Please let us know if you have any questions or comments.

Name: James Powers
Email (optional): jim.jcpowers@gmail.com
Comment: What will be done to 100% prevent additional traffic from traveling north on 65th Ave? Traffic MUST remain out of our neighborhood!

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Laura Taylor
Email (optional): LAUTAYLO@GMAIL.COM
Comment: I am concerned about the parking density and potential for illegal street parking. I am also concerned about the potential for traffic congestion and safety for pedestrians. This seems counter to the city's new traffic safety initiative.

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Langham
Email (optional): Langham.crew@gmail.com
Comment: I am concerned about school hour traffic in this area. The city is looking to make the town more pedestrian friendly but the bike lanes are filled → (back) with parked cars

COMMENT CARD

Please let us know if you have any questions or comments.

Name: Taylor Wilam
Email (optional): taylorwilam@yahoo.com
Comment: Opposed for traffic & safety concerns.

City of Greeley - Planning and Zoning Commission: January 14, 2025

Union Crossing - USR

Union Crossing USR – Site Plan



- Residential – 192 Total Units
 - 12 Townhomes
 - 180 Multi-family Units

- Resort Style Amenities
 - Clubhouse
 - Pool
 - Private gathering spaces throughout neighborhood



Multi-Family Units – Layout A



Townhomes – Layout E



Meets City of Greeley Use by Special Review Criteria:

- 1. All criteria for site plan review in Section 24-207. are met
- 2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.
- 3. Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.
- 4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.
- 5. The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.
- 6. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.



Thank You!