

Planning Commission Agenda

Regular Meeting
Tuesday, February 25, 2025

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:

<https://greeleygov.zoom.us/j/81640132668>

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.

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Planning Commission

February 25, 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. Sunset Ridge Market Subdivision, First Filing, Preliminary Plat SUB2024-0013. The City of Greeley is considering an application for a preliminary subdivision plat to subdivide a property 6.73 acres in size into four tracts, and dedication of right-of-way. The subject property is located at the northwest corner of the intersection of 59th Avenue and 13th Street and is within the C-H (Commercial High Intensity) Zoning District.
5. Amendments to Landscape Code continuing to March 11, 2025
6. Staff Report
7. Adjournment

Workshop

8. Mobility Development Plan Presentation, Hanna Feldmann

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to create 4 tracts and dedicate right-of-way on a property 6.73± acres in size, within a Commercial High Intensity (C-H) Zoning District.

FILE NUMBER: SUB2024-0013

PROJECT: Sunset Ridge Market First Filing – Preliminary Plat

LOCATION: The northwest corner of 59th Avenue and 13th Street.

APPLICANT: Melanie Foslien, EPS Group Inc., on behalf of Alis Rentals, LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: February 25, 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 motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 6.73 acres of land into four tracts, and dedication of right-of-way. The subject property is located at the northwest corner of the intersection of 59th Avenue and 13th Street and is within the C-H (Commercial High Intensity) Zoning District.

This is a replat of Tract 1 of The Shops at Sunset Ridge Subdivision, recorded in the records of the Weld County Clerk and Recorder at Reception No. 3496647 on 08/13/2007. The Shops at Sunset Ridge created three lots (to the north of the subject property), as well as Tract 1, which is now proposed to be further divided into four tracts as follows:

Tract 1A – 2.01 Acres
Tract 1B – 1.24 Acres
Tract 1C – 1.24 Acres
Tract 1D – 1.75 Acres
Right-of-Way Dedication – 0.49 Acre

Staff notes the tracts that are proposed are not developable lots or building sites. Each would require review and approval of a subdivision to create a lot or lots. Developing the lots would

require a Site Plan Review approval as well. The applicant does not have specific plans for the subdivision or specific end users at this time. That said, this subdivision to create four tracts does not directly provide the potential for development and associated impacts beyond what is available now. This subdivision sets the stage for further subdivision and provides right-of-way for an extension of 11th Street up to 59th Avenue.

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating tracts (to be further subdivided into lots), and dedication of right-of-way.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject property is located west of the intersection of 59th Avenue and 13th Street.

Zoning:

C-H (Commercial High Intensity)

Abutting Zoning

North: C-H (Commercial High Intensity)

South: R-H (Residential High Density)

East: C-H (Commercial High Intensity)

West: R-H (Residential High Density)

Abutting Land Uses

North: Parking/vehicle storage area, undeveloped area

South: Multi-family dwellings, undeveloped area

East: Personal Service/Offices and 71st Avenue

West: Single-family dwelling, undeveloped area

Site Characteristics:

The site is undeveloped land with some slopes and contains vegetation and trees typical of this area.

D. BACKGROUND

The subject property is zoned C-H (Commercial High Intensity) and is a replat of Tract 1 of The Shops at Sunset Ridge Subdivision (Planning File No. S 33:06), recorded in the records of the Weld County Clerk and Recorder at Reception No. 3496647 on 08/13/2007. The Shops at Sunset Ridge created three lots, as well as Tract 1. The subject property (Tract 1) is undeveloped.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

- (a) The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

Staff Comment: The City's *Imagine Greeley Comprehensive Plan* has recommendations that may be applicable to this Preliminary Plat, although staff notes the lot configuration, the future C-H zoned commercial uses that may be established, and the physical development and design are not yet determined in review of this subdivision as it only proposes creating tracts and dedicating right-of-way.

The subject area is identified as "Mixed Use High Intensity" on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. The existing C-H zoning would allow lots and uses that are consistent with the Comprehensive Plan, which recommends uses including "...residential, commercial, retail, office and civic/institutional uses."

The request complies with this criterion.

- (b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.**

Staff Comment: Development and infrastructure are not in the scope of this subdivision, other than dedicating right-of-way for 11th along the northern boundary of the subject property. The tracts being created are not developable lots.

The request complies with this criterion.

- (c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.**

Staff Comment: Dedication of right-of-way for 11th Street is proposed to fulfill City Transportation Plan requirements, in order to then further subdivide and develop this property.

This request complies with this criterion.

(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.

Staff Comment: N/A, blocks and lots are not created through this subdivision

(e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

Staff Comment: In staff's judgement it is likely developers can meet such requirements, which will be required to be in place in order to create future lots through necessary subdivision and site plan review application approvals.

The request complies with this criterion.

(f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.

Staff Comment: N/A, there is no phasing associated with this subdivision proposal.

(g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

Staff Comment: With this subdivision to create tracts, rather than buildable lots, such impact and necessary technical reports are not in the scope of the City's review at this time.

The request complies with this criterion.

(h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.

Staff Comment: One primary purpose of this subdivision is to dedicate right-of-way for 11th Street, at the northern boundary of the subject property. This provides for an extension of 11th Street, which is a necessary

component of the public infrastructure of this area that will provide a means for access and utilities for developing this and adjacent properties.

This request complies with this criterion.

(i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.

Staff Comment: Staff and referral agencies have reviewed all preliminary plans associated with the project and are comfortable with the application as presented.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is a replat of Tract 1 of The Shops at Sunset Ridge Subdivision (Planning File No. S 33:06), recorded in the records of the Weld County Clerk and Recorder at Reception No. 3496647 on 08/13/2007. The Shops at Sunset Ridge created three lots, as well as the subject property (Tract 1).

2. HAZARDS

There are some slopes on this property, but none that will preclude future subdivision and development of the property.

Staff is not aware of other hazards that could potentially impact development within the subdivision area.

3. WILDLIFE

The subdivision as proposed does not appear to pose any impact to wildlife in this area of the city. Future required subdivision and development may involve a biologist's report.

4. FLOODPLAIN

The subject property is not in or near any floodplain areas, based on the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

A Drainage Report would be required with necessary future subdivision and site plan review submittals in order for the property to be developed.

Erosion control devices would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices are utilized as the project or projects move forward.

6. TRANSPORTATION

Access will be via 13th Street and an extension and improvement to 11th Street along the northern portion of the subject property. Specific plans for access improvements are not within the scope of this subdivision process.

G. SERVICES

1. WATER

Central water service is available to be provided by the City of Greeley for potable water. In the review process of this subdivision, the City's Water and Sewer Department did require adjustment and dedication of easements to meet City standards. Development of Tract 1B will require extension of a water main, and creation of a "looped system." The detailed plans and requirements for this will be specified through future subdivision and site plan review processes and approvals.

2. SANITATION

This property will be served by the City of Greeley for sanitary sewer. As with the water section discussed above, detailed plans and requirements for sewer service will be specified through future subdivision and site plan review processes and approvals.

3. EMERGENCY SERVICES

The site is served by the Greeley Fire and Police Department. Greeley Fire Station #7 is located approximately 0.6 mile west of the subject site.

4. PARKS AND OPEN SPACES

Parks and open space are not in the scope of this subdivision process, but will be a consideration with necessary future development proposals.

5. SCHOOLS

Schools are not in the scope of this subdivision process, but will be a consideration with necessary future development proposals.

6. METROPOLITAN DISTRICT

N/A

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Landscaping, design standards, setbacks, etc. will be carefully considered with future subdivision and site plan review and will be required to meet all Greeley Development Code standards as applicable.

2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code. Noise violations are handled by the City Code Enforcement Department.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within 1000 feet of the subdivision boundary on January 22, 2025, and notice was published on the City's website per Development Code requirements. One hundred, twenty (120) notice letters were mailed to surrounding properties. One sign was posted on the site on January 29, 2025. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied by the applicant and mailed over 30 days prior to the public hearing. Staff has not received any questions or comments regarding the subdivision, and is aware of no opposition.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommend Approval Motion

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

Alternative Denial Motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat.

ATTACHMENTS

Zoning/Vicinity Map

Project Narrative

Preliminary Plat

Neighborhood Notice Boundary

Staff Presentation

SUNSET RIDGE MARKET FIRST FILING
REPLAT OF TRACT 1, THE SHOPS AT SUNSET RIDGE
PROJECT NARRATIVE
SEPTEMBER 9, 2024

INTRODUCTION

Sunset Ridge Market First Filing is a replat of Tract 1, The Shops at Sunset Ridge, Weld County Parcel No. 095909130006. The project consists of five (5) tracts of land and will dedicate right-of-way along the future 11th Street, currently an access drive for Sonic Drive-In. This parcel is located north of 13th Street and west of 59th Avenue in the Northeast Quarter of Section 9, Township 5 North, Range 66 West of the 6th P.M, City of Greeley, County of Weld, State of Colorado. The zoning for the subject parcel is Commercial High Intensity (C-H). This project is only creating tracts and dedicating right-of-way. Design of roadway, infrastructure, grading, and drainage will occur in the future with a Site Plan application process.

EXISTING DEVELOPMENT

The property is bounded by 59th Avenue to the east, 13th Street to the south, a large acreage residential lot to the west, and Lot 3, The Stops at Sunset Ridge to the north containing a parking lot and undeveloped land. The subject parcel is currently vacant with native grasses and weeds. The parcel has a high point near the center of the property and is relatively flat on the east side. The water drains to the south, west and north.

The Owner of the subject property has been attempting to work with the property owner of Lot 3, The Shops at Sunset Ridge, directly to the north. However, the adjacent property owner has been unresponsive to any communication for over a year. The subject property owner would like to proceed with the development of his land.

PROPOSED DEVELOPMENT

The proposed development will dedicate right-of-way for 11th Street on property located within the current Tract 1, The Shops at Sunset Ridge. The 11th Street right-of-way will run from 59th Avenue to the west property line of current Tract 1. Once constructed, 11th Street will be a Local/Neighborhood street with 70-foot right-of-way to allow for a 36' travel width, 7-foot tree lawns, and 10-foot detached sidewalks.

In addition to dedicating right-of-way, the plat will create four (4) Tracts to be developed in the future through a Site Plan Review application process and will create Lots through a replat. There are no end-users at this time; however, it is anticipated the uses will be a combination of restaurants, brewery, coffee shop, convenience, experiential, and other uses permitted in the C-H zone. During the Site Plan Review process, the property will be re-graded to lower the significant slopes that currently exist.

Until the remaining 11th Street right-of-way is dedicated by the owner of Lot 3, The Shops at Sunset Ridge, the project intends to utilize the existing private drive.

The surrounding zoning includes Commercial High Intensity (C-H) to the north and east, and Residential High Density (R-H) to the south and west.

ACCESS POINTS AND ROADWAYS

The proposed Tracts will be accessible from 11th Street and 13th Street. The location of the accesses to public rights-of-way corresponds to the proposed water and sewer easement through Tracts 1A and 1D. Because there are no current end-users or site layout, the location of the access easement between Tract 1C and Tract 1D has not been determined, but will occur at the time of development and replatting.

PEDESTRIAN ACCESS

There is an existing 10-foot detached sidewalk along the west side of 59th Avenue, an existing attached 10-foot sidewalk on the south side of 13th Street, and a 5-foot attached sidewalk on the north side of the access drive along the future 11th Street.

UTILITIES

There is an existing 8" water main located west of the access drive (future 11th Street) running parallel to the northern property line, which then turns south, outside of the existing exclusive water & sewer easement, at the jog in the property line and connects to an existing 12" water main in 13th Street.

There is an existing 8" sanitary sewer main that parallels the existing 8" water main west of the access drive and jogs south, outside of the existing exclusive water & sewer easement, and stops at a manhole approximately 100' north of the 13th Street right-of-way.

The existing 30' wide exclusive water and sewer easement on the current Tract 1 will be vacated and a new easement dedicated over the existing water and sewer mains.

Existing dry utility services near and around the site include Xcel Energy, Atmos Energy, CenturyLink, and Comcast Communications.

STORMWATER COLLECTION

Stormwater collection design for this re-plat is not required and will occur during the Site Plan application process.

PARKING

Parking is not required for this re-plat and will occur during the Site Plan application process.

PHASING

No phasing is anticipated with this re-plat.

TRAFFIC IMPACT STUDY

A transportation impact study is not required for this re-plat and will occur during the Site Plan application process.

LANDSCAPING

A landscape plan is not required for this re-plat and will occur during the Site Plan application process.

FLOODWAY

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel Number 08123C1517E, effective date January 20, 2016, the parcel is located outside the Sheep Draw 500-year floodplain in an area of minimal flood hazard.

OIL & GAS FACILITIES

There are no existing oil and gas facilities located on this parcel.

RECOVERABLE GRAVEL RESOURCES

According to "Special Publication 5-B, Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" for Colorado Geological Survey, Department of Natural Resources, State of Colorado, published in 1974, Revised 1975, there are no floodplain or stream terrace deposits per the resource classification of aggregates on this property.

MEETS COMPREHENSIVE PLAN

- The existing zoning is compatible with the surrounding zoning.
- Vision and understanding of the market: There is not an end-user yet. However, the vision is restaurants, brewery, coffee, convenience, experiential, and any other use permitted in the C-H zoning.
- There are no conceptual designs at this time as only re-platting is being requested.
- How will project contribute to the area: By dedicating a portion of the future 11th Street, it will encourage development of vacant land to the west.
- Planning and Infrastructure impacts: Infrastructure design is not required during the re-plat application process.
 - As part of the future 11th Street improvements with separate Site Plan application process:
 - The existing 8" water main will be realigned to be in the center of 11th Street and extended to the west property line.
 - An irrigation main will be installed in 11th Street.

PRELIMINARY PLAT OF
SUNSET RIDGE MARKET FIRST FILING
REPLAT OF TRACT 1, THE SHOPS AT SUNSET RIDGE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
6.73 ACRES (±), 4 TRACTS
PROJECT NUMBER: SUB2024-0013

DEDICATION STATEMENT:

Poudre Bay Partners, LLC, a Colorado Limited Liability Company, and Ali's Rentals, LLC, a Colorado Limited Liability Company, being the sole owner(s) in fee of,

Tract 1, The Shops at Sunset Ridge Subdivision, City of Greeley, County of Weld, State of Colorado, according to the plat thereof, recorded August 13, 2007, as Reception No. 3496647 of the Records of Weld County

Said described parcel of land contains a total of 293,306 square feet, or 6.73 acres, more or less (±).

Additionally being described, per City of Greeley condition of approval requirement, by metes and bounds as follows:

Considering the westerly line of Tract 1, The Shops at Sunset Ridge Subdivision, as recorded August 13, 2007, as Reception No. 3496647 of the Records of Weld County, as bearing North 00° 53' 03" West, a plat bearing of said The Shops at Sunset Ridge Subdivision, with all other bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said Tract 1;

THENCE along the West, North, East, and South lines and arcs for the following seven (7) courses and distances;

THENCE North 0° 53' 03" West, a distance of 613.12 feet, to the Northwest corner of said Tract 1, being monumented by a found #4 rebar;

THENCE South 89° 56' 32" East, a distance of 117.59 feet, to the northerly-most Northeast corner of said Tract 1, being monumented by a found #4 rebar with a yellow plastic cap, stamped LS 28650;

THENCE South 00° 53' 03" East, a distance of 80.79 feet, to the Southwest corner of Lot 3, of said The Shops at Sunset Ridge Subdivision;

THENCE North 89° 06' 57" East, a distance of 413.45 feet, to the Southeast corner of said Lot 3, being monumented by a found mag nail and brass tag, stamped LS 28650;

THENCE South 00° 53' 03" East, a distance of 508.35 feet, to the beginning point of a curve, said point being monumented by a found #4 rebar with a yellow plastic cap, stamped LS 28650;

THENCE along the arc of a curve concave to the Northwest, a distance of 47.60 feet, said curve has a radius of 30.00 feet, a delta of 90° 54' 33" and is subtended by a chord bearing South 44° 34' 14" West a distance of 42.76 feet, to the endpoint of said curve, being monumented by a found #4 rebar with a yellow plastic cap, stamped LS 28650;

THENCE North 89° 58' 30" West, a distance of 500.61 feet, to the Southwest corner of said Tract 1, being monumented by a found #4 rebar with a yellow plastic cap, stamped LS 7242, and to the **POINT OF BEGINNING**.

shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map; and does hereby set aside said portion or tract of land and designate the same **SUNSET RIDGE MARKET FIRST FILING** to 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 width of said streets, dimensions of the lots, blocks, or building envelopes and the names and numbers thereof are correctly designated upon said map.

Poudre Bay Partners, LLC,
a Colorado Limited Liability Company

By: _____

Title: _____

STATE OF _____)
COUNTY OF _____) ss.

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

Witness my hand and official seal.

My commission expires: _____
(S E A L)

Notary Public

Ali's Rentals, LLC,
a Colorado Limited Liability Company

By: _____ By: _____

Title: _____ Title: _____

STATE OF _____)
COUNTY OF _____) ss.

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

Witness my hand and official seal.

My commission expires: _____
(S E A L)

Notary Public

SURVEYOR'S NOTE REGARDING CITY OF GREELEY METES AND BOUNDS DESCRIPTION REQUIREMENT:

Effective October of 2021, as a condition of approval of subdivision plats, the City of Greeley has enacted a regulation requiring a metes and bounds description, inclusive of called-for monumentation, to be additionally recited along with the previously approved, legal nomenclature for subdivided parcel(s) of land.

The additionally required metes and bounds description around the perimeter of this subdivision document, while mandated, should not be utilized for any practical purpose. Upon execution and recordation, the parcels being created by this replat process of Tract 1, The Shops at Sunset Ridge Subdivision, upon execution and recordation, will be legally titled as "TRACT 1A, TRACT 1B, TRACT 1C, AND TRACT 1D, SUNSET RIDGE MARKET FIRST FILING." This standardized property description format is to be exclusively utilized in all legal documents related to this subdivided parcel of land.

It is important for end users of this plat to recognize that the called-for monuments within the body of this required metes and bounds property description are likely to be affected by infrastructure and site construction activities, thus potentially becoming damaged or destroyed.

LAND SURVEYOR NOTES:

1) This survey does not constitute a title search by EPS Group, Inc. to determine ownership or easements of record. EPS Group, Inc. relied upon Stewart Title Guaranty Company. Commitment No. 2339865-IO, dated May 17, 2024 to aid in Easement and Ownership research.

2) The subject property is in "Zone X" (area of minimal flood hazard) per FEMA Flood Map 08123C1517E revised January 20, 2016.

3) Basis of Bearings is the westerly line of Tract 1, The Shops at Sunset Ridge Subdivision, as shown on the plat thereof recorded on August 13, 2007 as Reception No. 3496647 of the Records of Weld County, as bearing North 00° 53' 03" West, being monumented on the South end by a #4 rebar with a yellow plastic cap stamped "LS 7242" and on the North end by a bare #4 rebar.

4) SUNSET RIDGE MARKET FIRST FILING contains 293,306 square feet, or 6.73 acres, more or less.

5) The lineal unit of measure for this survey is U.S. Survey Feet.

6) Any common open space areas and/or recreational facilities (if any) that fall outside of a developable lot/tract will be the responsibility of Poudre Bay Partners, LLC, and Ali's Rentals, LLC.

7) All previous lot lines and easements as shown and dedicated by The Shops at Sunset Ridge, recorded as Reception Number 3496647 at the Weld County Clerk and Recorder, which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon, unless otherwise noted.

8) A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

9) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

10) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

11) All improvement and development obligations, shall be set forth in a separate agreement signed by the property owner seeking development approval for a lot. Nothing herein shall impose any development or improvement obligations upon Applicant, pursuant to this plat.

12) Tracts created by this plat are not eligible to be developed until lots are created per Greeley Development Code Subdivision requirements. Any development of the lots shall be subject to review and approval of a Site Plan Review and all applicable requirements of the Greeley Development Code.

13) The word "State," "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

14) EPS Group, Inc. or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group, Inc. or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.

15) Adjacent property owner information per the Weld County Property Portal.

16) Per CRS 38-51-105 (3)(a), (3)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

17) Standard notes as requested by the City of Greeley and listed hereon are being required as a condition of approval by the City of Greeley. The notes, as listed hereon, were provided to EPS Group, Inc. by the City of Greeley.

18) It is unlawful under Colorado Revised Statutes Title 18, Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.

STANDARD NOTES AS REQUIRED BY THE CITY OF GREELEY:

a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.

b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), 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.) Easements to be provided at time of development and replatting.

c. 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/intention 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.

d. 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.

e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), 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.

f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24-1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.

g. Public safety. Access, whether for emergency or nonemergency 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.

h. 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:

1)Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plat.
2)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 offsite 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.
3)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 storm water management plan.

i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) 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 (5) 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.

j. 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 of Colorado 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 and 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.

k. 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.

l. 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 water and/or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

DEVELOPMENT REVIEW MANAGER

Development Review Manager _____ Date _____

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development _____ Date _____

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on _____ day of _____, 20____.

DEVELOPER/APPLICANT

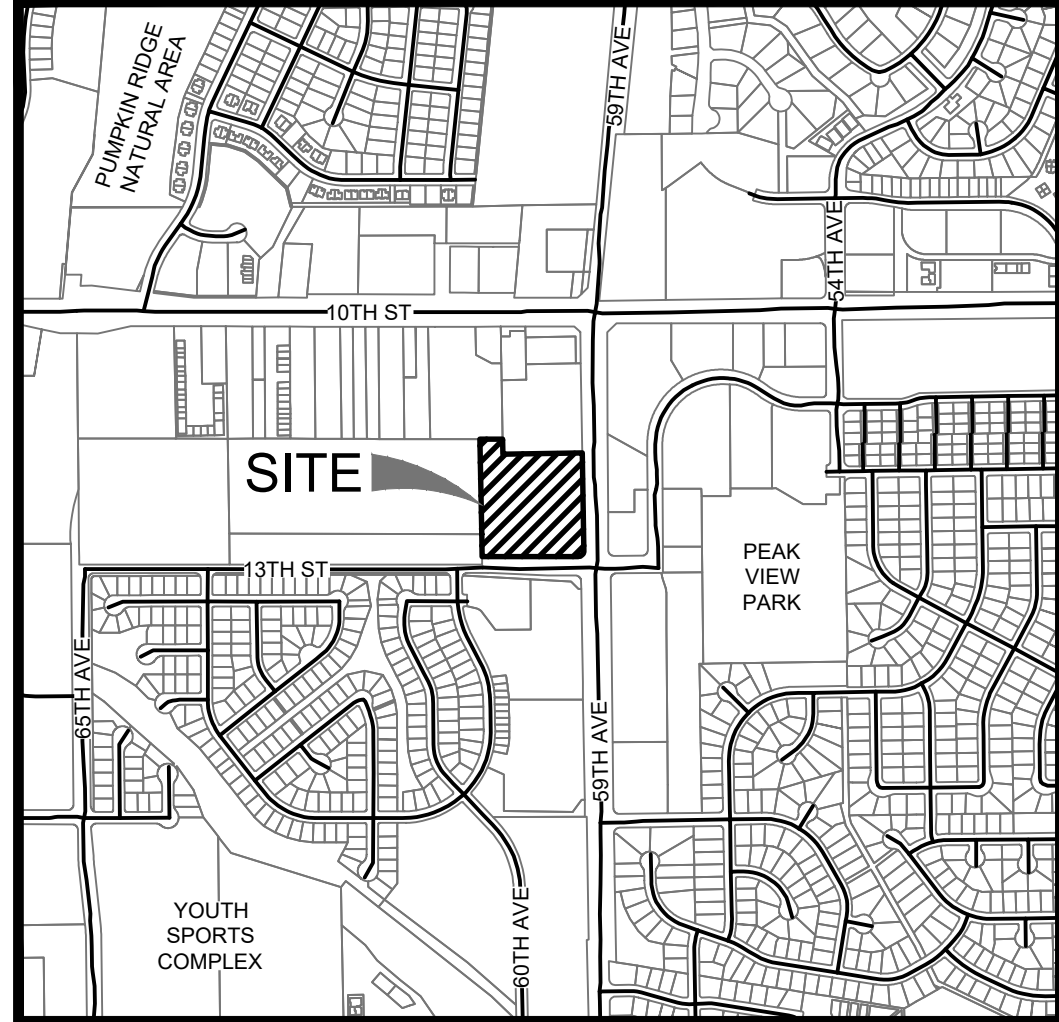
Poudre Bay Partners, LLC.
3812 Carson Avenue
Evans, CO 80620
(970) 415-0538

DEVELOPER/APPLICANT

Ali's Rentals, LLC.
7610 19th Street Road
Greeley, CO 80634

SURVEYOR

EPS Group, Inc.
Tharen J. Helgerson, PLS
301 N Howes Street #100
Fort Collins, Colorado 80521
(970) 221-4158



VICINITY MAP
1" = 1000'

SYMBOL LEGEND

○	CLEANOUT
○	CURB CUT
●	DELINEATION POST
⊠	ELECTRICAL BOX
⊠	ELECTRICAL VAULT
⊠	FIRE HYDRANT
⊠	FIBER-OPTIC VAULT
⊠	GUY WIRE
⊠	WATER CURB STOP
⊠	WATER VALVE
⊠	LIGHT POLE
⊠	ELECTRICAL METER
⊠	WATER METER
⊠	FIBER-OPTIC MAN HOLE
⊠	SANITARY SEWER MAN HOLE
⊠	TELEPHONE MAN HOLE
⊠	GAS MARKER
⊠	ELECTRICAL PEDESTAL
⊠	TELEPHONE PEDESTAL
⊠	UTILITY POLE
⊠	HANDICAP RAMP
⊠	TELEPHONE BOX
⊠	TELEPHONE VAULT
⊠	TRAFFIC SIGNAL POLE
⊠	TRAFFIC VAULT
●	FOUND PROPERTY CORNER MONUMENT
●	SET PROPERTY CORNER MONUMENT
●	#4 REBAR WITH BLUE PLASTIC CAP
●	PLS 38470

LINE LEGEND

---	CURB AND GUTTER / PAN FLOWLINE
---	FENCE
---	EDGE OF ASPHALT
---	EDGE OF GRAVEL
---	ROAD STRIPING
---	OVERHEAD UTILITIES
---	BURIED ELECTRIC
---	BURIED GAS
---	WATER LINE
---	BURIED COMMUNICATIONS LINE
---	SANITARY SEWER LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	PLAT BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EASEMENT LINE VACATED BY THIS PLAT
---	PROPOSED RIGHT OF WAY

EASEMENT NOTE:

Tract 1, The Shops at Sunset Ridge Subdivision has been granted as a Private Blanket Easement for pedestrian and vehicle access, surface and subsurface utilities, drainage, and landscaping, and as a Public Blanket Easement for power and communications utilities, and postal access. Excepting therefrom that portion of The Shops at Sunset Ridge occupied by the footprints of any and all future commercial and residential buildings and any appurtenance necessary to the maintenance, functioning and use of said structures, according to the plat thereof. Public easements for operation and maintenance of surface and subsurface water and sewer mains and appurtenances have been granted within the limits delineated on The Shops at Sunset Ridge Subdivision, according to the plat thereof.

PRELIMINARY
11/01/2024
FOR REVIEW ONLY

PRELIMINARY

Tharen J. Helgerson
Colorado Registered Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

PRELIMINARY PLAT OF

SUNSET RIDGE MARKET FIRST FILING

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 2 Sheets

SECTION:
9

TOWNSHIP:
5 NORTH

RANGE:
66 WEST OF 6TH PM

EPS GROUP
NORTHERN
ENGINEERING
INC.

970.221.4158
FORT COLLINS | GREELEY | MESA | GOODYEAR | TULSON | NORTH PHOENIX | FORT WORTH

PROJECT:
24-0271

DATE:
11/01/2024

SCALE:
1" = 40'

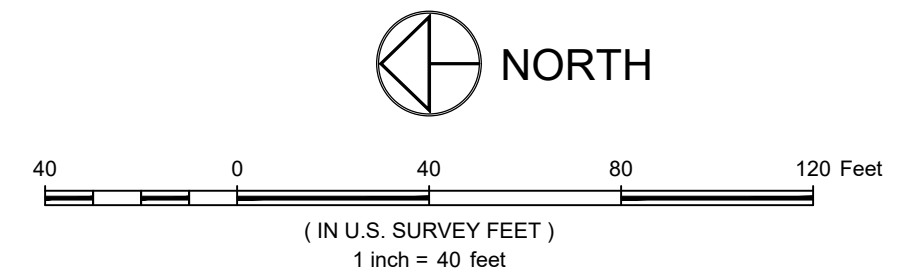
REVIEWED BY:
T. HELGERSON

CIENT:
POUDRE BAY,
INC.

DRAWN BY:
S. PAQUIN

S:\Survey Jobs\24-0271\Drawings\24-0271_PLAT_TS.dwg

PRELIMINARY PLAT OF
SUNSET RIDGE MARKET FIRST FILING
REPLAT OF TRACT 1, THE SHOPS AT SUNSET RIDGE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
6.73 ACRES (±), 4 TRACTS
PROJECT NUMBER: SUB2024-0013

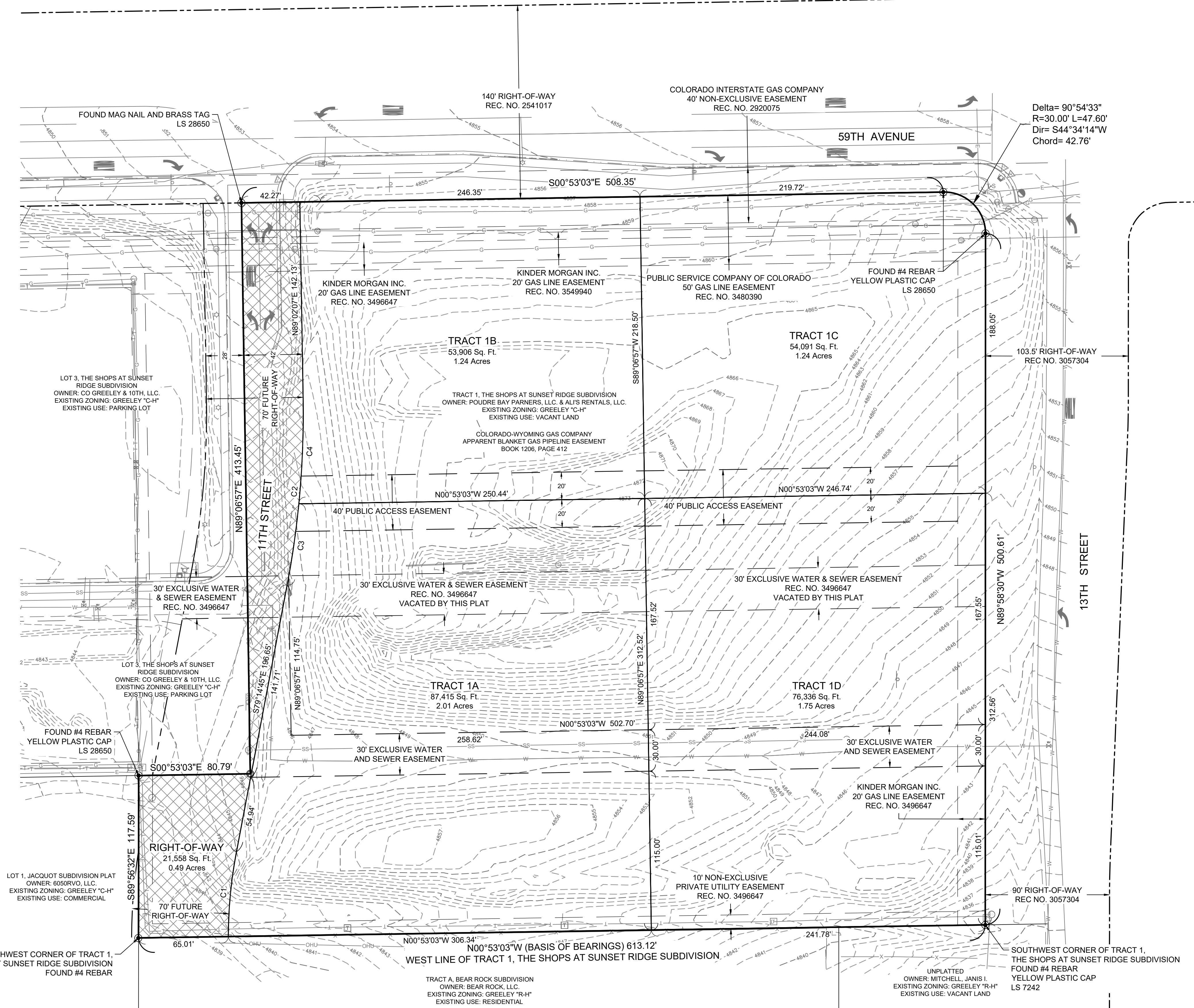


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	61.66'	336.00'	10°30'52"	S84°30'11"E	61.57'
C2	136.02'	665.00'	11°43'08"	S85°06'19"E	135.78'
C3	59.49'	665.00'	5°07'31"	S81°48'30"E	59.47'
C4	76.53'	665.00'	6°35'37"	S87°40'05"E	76.49'

LAND USE SUMMARY CHART			
PARCEL	AREA	PERCENT	
TRACT 1A	87,415 S.F.	2.01 AC.	29.80%
TRACT 1B	53,906 S.F.	1.24 AC.	18.38%
TRACT 1C	54,091 S.F.	1.24 AC.	18.44%
TRACT 1D	76,336 S.F.	1.75 AC.	26.03%
ROW	21,558 S.F.	0.49 AC.	7.35%
TOTAL	293,306 S.F.	6.73 AC.	100.00%

EASEMENT TABLE				
EASEMENT TYPE	USE	RESTRICTION	EASEMENT GRANT TO	SURFACE MAINTENANCE
Public Access Easement	Public and Emergency Access	No structures, improvements (including fences), fill, shrubs, trees, or utility crossings without written consent of the City	City of Greeley	Property Owner
Water and Sewer Easement	Placement and maintenance of City of Greeley water and sewer utilities	No structures, improvements (including fences), fill, shrubs, trees, or utility crossings without written consent of the City	City of Greeley	Property Owner

Tract Table			
Tract	Purpose	Ownership & Maintenance	Size (sf & ac)
1A	Future Development	Property Owner	87,415 sq. ft. 2.01 acres
1B	Future Development	Property Owner	53,906 sq. ft. 1.24 acres
1C	Future Development	Property Owner	54,091 sq. ft. 1.24 acres
1D	Future Development	Property Owner	76,336 sq. ft. 1.75 acres
Total:			271,748 sq. ft. 6.24 acres



PRELIMINARY
11/01/2024
FOR REVIEW ONLY

PRELIMINARY

Tharen J. Helgeson
Colorado Registered Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

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

SECTION:
9
TOWNSHIP:
5 NORTH
RANGE:
66 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4188
FORT COLLINS | GREELEY | MESA | GUNNISON | NORTH PHOENIX | FORT WORTH

PROJECT:
24-0271
CLIENT:
POUDRE BAY, INC.
DRAWN BY:
S. PAQUIN
DATE:
11/01/2024
SCALE:
1" = 40'
REVIEWED BY:
T. HELGERSON

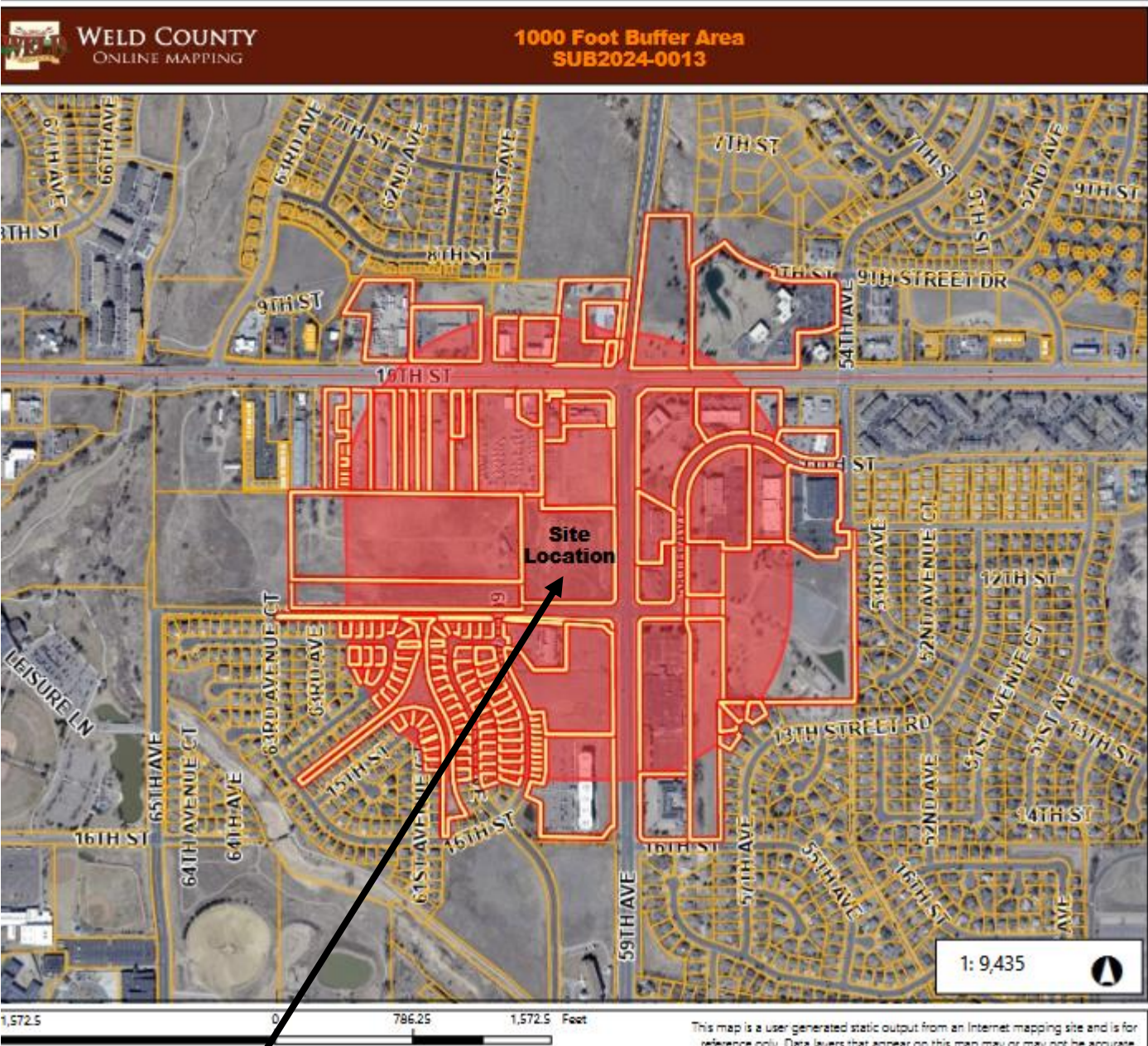
PRELIMINARY PLAT OF
SUNSET RIDGE MARKET FIRST FILING
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
2
Of 2 Sheets

Zoning/Vicinity Map, SUB2024-0013 Sunset Ridge Market 1st Filing
City of Greeley Planning Commission February 25, 2025



NOTICE BOUNDARY MAP, SUB2024-0013



Site Location



The Shops at Sunset Ridge Subdivision First Filing Preliminary Plat

SUB2024-0013

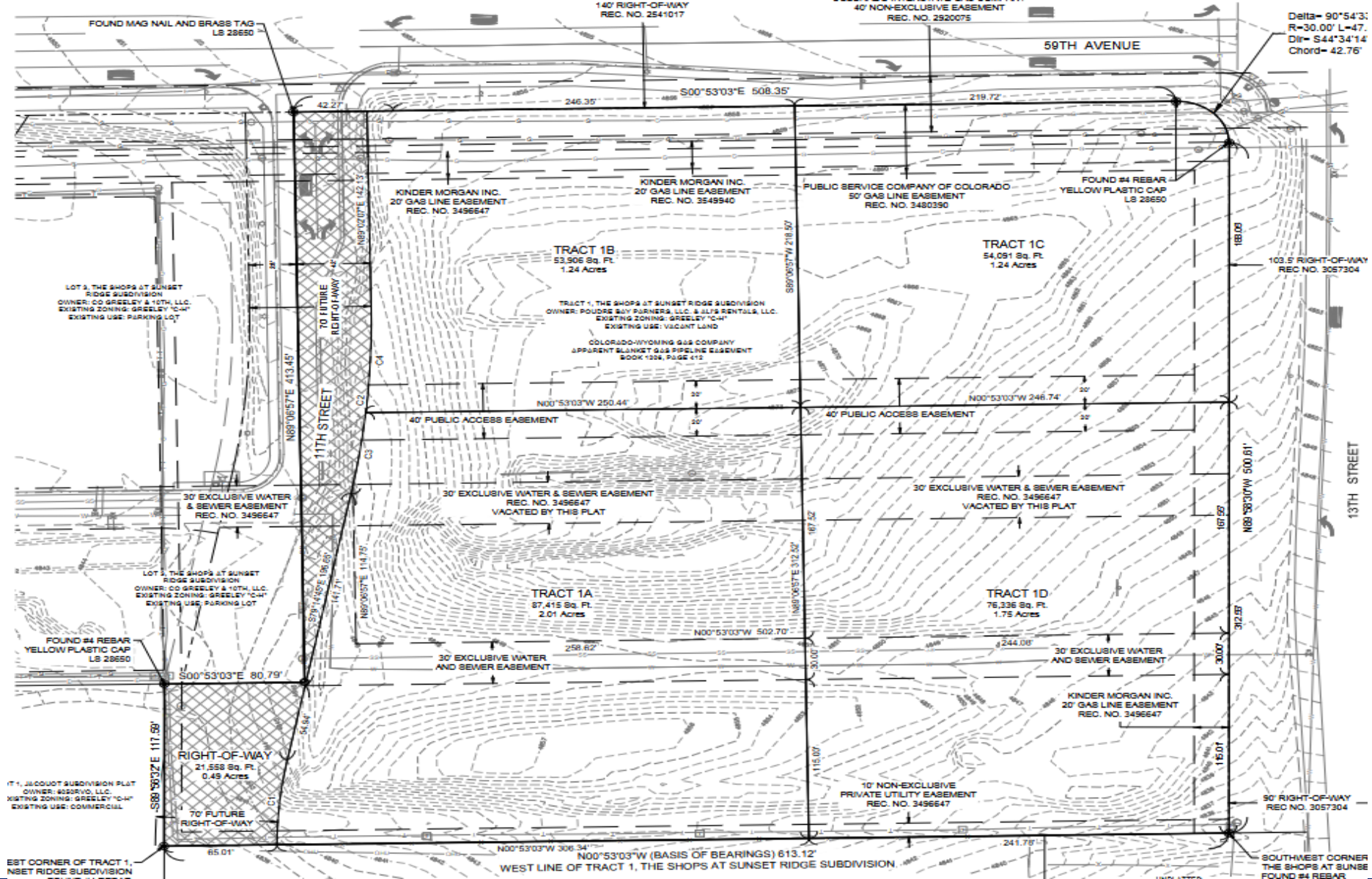
**Planning Commission
February 25, 2025
Jeffrey Woerber, Planner III**

Request & Site Background

- Request:
 - Approval of a Preliminary Plat to create four tracts
- Background:
 - Subject property is Tract 1 of Sunset Ridge Subdivision, 6.73 acres, approved/recorded in August 2007
 - Zoning is C-H (Commercial High Intensity), site has not been developed

Location, Zoning





Triple Creek Subdivision Second Filing

Considerations

Approval Criteria

- Preliminary Subdivision Criteria, 24-203(b)(1)

Notification

- 120 notice letters mailed
- 1000 ft notice boundary
- One sign posted on the property
- Web notice
- Staff is not aware of any opposition to the Subdivision

Recommendation

- Staff recommends approval of Preliminary Plat based on compliance with Section 24-203(b)(1)
- Planning Commission is the Decision-Making Authority for a Preliminary Plat

Recommended Motion



Approval

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

Alternative Motion



Denial

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat.



Mobility Development Plan

Will Jones, Deputy Public Works Director
Hanna Feldmann, Transportation Planner
Planning Commission – February 25, 2025

Agenda



- Greeley on the Go Vision & Background
- Share information about community and stakeholder engagement
- Outline recommendations from Mobility Development Plan
- **Purpose: inform the Planning Commission and solicit feedback for Mobility Development Plan.**
- **NOTE: Staff will return to the Planning Commission for final review and recommendation in March.**

Mobility Development Plan (MDP) Vision & Goals



Vision

An ample, easy, and connected transportation system providing seamless mobility to enrich lives and promote economic vitality.

MDP Goal Areas

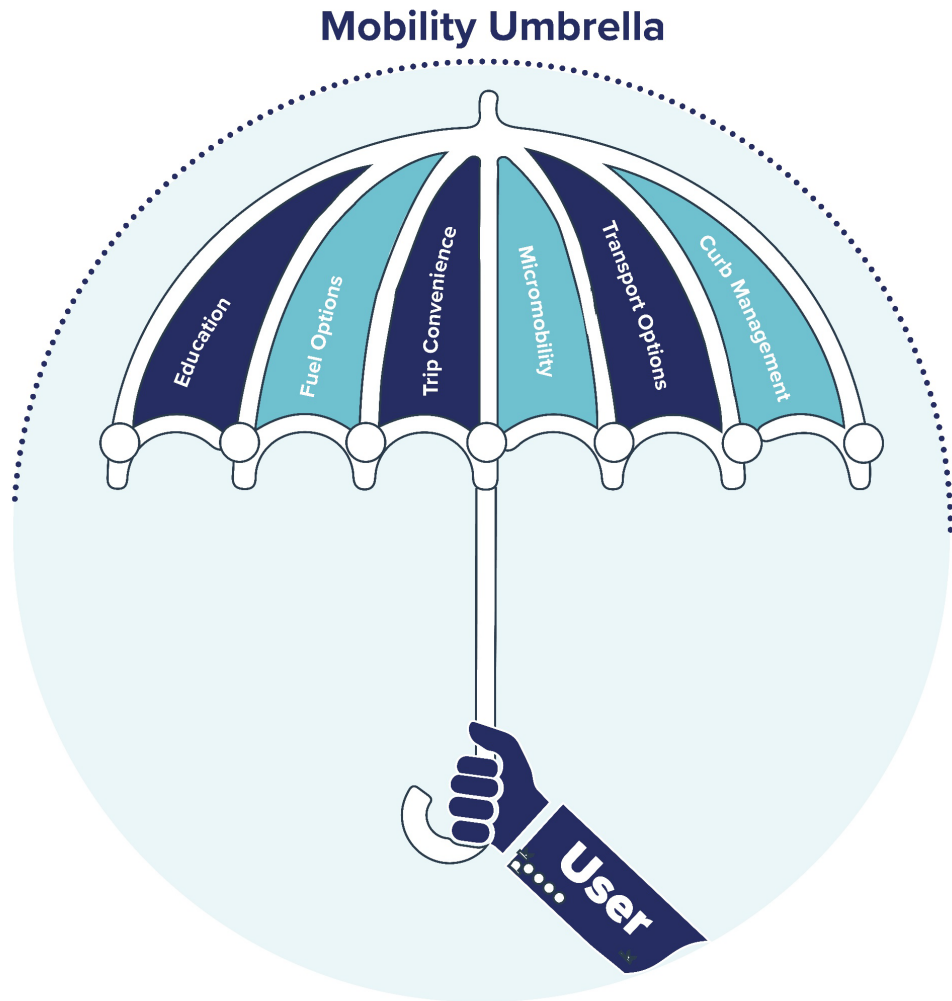
Mobility System & Community Access

Funding & Strategic Investment

Environment & Technology

Information & Education

Mobility Development Plan Objectives



- **Advance the Mobility Umbrella** concept created as a part of Greeley on the Go
- Provide a 10-Year **implementation-focused** Mobility Development Plan
- Position city staff and stakeholders with a roadmap to **continue developing an integrated mobility network**

Community & Stakeholder Engagement

**Phase 1:
Listen**
(Apr-June)



**Phase 2:
Feedback**
(Sept-Oct)



**Phase 3:
Validate**
(Feb-Mar)



Phase 1 Engagement Themes



- Improve multimodal connections
- Enhance local and regional connectivity
- Offer additional accessible mobility options
- Improve service frequency

Phase 2 Engagement Themes



- Improve service frequency
- Expand evening and weekend service
- Increase availability of mobility options (e.g., e-bikes/e-scooters) to connect to nearby destinations
- Provide regional connectivity to destinations outside Greeley, including other parts of the Front Range



CTAB 2/24



Planning Commission 2/25



Planning Commission 3/11



City Council Presentation –
3/18



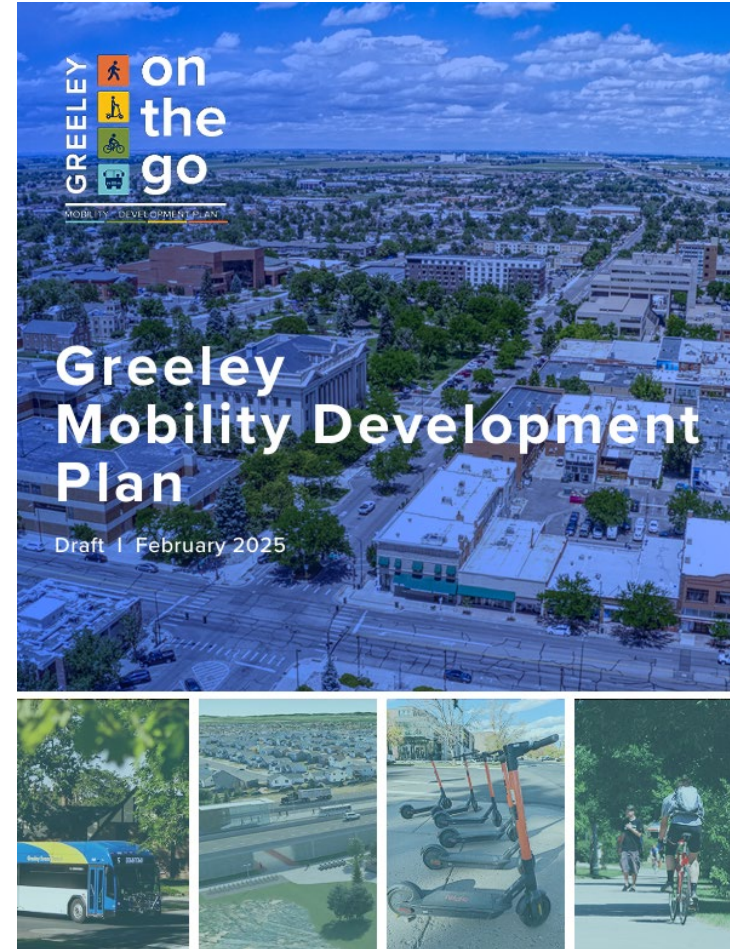
City Council Adoption April

Greeley Mobility Development Plan

The City of Greeley is experiencing population growth and continued commercial and residential development



In response, a **Mobility Development Plan** links transit, micromobility, first and final mile access, technology, and user education/information into one integrated mobility strategy to provide an ample, easy and connected transportation system.



Short-Term (0-2 years) Mobility Updates



Shared Micromobility Pilot Study



Fixed Route Adjustments



Mobility App + CAD Software Update



Microtransit Pilot



US-34 Transit to Loveland



MERGE Mobility Hub



Explore Mobility-Oriented Development

Short-Term Scenario (0-2 Years)

Mobility Hubs

- Existing Regional Hub
- Proposed Regional Hub
- Proposed Community Hub



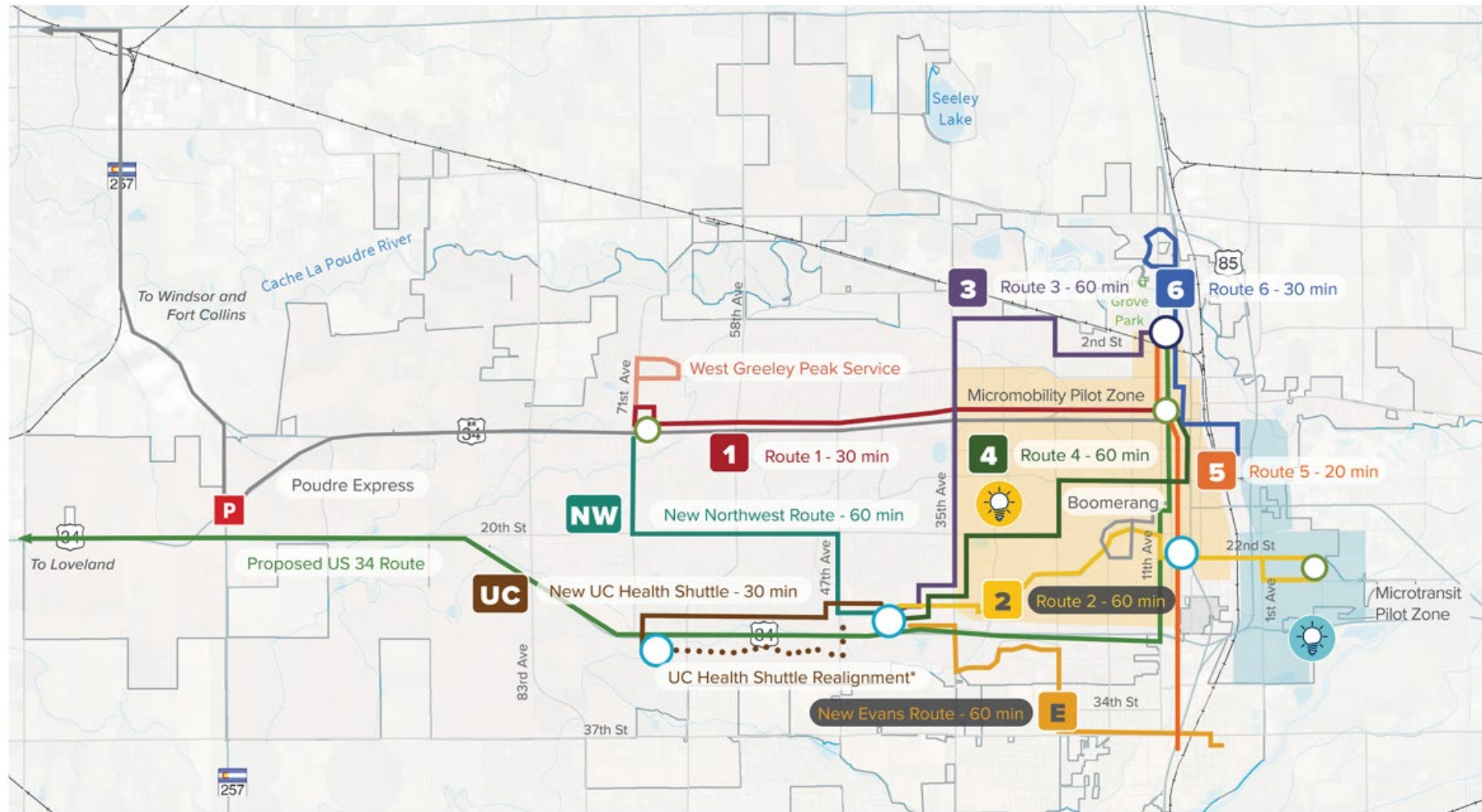
New Service

Covering central Greeley, this area currently serves as the "Micromobility Pilot Zone". Here, electric scooters, bicycles, and other devices are available for short-term use within a defined geographic boundary. Riders can rent shared e-bikes and e-scooters through a smartphone app, supporting convenient and sustainable transportation options. The zone will be evaluated when the pilot program concludes to determine expansion opportunities.



New Service

Microtransit is an on-demand service using small shuttles within designated areas with trips typically requested through a smartphone app. Microtransit service can connect neighborhoods to fixed-route transit and address mobility needs in areas like East Greeley, where fixed routes are currently unavailable. It offers a flexible, near-term solution that can evolve into fixed-route service as demand increases and infrastructure expands.



* Roadway improvements are anticipated in the near term, and the route will be realigned when construction is complete.

Long-Term Mobility Updates (2+ years)



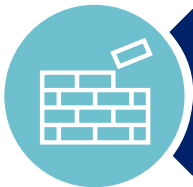
Increase Service Frequency



Implement Premium Transit Corridors on 10th Street



Expand new mobility options



Build Additional Mobility Hubs



Pilot Mobility-Oriented Development Policy

Long-Term Scenario (3-10 Years)

Mobility Hubs

- Existing Regional Hub
- Proposed Regional Hub
- Proposed Community Hub
- Proposed Neighborhood Hub

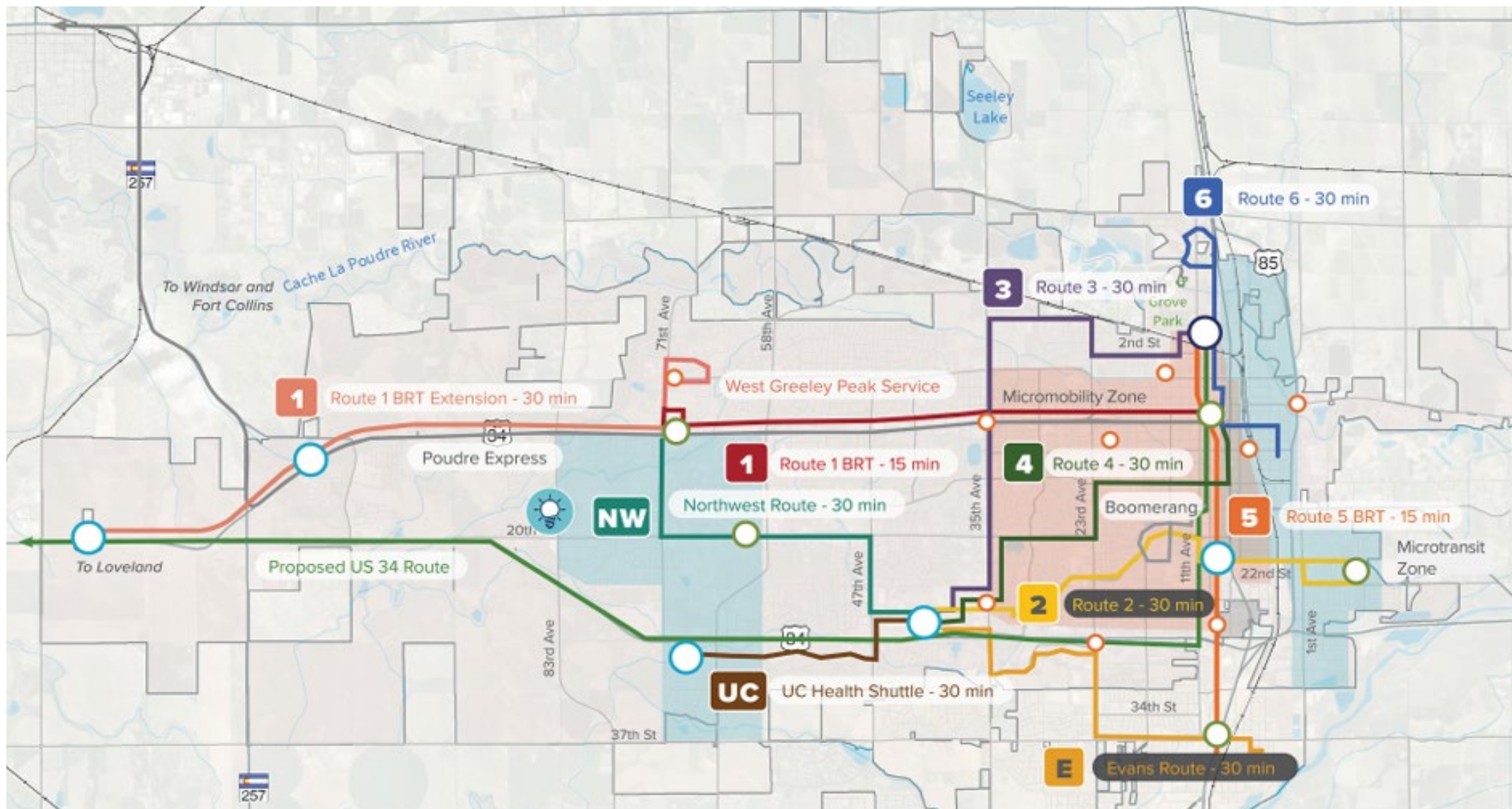


New Service

Another microtransit zone will be established in West Greeley to provide mobility options for new and growing areas of the city. Exact extents for the zone have not been determined and will depend on future development and community needs in this area.

Neighborhood Hubs

Neighborhood hubs are not spatially located in the near- and long-term maps. However, the proposed locations for the three tiers of mobility hubs, Regional, Community, and Neighborhood, are provided on pages 34 and 35. These locations were identified with consideration for neighborhood contexts and potential future development.



Next Steps



Complete Phase 3 Public Engagement



Finalize Mobility Development Plan



Present to Planning Commission, then City Council for adoption



Begin Implementation of Short-Term Roadmap



10th Street Transit Vision Planning Process



Explore Mobility Oriented Development

Thank you



APPENDIX



State of the System

Greeley on the Go Mobility Development Plan

On the Go Today

Mobility Landscape

Previous studies, grants, projects, policies, design standards and planning efforts serve as a foundation for the Mobility Development Plan. Findings and key takeaways will inform this current planning effort and help the project team to better understand the City's mobility needs.

- 23** Statewide, regional, and local plans reviewed
- 5** Local policy and design standard documents reviewed
- 5** Local projects reviewed
- 4** Federal grants reviewed

Key Takeaways

-  Expand transit for local trips and regional connectivity.
-  Enhance efficiency and accessibility through pilot programs that emphasize emerging technologies.
-  Align future growth, economic development, and multimodal transportation for short- and long-term needs.
-  Provide a balanced approach to connectivity, modal options, accessibility, and reliability.

State of the System

Understanding the current state of public transportation and all other mobility options within the City of Greeley lays a foundation for informed decision-making and strategic planning.

Population Growth



Housing & Transportation Affordability Index*



Household Proximity to Key Destinations



Origin and Destination for Commuter Trips



On the Go Tomorrow



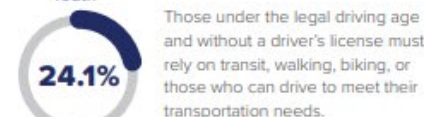
Mobility Solutions for Everyone

Transportation access refers to the availability and ease of reaching transportation options. It encompasses transportation infrastructure, but also the availability, affordability, and physical accessibility of all transportation, including public transportation services. Provided below is a summary of various communities in the City of Greeley, with a particular focus on those likely to depend on public transit as their primary means of transportation.

Communities of Color



Youth



Low-Income Populations



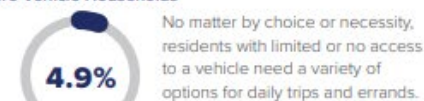
Older Adults



People with Disabilities



Zero-Vehicle Households



Source: U.S. Census Bureau American Community (2018–2022)

State of the System: Greeley-Evans Transit

Greeley-Evans Transit by the Numbers



Operating Budget (2024)
\$8.4 million



Annual Ridership (2023)
655,043

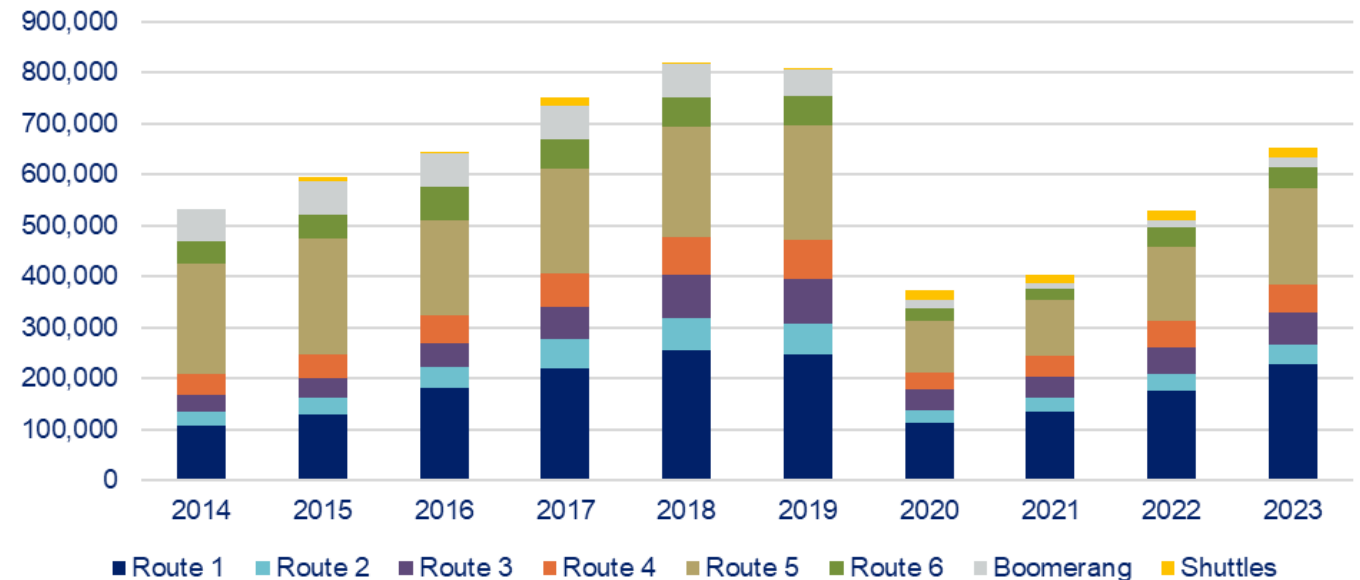


Operated as a division of the City of Greeley,
providing service to Evans, Garden City, and others



6 city fixed routes, 1 regional commuter route, plus
UNC Boomerang, Call-n-Ride, and paratransit

Annual GET Ridership



Why Does This Matter?

GET is a firmly established system with regional reach and varied funding sources. There is both room for growth and desire for improvements.

Why Does This Matter?

Transit use in Greeley was impacted by the pandemic in 2020, but ridership is gradually climbing back to pre-pandemic levels.

Mobility Development Plan Goals

Mobility System & Community Access

A safe, accessible, and reliable mobility network that fosters transportation choice and enables access to more and varied opportunities.

A well-connected and inviting transportation network that provides seamless and integrated local, regional, and interregional mobility options.

Funding & Strategic Investment

An economically vibrant and resilient mobility network built on strategic investments that fosters community trust through transparent and inclusive decision-making.

A well-maintained mobility network operating in a state of good repair that is strategically planned and funded while bolstering infrastructure resilience.

Environment & Technology

An innovative, flexible, resilient, and adaptive mobility network that embraces change and integrates new and emerging technologies.

Mobility solutions that improve air quality and reduce transportation greenhouse gas emissions while improving health outcomes.

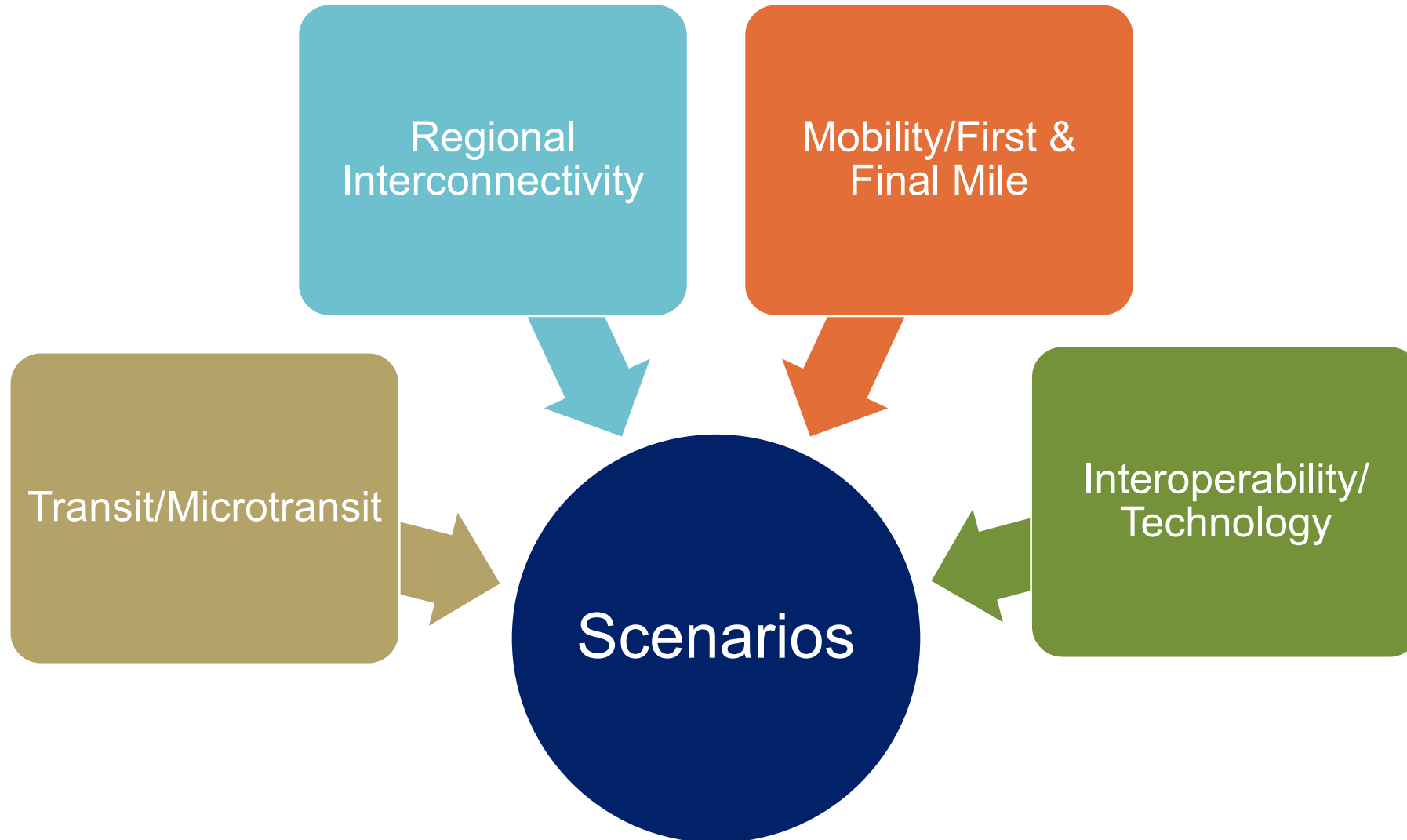
Information & Education

A well-informed and engaged community where residents can easily access information about mobility options and real-time information, empowering them to access their preferred transportation options.

Scenario Development Process



Scenario Development Inputs



Mobility Hub Typologies

Greeley Mobility Development Plan - Mobility Hub Typologies

 Vital
  Preferred
  Optional

	Mobility Options						Information			Infrastructure				Amenities and Programs									
Alternative Options	Transit (Local/Regional)	Microtransit	Bike Share/Parking	Scooter Share/Parking	Carshare	Taxi/Ridehailing (Uber, Lyft)	Wayfinding Signage	Wi-Fi /Smartphone Connectivity	Information Kiosk	Real Time Mobility Information	Bicycle and Pedestrian Access and Connectivity	Passenger Loading Zone	Parking	Dedicated Carpool/Vanpool Parking	Placemaking/Landscaping	EV Charging	Shelters	Benches/Trash Receptacles	Retail/Delivery	Restrooms/Driver Relief	Safety & Security	Development/ Equitable TOD	Greenway Connectivity
	Tier 1 (Regional)																						
	Tier 2 (Community)																						
	Tier 3 (Neighborhood)																						

Integrated Mobility Vision Elements

Neighborhood

Community

Regional

Each Mobility Hub Typology provides guidance on connections, the types and number of amenities, and resources at each hub. Transit acts as the spine of the system.

Mobility Options

Bike Share/Parking



Scooter Share/Parking



Carshare



Taxi/Ridehailing



Amenities & Programs

Placemaking/
Landscaping



EV Charging



Shelters/Benches/
Trash Receptacles



Retail/Delivery



Information

Wayfinding



Information Kiosk



Infrastructure

Bicycle & Pedestrian
Access & Connectivity



Passenger
Loading Zone



Safety/Security



Development/Equitable TOD



Greenway
Connectivity



Neighborhood - Mobility Hub Examples



Focused on connecting to the local/regional transit system via first/final mile services and context appropriate mobility options including micromobility and micro transit

Community - Mobility Hub Examples



Connects with the local transit system and provides first/final mile connections and context appropriate mobility options to important community resources

Regional - Mobility Hub Examples



Provides connections to local, regional, and interregional transit systems, first/final mile connections and other appropriate mobility options